

***** APPROVALS *****

CITY OF MEDFORD
File LDS-16-100

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

[Signature] AUGUST 3, 2022
ACTING Planning Director Date

EXAMINED AND APPROVED as required by ORS 92.100 as of AUGUST 1, 2022

[Signature]
City Surveyor

EXAMINED AND APPROVED this 2 day of AUGUST, 2022

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of SEPTEMBER 2, 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 September 2nd, 2022

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that GALPIN HOMES, 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 Tract as shown on Sheet 2; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the streets, Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE); (2) does hereby make and establish the Private Storm Drainage Easements (PSDE) for the benefit of and use by the Lots and Parcel as noted on Sheet 2; (3) does hereby make and establish the Water Facilities Easement for Medford Water Commission (MWCE); (4) does hereby make and establish the Access Easement (AE) for Lot 5 of this plat ~~and Lot 112 of~~ ~~Commission Subdivision Unit No. #~~ and (5) does hereby designate said Subdivision as WILKSHIRE TERRACE, PHASE 1, which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded with this plat and (6) does hereby grant to the City of Medford in-fee the one foot street plug (1SP) as shown on Sheet 2.

[Signature]
ANGELA R. GALPIN, MEMBER
GALPIN HOMES, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS. ANGELA R.

PERSONALLY APPEARED THE ABOVE NAMED ANGELA R. GALPIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF GALPIN HOMES, LLC.

DATED THIS 13 DAY OF December, 2021

[Signature]
[Signature] NOTARY PUBLIC - OREGON

COMMISSION NO. 1010468

MY COMMISSION EXPIRES March 28, 2025

WILKSHIRE TERRACE, PHASE 1
Located in the S.E. 1/4 of Sec. 17, T.37S., R.1W., W.M.
& in the City of Medford Jackson County, Oregon
(File No. LDS-16-100)

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

Filed for record this 2nd day of September, 2022, at 9:33 o'clock A.M., and recorded in Volume 48 of Plats at Page 10 of the records of Jackson County, Oregon and recorded as Document No. 2022-26949. Official Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2022-026948, ORJCO

SURVEY FOR:
GALPIN HOMES, LLC
744 CARDLEY AVE, #100
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
ljfriarandassociates@charter.net

DATE:
OCTOBER 15, 2021

***** 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:

Parcel 1 per Partition Plat No. P-17-2018, according to the official plat thereof, in Volume 29, Page 17 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 22570 in the Office of the Jackson County Surveyor.



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

PURPOSE: To survey and monument the exterior boundary and graphically depict the lot and streets of WILKSHIRE TERRACE, PHASE 1. The parent tract being Parcel 1 per Partition Plat No. P-17-2018. See City File LDS-16-100.

PROCEDURE: The exterior monuments of this Phase were monumented by this office during FS22570. Recovered the exterior monuments in good condition. From that information, computed the interior Lot and street right of way corner positions of this Phase and set monuments along the exterior boundary as shown on Sheet 2 with the remaining interior monuments being deferred until construction of improvements and lot grading is completed.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2022

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2023-005931, ORJCO, THIS 31ST DAY OF March, 2023. See SN 23862

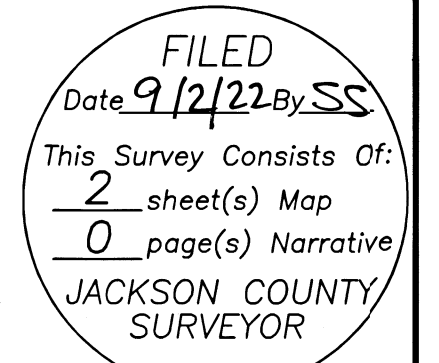
APPROVED: [Signature]
CITY OF MEDFORD SURVEYOR

***** AFFIDAVIT OF CONSENT *****
From Wilkshire Terrace, LLC recorded as Document No. 2022-026948, ORJCO.

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

APPROVED FOR RECORDING.
[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

9/2/22
DATE



SURVEY FOR:

GALPIN HOMES, LLC
744 CARDLEY AVE., #100
MEDFORD, OR 97504

DATE:

JANUARY 12, 2022

WILKSHIRE TERRACE, PHASE 1

In Parcel 1 per Partition Plat No. P-17-2018 &
Located in the S.E. 1/4 of Sec. 17, T.37S., R.1W., W.M.
in the City of Medford Jackson County, Oregon
(File No. LDS-16-100)

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
ljfriarandassociates@charter.net

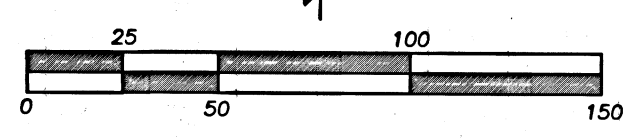
LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JWC = 3.00' WITNESS CORNER MONUMENT.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- OHS = OPAL HEIGHTS SUBDIVISION.
- LS2 = LAWNVIEW SUBDIVISION, UNIT II.
- SVTS = SOUTH VIEW TERRACE SUBDIVISION.
- PLE = POWER LINE EASEMENT PER DOC. 67-04122, ORJCO.
- L1/C2 = SEE COURSE DATA TABLE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PSDE(4) = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT. (LOTS BENEFITTING).
- WLE = WATER LINE EASEMENT PER VOL.161, PG. 339, JCDR.
- PI = POINT OF TANGENT INTERSECTION.
- RS = FOUND POINT DESTROYED BY CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- (P3) = PARCEL 3 PER PP# P-17-2018.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PUE1 = PUBLIC UTILITY EASEMENT PER SVTS.
- PUE2 = PUBLIC UTILITY EASEMENT PER DOC. 2021-013856, ORJCO.
- MWCE = WATER FACILITIES EASEMENT FOR MEDFORD WATER COMMISSION PER 2022-026945, ORJCO.
- WC1 = WITNESS CORNER MONUMENT N89°53'05"E, 1.00 FROM TRUE CORNER.
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- R/W2 = RIGHT OF WAY PER DOC. 2021-013855, ORJCO.
- R/W3 = RIGHT OF WAY PER DOC. 2022-026946, ORJCO.
- PUE3 = PUBLIC UTILITY EASEMENT PER DOC. 2022-026947, ORJCO.
- 0.5WC = 0.50' WITNESS CORNER MONUMENT.
- AE = ACCESS EASEMENT FOR LOT 5 PER THIS PLAT.
- SWE = PUBLIC SIDEWALK EASEMENT PER THIS PLAT.
- AE1 = ACCESS EASEMENT FOR LOT 112, LS2 PER DOC. 2022-002532, ORJCO.

LEGEND:

- = FD. BRASS CAP FOR CENTERLINE INTERSECTION AS NOTED.
- ⊗ = FD. 5/8" IRON PIN & CAP MKD. ROBERTS LS1656 PER LS2, FS10245 OR FS11662.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN PLS2359 PER OHS.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21474, 21567, 21659 OR 22570.
- △ = 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 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)

See Survey # 23862



EASEMENTS PER FIRST AM PUBLIC RECORDS REPORT #7169-3833587

THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME, PURSUANT TO AN INSTRUMENT RECORDED JUNE 04, 2018 AS DOCUMENT NO. 2018-17040 THE HEREIN DESCRIBED LAND IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS IMPOSED BY SAID DISTRICT. BLANKET.

EASEMENT FOR PIPELINE PER V.161, P.339, JCDR. SHOWN.

RIGHT OF WAY FOR PIPE LINE PER V.204, P.250, JCDR. SPECIFIC LOCATION NOT GIVEN.

WAIVER FOREVER OF ANY AND ALL CLAIMS AGAINST THE MEDFORD IRRIGATION DISTRICT FOR DAMAGES TO THE HEREIN DESCRIBED PROPERTY ARISING FROM LEAKAGE OF THE DISTRICTS CANALS OR LIKE CAUSES PER V.204, P.250, JCDR. NO SPECIFIC LOCATION GIVEN.

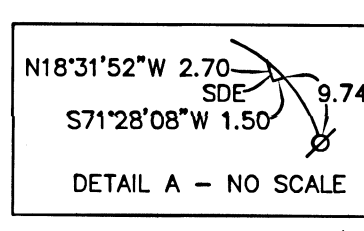
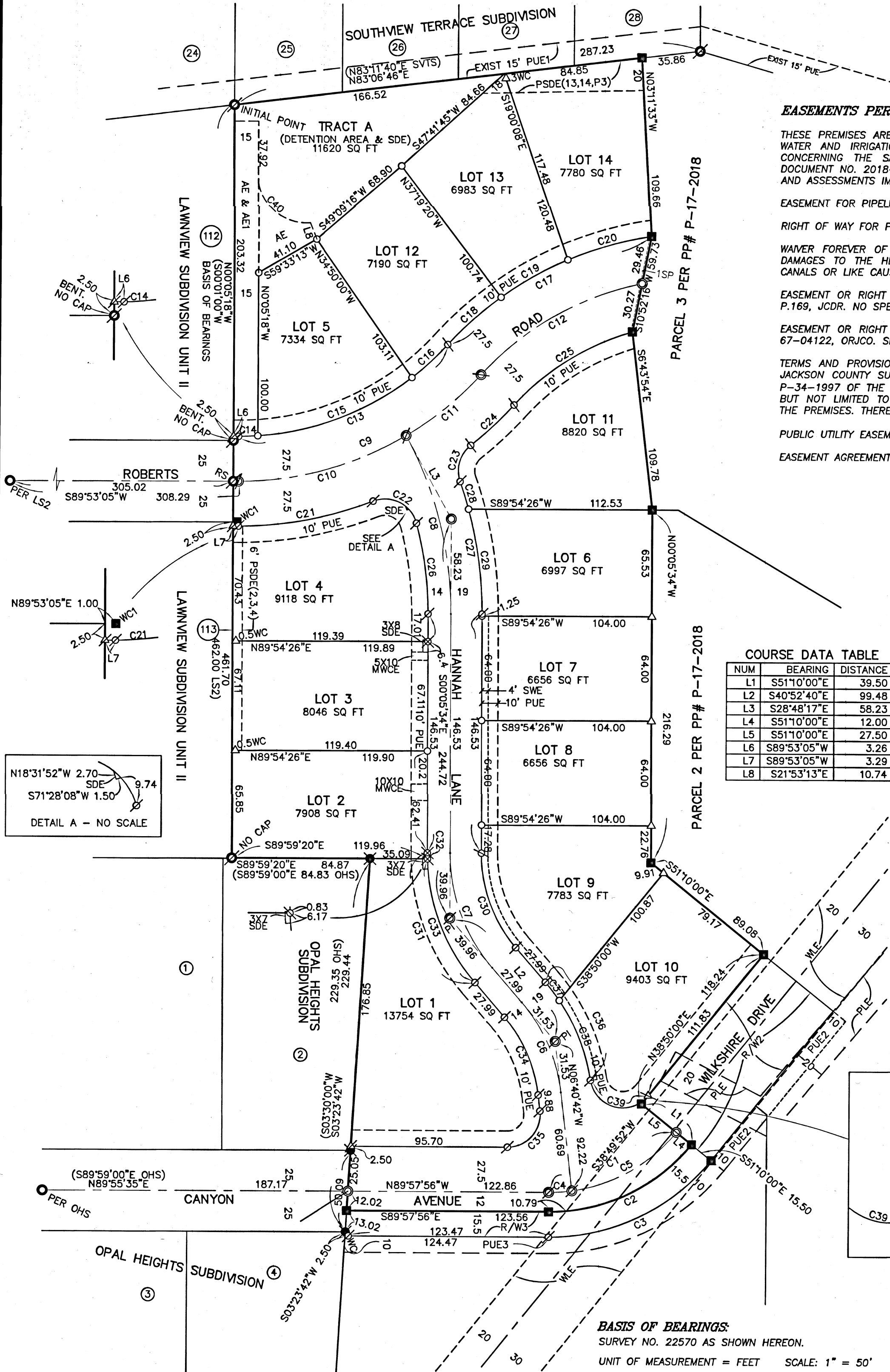
EASEMENT OR RIGHT OF WAY FOR ELECTRIC, TELEPHONE & TELEGRAPH FACILITIES PER V.382, P.169, JCDR. NO SPECIFIC LOCATION GIVEN.

EASEMENT OR RIGHT OF WAY FOR ELECTRIC, TELEPHONE & TELEGRAPH FACILITIES PER DOC. 67-04122, ORJCO. SHOWN.

TERMS AND PROVISIONS SET FORTH ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 15346 AND RECORDED AS PARTITION PLAT NO. P-34-1997 OF THE "RECORD OR PARTITION PLATS" IN JACKSON COUNTY, OREGON, INCLUDING BUT NOT LIMITED TO RESTRICTIONS ON OCCUPYING THE ACCESSORY BUILDINGS, IF STILL ON THE PREMISES. THERE ARE NO ACCESSORY BUILDINGS ON PREMISES.

PUBLIC UTILITY EASEMENT SHOWN ON PP# P-17-2018. NOT ON SUBJECT PROPERTY.

EASEMENT AGREEMENT PER DOC. 2022-002532, ORJCO. SHOWN.



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S51°10'00"E	39.50
L2	S40°52'40"E	99.48
L3	S28°48'17"E	58.23
L4	S51°10'00"E	12.00
L5	S51°10'00"E	27.50
L6	S89°53'05"W	3.26
L7	S89°53'05"W	3.29
L8	S21°53'13"E	10.74

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	51°12'04"	89.36	100.00	N64°26'02"E 86.42
C2	51°12'04"	100.09	112.00	N64°26'02"E 96.79
C3	51°12'04"	113.94	127.50	N64°26'02"E 110.18
C4	8°08'44"	14.22	100.00	N85°57'42"E 14.20
C5	43°03'20"	75.15	100.00	N60°21'40"E 73.39
C6	34°11'58"	61.18	102.50	N23°46'41"W 60.28
C7	40°47'06"	76.52	107.50	S20°29'07"E 74.92
C8	28°42'43"	114.00	227.50	N14°26'55"W 112.81
C9	47°50'53"	167.02	200.00	N65°57'39"E 162.21
C10	30°52'49"	107.79	200.00	N74°26'41"E 106.49
C11	16°58'04"	59.23	200.00	N50°31'15"E 59.01
C12	36°11'56"	115.30	182.50	S60°08'11"W 113.39
C13	47°50'53"	144.06	172.50	N65°57'39"E 139.91
C14	3°54'08"	11.75	172.50	N87°56'01"E 11.75
C15	34°00'27"	102.39	172.50	N68°58'44"E 100.89
C16	9°56'18"	29.92	172.50	N47°00'21"E 29.88
C17	39°17'39"	144.02	210.00	S61°41'02"W 141.21
C18	11°55'52"	43.73	210.00	S48°00'09"W 43.65
C19	12°49'13"	46.99	210.00	S60°22'41"W 46.89
C20	14°32'34"	53.30	210.00	S74°03'35"W 53.16
C21	21°18'24"	84.60	227.50	N79°13'53"E 84.11
C22	96°14'46"	33.60	20.00	N63°17'56"W 29.78
C23	70°30'57"	24.61	20.00	S15°55'50"W 23.09
C24	9°09'05"	36.34	227.50	N46°36'45"E 36.30
C25	31°53'18"	86.27	155.00	S57°58'52"W 85.16
C26	15°04'59"	56.20	213.50	N07°38'04"W 56.04
C27	19°14'05"	82.75	246.50	N09°42'36"W 82.36
C28	4°07'06"	17.72	246.50	N17°16'06"W 17.71
C29	15°06'59"	65.03	246.50	N07°39'04"W 64.85
C30	40°47'06"	63.00	88.50	S20°29'07"E 61.68
C31	40°47'06"	86.49	121.50	S20°29'07"E 84.67
C32	1°43'25"	3.65	121.50	S00°57'16"E 3.65
C33	39°03'41"	82.83	121.50	S21°20'49"E 81.24
C34	34°11'58"	52.82	88.50	N23°46'41"W 52.04
C35	96°42'46"	33.76	20.00	N41°40'41"E 29.89
C36	31°38'30"	67.10	121.50	N25°03'25"W 66.25
C37	6°38'27"	14.08	121.50	N37°33'26"W 14.07
C38	25°00'03"	53.02	121.50	N21°44'11"W 52.60
C39	131°55'50"	46.05	20.00	S75°12'05"E 36.53
C40	83°37'55"	43.50	29.80	S52°28'14"E 39.74

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 9/2/22 By SS

This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

BASIS OF BEARINGS:
SURVEY NO. 22570 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

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

J. Friar
SURVEYOR