361W21DA TL'S 5000, 5100, 5200 & 5300

* * * * * * APPROVALS * * * * * *	RIVER ROCK RANCH	.  * * * * * RECORDER'S CERTIFICATE * * * * *
File No. 439-20-00026-SUB.  EXAMINED AND APPROVED by the Jackson County Development Services.	A Subdivision located in the S.E. 1/4 of Sec. 21, T.36S., R.1W.,	WM Filed for record this day of December, 20 21 at
	ite City         Jackson County, O.	regon
Attest: Sandell Clark.	(File No. 439–20–00026–SUB)	1:5(o o'clock 1 .M., and recorded in Volume 41 of Plats
EXAMINED AND APPROVED this 12 day of OCtober, 20 21		at Page of the records of Jackson County, Oregon and recorded as
EXAMINED AND AFTROVED this day of, 10, 20	SURVEY FOR: SURVEY B	Y: Document No. 2021-49993, Official Records of Jackson County, Oregon.
Sext Jein County Surveyor  EXAMINED AND APPROVED this 10th day of November, 20 21	BOB FELLOWS CONST., LLC L.J. FRIAR & ASS 2950 PHILLIPS WAY CONSULTING LAND CENTRAL POINT, OR 97502 PO BOX 1947 PHOENIX, OR 97	7535 Chuting Clark Clark  Orya J. Margan  Reputy
Mike Thund County Engineer	PHONE: (541) 77 EMAIL: LJFRIÁR@C DATE: WWW.LJFRIARANDA AUGUST 30, 2021	CHARTER.NET
EXAMINED AND APPROVED this day of	,	
	SHEET INDEX:	Jackson County Sports Park Deed Declaration recorded as Document No. <u>2020 - 0275YY</u> , Official Records of Jackson County, Oregon.
District Engineer Rogue Valley Sewer Services	SHEET 1: SIGNATURE PAGE	* * * * * * SURVEYOR'S CERTIFICATE * * * * * *
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96	SHEET 2: MAP PAGE SHEET 3: LEGEND, COURSE TABLES & EASEMENT LIST	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
as of DECEMBER UZ, 20 ZI.		SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:
Assessor, Department of Assessment		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 <u>INITIAL POINT OF</u>
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have		<u>BEGINNING</u> ; 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
been paid as of Deamber 154 2001.		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, ir
Jall Collector		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.
, and a section		REGISTERED PROFESSIONAL
* * * * DECLARATION * * * *		LAND SURVEYOR  Land Surveyor
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.		OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-23
Bob Fellows		SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
BOB FELLOWS, Manager Bob Fellows Construction, LLC STATE OF OREGON )		<u>PURPOSE</u> : 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.
COUNTY OF JACKSON )	•	<u>PROCEDURE</u> : 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
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.		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
Dated this 12 day of October 2021.		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
Sugarre durishe		SET MONUMENTS AS SHOWN ON SHEET 2.
Suzanne Marie Lustrad Notary Public — Oregon  Commission No. 980100		FILED
My Commission Expires: 10/10/22		Date 12/7/21 By PB
my commission expires		This Survey Consists 0 $3$ sheet(s) Map
	I HEREBY DECLARE THAT THIS IS AN EXACT	\Opage(s) Narrativ
	COPY OF THE ORIGINAL PLAT.  JAMES E. HIBBS, PLS2234	APPROVED BY A MAJORITY FOR RECORDING.  JACKSON COUNTY SURVEYOR

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

COUNTY COMMISSIONER/ADMINISTRATOR

SURVEY BY: SURVEY FOR: DATE: RIVER ROCK RANCH L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET BOB FELLOWS CONST., LLC AUGUST 30, 2021 2950 PHILLIPS WAY CENTRAL POINT, OR 97502 A Subdivision located in the & in the S.E. 1/4 of Sec. 21, T.36S., R.1W., W.M. Jackson County, Oregon White City WWW.LJFRIARANDASSOCIATES.COM (File No. 439–20–00026–SUB) SEE SHEET 3 FOR LEGEND, COURSE TABLES & EASEMENT LIST A VENUE A 40 INITIAL 464.38 NE COR LOT 5 BLOCK. 14, ASE2. **POINT** 39.90 ♂ 44.7⊅UE 60.00 58.97 PUÈ 58.15 259.48 58.15 LOT 1 LOT 2 LOT 11 LOT 13 5563 SF 5622 SF LOT 14 LOT 12 22.5 5173 SF LOT 12 LOT 15 5566 SF 6677 SF 5163 SF LOT 13 6689 SF 5, PSDE S (11-13)44.6BUE 58.15 PUE 40.00 67.63 **SUBDIVISION WAY** 105.13 144.01 NICHOLAS N89°48'00"W 299.37 LOT 11 249.15 2 LOT 16 PUE 66.02 39.78 o 77.33 66.02 5769 SF \$00°03'36"E [\$00°03'50"E] 99.00 N89**'**56'01"E LOT 3 LOT 4 LOT 5 5000 SF 5222 SF 5000 SF LOT 6 LOT 10 LOT 17 7771 SF 22.5 | 22.5 5200 SF N89°48'00"W ASE2. 104.61 66.02 71.78 2.50< ---72.00---5' PSDE (3-10) - — –82.22— — 119.98 C23 LOT 10 LOT 8 LOT 9 LOT 7 LOT 18 NICHOLAS N0003'36"W 5957 SF 5302 SF 5302 SF 5968 SF N89\*56'01"E 127.05 5200 SF LOT 9 10l 99.00 - N89**°**56'01"E 2.50 61.97 72.00 72.00 62.21 268.19 10 N89\*48'00"W N FRANCINE LOT 19 5200 SF **FRANCINE** COURT S89\*48'00"E \_\_\_100.14\_\_ **bø**— 340.48 DETAIL "A" - N.T.S.  $\omega$ 8.00 99.00 - N89**'**56'01"E 297.80 100.00 237.80 52.00 ♀ 52.00 52.00 PUE 52.00 52.00 LOT 20 LOT 7 5200 SF 315.60 LOT 8 LOT 24 LOT 23 LOT 22 LOT 25 LOT 27 LOT 26 N89°56'01"E 100.00 5070 SF ≥ 5054 SF 5070 SF 5070 SF 5070 SF 5488 SF LOT 21 57.48 N88\*08'11\*\*W II22.5 22.5 52.00 52.00 52.00 2.50 YL O N89'32'20"E 5' PSDE N89'48'00"W (22-33) 208.00 "W BEARINGS C19 SEE DETAIL "A' AGATE MEADOWS 119.98 N89°56'01"E 127.05 LOT 6 LOT 5 LOT 33 LOT 28 LOT 32 LOT 31 LOT 30 LOT 29 5002 SF 5086 SF 5067 SF 5070 SF S00'12'00" BASIS OF 5070 SF 5070 SF PUE 696.96 TLLAGE(52)**2** 52<u>.00</u> 52.00 PUE 52.00 SUBDIVISION, 249.04 25 **LOT 34 AGATE AGATE** MEADOWS COURT \_\_\_245.58\_ N89°48'00"W \_11<u>0.14</u> 6302 SF LOT 35 85 5218 SF 65 N89°48'00"W 20 288.47 20 5 PSDE(40-46) PUE C38 2 42.98 PUE 60.00 25.00 60.00 0 (53)60.00 PSDE (34) 5 PSDE (45-46) 5' PSDE 呂(40-46)ノ LOT 4 -N89°48'00"W 111.69 5'X10' PSSE (36) LOT 39 LOT 40 LOT 36 LOT 45 LOT 46 LOT 41 6058 SF 5802 SF 5407 SF 5400 SF 5400 SF 5400 SF 110.95 N89'48'00"W 120.00 LOT 3 N89'48'00"W 111.45 (54)60-00 60.00 60.00 60.00 N89'48'00"W 180.00 LOT 37 5'X5' PSSE (38) LOT 38 6886 SF SW COR LOT 5 す。PUEナ BLOCK. 14, ASE2. 11237 SF LOT 42 FD. 5/8" IRON PIN S79\*44'00"E, 1.00 FROM SW COR LOT 38 ORIGIN UNKNOWN. LOT 2 N89°55'54"E 250.07 [N89°55'54"E 250.044] 7497 SF LOT 43 LOT 44 11456 SF 6978 SF FD. 5/8" IRON PIN N79'52'46"W, 49.82 FROM NOT 38 <sup>285.24</sup> (285.40 OREGON STATE ORIGIN UNKNOWN. N79:44'30"W (N79:43'00"W) 468.42 호 FS13009) LOT 1 (SEE OSHD MAP 9B-3-5) EXPOSED 10" HIGHWAY NO. 140 10 FD. 5/8" IRON PIN S79'44'00"E, 10.85 FROM SW COR LOT 44 ORIGIN UNKNOWN. FILED 12/7/21 By PB REGISTERED PROFESSIONAL \_sheet(s) Map BASIS OF BEARINGS: LAND SURVEYOR \_page(s) Narrative NICHOLAS VIEW SUBDIVISION (FS22325) AS SHOWN HEREON. I HEREBY DECLARE THAT THIS IS AN EXACT 7 Dist JACKSON COUNTY, COPY OF THE ORIGINAL PLAT. SCALE: 1" = 50'UNIT OF MEASUREMENT = FEET Jon 49/201 SURVEYOR OREGON JULY 17, 1986 JAMES E. HIBBS JAMES E. HIBBS, PLS2234 2234 SHEET 2 OF 3 RENEWAL DATE 6-30-23

361W21DA TL'S 5000, 5100, 5200 & 5300 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.

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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–SÜB)

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

## 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 WVS2.
- = FD. ALUMINUM CAP MKD. KAISER RLS803 PER WWS.
- = FD. ALUMINUM CAP MKD. B. KAISER RLS52923 PER WVS2.
- = 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.
- O = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- $\bigcirc$  = 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	N1814'06"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	9015'36"	78.77	50.00	S45°04'12"W	70.87	
	C9	90"15'36"	114.21	72.50	S45°04'12"W	102.76	50.23
	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	9015'36"	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 <b>°</b> 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	28.39
	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	N4715'45"W	19.36	
	C35	45°45'14"	97.82	122.50	S66°55'23"E	95.24	
	C36	6 <b>°</b> 47 <b>'</b> 58 <b>"</b>	14.54	122.50	S47*26'45"E	14.53	
	C37	30*58'11"	66.21	122.50	S6619'50"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. PUBLIC UTILITY EASEMENT PER THIS PLAT.SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.

= POINT OF INTERSECTION. = PRIVATE STORM DRAINAGE EASEMENT (PER THIS PLAT. (LOT# THROUGH LOT# BENEFITTING)
= WHISPERING WINDS SUBDIVISION (FS18036).
= WOODLAKE VILLAGE SUBDIVISION, PHASE 2 (FS19096).

= SQUARE FEET.

4WC PSSE(#) ( ) [ ]

= SQUARE FEET.
= SEE CURVE TABLE.
= PRIVATE ACCESS EASEMENT PER THIS PLAT. (LOT# THROUGH LOT# BENEFITTING)
= NICHOLAS VIEW SUBDIVISION (FS22325).
= 0.50 FOOT WITNESS CORNER MONUMENT.
= 1.00 FOOT WITNESS CORNER MONUMENT.
= 1.50 FOOT WITNESS CORNER MONUMENT.
= 2.00 FOOT WITNESS CORNER MONUMENT.
= 4.00 FOOT WITNESS CORNER MONUMENT.
= PRIVATE SANITARY SEWER EASEMENT PER THIS PLAT. (LOT BENEFITTING)
= RECORD DATA PER DOC. 2018-005103, 2018-015094 OR 2018-005101, ORJCO.
= RECORD DATA PER WVS2. = RECORD DATA PER WVS2.

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. PECIFIC 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.

> REGISTERED **PROFESSIONAL** LAND SURVEYOR

JULY 17, 1986 JAMES E. HIBBS RENEWAL DATE 6-30-23

Date 17/21 By PP This\_Survey Consists Of: \_sheet(s) Map page(s) Narrative JACKSON COUNTY, SURVEYOR

SHEET 3 OF 3

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

JAMES E. HIBBS, PLS2234

361W21DA TL'S 5000, 5100, 5200 & 5300 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.