

APPROVALS

BUETTNER PLACE

RECORDER'S CERTIFICATE

CITY OF MEDFORD  
File LDS-20-046

A SUBDIVISION  
In the N.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. &  
in the City of Medford Jackson County, Oregon  
(Planning File No. LDS-20-046)

Filed for record this 14<sup>th</sup> day of APRIL, 2021, at  
2:06 o'clock P.M., and recorded in Volume 47 of Plats at Page 06  
of the records of Jackson County, Oregon and recorded as Document No. 2021-16796  
Official Records of Jackson County, Oregon.

I certify that, pursuant to authority granted in M.L.D.C. 10.162 this plat is hereby approved.  
[Signature]  
Planning Director APRIL 6, 2021  
Date

EXAMINED AND APPROVED:  
[Signature]  
City Surveyor MARCH 12, 2021  
Date

[Signature]  
City Engineer MARCH 22, 2021  
Date

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

[Signature], agent  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of April 7th, 2021.

[Signature]  
Tax Collector

DECLARATION

Know all men by these presents that BARBARA N. BUETTNER, is the owner in fee shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right of Way together with the Public Utility Easements (PUE) and (4) do hereby designate said Subdivision as BUETTNER PLACE.

[Signature]  
BARBARA N. BUETTNER

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Barbara N. Buettner and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 28th day of January, 2021.

[Signature]  
Notary Public - Oregon  
Commission No. 987021  
My Commission Expires MAY 01, 2023

AFFIDAVIT OF CONSENT

From Banner Bank recorded as Doc. # 2021-009288, ORJCO.  
2021-016794

SURVEY FOR:  
BARBARA BUETTNER  
4422 SW BEACH AVE, #4  
LINCOLN CITY, OR 97367

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

DATE:  
JANUARY 20, 2021

[Signature] [Signature]  
County Clerk Deputy  
Covenants, Conditions & Restrictions recorded as Document No. 2021-016795, ORJCO.

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 Southwest corner of Lot 27 of SHELTERFIELD A PLANNED COMMUNITY SUBDIVISION, according to the official plat thereof, now of record, Volume 25, Page 32 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said SHELTERFIELD, North 00°04'05" West, 204.61 feet (record North 00°05'48" West, 204.57 feet) to the Northwest corner of Lot 29 of said SHELTERFIELD; thence along the South line of Arlington Drive, South 89°50'51" West, 159.05 feet (record South 89°50'30" West, 159.10 feet); thence along the arc of a 20.00 foot radius curve to the left having a central angle of 89°49'05", a distance of 31.35 feet (the long chord of which bears South 44°56'18" West (record South 44°56'34" West), 28.24 feet) to the East line of Orchard Home Drive; thence along said East line, South 00°01'46" West, 185.96 feet (record South 00°03'33" West, 172.45 feet) to the Northwest corner of that tract described in Document No. 2018-007593, Official Records of Jackson County, Oregon; thence along the North line thereof, North 89°26'14" East, 179.34 feet (record North 89°52'48" East), 178.50 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-21

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: To survey and monument the Lots and street right of way of BUETTNER PLACE, A Subdivision of that tract set forth in Doc. 99-22087, ORJCO. See Medford File No. LDS-20-046.

PROCEDURE: The East and North lines were held as monumented by Shelterfield, A Planned Community Subdivision as shown on Sheet 2. The found monument near the Northeast corner of this subdivision may have been moved or was set as a witness corner during Shelterfield. The plat does not show this as a being a witness corner. I did not use this monument to position the West line of Shelterfield as this would put an angle point in said West line and would not conform to the plat nor the found monuments to the South and North. Computed the East line of Orchard Home Drive (called for as a 40' wide County Road in the deed) as shown on Sheet 2. The South line being the same as the North line of Document No. 2018-07593, ORJCO (called along the North line of Lot 21, Block 2 of OHAT) was positioned by prolonging the monumented South line of said SHELTERFIELD was is called as the North line of Lots 20 & 21, Block 2 of OHAT. With the boundary complete, I computed the position of the Lot and street right of way corners per the approved tentative plat and set monuments as shown on Sheet 2.

FILED  
Date 4/14/21 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR  
4/18/21  
DATE

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

SHEET 1 OF 2

**SURVEY FOR:**  
BARBARA BUETTNER  
4422 SW BEACH AVE, #4  
LINCOLN CITY, OR 97367

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

**DATE:**  
JANUARY 20, 2021

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(Planning File No. LDS-20-046)

**LEGEND:**

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2017 RE-ESTABS.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J.FRIAR & ASSOC PER CV.
- ⊙ = FD. BRASS CAP MKD. LS1913 IN MONUMENT CASE PER SOES.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER SOES.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBBER PLS2189 PER SE.
- = 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.

**LEGEND:**

- ( ) = RECORD DATA PER DOC. 99-22087, ORJCO.
- SF = SHELTERFIELD (FS16288).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY #.
- X- = FENCE.
- PUE = PUE PER THIS PLAT.
- [ ] = RECORD DATA PER SF.
- SOES = SOUTH ORCHARD ESTATES SUBDIVISION (FS15788).
- CV = CLEAR VILLAGE (FS19417).
- {} = RECORD DATA PER SOES.
- { } = SEE COURSE DATA TABLE.
- CC# = CIRCUIT COURT CASE NO.
- PUE1 = PUE PER DOC. 99-49258, ORJCO.
- WC = WITNESS CORNER MONUMENT.

**BASIS OF BEARINGS:**

SURVEY NO. 21735 AS SHOWN.

UNIT OF MEASUREMENT: FEET

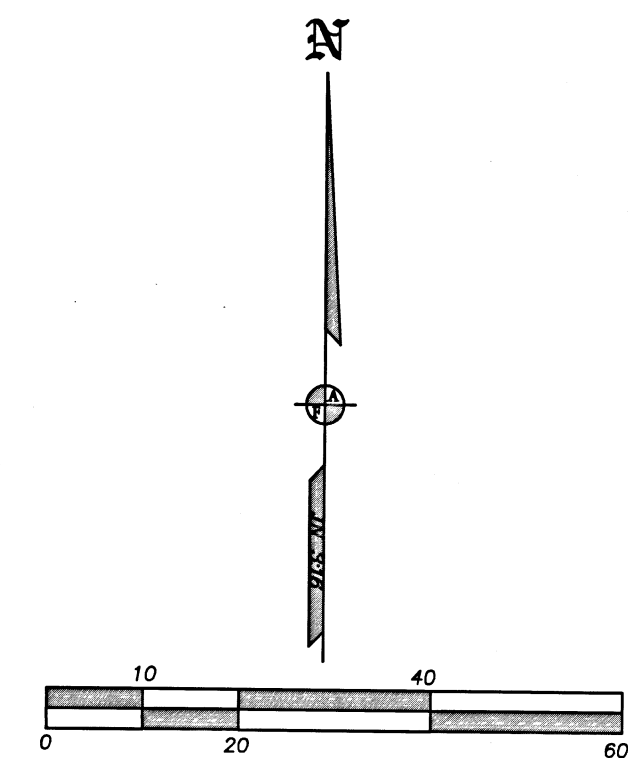
SCALE: 1" = 30'

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	89°49'05" [89°47'51"]	31.35 [31.35]	20.00 [20.00]	S44°56'18"W 28.24 [S44°56'34"W 28.24]
C2	89°49'05"	23.51	15.00	S44°56'18"W 21.18
NUM	BEARING	DISTANCE		
L1	S00°09'09"E	10.00		
L2	N89°50'51"E	2.00		

**EXCEPTIONS PER FIRST AMERICAN PRRS**

PUBLIC UTILITY EASEMENT PER DOC. 99-49258, ORJCO. SHOWN.



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

*[Signature]*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-21

FILED  
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This Survey Consists Of:  
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SHEET 2 OF 2

372W35AD TL800

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

19224FY