

**DECLANS SUBDIVISION, PHASES 1 & 2**  
Located in the SE 1/4 of Sec. 23, T.37S, R.2W, W.M.  
in the City of Medford Jackson County, Oregon  
(City of Medford File #LDS-19-018)

\*\*\*\*\* APPROVALS \*\*\*\*\*

File No. LDS-19-018

I certify that, pursuant to authority granted in M.L.D.C. 10.162 this plat is hereby approved.

[Signature] Planning Director JUNE 22, 2021 Date

EXAMINED AND APPROVED this 14 day of JUNE, 2021

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of June 29th, 2021

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 29th, 2021

[Signature] Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that GLEN CLARK and SARAH CLARK, are the owners in fee as tenants by the entirety of the lands 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 (RWD), together with the Public Utility Easements (PUE) and (2) do hereby make and establish the Private Alley to provide access to Lots 1-7, (3) the No Parking Easement (NPE), (4) the Riparian Easement (RE), and (5) the Private Storm Drainage Easement for Lots 1-7 (PSDE) and (6) do hereby designate said Subdivision as DECLANS SUBDIVISION, PHASES 1 & 2.

[Signature] GLEN CLARK [Signature] SARAH CLARK

STATE OF OREGON )  
COUNTY OF JACKSON )

PERSONALLY appeared the above named Glen Clark and Sarah Clark and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 7th day of June, 2021

[Signature]  
Melissa-Marie Elizabeth Chaste Notary Public - Oregon

Commission No. 991587

My Commission Expires September 17, 2023

**SURVEY FOR:**

GLEN & SARAH CLARK  
1314B CENTER DR. #203  
MEDFORD, OR 97501

**SURVEY BY:**

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

**DATE:**

MAY 25, 2021

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

Filed for record this 29th day of JUNE, 2021 at

8:53 o'clock A.M., and recorded in Volume 47 of Plats

at Page 14 of the records of Jackson County, Oregon and recorded as

Document No. 2021-028200 Official Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

Private Alley Maintenance Agreement recorded as Document No. 2021-028199, Official Records of Jackson County, Oregon.

\*\*\*\*\* 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:

Commencing at the Southwest corner of Donation Land Claim No. 88, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, North 00°05'09" East, 242.00 feet (record NORTH, 242.0 feet); thence North 89°59'27" East (record EAST), 30.00 feet to the Southwest corner of that tract described in Document No. 2018-036612, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line thereof, North 89°59'27" East, 142.00 feet (record EAST, 142.00 feet) to the Southeast corner thereof; thence along the East line thereof, North 00°05'09" East (record NORTH), 260.83 feet to the South line of Maple Park Drive; thence along said South line, South 89°57'31" West (record WEST), 119.82 feet to East line of Ross Lane North set forth in Document Nos. 2008-023924 & 2009-004967, said Official Records; thence along said East line, South 43°55'28" West, 32.03 feet; thence South 00°05'09" West, 237.70 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

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

**PURPOSE:** To survey and monument the lots of DECLANS SUBDIVISION, PHASES 1 & 2 being a subdivision of that tract described in Document No. 2018-036612, ORJCO. See City of Medford File No. LDS-19-018.

**PROCEDURE:** Using Trimble R10 G.P.S. receivers, made ties to monuments of record as shown on Sheet 2 to control the boundary survey. Held deed record distance North from the S.W. corner of D.L.C. #88 and held the South line parallel to the South line of said Claim. Held deed record distance to control the S.E. corner of the subject tract and held the East line parallel to the West line per deed record. The East line of Ross Lane North was held 30' East of the centerline per Doc. #2008-023924 & 2009-004967, ORJCO and by R/W monuments per FS21042. Maple Park Drive was controlled by monuments as shown. Computed the position of the lot corners and set monuments as shown on Sheet 2.

**APPROVED FOR RECORDING:**

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR 6/29/21 DATE

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

FILED  
Date 6/29/21 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY FOR:**

GLEN & SARAH CLARK  
1314B CENTER DR. #203  
MEDFORD, OR 97501

**SURVEY BY:**

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**DATE:**

MAY 25, 2021

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. JACKSON CO ROADS & PARKS PER FS21042.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC PER S05.
- ⦿ = FD. 2.5" METAL CAP MKD. HOFFBUHR & ASSOC. INC PER S01.
- ⦿ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- C1/L1 = SEE COURSE DATA TABLE.
- S01 = SILKY OAKS, PHASE 1 (FS19784).
- S05 = SILKY OAKS, PHASE 5 (FS22483).
- DR = DEED RECORD DATA PER DOC. #2018-036612, ORJCO.
- ( ) = RECORD DATA AS SHOWN.
- DLC = DONATION LAND CLAIM.
- RWD = RIGHT OF WAY DEDICATION PER THIS PLAT.
- EA = 7.5' WIDE EASEMENT AGREEMENT PER DOC. #2020-018035, ORJCO.
- NPE = NO PARKING EASEMENT PER THIS PLAT.
- RE = RIPARIAN EASEMENT PER THIS PLAT.
- PSDE = 3' WIDE PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 1-7.

BASIS OF BEARINGS: EAST LINE DLC #72 PER FS22544 AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

**COURSE DATA TABLE**

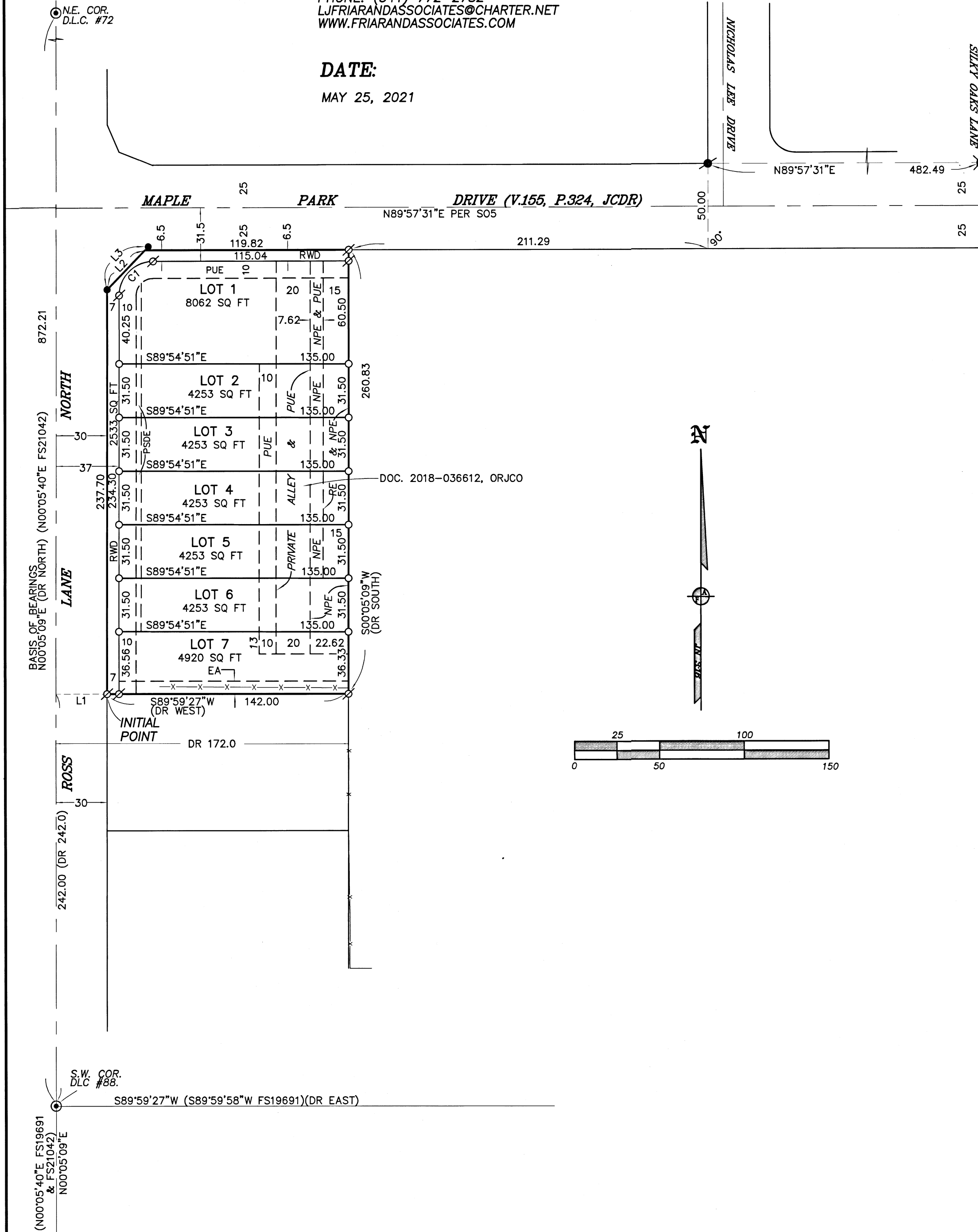
NUM	DELTA	ARC	RADIUS	CHORD
C1	89°52'22"	31.37	20.00	S45°01'20"W 28.25
NUM	BEARING	DISTANCE		
L1	N89°59'27"E (DR EAST)	30.00		
L2	N43°55'28"E	32.03		
L3	N43°55'28"E	33.07		

**NOTE:**

PER MLDC 10.550(3)(a)(1) LOTS 1, 3 4 & 5 SHALL HAVE NO ACCESS TO ROSS LANE NORTH.

**EASEMENTS PER PUBLIC RECORDS REPORT**

- 5. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS DOC. 89-21229, ORJCO.
- 6. EASEMENT AGREEMENT PER DOC. 2020-018035, 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 6-30-23

FILED  
Date 4/29/21 By PE  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
SHEET 2 OF 2