

***** APPROVALS *****

File LDS-19-074/E-19-050

I certify that pursuant to authority granted in MLDC 10.162 this plat is hereby approved.

[Signature] Planning Director
Date: AUGUST 17, 2022

EXAMINED AND APPROVED:
[Signature] City Surveyor
Date: August 11, 2022

[Signature] City Engineer
Date: August 11, 2022

EXAMINED AND APPROVED as required by ORS 92.100 as of AUGUST 30th, 2022.

[Signature] AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 30, 2022.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that KNOUFF INC. and MJE INVESTMENTS LLC are the owners in fee 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 together with the Public Utility Easements (PUE) and the Temporary Vehicular Turnaround Easement (TVTE) with the condition that upon the extension of the affected street the TVTE shall automatically extinguish; and (2) do hereby grant to the City of Medford the Street Plugs (1SP) with the condition that upon the extension of the affected street the 1SP shall automatically be dedicated as street right of way; and (3) do hereby make and establish the Private Storm Drainage Easements (PSDE) for the Lots as indicated; and (4) do hereby designate said Subdivision as MOLLIE'S PLACE.

[Signature]
MARK A. KNOUFF, President
KNOUFF INC.

[Signature]
MOLLIE ANNE REEDER, Manager
MJE INVESTMENTS LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Mark A. Knouff and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Knouff Inc.

Dated this 20 day of July, 2022.

[Signature]
Kristin Whisman Notary Public - Oregon
Commission No. 995688
My Commission Expires 01/07/2024

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Mollie Anne Reeder and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of MJE Investments LLC.

Dated this 25 day of July, 2022.

[Signature]
Kristin Whisman Notary Public - Oregon
Commission No. 995688
My Commission Expires 01/07/2024

MOLLIE'S PLACE

A SUBDIVISION

Of Parcel 1 per Partition Plat No. P-2-2015
In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-19-074/E-19-050)

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

Filed for record this 30th day of AUGUST, 2022, at 4:23 o'clock A.M., and recorded in Volume 48 of Plats at Page 08 of the records of Jackson County, Oregon and recorded as Document No. 2022-026533. Official Records of Jackson County, Oregon.

SURVEY FOR:

KNOUFF INC.
PO BOX 3026
CENTRAL POINT, OR 97502

Christine D Walker County Clerk
Heather Simpson Deputy

SURVEY BY:

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

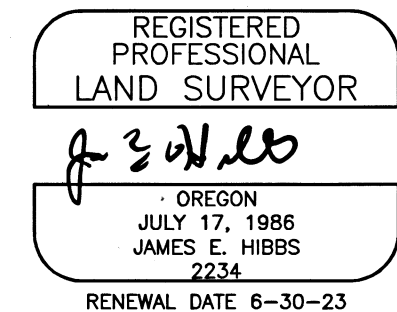
***** SURVEYOR'S CERTIFICATE *****

DATE:

APRIL 30, 2022

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:

Parcel No. 1 per Partition Plat No. P-2-2015, according to the official plat thereof, in Volume 26, Page 2 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2015-000575, Official Records of Jackson County, Oregon and filed as Survey No. 21636 in the Office of the Jackson County Surveyor.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

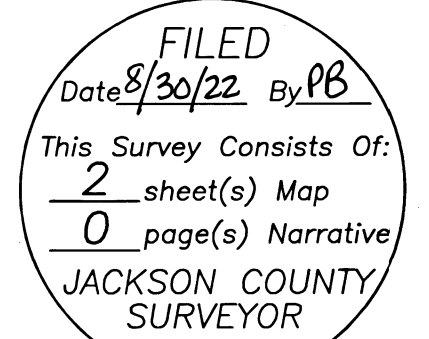
PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF MOLLIE'S PLACE, A SUBDIVISION OF PARCEL 1 PER PARTITION PLAT NO. P-2-2015. SEE MEDFORD FILE NO. LDS-19-074/E-19-050.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS MADE TIES TO MONUMENTS AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. THE N.E CORNER WAS POSITIONED AT PLAT RECORD DISTANCE PER FS21636. THE S.W. CORNER WAS POSITION AT PLAT RECORD DISTANCE PER LE. COMPUTED THE POSITIONS OF THE LOTS AND STREET RIGHT OF WAY PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

8/30/22
DATE



SHEET 1 OF 2

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

MOLLIE'S PLACE

A SUBDIVISION

Of Parcel 1 per Partition Plat No. P-2-2015
 In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. &
 in the City of Medford Jackson County, Oregon
 (Planning File No. LDS-19-074/E-19-050)

SURVEY FOR:
 KNOUFF INC.
 PO BOX 3026
 CENTRAL POINT, OR 97502

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

DATE:
 APRIL 30, 2022

LEGEND:

- = FD. 5/8" IRON PIN & METAL CAP MKD. LS1913 PER LE.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS1913 PER LE.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. C. NEATHAMER LS56545 PER CE1.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBBER PLS2189 PER FS21636.
- = 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.
- ⊗ = SET BRASS TAG L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

- PP# = PARTITION PLAT NO.
- LE = LAYLA ESTATES (FS17058).
- CE1 = COX ESTATES, PHASE 1 (FS18948).
- SOES = SOUTH ORCHARD ESTATES SUBDIVISION (FS15788).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY #.
- X- = FENCE.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- RD = RECORD DATA PER DOC. 2017-039331, ORJCO.
- RD = RECORD DATA PER LE.
- RD = RECORD DATA PER CE1.
- RD = RECORD DATA PER PP# P-2-2015 (FS21636).
- RD = SEE COURSE DATA TABLE.
- PSDE(1-4) = PRIVATE STORM DRAINAGE EASEMENT BENEFITTING (LOTS) LISTED PER THIS PLAT.
- TVTE = TEMPORARY VEHICULAR TURNAROUND EASEMENT PER THIS PLAT.
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- RS = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT DESTROYED BY CONSTRUCTION.
- MWCE = WATER FACILITIES EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. 2022-000572, ORJCO.
- NRS = MONUMENTS DESTROYED BY CONSTRUCTION NOT RESET.

BASIS OF BEARINGS: SURVEY NO. 17058 AS SHOWN.
 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

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

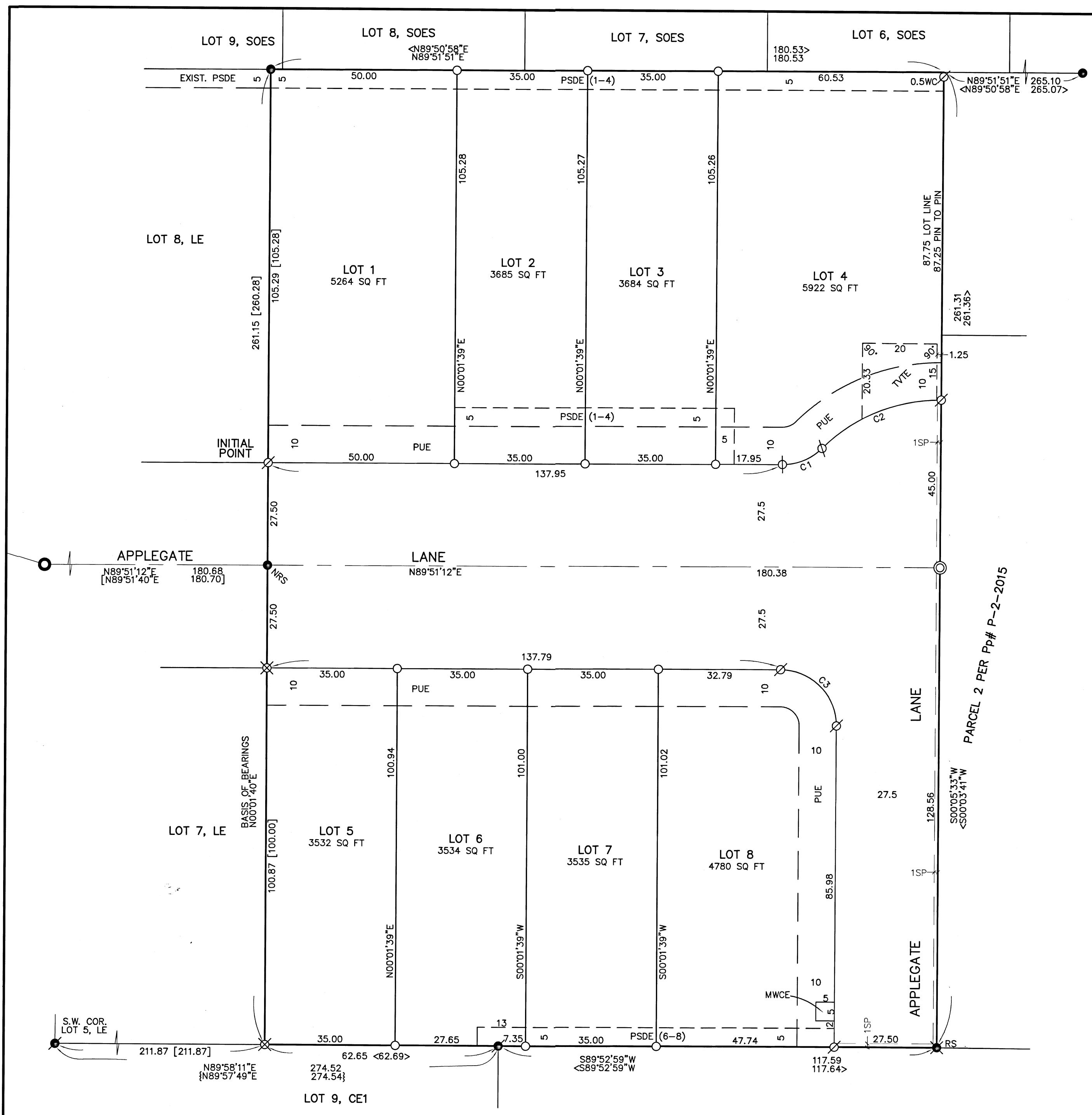
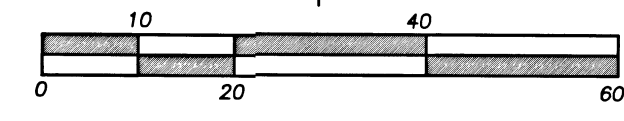
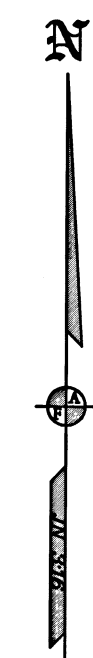
THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

EASEMENT FOR IRRIGATION FACILITIES PER VOL. 176, PG. 312, JCDR. NO SPECIFIC LOCATION PROVIDED.

EASEMENT FOR STORM DRAINAGE FACILITIES PER DOC. 2015-000572, ORJCO. LIES WITHIN THE STREET R/W BEING DEDICATED HEREON.

DECLARATION OF RESTRICTIVE COVENANTS PER DOC. 2015-000574, ORJCO. BLANKET.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	44°54'02"	11.75	15.00	N67°24'11"E 11.46
C2	45°08'23"	35.45	45.00	S67°31'21"W 34.54
C3	90°14'21"	23.62	15.00	N45°01'38"W 21.26

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

J. Friar
 SURVEYOR

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

FILED
 Date 8/30/22 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2