

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

File No. 439-20-00026-SUB. EXAMINED AND APPROVED by the Jackson County Development Services. this 15<sup>th</sup> day of December, 2021.

Attest: Brandell Clark

EXAMINED AND APPROVED this 12 day of October, 2021.

Scott J. J... County Surveyor

EXAMINED AND APPROVED this 10<sup>th</sup> day of November, 2021.

Mike Hunt County Engineer

EXAMINED AND APPROVED this 12<sup>th</sup> day of October, 2021.

[Signature] District Engineer  
Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of DECEMBER 02, 2021.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 13, 2021.

[Signature] Tax Collector

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

Know all men by these presents that BOB FELLOWS CONSTRUCTION, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has subdivided the same into the Lots and Streets as shown on Sheet 2 and (1) does hereby dedicate to the public for public use under the jurisdiction of Jackson County, the Street Right of Way together with the Public Utility Easements (PUE); and (2) does hereby make and establish (A) the Private Storm Drainage Easements (PSDE) for the benefit of the Lots as noted, (B) the Private Access Easements (AE) for the benefit of the Lots as noted (C) the Private Sanitary Sewer Easements for the benefit of the Lots as noted and (D) the Sanitary Sewer Easements (SSE) for the benefit of Rogue Valley Sewer Services all as shown on Sheet 2 and (3) does hereby designate said Subdivision as RIVER ROCK RANCH.

Bob Fellows  
BOB FELLOWS, Manager  
Bob Fellows Construction, LLC

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named Bob Fellows and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Bob Fellows Construction, LLC.

Dated this 12 day of October, 2021.

Suzanne Marie Lunsford  
Suzanne Marie Lunsford Notary Public - Oregon

Commission No. 980100

My Commission Expires: 10/10/22

RIVER ROCK RANCH  
A Subdivision located in the  
& in the S.E. 1/4 of Sec. 21, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File No. 439-20-00026-SUB)

SURVEY FOR: BOB FELLOWS CONST., LLC  
2950 PHILLIPS WAY  
CENTRAL POINT, OR 97502

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

DATE:  
AUGUST 30, 2021

SHEET INDEX:  
SHEET 1: SIGNATURE PAGE  
SHEET 2: MAP PAGE  
SHEET 3: LEGEND, COURSE TABLES  
& EASEMENT LIST

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

Filed for record this 15<sup>th</sup> day of December, 2021 at 1:56 o'clock P.M., and recorded in Volume 47 of Plats at Page 27 of the records of Jackson County, Oregon and recorded as Document No. 2021-49993, Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk  
Seamus J. Morgan Deputy

Maintenance Agreement of Private Access Easements recorded as Document No. 2020-027544 Official Records of Jackson County, Oregon.

Jackson County Sports Park Deed Declaration recorded as Document No. 2020-027544, 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:

Beginning at the Northwest corner Lot 13 of NICHOLAS VIEW SUBDIVISION, according to the official plat thereof, now of record, Volume 43, Page 17 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said SUBDIVISION, South 00°12'00" West, 781.07 feet to the Southwest corner of Lot 1 of said SUBDIVISION; thence along the Southerly line of those tracts described in Document Nos. 2018-005103, 2018-015094 and 2018-005101, Official Records of Jackson County, Oregon, North 79°44'30" West (record North 79°43'00" West) 468.42 feet to the Southeast corner of Lot 5, Block 14 of AGATE SUBDIVISION EXTENSION NO. 2, according to the official plat thereof, now of record, in Volume 8, Page 20 of plats of Jackson County, Oregon; thence along the East line thereof, North 00°03'36" West (record North 00°03'50" West), 696.96 feet to the Northeast corner thereof; thence along the South line of Avenue A, North 89°54'58" East (record North 89°55'50" East), 464.38 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hibbs  
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 AND STREETS OF RIVER ROCK RANCH, A SUBDIVISION OF THOSE TRACTS SET FORTH IN DOC. 2018-005101, 2018-005103, 2018-015094 & 2019-009783, ORJCO. SEE JCDS FILE 439-20-00026-SUB.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2. THE EAST LINE WAS HELD PER NVS. THE NORTH LINE WAS HELD PER THE FOUND MONUMENTS PER NVS & ASE2. THE S.W. CORNER OF THIS SUBDIVISION BEING THE S.E. CORNER OF WVS2 WAS HELD AT PLAT RECORD DISTANCE PER WVS2 SOUTH FROM THE FOUND MONUMENT AT THE CORNER COMMON TO LOTS 53 & 54 OF WVS2. THIS POSITION ALSO FIT VERY WELL WITH THE FOUND MONUMENT AT THE S.W. CORNER OF ASE2. WITH BOUNDARY RESOLVED COMPUTED THE LOT & STREET R/W POSITIONS AND SET MONUMENTS AS SHOWN ON SHEET 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
JAMES E. HIBBS, PLS2234

APPROVED BY A MAJORITY FOR RECORDING.

Danny Jordan COUNTY COMMISSIONER/ADMINISTRATOR  
12/07/21 DATE

FILED  
Date 12/7/21 By PC  
This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 1 OF 3  
18108FM

23507

**SURVEY FOR:**  
BOB FELLOWS CONST., LLC  
2950 PHILLIPS WAY  
CENTRAL POINT, OR 97502

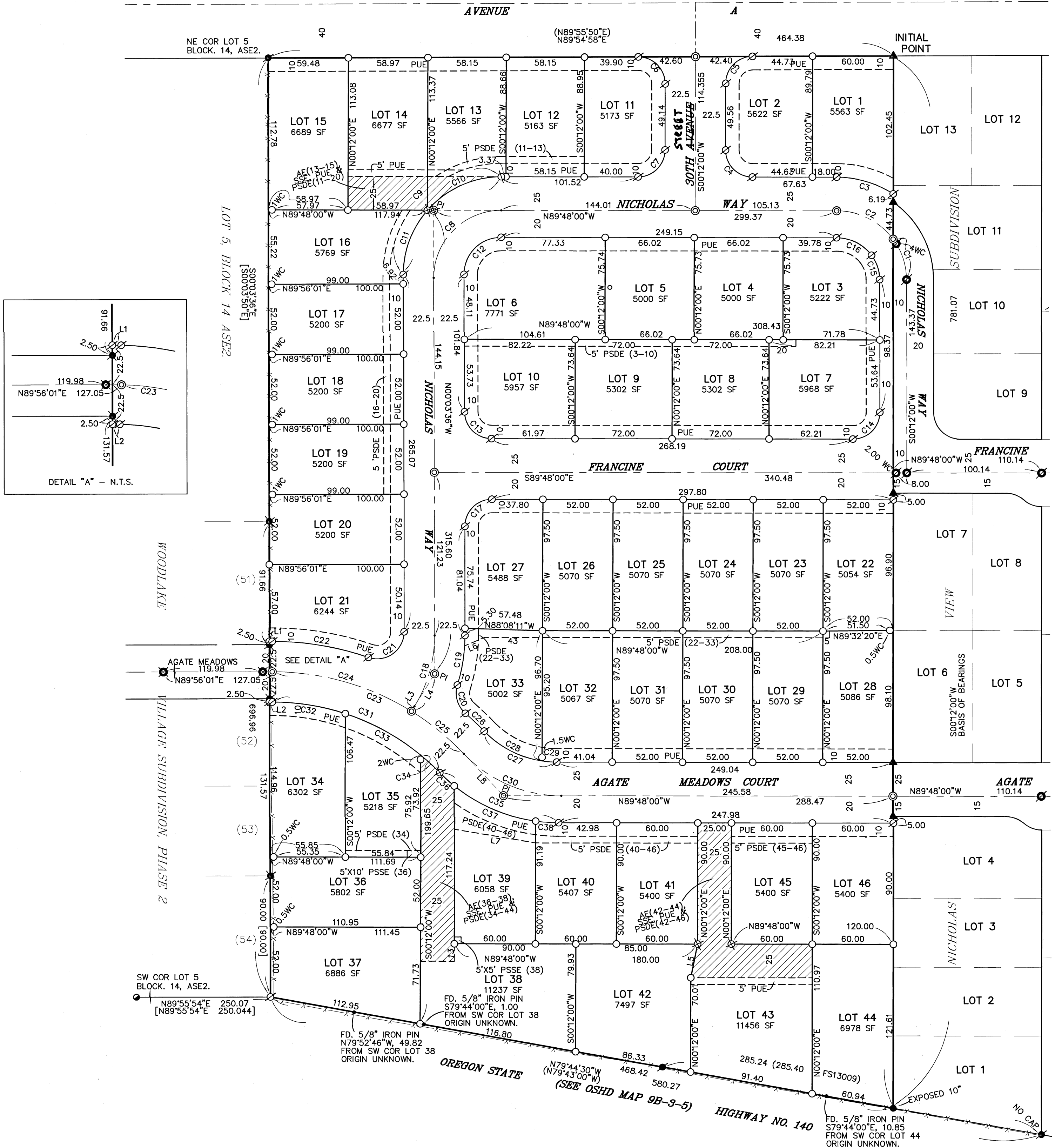
**DATE:**  
AUGUST 30, 2021

# RIVER ROCK RANCH

A Subdivision located in the  
& in the S.E. 1/4 of Sec. 21, T.36S, R.1W., W.M.  
White City Jackson County, Oregon  
(File No. 439-20-00026-SUB)

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

SEE SHEET 3 FOR LEGEND, COURSE TABLES & EASEMENT LIST



**BASIS OF BEARINGS:**  
NICHOLAS VIEW SUBDIVISION (FS22325) AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 12/7/21 By PB  
This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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*James E. Hibbs*  
JAMES E. HIBBS, PLS2234

23507  
17/2/29

23507

**SURVEY FOR:**  
BOB FELLOWS CONST., LLC  
2950 PHILLIPS WAY  
CENTRAL POINT, OR 97502

**DATE:**  
AUGUST 30, 2021

**RIVER ROCK RANCH**  
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**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD BURRELL RPLS638 PER FS13009.
- ⦿ = FD. 5/8" IRON PIN PER FS2726.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD B.KAISER RLS52923 PER WWS2.
- = FD. ALUMINUM CAP MKD. KAISER RLS803 PER WWS.
- ⊗ = FD. ALUMINUM CAP MKD. B. KAISER RLS52923 PER WWS2.
- ⦿ = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER NVS.
- ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC PER NVS.
- ⦿ = FD. 5/8" IRON PIN PER ASE2.
- ⊗ = 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.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG SPIKE IN AC.
- ⦿ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	36°52'12"	32.18	50.00	N18°14'06"W	31.62
C2	53°07'48"	48.68	52.50	N63°14'06"W	46.96
C3	32°48'56"	44.39	77.50	N73°23'32"W	43.78
C4	90°00'00"	31.42	20.00	S44°48'00"E	28.28
C5	89°42'58"	31.32	20.00	S45°03'29"W	28.21
C6	90°17'02"	31.51	20.00	N44°56'31"W	28.35
C7	90°00'00"	31.42	20.00	N45°12'00"E	28.28
C8	90°15'36"	78.77	50.00	S45°04'12"W	70.87
C9	90°15'36"	114.21	72.50	S45°04'12"W	102.76
C10	49°04'02"	62.09	72.50	S65°39'59"W	60.21
C11	41°11'33"	52.12	72.50	S20°32'11"W	51.01
C12	90°15'36"	43.32	27.50	S45°04'12"W	38.98
C13	89°44'24"	31.33	20.00	S44°55'48"E	28.22
C14	90°00'00"	31.42	20.00	N45°12'00"E	28.28
C15	36°52'12"	19.31	30.00	N18°14'06"W	18.97
C16	53°07'48"	30.14	32.50	N63°14'06"W	29.07
C17	90°15'36"	31.51	20.00	S45°04'12"W	28.35
C18	31°41'40"	55.32	100.00	N15°47'14"E	54.61
C19	17°27'34"	37.33	122.50	N08°40'11"E	37.18
C20	66°17'56"	23.14	20.00	S15°45'00"E	21.87
C21	109°08'32"	38.10	20.00	N54°30'41"E	32.59
C22	19°08'56"	72.69	217.50	N80°29'31"W	72.35
C23	46°41'39"	158.92	195.00	N66°43'10"W	154.56
C24	31°58'33"	108.83	195.00	N74°04'43"W	107.42
C25	14°43'07"	50.09	195.00	N50°43'53"W	49.96
C26	5°03'35"	19.21	217.50	N46°22'11"W	19.20
C27	45°57'36"	60.16	75.00	S66°49'12"E	58.56
C28	37°33'31"	49.16	75.00	S62°37'09"E	48.29
C29	8°24'06"	11.00	75.00	S85°35'57"E	10.99
C30	46°25'40"	81.03	100.00	S66°35'10"E	78.83
C31	46°01'13"	138.55	172.50	N67°03'23"W	134.86
C32	18°19'29"	55.17	172.50	N80°54'15"W	54.94
C33	21°15'46"	64.02	172.50	N61°06'37"W	63.65
C34	6°25'58"	19.37	172.50	N47°15'45"W	19.36
C35	45°45'14"	97.82	122.50	S66°55'23"E	95.24
C36	6°47'58"	14.54	122.50	S47°26'45"E	14.53
C37	30°58'11"	66.21	122.50	S66°19'50"E	65.41
C38	7°59'04"	17.07	122.50	S85°48'28"E	17.06

**LINE TABLE**

NUM	BEARING	DISTANCE
L1	S89°56'01"W	2.09
L2	S89°56'01"W	2.10
L3	N31°38'04"E	4.23
L4	N31°38'04"E	32.62
L5	N11°30'36"E	25.495
L6	S66°48'40"W	15.95
L7	S80°22'35"E	60.82
L8	S43°22'20"E	42.89

**LEGEND:**

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- L1 = SEE LINE TABLE.
- ASE2 = AGATE SUBDIVISION, EXTENSION NO. 2.
- JCDR = JACKSON COUNTY DEED RECORDS.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SSE = SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.
- PI = POINT OF INTERSECTION.
- PSDE(#-#) = PRIVATE STORM DRAINAGE EASEMENT (PER THIS PLAT. (LOT# THROUGH LOT# BENEFITTING))
- WWS = WHISPERING WINDS SUBDIVISION (FS18036).
- WVS2 = WOODLAKE VILLAGE SUBDIVISION, PHASE 2 (FS19096).
- SF = SQUARE FEET.
- C1 = SEE CURVE TABLE.
- AE(#-#) = PRIVATE ACCESS EASEMENT PER THIS PLAT. (LOT# THROUGH LOT# BENEFITTING)
- NVS = NICHOLAS VIEW SUBDIVISION (FS22325).
- 0.5WC = 0.50 FOOT WITNESS CORNER MONUMENT.
- 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
- 1.5WC = 1.50 FOOT WITNESS CORNER MONUMENT.
- 2WC = 2.00 FOOT WITNESS CORNER MONUMENT.
- 4WC = 4.00 FOOT WITNESS CORNER MONUMENT.
- PSSE(#) = PRIVATE SANITARY SEWER EASEMENT PER THIS PLAT. (LOT BENEFITTING)
- { } = RECORD DATA PER DOC. 2018-005103, 2018-015094 OR 2018-005101, ORJCO.
- [ ] = RECORD DATA PER WWS2.

Encumbrances per First American Title Company Public Records Report 7169-3810239 dated 8-26-2021

PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

EASEMENT RESERVED IN A DEED FOR ALL MINERAL RIGHTS, WATER RIGHTS AND ALL RIGHTS OF WAY FOR CANALS AND DITCHES PER VOL. 325, PG. 83, JCDR. SPECIFIC LOCATION NOT GIVEN.

AN EASEMENT RESERVED IN A DEED RIGHT OF WAY, RESERVATIONS, AND RESTRICTIVE COVENANTS AND CONDITIONS IN CONNECTION THEREWITH PER VOL. 325, PG. 83, JCDR. SPECIFIC LOCATION NOT GIVEN.

EASEMENT FOR TRANSMISSION OF ELECTRICITY PER VOL. 403, PG. 365 & VOL. 496, PG. 312, JCDR. SPECIFIC LOCATION NOT GIVEN.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER VOL. 583, PG. 343, JCDR. SPECIFIC LOCATION NOT GIVEN.

TRANSMISSION OF ELECTRICITY PER DOC. 94-04636, ORJCO. SPECIFIC LOCATION NOT DISCERNABLE.

WELL AGREEMENT AND RIGHT OF EASEMENT PER DOC. 95-34102, ORJCO. SPECIFIC LOCATION NOT DETERMINED AS WELLS HAVE BEEN ABANDONED.

EASEMENT FOR TRANSMISSION OF ELECTRICITY PER DOC. 96-01953, ORJCO. SPECIFIC LOCATION NOT DISCERNABLE.

RESTRICTIVE COVENANTS PER DOC. 2020-027544, ORJCO. BLANKET.

EASEMENT FOR IRRIGATION DITCH OR CANAL PER VOL. 521, PG. 1, JCDR. LOCATION NOT DETERMINED AS THERE ARE NO CANALS OR DITCHES ON SUBJECT PROPERTY.

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

*James E. Hibbs*  
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
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