

*** APPROVALS ***

AUTUMN HILLS SUBDIVISION, PHASE 1

Located in Section 9 & in D.L.C. #66, T37S, R1W, W.M. and in the City of Medford Jackson County, Oregon (File LDS-21-250)

*** RECORDER'S CERTIFICATE ***

File LDS-21-250

I certify that, pursuant to authority granted in MLDC 10.273, this plat is hereby approved.

Filed for record this 31st day of May, 2023, at 2:01 o'clock P.M., and recorded in Volume 49 of Plats at Page 12 of the records of Jackson County, Oregon and recorded as Document No. 2023-010427 Official Records of Jackson County, Oregon.

[Signature]

Matt Brinkley, Planning Director

MAY 24, 2023

Date

EXAMINED AND APPROVED as required by ORS 92.100 as of MAY 24 2023

Jon Proud, City Surveyor

SURVEY FOR:

DCM FOOTHILLS, LLC P.O. BOX 4428 MEDFORD, OR 97501

Christine D. Walker County Clerk

Sonya S. Morgan Deputy

EXAMINED AND APPROVED this 24 day of MAY, 2023

Alex Georgevitch, City Engineer

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

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2018-031313, ORJCO and recorded as Document No. 2023-010426, ORJCO.

*** SURVEYOR'S CERTIFICATE ***

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of May 26, 2023

Chad Hollister (SEAL HOWSTER) Dave Arrasmith, County Assessor County Assessment

DATE:

APRIL 10, 2023

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:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of 24th of May, 2023

Deputy (Joel Dig) Tax Collector

SHEET INDEX

- 1) SIGNATURE PAGE 2) NORTHERLY PORTION OF OVERALL MAP 3) SOUTHERLY PORTION OF OVERALL MAP 4) PHASE 1 LOTS

Beginning at the one-quarter corner common to Sections 8 & 9, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the line common to said Sections 8 & 9, South 00'15'23" East, 1699.27 feet to the Southwest corner of that property set forth in Document No. 2018-035343, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89'59'42" East (record EAST), 3621.43 feet to the West line of Foothill Road set forth in Document No. 97-23645, said Official Records; thence along said West line as set forth in Document 97-23645, 70-04641, 2019-017930, 2022-023763 AND 2022-023765, said Official Records the following 29 courses: [1] North 00'05'49" West, 185.82 feet; [2] thence along the arc of a 537.96 foot radius tangent curve to the left having a central angle of 02'43'26", a distance of 25.58 feet (the long chord of which bears North 01'27'32" West, 25.57 feet); [3] thence North 68'12'26" West, 85.09 feet; [4] thence North 14'51'39" West, 105.34 feet; [5] thence North 24'45'27" East, 33.94 feet; [6] thence North 00'05'38" West, 119.14 feet; [7] thence North 00'02'41" West, 108.69 feet; [8] thence along the arc of a 602.96 foot radius non-tangent curve to the right having a central angle of 05'00'00", a distance of 52.62 feet (the long chord of which bears North 03'06'27" West, 52.60 feet); [9] thence North 07'44'14" West, 53.75 feet; [10] thence North 05'49'16" East, 53.44 feet; [11] thence North 10'14'28" East, 68.43 feet; [12] thence South 74'19'05" East, 12.80 feet; [13] thence North 15'40'55" East, 27.27 feet; [14] thence North 74'19'05" West, 11.80 feet; [15] thence North 05'46'24" West, 74.89 feet; [16] thence along the arc of a 451.87 foot radius non-tangent curve to the left having a central angle of 15'03'24", a distance of 118.75 feet (the long chord of which bears North 06'29'01" East, 118.41 feet); [17] thence North 01'02'41" West, 3.32 feet; [18] thence North 88'57'19" East, 9.00 feet; [19] thence North 00'55'49" East, 29.02 feet; [20] thence North 01'02'41" West, 117.00 feet; [21] thence North 11'13'54" East, 59.39 feet; [22] thence North 01'16'24" West, 280.29 feet; [23] thence North 19'50'35" West, 36.42; [24] thence North 02'43'54" West, 115.00 feet; [25] thence North 87'16'06" East, 6.00 feet; [26] thence North 02'43'54" West, 103.38 feet; [27] thence along the arc of a 2915.79 foot radius tangent curve to the right having a central angle of 02'21'48", a distance of 120.26 feet (the long chord of which bears North 01'33'00" West, 120.26 feet); [28] thence South 89'37'54" West, 9.00 feet; [29] thence along the arc of a 2924.79 foot radius non-tangent curve to the right having a central angle of 00'39'19", a distance of 33.45 feet (the long chord of which bears North 00'02'27" West, 33.45 feet) to the North line of that property set forth in Document No. 2018-035343, said Official Records; thence along said North line, South 89'48'44" West (record WEST), 3542.22 feet to the line common to said Sections 8 & 9; thence along the line common to said Sections 8 & 9, South 00'14'52" East, 231.55 feet to the initial point of beginning.

*** DECLARATION ***

Know all men by these presents that Wayne M. Perry, Trustee or Successor Trustee, of the Ryan Cannon Irrevocable Trust UTA dated April 17, 2000, LFM Foothill, LLC, an Oregon limited liability company, and DCM Foothill, LLC, an Oregon limited liability company, are the owners in fee of the lands shown on Sheets 2-4, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Tracts as shown on Sheets 2-4; and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford the Streets, Public Pedestrian Access Way (PPAW) and Right of Way together with the Public Utility Easements (PUE), Public Sanitary Sewer Easements (SSE), Public Storm Drainage Easement (SDE) and Temporary Public Storm Drainage Easement (TSDE); (2) do hereby make and establish the Private Storm Drainage Easements (PSDE) for the benefit of and use by the Lots as noted on Sheet 4; (3) do hereby grant to the City of Medford in fee the one foot street plug (SP) as shown on Sheet 4; and do hereby designate said Subdivision as AUTUMN HILLS SUBDIVISION, PHASE 1, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded with this plat.

SUB CONSENT AFFIDAVIT

DOC. 2023-010424, ORJCO WAYNE M. PERRY, Trustee Ryan Cannon Irrevocable Trust UTA dated April 17, 2000

LOUIS MAHAR, SR., Member LFM Foothill, LLC

DAN MAHAR, Member DCM Foothill, LLC

STATE OF OREGON)) SS. COUNTY OF OREGON)

PERSONALLY APPEARED THE ABOVE NAMED WAYNE M. PERRY, LOUIS MAHAR, SR. AND DAN MAHAR AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF THE RYAN CANNON IRREVOCABLE TRUST UTA DATED APRIL 17, 2000, LFM FOOTHILL, LLC AND DCM FOOTHILL, LLC, RESPECTIVELY.

DATED THIS 12 DAY OF May, 2023

[Signature] Kelly S. Beebe - NOTARY PUBLIC OF OREGON

COMMISSION NO. 214124 996739A

MY COMMISSION EXPIRES: 2/4/24

AFFIDAVIT OF CONSENT

FROM EVERGREEN FEDERAL BANK --> DOC. # 2023-010425, ORJCO.

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY, LOTS, TRACTS AND STREETS OF AUTUMN HILLS SUBDIVISION, PHASE 1. THE PARENT TRACT BEING SET FORTH IN DOC. 2018-035343, ORJCO. SEE CITY FILE LDS-21-250.

PROCEDURE: USING TRIMBLE R10 G.P.S RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS SHOWN ON SHEETS 2-4 TO CONTROL THIS SURVEY. THE N.W. CORNER OF TABLE ROCK VIEW ESTATES, UNIT NO. 1 WAS POSITIONED HOLDING PLAT RECORD DISTANCE PER TABLE ROCK VIEW ESTATES, UNIT NO. 6, FROM THE FOUND C/L MONUMENT AS SHOWN. THE EASTERLY LINE WAS CONTROLLED BY THE VARIOUS RIGHT OF WAY TAKES SET FORTH IN DOC. 97-23645, 70-04641, 2019-017930 AND 2022-023763, ORJCO. SINCE THIS PORTION OF FOOTHILL ROAD IS SCHEDULED FOR RECONSTRUCTION WORK IN THE NEAR FUTURE I MADE A REQUEST TO THE CITY SURVEYOR TO NOT SET MONUMENTS ALONG THIS FOOTHILL ROAD RIGHT OF WAY WITH THE EXCEPTION OF THE N.E. & S.E. CORNERS AND THE PARCEL LINE INTERSECTING THIS EAST LINE. AFTER DISCUSSIONS WITH THE CITY SURVEYOR, HE IS ALLOWING ME TO DO SO. AS THE N.E., S.E. & PARCEL LINE MONUMENTS ARE ALSO IN DANGER, MONUMENTS WERE SET 40' FROM THESE POSITIONS AND OUT OF HARMS WAY IN THE EVENT THE ACTUAL CORNER MONUMENTS ARE DESTROYED BY CONSTRUCTION. THE NORTH LINE WAS POSITIONED AT DEED RECORD DISTANCE FROM THE COMPUTED POSITION OF THE N.W. CORNER OF D.L.C. #66. THE DIRECTION WAS HELD PARALLEL TO THE COMPUTED NORTH LINE OF D.L.C. #66. WITH THE BOUNDARY RESOLUTION COMPLETE, I COMPUTED THE POSITIONS OF THE LOTS, TRACTS AND STREET RIGHT OF WAYS AND SET MONUMENTS AS SHOWN ON SHEETS 2-4.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-25

APPROVED FOR RECORDING.

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

[Signature] JAMES E. HIBBS, PLS2234

[Signature] County Commissioner/Administrator

May 31, 2023 DATE

FILED Date 5/31/23 By PB This Survey Consists Of: 4 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 4

AUTUMN HILLS SUBDIVISION, PHASE 1

Located in Section 9 & in D.L.C. #66, T37S, R1W, W.M.
and in the City of Medford Jackson County, Oregon
(File LDS-21-250)

SURVEY FOR:
DCM FOOTHILLS, LLC
P.O. BOX 4428
MEDFORD, OR 97501

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:
APRIL 10, 2023

EXCEPTIONS PER PUBLIC RECORD REPORT

- 10' WIDE IRRIGATION FACILITIES EASEMENT (IFE) PER V. 188, P 116, JCDR. APPARENT LOCATION SHOWN.
- MINERAL RESERVATION PER V.317, P. 378, JCDR. BLANKET OVER TL2600.
- POWER LINE EASEMENT (PE) PER V. 496, P. 311, JCDR. 10' ON EACH SIDE OF POWER LINES. SHOWN.
- IRRIGATION FACILITIES EASEMENT PER V. 133, P 401, JCDR. UNABLE TO LOCATE.
- OVERHANG EASEMENT PER V. 510, P. 91, JCDR. NO SPECIFIC LOCATION GIVEN.
- TEMPORARY WORK AREA FOR CONSTRUCTION PER DOC. 2022-023763, ORJCO. SHOWN.
- WATER FACILITIES EASEMENT PER DOC. 2023-000543, ORJCO. SHOWN.

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

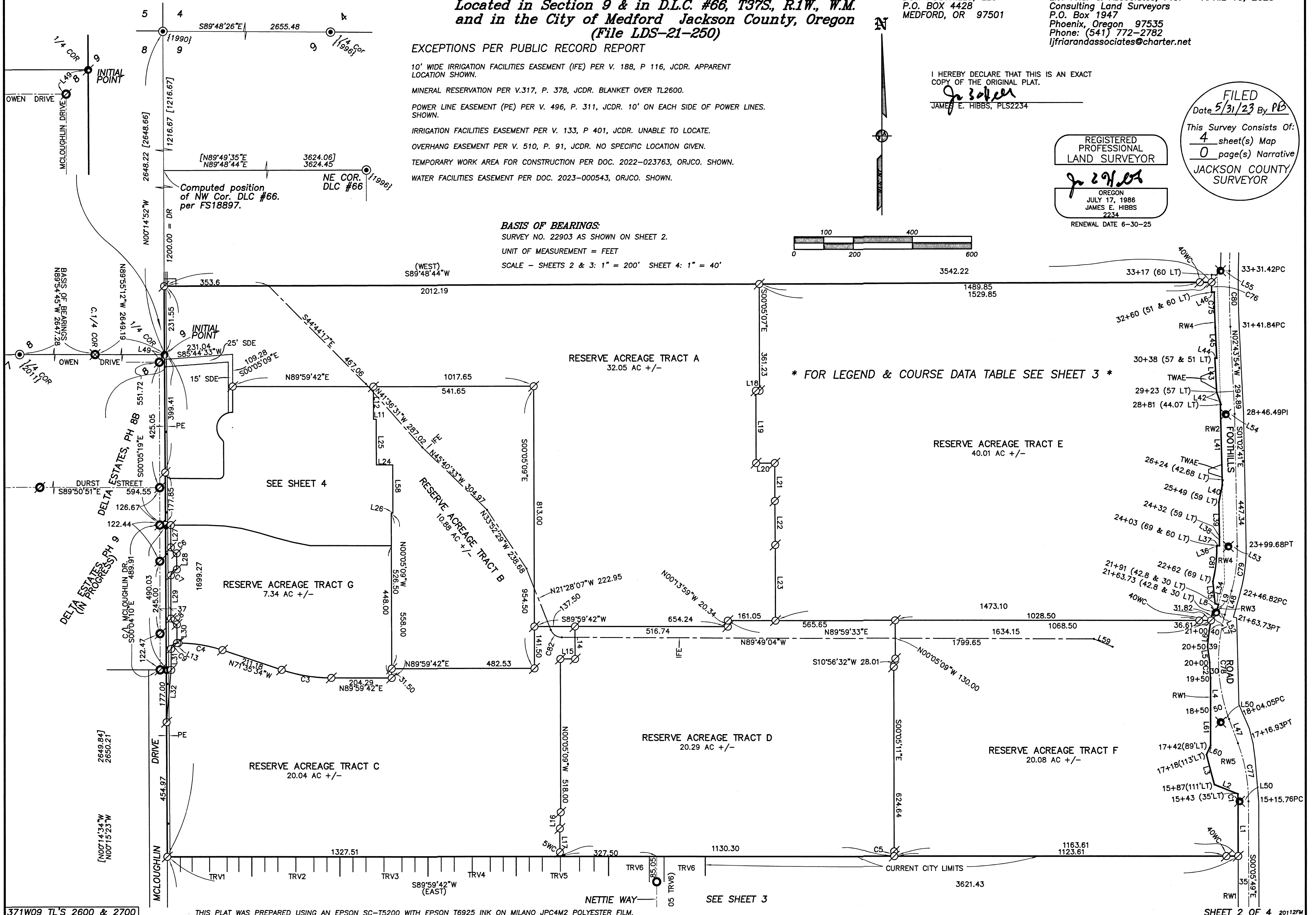
J. Hibbs
JAMES E. HIBBS, PLS2234

FILED
Date 5/31/23 By PB
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-25

BASIS OF BEARINGS:
SURVEY NO. 22903 AS SHOWN ON SHEET 2.
UNIT OF MEASUREMENT = FEET
SCALE - SHEETS 2 & 3: 1" = 200' SHEET 4: 1" = 40'



SURVEY BY:

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Consulting Land Surveyors
P.O. Box 1947
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Phone: (541) 772-2782
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SURVEY FOR:

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P.O. BOX 4428
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APRIL 10, 2023

AUTUMN HILLS SUBDIVISION, PHASE 1

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and in the City of Medford Jackson County, Oregon
(File LDS-21-250)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD PARIANI LS51382 (SURVEY IN PROGRESS).
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OBEC PER FS22977.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PARIANI LS51382 PER FS23356.
- ⊙ = FD. 5/8" IRON PIN & ALUM CAP MKD. PARIANI LS51382 PER FS23356.
- ⊙ = FD. BRASS CAP IN CONCRETE MKD LS505 PER TRV6.
- ⊗ = FD. 1" IRON PIPE & BRASS CAP PER FS11857.
- = FD. 5/8" IRON PIN & ALUM. CAP MKD PARIANI LS51382 (SURVEY IN PROGRESS).
- = 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 MAG SPIKE & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN ASPHALT.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	NUM	DELTA	ARC	RADIUS	CHORD
C1	02°43'26"	25.58	537.96	N01°27'32"W 25.57	C25	15°57'26"	130.48	468.50	S82°01'35"E 130.06
C2	05°00'00"	52.62	602.96	N03°06'27"W 52.60	C26	4°09'22"	33.98	468.50	S87°55'37"E 33.98
C3	18°24'44"	170.80	531.50	S80°47'56"E 170.065	C27	6°56'24"	56.75	468.50	S82°22'44"E 56.71
C4	18°17'37"	149.58	468.50	N80°44'23"W 148.95	C28	4°51'40"	39.75	468.50	S76°28'42"E 39.74
C5	01°51'35"	16.23	500.00	S01°00'58"E 16.23	C29	7°05'46"	65.83	531.50	N77°35'45"W 65.79
C6	89°46'27"	31.34	20.00	S44°58'32"E 28.23	C30	5°12'34"	48.33	531.50	N78°32'21"W 48.31
C7	90°13'33"	31.49	20.00	S45°01'28"W 28.34	C31	1°53'12"	17.50	531.50	N74°59'28"W 17.50
C8	89°49'01"	31.35	20.00	N44°58'41"E 28.24	C32	15°57'26"	148.03	531.50	S82°01'35"E 147.55
C9	90°10'59"	31.48	20.00	N45°01'19"E 28.33	C33	2°58'51"	27.65	531.50	S88°30'53"E 27.65
C10	89°26'59"	31.22	20.00	S44°58'53"E 28.15	C34	6°17'33"	58.37	531.50	S83°52'41"E 58.34
C11	90°22'47"	23.66	15.00	N45°06'14"E 21.28	C35	6°24'32"	59.45	531.50	S77°31'38"E 59.42
C12	48°31'15"	12.70	15.00	N24°20'47"W 12.33	C36	0°16'30"	2.55	531.50	S74°11'07"E 2.55
C13	172°46'53"	158.32	52.50	S45°00'09"W 104.79	C37	15°39'30"	128.04	468.50	N81°52'37"W 127.64
C14	140°28'36"	128.72	52.50	S21°37'53"W 98.82	C38	0°37'05"	5.05	468.50	N74°21'25"W 5.05
C15	46°44'31"	42.83	52.50	N64°45'33"W 41.65	C39	7°15'04"	59.29	468.50	N78°17'29"W 59.25
C16	48°37'01"	12.73	15.00	N65°41'48"W 12.35	C40	7°07'15"	58.23	468.50	N85°28'39"W 58.19
C17	90°22'57"	31.55	20.00	S45°06'10"W 28.38	C41	0°40'06"	5.46	468.50	N89°22'19"W 5.46
C18	90°04'51"	23.58	15.00	S44°57'16"W 21.23	C75	02°21'48"	120.26	2915.79	S01°33'00"E 120.26
C19	89°55'09"	23.54	15.00	N45°02'44"W 21.20	C76	00°39'19"	33.45	2924.79	S00°02'27"E 33.45
C20	15°57'26"	139.25	500.00	S82°01'35"E 138.80	C77	20°07'01"	201.17	572.96	N10°09'19"W 200.14
C21	15°39'30"	136.64	500.00	N81°52'37"W 136.22	C78	35°58'54"	359.82	572.96	S02°12'42"E 353.94
C22	11°37'42"	101.48	500.00	N79°51'43"W 101.30	C79	16°43'35"	152.06	520.87	N07°19'07"E 151.52
C23	4°01'46"	35.17	500.00	N87°41'28"W 35.16	C80	03°47'18"	189.42	2864.79	S00°50'15"E 189.39
C24	81°03'29"	21.22	15.00	S40°36'54"E 19.50	C81	15°03'24"	118.75	451.87	N06°29'01"E 118.41
					C82	68°20'57"	47.72	40.00	S55°38'36"E 44.94

COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°05'49"W	185.82	L30	S00°11'08"E	63.00
L2	N68°12'26"W	85.09	L31	S00°05'19"E	70.94
L3	N14°51'39"W	105.34	L32	S04°58'17"W	177.80
L4	N00°02'41"W	108.69	L34	N74°19'05"W	11.80
L5	N07°44'14"W	53.75	L35	N05°46'24"W	74.89
L6	N05°49'18"E	53.44	L36	S01°02'41"E	3.32
L7	S10°14'28"W	68.43	L37	N88°57'19"E	9.00
L8	N74°19'05"W	12.80	L38	N00°55'49"E	29.02
L9	S15°40'55"W	27.27	L39	N01°02'41"W	117.00
L10	S00°05'09"E	87.15	L40	N11°13'54"E	59.39
L11	N89°59'42"E	9.12	L41	N01°16'24"W	280.37
L12	N00°05'09"W	110.00	L42	N19°50'35"W	36.42
L13	S89°56'11"E	6.755	L43	N02°43'54"W	115.00
L14	S00°05'09"E	110.00	L44	N87°16'06"E	6.00
L15	S89°59'42"W	50.00	L45	N02°43'54"W	103.38
L16	S02°57'16"W	55.07	L46	S89°37'54"W	9.00
L17	S00°00'12"E	95.00	L47	N20°14'33"W	86.98
L18	S89°59'42"W	12.36	L48	S15°40'55"W	83.80
L19	S00°05'09"E	245.00	L49	S34°20'25"W	30.97
L20	S89°59'42"W	63.00	L50	N89°54'11"E	30.00
L21	S00°05'09"E	128.00	L51	N69°47'51"E	30.00
L22	S00°28'18"E	148.54	L52	N74°19'05"W	30.00
L23	S00°05'09"E	256.12	L53	N88°57'19"E	30.00
L24	N89°59'42"E	55.60	L54	N88°06'43"E	30.00
L25	N00°05'09"W	155.00	L55	N88°56'35"W	30.00
L26	N89°59'42"E	5.60	L56	S89°54'30"W	30.00
L27	S00°04'10"E	74.85	L57	S40°06'01"W	2.78
L28	S00°17'09"E	55.00	L58	N00°05'09"W	163.00
L29	S00°04'10"E	145.88	L59	N67°19'17"W	68.44
L60	N24°45'27"E	33.94	L61	N00°05'38"W	119.14



BASIS OF BEARINGS:

SURVEY NO. 22903 AS SHOWN ON SHEET 2.

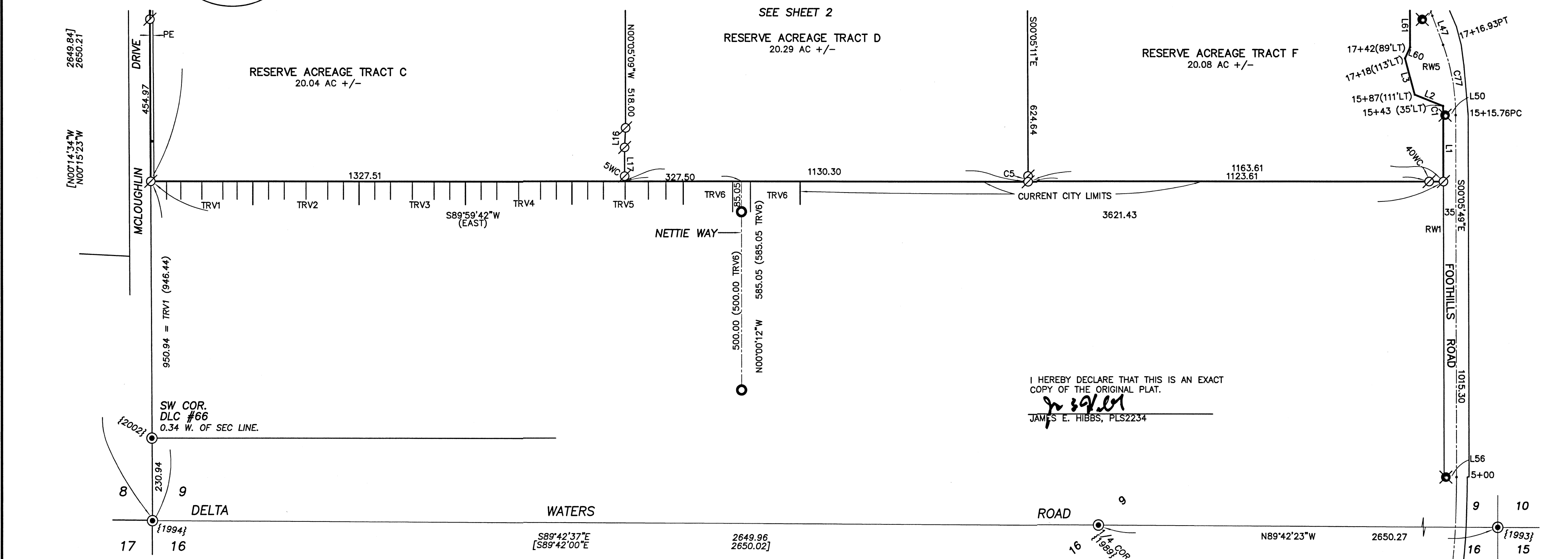
UNIT OF MEASUREMENT = FEET

SCALE - SHEETS 2 & 3: 1" = 200' SHEET 4: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR

JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-25

FILED
Date 5/31/23 By PB
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



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

SURVEY FOR:
DCM FOOTHILLS, LLC
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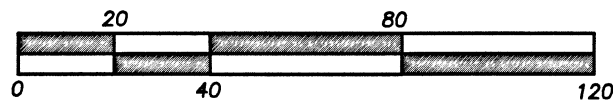
* FOR LEGEND & COURSE DATA TABLE SEE SHEET 3 *

SURVEY BY:

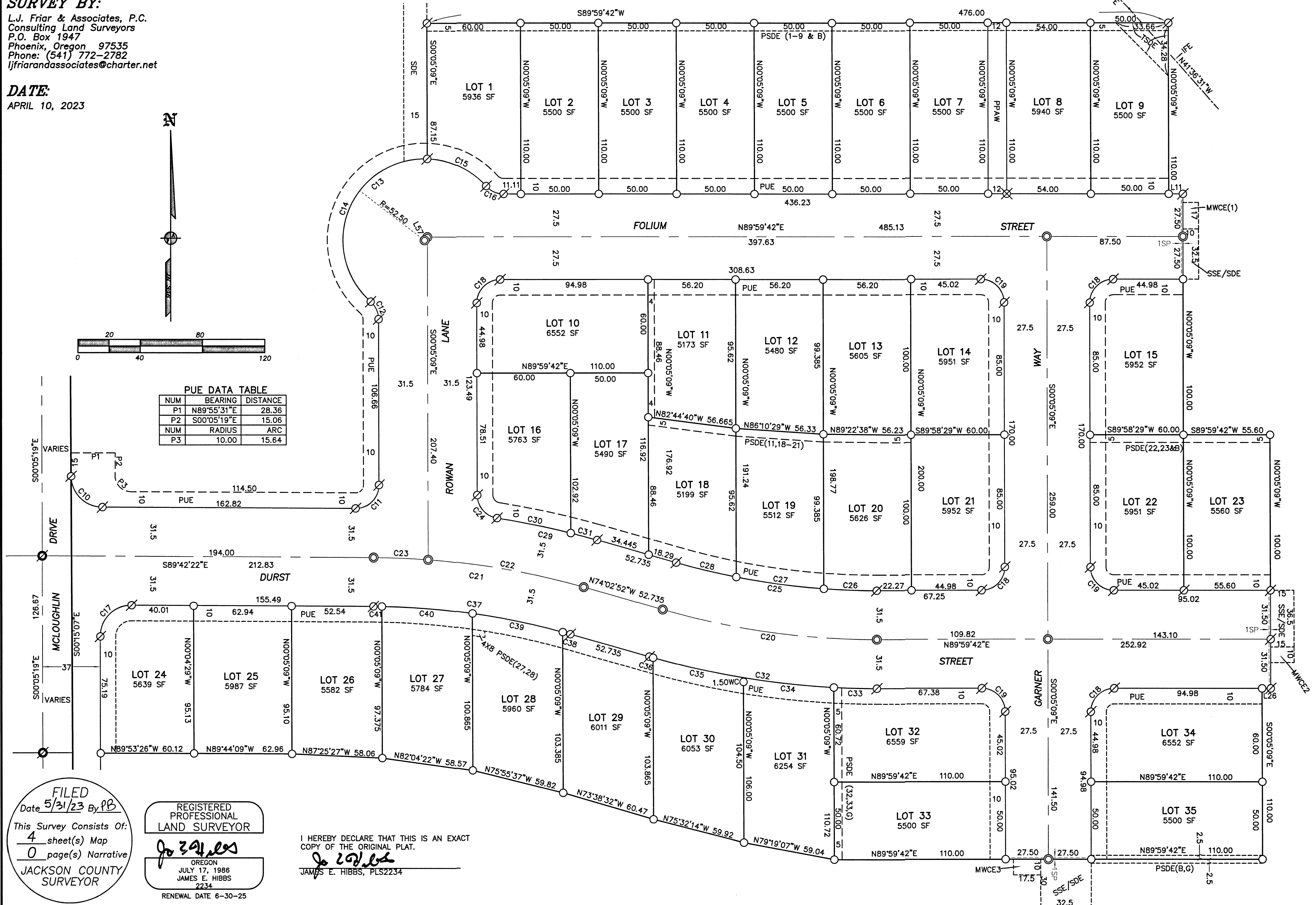
L.J. Friar & Associates, P.C.
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P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
ljfriarandassociates@charter.net

DATE:

APRIL 10, 2023



NUM	BEARING	DISTANCE
P1	N89°55'31"E	28.36
P2	S00°05'19"E	15.06
NUM	RADIUS	ARC
P3	10.00	15.64



FILED
Date 5/31/23 By PB
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
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