

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

ADDERSON HEIGHTS

A SUBDIVISION

In the S.W. 1/4 of Sec. 16, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (File LDS-21-163)

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

File LDS-21-163

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

Filed for record this 12th day of July, 2022, at 9:09 o'clock A.M., and recorded in Volume 48 of Plats at Page 04 of the records of Jackson County, Oregon and recorded as Document No. 2022-022036 Official Records of Jackson County, Oregon.

MAP

Planning Director

JULY 1, 2022 Date

SURVEY FOR:

Adderson Const. Inc. 3144 Payne Road Medford, OR 97504

SURVEY BY:

L.J. Friar & Associates, P.C. Consulting Land Surveyors P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772-2782 Email: lfriarandassociates@charter.net

DATE:

May 25, 2022

Christine Walker County Clerk

Sonya L. Morgan Deputy

Minimum Access Maintenance Agreement --> Doc. No. 2022-022034, ORJCO

Operation & Maintenance for Storm Water Facility --> Doc. No. 2022-022035, 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 AS NOW SURVEYED:

Beginning at the Southeast corner of Lot 15 of STEWART ACRES, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof and its Northerly prolongation, North 00°05'48" West, 562.45 feet (record North 00°01'00" East, 562.0 feet) to the Southeast corner of Lot 10, Block 2 of WILLOW GLEN SUBDIVISION, UNIT NO. 3, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line thereof, North 89°32'35" West (record North 89°28'20" West), 155.00 feet to the Southwest corner thereof; thence along the West line of that tract set forth in Document No. 2020-020612, Official Records of Jackson County, Oregon, South 00°04'41" East, 562.27 feet (record South 00°01'00" West, 562.0 feet) to the South line of said Lot 15; thence along said South line, South 89°28'40" East, 155.18 feet (record EAST, 155.0 feet) to the initial point of beginning.



EXAMINED AND APPROVED as required by ORS 92.100 as of 23 OF June, 2022.

MKD City Surveyor

EXAMINED AND APPROVED this 23 day of JUNE, 2022.

City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 12, 2022.

Susan Krebs, Agent Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 12, 2022.

M. Merrill Tax Collector

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

Know all men by these presents that PELE PROPERTIES, 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 as shown on Sheet 2 and does hereby dedicate to the public for public use, under the jurisdiction of the City of Medford, the Public Utility Easements (PUE), the Public Sanitary Sewer Easement (SSE) and Public Storm Drainage Easement (SDE); and does hereby make and establish the Private Sanitary Sewer Easement (PSSE(1)) for the benefit of Lot 1, and the Private Storm Detention Easement (PSDE(1-4)) for Lots 1-4, inclusive and the Minimum Access & Private Utility Easement (MAE) for the benefit of Lots 2-4, inclusive, and the Utility Access Easement (UAE); and does hereby designate said Subdivision as ADDERSON HEIGHTS SUBDIVISION.

CHRIS ADDERSON, Member Pele Properties, LLC

STATE OF OREGON ) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Chris Adderson and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Pele Properties, LLC.

Dated this 21 day of June, 2022.

Courtney White Notary Public - Oregon

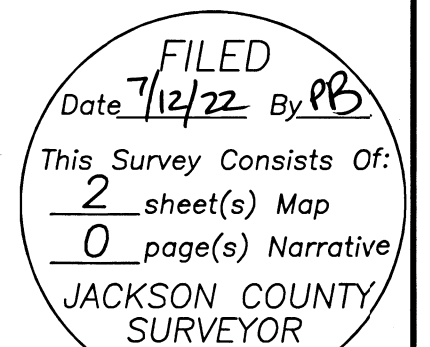
Commission No. 1023876

My Commission Expires April 17, 2026

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

PURPOSE: To survey and monument the corners of four lots created through ADDERSON HEIGHTS SUBDIVISION under O.R.S. Chapter 92 & Medford File No. LDS-21-163. The parent tract is set forth in Doc. 2020-020612, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble S8 robotic total station, made ties to as many controlling monuments left existing as shown on Sheet 2. The West line was held as found monumented. As there are few monuments left the lot line between Lots 15 & 16 of Stewart Acres was positioned as follows. I first positioned the S.W. corner of Lot 10, Block 2 WG3 at map record distance from the found monument per FS12667. From this point I computed a line through the found monument per FS11687 and at map record distance per FS11687 to position the S.E. corner of said Lot 10. It appears the monument per FS11687 has either been moved or was possibly set as a witness corner. At any rate I hold it position as being on the South line of Lot 10. The S.E. corner of Lot 10 is held as being on the Northerly prolongation of the lot line between Lot 15 & 16 of Stewart Acres. I held map record distance per FS11687 to position the intersection of Southerly prolongation of the lot line between Lots 15 & 16 and the South line of Section 16. With the lot line between Lots 15 & 16 of Stewart Acres positioned, the S.E. corner of Lot 15 was positioned 30' Northerly of this point. With the exterior boundary resolved, computed the lot corner positions per the approved tentative plat and set monuments at the locations as shown on Sheet 2.



APPROVED FOR RECORDING.

Danny Anderson COUNTY COMMISSIONER/ADMINISTRATOR

7/12/22 DATE

SHEET 1 OF 2

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

**SURVEY FOR:**  
Adderson Const. Inc.  
3144 Payne Road  
Medford, OR 97504

**DATE:**  
May 25, 2022

# ADDERSON HEIGHTS

A SUBDIVISION  
In the S.W. 1/4 of Sec. 16, T.37S., R.1W., W.M. &  
in the City of Medford Jackson County, Oregon  
(File LDS-21-163)

**SURVEY BY:**  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
P.O. Box 1947  
Phoenix, Oregon 97535  
Phone: (541) 772-2782  
Email: ljfriarandassociates@charter.net

**BASIS OF BEARINGS:**

NORTH LINE OF SECTION 21 PER SURVEY NO. 16810.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

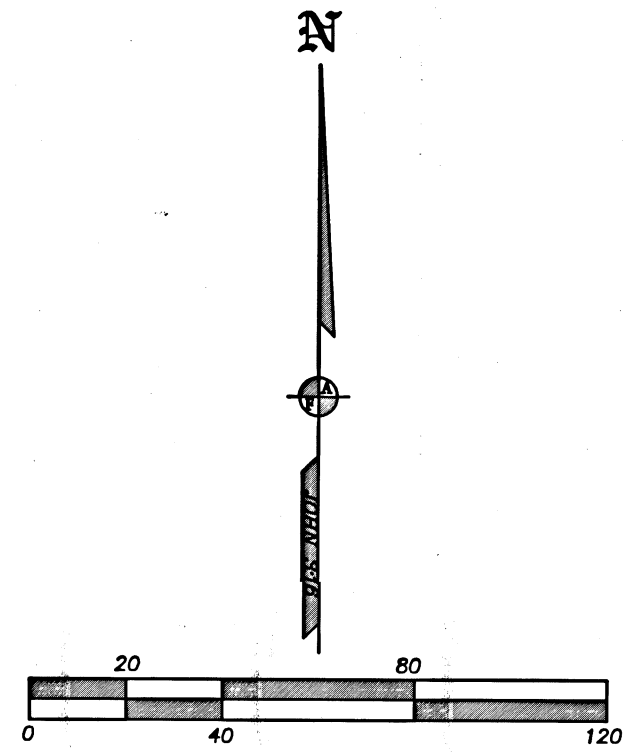
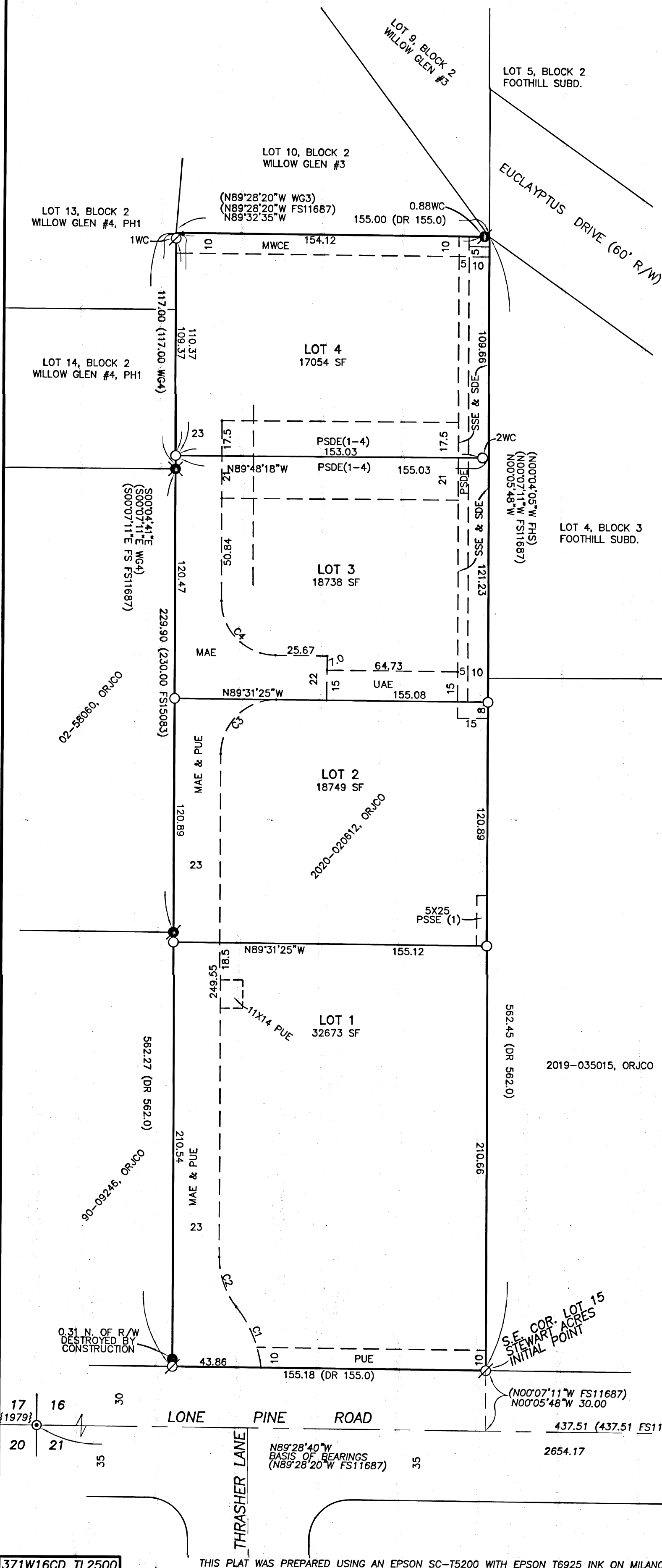
**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS6765.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS11687.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS12667.
- = 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.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- #WC = XX.XX WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 2020-020612, ORJCO.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- MAE = MINIMUM ACCESS EASEMENT & PRIVATE UTILITY EASEMENT FOR LOTS 2-4 PER THIS PLAT.
- PSSE(1) = PRIVATE SANITARY SEWER EASEMENT FOR LOT 1 PER THIS PLAT.
- PSDE(1-4) = PRIVATE STORM DETENTION EASEMENT FOR LOTS 1-4 PER THIS PLAT.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER DOC. 2016-006419, ORJCO.
- MWCE = WATER FACILITIES EASEMENT PER DOC. 91-19263, ORJCO.
- C1 = SEE COURSE DATA TABLE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- UAE = UTILITY ACCESS EASEMENT PER THIS PLAT.
- WG3 = WILLOW GLEN SUBDIVISION, UNIT NO. 3.
- FHS = FOOTHILL SUBDIVISION.
- WG4 = WILLOW GLEN SUBDIVISION, UNIT NO. 4.

**EASEMENTS PER TITLE REPORT**

- 7) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 8) EASEMENT FOR IRRIGATION CANAL PER VOL. 130, PG. 132, JCDR. DOES NOT LIE WITHIN SUBJECT PROPERTY.
- 9) RESERVATION FOR IRRIGATION LATERALS PER VOL. 200, PG. 480, JCDR. DOES NOT LIE WITHIN SUBJECT PROPERTY AS THERE ARE NO LATERALS ON PROPERTY.
- 10) WATER FACILITIES EASEMENT PER DOC. 91-19263, ORJCO. SHOWN.
- 11) STORM DRAIN EASEMENT PER DOC. 2016-006419, ORJCO. SHOWN.



**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	31°33'36"	33.05	60.00	N22°20'10"W 32.63
C2	38°02'18"	26.555	40.00	S19°05'49"E 26.07
C3	90°33'16"	42.67	27.00	S45°11'57"W 38.67
C4	89°26'44"	42.15	27.00	S44°48'03"E 38.00

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

FILED  
 Date 7/12/22 By PB  
 This Survey Consists Of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR