

COZY CREEK ESTATES PUD

Located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that DENNIS R. CLARK, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. The Declarant has caused this tract of land to be surveyed and platted into lots and easements, and hereby designates this subdivision as COZY CREEK ESTATES, PUD. Declarant hereby dedicates for public use those areas designated as Public Utility Easements. COZY CREEK ESTATES, PUD is subject to the Declaration of Covenants, Conditions and Restrictions per Instrument Number 2021-034436 of the Official Records of Jackson County, Oregon

IN WITNESS WHEREOF, signed this 22nd day of July, 2021.

Dennis R. Clark

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on July 22nd, 2021, by Dennis R. Clark.

Tobias Hoffine Notary Public-Oregon (Printed Name) Tobias Hoffine (Signature)

COMMISSION NO: 973271

MY COMMISSION EXPIRES: April 04, 2022

PREPARED FOR:

Dennis Clark P.O. Box 180 Jacksonville, OR 97530

SURVEYOR'S CERTIFICATE

All that certain real property described in Instrument Number 2020-034441, of the Official Records of Jackson County, Oregon, being located in the Southwest One-quarter of the Southwest One-quarter of Section 28, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon. The exterior boundary of which, as now surveyed, is more particularly described as follows:

Commencing at the Northwest corner of the James R. Pool Donation Land Claim Number 90 (DLC 90); thence along the northerly line of said DLC South 89°53'41" East, 1851.66 feet; thence South 00°03'11" West, 825.07 feet to the northeast corner of said Instrument Number 2020-034441; thence along the north boundary of said Instrument Number 2020-034441, North 89°56'50" West, 66.46 feet to the westerly right-of-way of Bybee Drive as dedicated per Instrument Number 2009-010224, of the Official Records of Jackson County, Oregon, and the TRUE POINT OF BEGINNING; thence along said right-of-way, South 49°14'31" East, 32.33 feet to the beginning of a tangent curve concave to the southwest having a radius of 77.50 feet and a central angle of 49°17'43" (the long chord of which bears South 24°35'40" East, 64.64 feet); thence along the arc of said curve, 66.68 feet; thence South 00°03'11" West, 120.26 feet to the south boundary of said Instrument Number 2020-034441; thence leaving said right-of-way, along said south boundary, North 89°56'50" West, 258.59 feet to the east boundary of Daisy Creek Subdivision, Phase IV, filed for record on August 21, 1996, in Volume 21 of Plats at Page 35, of the Records of Jackson County, Oregon, and filed as Survey Number 15084 in the office of the Jackson County Surveyor; thence leaving said south boundary, along the east boundaries of Daisy Creek Subdivision, Phase IV, and Daisy Creek Subdivision Phase III, filed for record on August 1, 1992, in Volume 17 of Plats at Page 22, of the Records of Jackson County, Oregon, and filed as Survey Number 13098 in the office of the Jackson County Surveyor, North 00°23'02" East, 200.10 feet to the southerly boundary of Vineyard View, filed for record on April 23, 2007, in Volume 33 of Plats at Page 26 of the Records of Jackson County, Oregon, and filed as Survey Number 19597 in the office of the Jackson County Surveyor, being common with the north boundary of said Instrument Number 2020-034441; thence leaving the east boundary of said Phase III, along the north boundary of said Instrument Number 2020-034441, a portion of which being coincident with said southerly boundary of Vineyard View, South 89°56'50" East, 205.97 feet to the Point of Beginning.

Rhut V. Neathamer Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to the Client's instructions and as approved by the City of Jacksonville's Planning Department (Files Numbered 2020-104 & 2020-105).

PROCEDURE: Records utilized: Instruments Numbered 2009-10224 and 2020-034441 of the Official Records of Jackson County, Oregon; LAVONNE COURT, PUD, filed for record on August 4, 2014 and recorded in Volume 40 of Plats at Page 73 of the Records of Jackson County, Oregon (and filed as Survey Number 21537 in the office of the Jackson County Surveyor); VINEYARD VIEW, a Planned Unit Development, filed for record on April 23, 2007 and recorded in Volume 33 of Plats at Page 26 of the Records of Jackson County, Oregon (and filed as Survey Number 19597 in the office of the Jackson County Surveyor); Surveys Numbered 2504, 2673, 3064 and 3348 as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble RIO GNSS System, Trimble TSC3 and TSC7 data collectors with Trimble Access Software, Trimble S7 Robotic Instruments, Trimble SX-10 robotic instrument and scanner, Trimble Business Center and Trimble Terramodel.

Utilizing said Instruments Numbered 2009-10224 and 2020-034441, previous control, found monuments and boundary resolutions as performed by this firm per said Surveys Numbered 19597 and 21537, resolved the exterior boundary tract hereof as follows: Located, tied into and verified previous control and monuments to validate said previous boundary resolutions. From which, computed the exterior boundary of the subject tract, and utilized said approvals 2020-104 and 2020-105 by the City of Jacksonville's Planning Department to compute the interior lots and easements as depicted on Sheet 2 of this plat.

Established monuments, as depicted on the accompanying map, on April 28, 2021.

APPROVALS:

CITY OF JACKSONVILLE PLANNING FILE NUMBERS: 2020-104 & 2020-105

Examined and approved this 28th day of July, 2021. City of Jacksonville Planning Department

Examined and approved this 22 day of JULY, 2021. Scott D. Ringle City of Jacksonville Engineer

Examined and approved this 2 day of August, 2021. Scott Gen Jackson County Surveyor

Examined and approved this 27th day of July, 2021. Rogue Valley Sewer Services (RVSS)

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of August 10th, 2021. Maissa Menitt Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 this 10th day of August, 2021. Dave Amasmith Assessor Abby Thompson, agent Deputy

RECORDING

FILED FOR RECORD THIS 10th DAY OF August, 2021, AT 10:57 O'CLOCK A.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 18 OF THE RECORDS OF JACKSON COUNTY, OREGON. Christine D. Walker County Clerk Tonya J. Morgan Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator Date 8/10/21

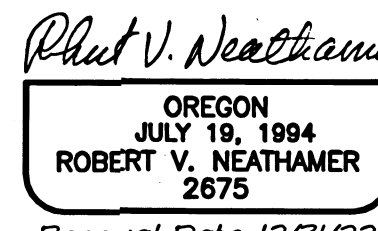
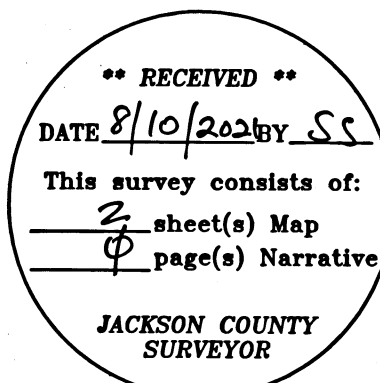
JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23425

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: July 21, 2021 PROJECT NUMBER: 20085

Sheet 1 of 2

I hereby certify that this is an exact copy of the original. Rhut V. Neathamer Surveyor



COZY CREEK ESTATES PUD

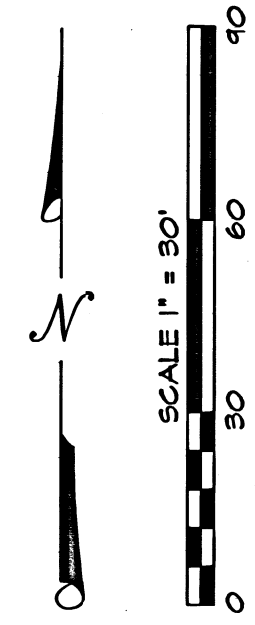
Located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon

PREPARED FOR:

Dennis Clark
P.O. Box 180
Jacksonville, OR 97530

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a set 5/8-inch diameter by 30 inches long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a found aluminum cap marked "NEATHAMER SURVEYING" per SN 21537 or SN 21546.
- Indicates a found aluminum cap marked "NEATHAMER SURVEYING" per SN 19547.
- ▲ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER L5 56545" per SN 19547.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING" per SN 21537.
- Indicates a found 5/8-inch diameter iron pin per SN 2504, and/or SN 2673, or as noted hereon.
- ⊕ Indicates a found brass cap as noted hereon.
- Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- () Indicates record data per SN 2504 and/or SN 2673.
- [] Indicates record data per SN 19547, SN 21537 and/or SN 21546.
- (()) Indicates record data per INST 2020-034491.
- FNC 0.0- Indicates the distance and which side from the boundary line that an existing fence line is located.
- x- Indicates centerline of an existing fence line.



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

**** RECEIVED ****
DATE 8/10/2021 BY SS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	42°04'29"	77.50'	56.91'	S28°12'17"E	55.64'
C2	07°13'14"	77.50'	9.77'	S03°33'27"E	4.76'
C3	49°17'42"	100.00'	86.04'	N24°35'40"W	83.41'
C4	49°17'43"	77.50'	66.68'	S24°35'40"E	64.64'
C5	49°37'16"	101.00'	87.47'	N24°25'54"W	84.76'

BASIS OF BEARINGS:

The centerline of Bybee Drive per Survey Number 21537, as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: July 21, 2021 PROJECT NUMBER: 20085

Sheet 2 of 2 © JV CN

LINE TABLE

LINE	BEARING	DISTANCE
LI	S00°03'11"W	324.39'

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/22

