

*** APPROVALS ***

COPLEY SQUARE

*** RECORDER'S CERTIFICATE ***

File No. LDS-18-085 & E-18-086

I certify that pursuant to authority granted in MLDC 10.162 this plat is hereby approved.

Located in the N.E. 1/4 of Sec. 2, T.38S., R.2W., W.M. In the City of Medford, Jackson County, Oregon (Medford File #LDS-18-085)

Filed for record this 2nd day of February, 2021 at

8:55 o'clock A.M., and recorded in Volume 47 of Plats

at Page 01 of the records of Jackson County, Oregon and recorded as

Document No. 2021-004393 Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk

Jean Shugart Deputy

Acting Planning Director January 13, 2021 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of Jan. 7, 2021

EXAMINED AND APPROVED this 9 day of JANUARY, 2021

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of January 25th, 2021

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of January 25th, 2021

SURVEY FOR:

JOHNSON & WALLACE 1265 STERLING CR. RD. JACKSONVILLE, OR 97530

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 LJFRIARANDASSOCIATES@CHARTER.NET

DATE:

APRIL 28, 2020

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Northwest corner of Lot 6 of KASEY COURT, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said Subdivision, South 00°02'41" West, 237.94 feet to the Southeast corner of that tract described in Document No. 2013-028156, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°53'28" West, 349.95 feet (record North 89°58' West, 350.0 feet) to the East line of Orchard Home Drive; thence along said East line, North 00°05'00" East, 237.11 feet to the Northwest corner of that tract described in Document No. 2010-018463, said Official Records; thence along the exterior boundary of said tract the following two courses: North 89°58'25" East, 291.43 feet (record North 89°58'26" East, 291.69 feet) to an angle point; thence North 00°04'54" East, 96.15 feet (record North 00°04'54" East, 96.15 feet) to the Southerly line of Diamond Street; thence along said Southerly line the following two courses: along the arc of 263.00 foot radius non-tangent curve to the right having a central angle of 07°01'02", a distance of 32.21 feet (the long chord of which bears South 50°11'56" East, 32.19 feet); thence along the arc of a 337.00 foot radius curve to the left having a central angle of 25°24'53", a distance of 149.48 feet (the long chord of which bears South 59°23'52" East, 148.26 feet) to the North line of said KASEY COURT; thence along said North line, South 89°58'26" West, 94.12 feet to the initial point of beginning.

*** DECLARATION ***

Know all men by these presents that MICHAEL AARON JOHNSON, HEATHER ANN JOHNSON, JOSHUA R. WALLACE and SHAWNA R. WALLACE, are the owners in fee of the property shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots, street and street right of way as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction and control of the City of Medford, the Streets and Street Right of Way together with the Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE); (2) do hereby make and establish the Private Storm Drainage Easements for the benefit of Lots 1-5 (PSDE); and (3) do hereby designate said Subdivision as COPLEY SQUARE.

Signatures of Michael Aaron Johnson, Heather Ann Johnson, Joshua R. Wallace, and Shawna R. Wallace.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS JULY 17, 1986 2234 RENEWAL DATE 6-30-21

STATE OF OREGON } COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Michael Aaron Johnson and Heather Ann Johnson and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this Tenth day of December, 2020

Braden Williams Notary Public - Oregon Commission No. 992046 My Commission Expires 9/19/2023

STATE OF OREGON } COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Joshua R. Wallace and Shawna R. Wallace and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this Tenth day of December, 2020

Braden Williams Notary Public - Oregon Commission No. 992046 My Commission Expires 9/19/2023

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the lots, street and street right of way of COPLEY SQUARE, being a subdivision of those tracts described in Doc. Nos. 2010-018463 & 2013-028156, ORJCO. See City of Medford File LDS-18-085.

PROCEDURE: From control established and monuments tied by this office during FS21953, 21955, 22077 & 22302, computed the N.W. corner of the subdivision holding Map record bearing per FS20200 from the found monuments per 20200, et al and intersecting a line 30' easterly of the centerline of Orchard Home Drive. There are differences between distances per this survey and that of FS20200 which are shown hereon. I believe these differences come from the different measuring techniques & equipment used in 2007 as opposed to current techniques and equipment but the intent is the same. Computed the position of the lot and street right of way corners and set monuments as shown on Sheet 2.

*** AFFIDAVITS OF CONSENT ***

From MERS -> Doc. 2021-004390, ORJCO. From KeyBank National Association -> Doc. 2021-004391, ORJCO. From MyCumortgage, LLC -> Doc. 2021-004389, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Signature of Surveyor

APPROVED FOR RECORDING.

Signature of County Commissioner/Administrator

1/28/21 DATE

FILED Date 2-2-21 By DR This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY FOR:
 JOHNSON & WALLACE
 1265 STERLING CR. RD.
 JACKSONVILLE, OR 97530

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 PO BOX 1947
 PHOENIX, OR 97535
 PHONE: (541) 772-2782
 LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
 APRIL 28, 2020

COPLEY SQUARE

A Subdivision
 Located in the N.E. 1/4 of Sec. 2, T.38S., R.2W., W.M.
 In the City of Medford, Jackson County, Oregon
 (Medford File #LDS-18-085)

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES {YEAR}
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD L.J.FRIAR & ASSOC. PER FS20200, 21953, 21955, 22077 OR 22302.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD "RLS 638" PER FS10596.
- ⊙ = FOUND 3/4" IRON PIPE PER FS16592.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PSDE = PRIVATE STORM DRAIN EASEMENT FOR LOTS 1-5 PER THIS PLAT.
- FS = FILED SURVEY NO.
- MKD. = MARKED.
- C1 = SEE CURVE DATA TABLE.
- W/ = WITH.
- X- = FENCE LINE.
- MWCE = PUBLIC WATER FACILITIES EASEMENT PER DOC. #2020-003771, ORJCO.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER DOC. #2008-003770, ORJCO.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER DOC. #2008-003771, ORJCO.
- NRS = MONUMENT DESTROYED BY CONSTRUCTION. NOT RESET

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

TL200 IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS IMPOSED BY MEDFORD IRRIGATION DISTRICT PER DOC. 2010-027515, ORJCO.

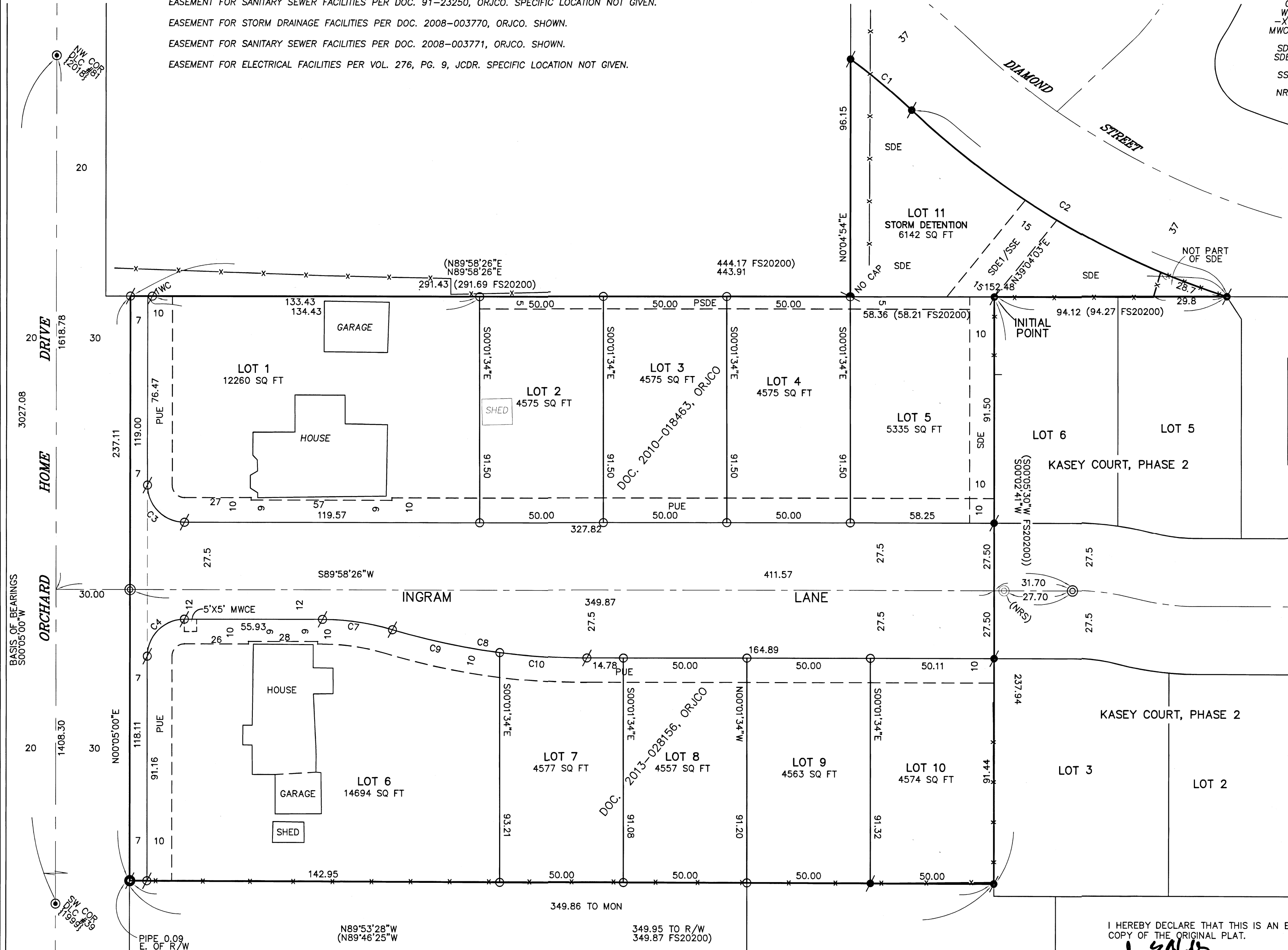
EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 91-23250, ORJCO. SPECIFIC LOCATION NOT GIVEN.

EASEMENT FOR STORM DRAINAGE FACILITIES PER DOC. 2008-003770, ORJCO. SHOWN.

EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 2008-003771, ORJCO. SHOWN.

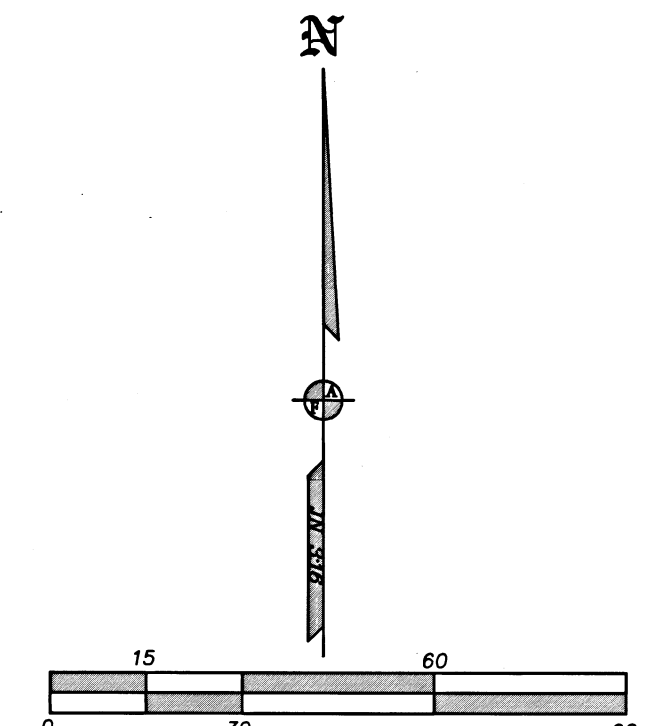
EASEMENT FOR ELECTRICAL FACILITIES PER VOL. 276, PG. 9, JCDR. SPECIFIC LOCATION NOT GIVEN.

BASIS OF BEARINGS: FS20200 AS SHOWN HEREON.
 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	07°01'02"	32.21	263.00	N50°11'56"W 32.19
C2	25°24'53"	149.48	337.00	S59°23'52"E 148.26
C3	90°06'35"	23.59	15.00	S44°58'17"E 21.23
C4	89°53'25"	23.53	15.00	S45°01'43"W 21.19
C7	16°28'32"	28.75	100.00	N81°47'18"W 28.66
C8	16°28'32"	79.80	277.50	S81°47'18"E 79.52
C9	09°11'03"	44.48	277.50	S78°08'34"E 44.43
C10	07°17'29"	35.32	277.50	S86°22'50"E 35.29



382W02AA TL'S 200 & 300

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES E. HIBBS
 OREGON JULY 17, 1986
 RENEWAL DATE 6-30-21

FILED
 Date 2-2-21 By DR
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACSON COUNTY SURVEYOR
 SHEET 2 OF 2