

# AMELIA WAY ESTATES

Located in the N.E. 1/4 of Section 21,  
T.36S., R.1W., W.M., Jackson County, Oregon

May 18, 2023

**SURVEY FOR:**  
Janakes Family LLC  
P.O. Box 5468  
Central Point, OR. 97502

**SURVEY BY:**  
Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS AN  
EXACT COPY OF THE ORIGINAL PLAT  
Bary D Kaiser  
SURVEYOR

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

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" iron pin found set for the Southwest corner of Parcel No. 2 of Partition Plat recorded March 11, 2005 as Partition Plat No. P-11-2005 of the "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 18654 in the Office of the County Surveyor, also being the Southwest corner of tract described in Instrument No. 2019-013565 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; Thence North 0' 12' 00" East, 228.00 feet to a 5/8" iron pin found set for the Northwestern corner of said tract; Thence along the Southerly right-of-way line of Amelia Way, North 89' 55' 50" East, 102.00 feet to the Northeasterly corner of said tract; Thence leaving said Way line along the Easterly boundary of said tract, South 1' 37' 24" West, 139.34 feet to a 5/8" rebar with plastic cap found set for an angle point on said tract boundary; Thence South 1' 04' 00" East, 88.73 feet to intersect the Northerly right-of-way of Avenue "A" at a 5/8" rebar with plastic cap found set for the Southeasterly corner of said tract; Thence along said Avenue line, South 89' 55' 50" West, 100.50 feet to THE INITIAL POINT OF BEGINNING.

TOGETHER WITH: Beginning at a 5/8" iron pin found set for the Northwest corner of Parcel No. 1 of Partition Plat recorded March 11, 2005 as Partition Plat No. P-11-2005 of the "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 18654 in the Office of the County Surveyor, also being a point on the Southerly boundary of tract described in Instrument No. 2005-018605 of the Official Records of said County; Thence along the Southerly boundary of said tract, South 89' 55' 50" West, 27.29 feet to a 5/8" rebar found set for the Southwesterly corner of said tract; Thence along the Westerly boundary of said tract, North 0' 12' 00" East, 1.00 feet; Thence leaving said Westerly boundary, North 89' 55' 50" East, 162.84 feet to intersect the Easterly boundary of said tract; Thence South 0' 12' 00" West, 1.00 feet to a 5/8" rebar with plastic cap set for the Southeasterly corner of said tract, Thence South 89' 55' 50" West, 162.84 feet to THE POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

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

Known all men by these presents, that JANAKES FAMILY LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into Lots and Street as shown on Sheet 2, and the number and size of the Lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the Street, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby creates that 10-foot wide private storm drain easement across Lots 1 and 2 for the benefit of Lots 1 and 2 as shown on sheet 2. Declarant hereby designates said subdivision as AMELIA WAY ESTATES.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 15 DAY, OF June, 20 23.

JON S. JANAKES  
(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named JON S. JANAKES acting as Vice President of JANAKES FAMILY LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of JANAKES FAMILY LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 15 day of June, 20 23.

(SIGN) Randi Tober  
(PRINT) NOTARY PUBLIC - OREGON  
COMMISSION NO. 1024466  
MY COMMISSION EXPIRES 5/3/26

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-2025

\*\* RECEIVED \*\*  
Date 10/17/23 By PE  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

Examined and approved this 17 day of July, 20 23.

Scott Stein  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (439-21-00028-SUB).

8th day of September, 20 23.

Jana J M  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 5th day of OCTOBER, 20 23.

BY AND FOR Janet Foster  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 5th day of October, 20 23.

M. Meintz, deputy  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

CTB  
DISTRICT ENGINEER

Examined and approved by the Jackson County Department of Roads and Parks this

11 day of July, 20 23.

Colin Mott  
ACTING - JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

Colleen Roberts 10/12/2023  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Filed for record, this 17th day of October, 20 23, at 1:27 O'clock P. m., and recorded in Volume 49 of Plats on page 21 of the Records of Jackson County, Oregon.

By: Christine D. Walker Sonya J. Morgan  
COUNTY CLERK DEPUTY

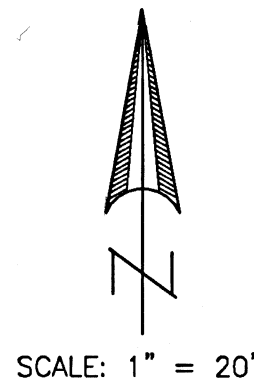
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Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524



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*Bary D. Kaiser*  
SURVEYOR

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

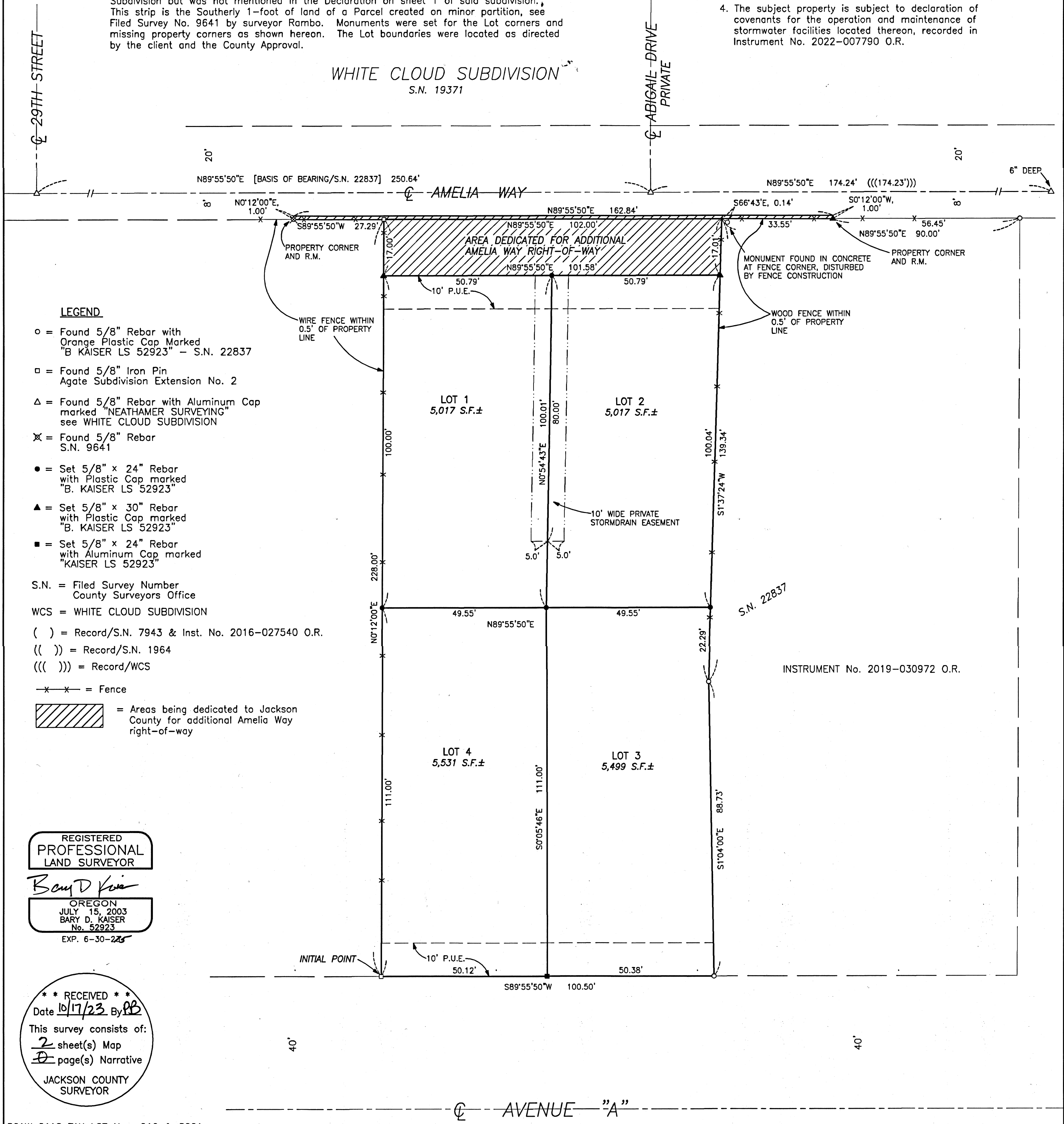
**PURPOSE:** Subdivision of tract described in Instrument No. 2019-018612 O.R. and tract described in Instrument No. 2020-003291 O.R., being the Southerly 1-foot of tract described in Instrument No. 2005-018605 O.R.

**PROCEDURE:** Equipment used to perform survey was a Nikon DTM 522 total station. The boundaries of subject property was determined from found monuments and information from Filed Survey Nos. 9641 and 22837. Survey No. 22837 was a property line adjustment survey conducted by this office which created Tax Lot No. 5001 to its current configuration. The deed of the adjusted property boundary being recorded in Instrument No. 2019-013565 O.R.. The centerline of Amelia Way was determined from found monuments shown on the Plat of WHITE CLOUD SUBDIVISION which were held as shown hereon. The 1-foot strip which is a street plug shown on sheet 2 of White Cloud Subdivision but was not mentioned in the Declaration on sheet 1 of said subdivision. This strip is the Southerly 1-foot of land of a Parcel created on minor partition, see Filed Survey No. 9641 by surveyor Rambo. Monuments were set for the Lot corners and missing property corners as shown hereon. The Lot boundaries were located as directed by the client and the County Approval.

### EASEMENTS

1. The subject property could be subject to easements, right of way, reservations and restriction retained by the United States of America: as recorded in Vol. 325, Page 83 D.R. and Vol. 326, Page 135 D.R.
2. Document recorded in Instrument No. 72-14653 O.R. is a warranty deed of which the subject property is a portion of and could be subject to easements, right of way, reservations and restriction retained by the United States of America.
3. A portion of the subject property is subject to a deed declaration recorded in Instrument No. 2005-014266 O.R. for development purposes.
4. The subject property is subject to declaration of covenants for the operation and maintenance of stormwater facilities located thereon, recorded in Instrument No. 2022-007790 O.R.

## WHITE CLOUD SUBDIVISION S.N. 19371



### LEGEND

- o = Found 5/8" Rebar with Orange Plastic Cap Marked "B KAISER LS 52923" - S.N. 22837
  - = Found 5/8" Iron Pin Agate Subdivision Extension No. 2
  - △ = Found 5/8" Rebar with Aluminum Cap marked "NEATHAMER SURVEYING" see WHITE CLOUD SUBDIVISION
  - ⊗ = Found 5/8" Rebar S.N. 9641
  - = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER LS 52923"
  - ▲ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER LS 52923"
  - = Set 5/8" x 24" Rebar with Aluminum Cap marked "KAISER LS 52923"
- S.N. = Filed Survey Number  
County Surveyors Office  
WCS = WHITE CLOUD SUBDIVISION  
( ) = Record/S.N. 7943 & Inst. No. 2016-027540 O.R.  
(( )) = Record/S.N. 1964  
((( ))) = Record/WCS  
-x-x- = Fence  
▨ = Areas being dedicated to Jackson County for additional Amelia Way right-of-way

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bary D. Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-23

\*\* RECEIVED \*\*  
Date 10/17/23 By *PP*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

24007  
17R/71