

\*\*\*\*\* APPROVALS \*\*\*\*\*  
File No. 439-18-00026-SUB. 439.20-00390-202  
EXAMINED AND APPROVED by the Jackson County Development Services.  
this 6 day of April, 20 23.

**ARBOR GATE ESTATES, PHASES 1-3**  
A Subdivision  
in the S.W. 1/4 of Sec. 16, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File No. 439-18-00026-SUB)

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*  
Filed for record this 19<sup>th</sup> day of APRIL, 20 23 at  
2:35 o'clock P.M., and recorded in Volume 49 of Plats  
at Page 08 of the records of Jackson County, Oregon and recorded as  
Document No. 2023-007399, Official Records of Jackson County, Oregon.

Attest: Grandell Clark  
EXAMINED AND APPROVED this 27 day of March, 20 23.  
Scott Fein  
County Surveyor Scott Fein  
EXAMINED AND APPROVED this 28 day of MARCH, 20 23.  
J. Phillips  
County Engineer

**SURVEY FOR:** MCALISTER, LLC, ET AL  
5966 DARK HOLLOW RD.  
MEDFORD, OR 97501  
**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:** FEBRUARY 13, 2023

Christine D Walker County Clerk  
Heather Simpson Deputy

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of 4-10-23 20 23.  
David P. Masini  
Assessor, Department of Assessment

**SHEET INDEX:**  
SHEET 1: SIGNATURE PAGE  
SHEET 2: SOUTHERLY SECTION  
SHEET 3: NORTHERLY SECTION

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of April 10th, 20 23.

M. Menitt, deputy  
Monissa Menitt Tax Collector

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

Know all men by these presents that MCALISTER, LLC, an Oregon limited liability company and DALCO INC., an Oregon domestic business corporation, are the owners in fee of the lands shown on Sheets 2 and 3, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots and Streets as shown on Sheets 2 & 3 and (1) does hereby dedicate to the public for public use under the jurisdiction of Jackson County, the Streets together with the Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE) as shown on Sheets 2 & 3 and (2) does hereby designate said Subdivision as ARBOR GATE ESTATES, PHASES 1-3.

Mark McAlister  
MARK MCALISTER, Member  
McAlister, LLC  
Joshua Dale  
JOSHUA DALE, President  
DALCO Inc.

STATE OF OREGON )  
COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED MARK MCALISTER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF MCALISTER, LLC.

DATED THIS 27 DAY OF March, 20 23.

Tia Stratton NOTARY PUBLIC - OREGON - TIA STRATTON  
COMMISSION NO. 1030008  
MY COMMISSION EXPIRES: 10.16.2026

STATE OF OREGON )  
COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED JOSHUA DALE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF DALCO INC.

DATED THIS 27 DAY OF March, 20 23.

Tia Stratton NOTARY PUBLIC - OREGON - TIA STRATTON  
COMMISSION NO. 1030008  
MY COMMISSION EXPIRES: 10.16.2026

\*\*\*\*\* AFFIDAVIT OF CONSENT \*\*\*\*\*

FROM PHILLIP SMITH: DOC. # 2023-007398, ORJCO.

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.

Colleen Roberts  
COUNTY COMMISSIONER/ADMINISTRATOR  
4/19/23  
DATE

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 ARBOR GATE ESTATES, PHASES 1-3, A SUBDIVISION OF THAT TRACT SET FORTH IN DOC. 2020-048917. ORJCO AND TENTATIVELY APPROVED UNDER JCDS FILE 439-18-00026-SUB.  
PROCEDURE: THE EXTERIOR OF THIS TRACT WAS SURVEYED BY THIS OFFICE VIA FS19209. USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO THE MONUMENTS PER SAID SURVEY AND TO OTHERS AS SHOWN ON SHEETS 2 & 3. HELD THE MONUMENTS AS FOUND TO POSITION THE SUBJECT PROPERTY EXTERIOR. COMPUTED THE POSITION OF THE LOT & STREET R/W CORNERS AND SET MONUMENTS AS SHOWN ON SHEETS 2 & 3. TO PERPETUATE THE MONUMENTS WHERE COMMON DRIVEWAYS ARE TO BE CONSTRUCTED, REFERENCE MONUMENTS WERE SET IN THE CURB LINE ON THE PROLONGATION OF THE LOT LINES AS SHOWN.

FILED  
Date 4/19/23 By PB  
This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY FOR:**  
 MCALISTER, LLC, ET AL  
 5966 DARK HOLLOW RD.  
 MEDFORD, OR 97501

**DATE:**  
 FEBRUARY 13, 2023

**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 PO BOX 1947  
 PHOENIX, OR 97535  
 PHONE: (541) 772-2782  
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 White City Jackson County, Oregon  
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**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS19209.
- ⊙ = FD. 5/8" IRON PIN PER FS7194.
- ⊗ = FD. 5/8" IRON PIN PER FS16087.
- = FD. ALUMINUM CAP MKD. JA CO ROADS PER FS18482.
- ⊖ = FD. ALUMINUM CAP MKD. LS2359 PER FS17311.
- ⊗ = FD. ALUMINUM CAP MKD. RLS52923 PER FS18873.
- ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS15588.
- ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER LS52923 PER FS22737.
- = 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 BERNTSEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. AS 5.75' RM.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 WC = WITNESS CORNER MONUMENT.  
 L1/C1 = SEE COURSE DATA TABLE.  
 SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.  
 FS = FILED SURVEY #.  
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
 PI = POINT OF CENTERLINE INTERSECTION.  
 RM = REFERENCE MONUMENT.

**BASIS OF BEARINGS:**

SURVEY NO. 19209 AS SHOWN HEREON.

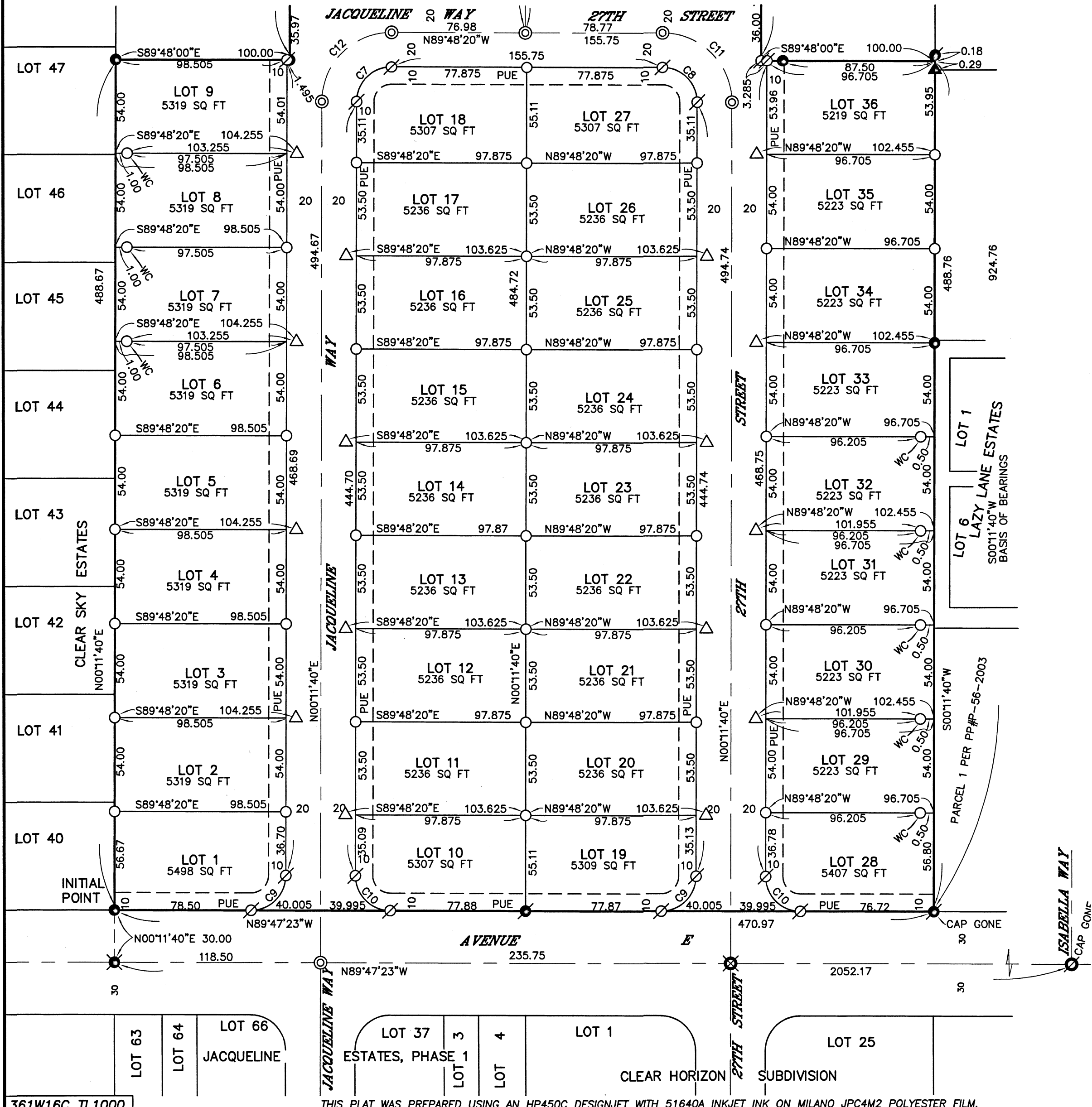
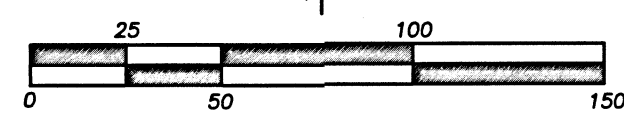
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD	
C1	15°11'39"	26.52	100.00	N07°47'29"E 26.44	
C2	15°11'38"	26.52	100.00	S07°47'29"W 26.44	
C3	84°12'20"	36.74	25.00	N41°54'30"W 33.52	
C4	48°40'55"	21.24	25.00	S24°32'07"W 20.61	
C5	15°11'39"	31.82	120.00	N07°47'29"E 31.73	
C6	15°11'39"	21.21	80.00	N07°47'29"E 21.15	
C7	90°00'00"	31.42	20.00	N45°11'40"E 28.28	
C8	90°00'00"	31.42	20.00	S44°48'20"E 28.28	
C9	90°00'57"	31.42	20.00	N45°12'08"E 28.29	
C10	89°59'03"	31.41	20.00	S44°47'52"E 28.28	
C11	90°00'00"	62.83	40.00	N44°48'20"W 56.57	
C12	90°00'00"	62.83	40.00	S45°11'40"W 56.57	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S15°23'18"W	26.68	L2	N89°48'20"W	5.75

EXCEPTIONS PER TICOR TITLE COMPANY PUBLIC RECORDS REPORT 470322084709 DATED 12-23-2022

- REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF THE ROGUE VALLEY SEWER SERVICES.
- REGULATIONS, LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS, AND EASEMENTS FOR DITCHES AND CANALS OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT.
- RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- RESERVATIONS, RESTRICTIONS AND EASEMENTS PER VOL. 325, PG. 83, JCDR. SPECIFIC LOCATION NOT GIVEN.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 73-18144, ORJCO. SPECIFIC LOCATION NOT GIVEN.
- DECLARATION OF TRUST PER DOC. 90-03295, ORJCO. MAY AFFECT THE EASTERLY 100' OF LOTS 42-46.
- RESTRICTIVE COVENANTS PER DOC. 2011-005563, ORJCO. AFFECTS THE WESTERLY 100' OF LOTS 37-41.



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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED  
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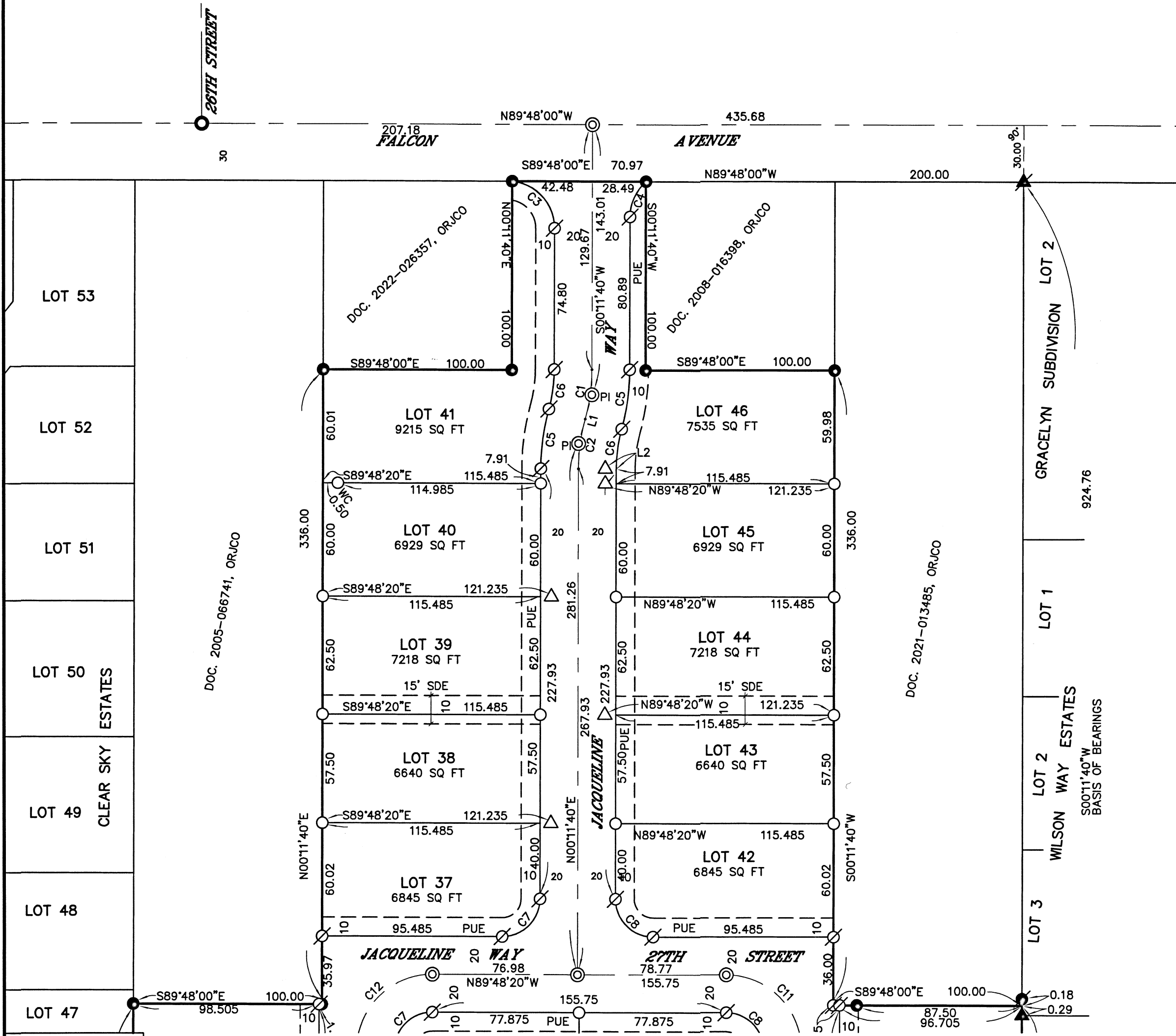
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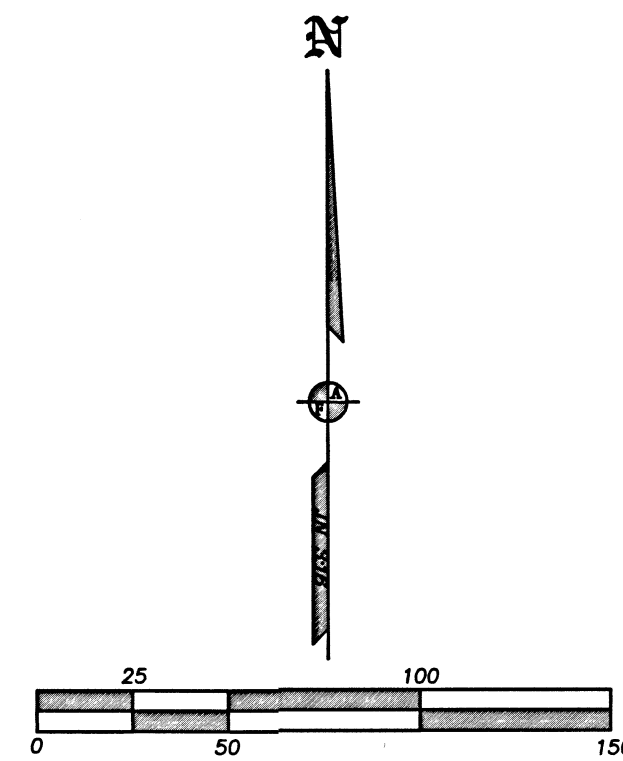
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