

MOUNTAIN LAKES - PHASE 1

Located in Lots 4 and 5 of AGATE SUBDIVISION in the S.W. 1/4 of Section 20, T.36S., R.1W., W.M., Jackson County, Oregon

February 13, 2024

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

Bary D Kaiser
SURVEYOR

SURVEY FOR:
IDLEWOOD LLC
902 Chevy Way
Medford, OR. 97504

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

***** 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 1/2" iron pin found set for the Southeast corner of Lot 5, Block 1 of AGATE SUBDIVISION, recorded in Volume 7, Page 47 of the Plat Records in Jackson County, Oregon, for THE INITIAL POINT OF BEGINNING; Thence North 0° 12' 21" East, 544.27 feet (record = North 0° 12' 00" East, 544.50') to intersect the Southerly right-of-way line of Avenue "A" at the Northeast corner of said Lot 5; Thence along the said Southerly Avenue "A" line, North 89° 48' 00" West, 229.86 feet to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 2021-011143 of the Official Records of said County; Thence leaving said Avenue line, South 0° 11' 36" West, 193.60 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said tract; Thence North 89° 48' 00" West, 90.00 feet to intersect the Westerly boundary of Lot 4, Block 1 of before said AGATE SUBDIVISION, at a 5/8" rebar with plastic cap set for the Southwesterly corner of said tract; Thence along the said Westerly boundary of Lot 4, South 0° 11' 36" West, 350.81 feet to a 5/8" rebar with plastic cap set for the Southwesterly corner of Lot 4; Thence along the Southerly boundary of said Lot 4 and the Easterly extension thereof, South 89° 49' 30" East, 319.74 feet (record = South 89° 48' East, 320.00 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

***** DECLARATION *****

Known all men by these presents, that IDLEWOOD 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 23-foot wide private storm drain easement across Lot 6 for the benefit of Lots 1 through 11 as shown on sheet 2. Declarant also hereby grants to Jackson County that "Emergency turn around easement" shown on Sheet 2 across Lot 7. Upon the extension of Denman Court to a dedicated street or other acceptable turn around, this easement will no longer be needed and will expire. Declarant hereby designates said subdivision as MOUNTAIN LAKES - PHASE 1.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 21 DAY, OF February, 20 24.

Michael Bull MEMBER
Michael Bull
(Member, Idlewood LLC, an Oregon Limited Liability Company)

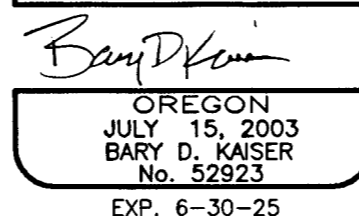
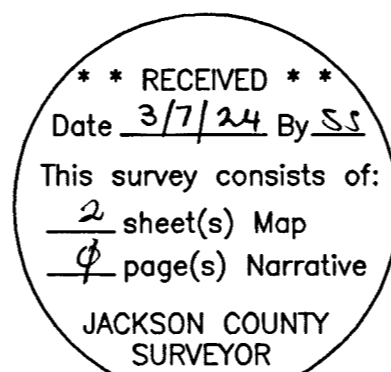
STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named MICHAEL BULL acting as Member of IDLEWOOD LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of IDLEWOOD LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 21 day of February, 2024.



(SIGN) Catherine M Arnold
Catherine M Arnold NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 998127
MY COMMISSION EXPIRES March 16, 2024



***** APPROVALS *****

Examined and approved this 21 day of February, 20 24.

Scott Stein
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (439-22-00083-SUB).

27th day of February, 20 24.

Tim Allen
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 4 day of March, 24, 20 24.

Chad Hollister
By and for 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 4th day of March, 20 24.

Wendy Smith as Deputy
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

W. Z.
DISTRICT ENGINEER

Examined and approved by the Jackson County Department of Roads and Parks this 27 day of February, 20 24.

J. P. Phipps
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

Rob De 3/7/24
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Filed for record, this 7th day of March, 20 24, at 11:07 o'clock A.m, and recorded in Volume 50 of Plats on page 02 of the Records of Jackson County, Oregon.

By: Christine D Walker
COUNTY CLERK

Uma Hall
DEPUTY

EASEMENTS

- 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.
- Document recorded in Vol. 403, Page 365 D.R. pertains to a 200 foot wide power line easement. From easement document it is determined the easement lies South of the subject property.
- Document recorded in Instrument No. 66-08159 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.
- Document recorded in Instrument No. 73-16557 O.R. pertains to a waterline easement beginning on the Southerly right-of-way line of Avenue "A" and extending North..
- The subject property is subject to declaration of covenants for the operation and maintenance of stormwater facilities located thereon, recorded in Instrument No. 2023-006399 O.R.

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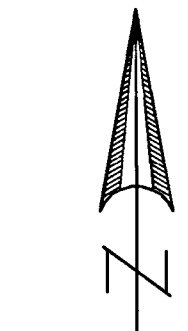
SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

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

Bary D. Kaiser
SURVEYOR

CURVE DATA

	Δ	R	L	LC
①	18°57'33"	24.00'	7.94'	N9°17'10"W, 7.905'
②	18°58'20"	24.00'	7.95'	N9°40'46"E, 7.91'
③	8°49'25"	122.50'	18.865'	N4°13'06"W, 18.85'
④	9°53'15"	122.50'	21.14'	N13°34'26"W, 21.114'
⑤	11°46'00"	77.50'	15.916'	S12°38'04"E, 15.89'
⑥	6°56'40"	77.50'	9.39'	S3°16'44"E, 9.39'
⑦	18°42'40"	100.00'	32.66'	S9°09'44"E, 32.51'
⑧	22°01'27"	28.00'	10.76'	S78°47'40"E, 10.70'
⑨	22°01'28"	28.00'	10.76'	S79°10'52"W, 10.70'



SCALE: 1" = 50'

FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS 2359" SEE STONEFIELD RANCH, UNIT 2

FOUND 3/4" IRON PIN SEE S.N. 5026

S89°48'00"E (BASIS OF BEARINGS/AGATE SUBDIVISION) 1139.30'

AVENUE "A"

WATER FACILITIES EASEMENT, SEE INSTRUMENT NO. 2023-024507 O.R.

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

PURPOSE: Subdivision of tract described in Instrument No. 2017-020702 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 AGATE SUBDIVISION, STONEFIELD RANCH, UNIT 2, Filed Survey Nos. 18102 and 5026. The deed of the subject property describes the property as Lot 5 and a portion of Lot 4 of Agate Subdivision, the only original Agate Subdivision monuments found were the Southeast corner of Lot 5 and a bent monument for the Southerly common corner of Lots 4 and 5. Surveyor McMahan re-monumented the Southwest and Northwest corners of Lot 3 on Survey No. 18102, which were found in good condition and held on this survey. A search was made for Lot corner monuments from adjacent Stonefield Ranch, Unit 2, no original monuments were found. I found that fences have been constructed on Lot boundaries with wood posts in concrete being at the corner positions, a number of concrete form stakes were found which may have been places by fence builder but were not the called for monument from said subdivision.

Found monuments from mentioned Survey Nos. 5026, 18102 and Stonefield Ranch, Unit 2 were utilized to locate the centerline and Southerly right-of-way location of Avenue "A" as shown hereon. 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.

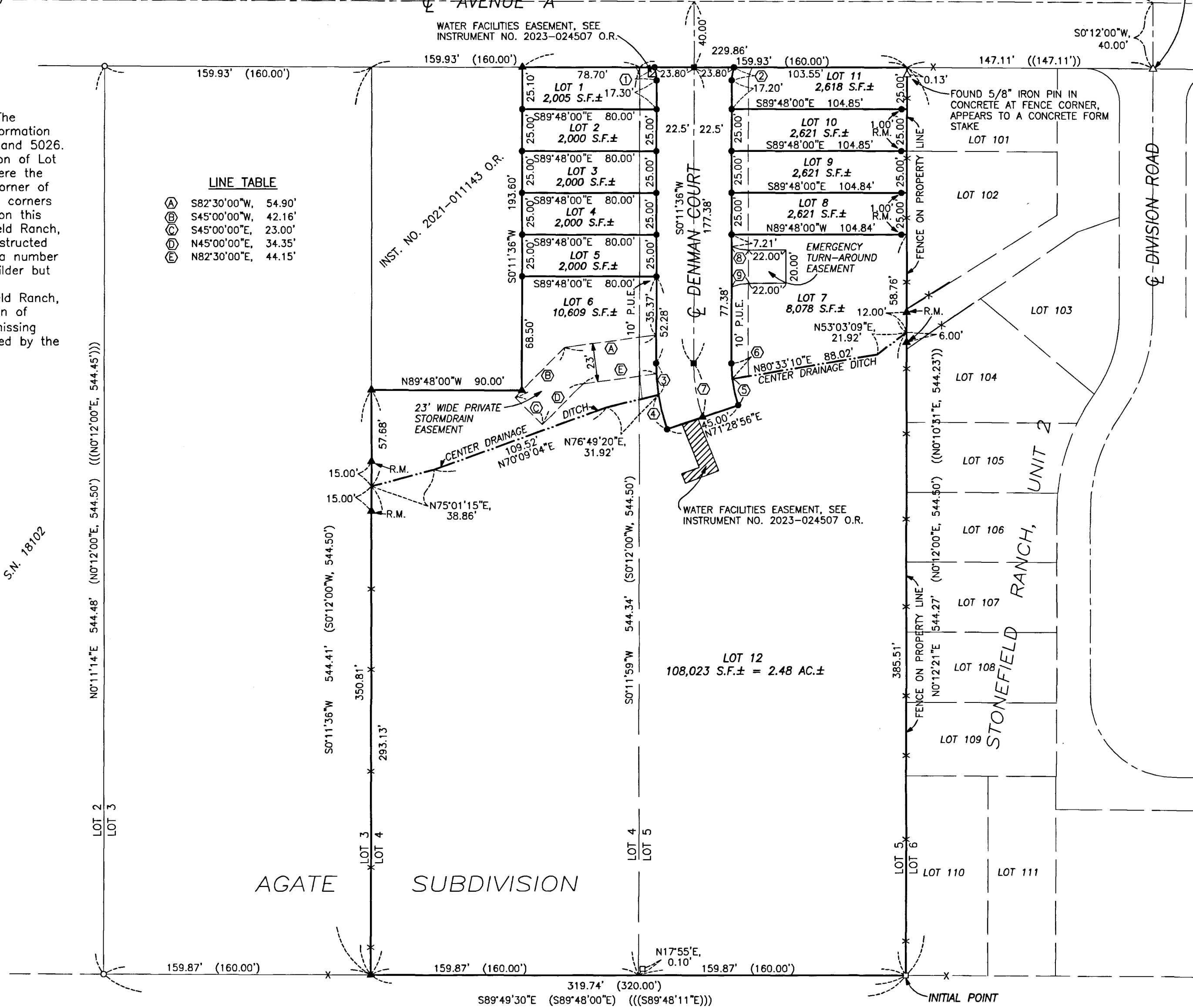
LINE TABLE

- Ⓐ S82°30'00"W, 54.90'
- Ⓑ S45°00'00"W, 42.16'
- Ⓒ S45°00'00"E, 23.00'
- Ⓓ N45°00'00"E, 34.35'
- Ⓔ N82°30'00"E, 44.15'

LEGEND

- = Found 5/8" Rebar with Yellow Plastic Cap Marked "D McMahan, LS 1913" S.N. 18102
- = Found 1/2" Iron Pin AGATE SUBDIVISION
- Δ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- ▲ = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- RM = Reference Monument
- () = Record/AGATE SUBDIVISION
- (()) = Record/STONEFIELD RANCH, UNIT 2
- ((()) = Record/S.N. 18102
- x-x- = Fence

S.N. 18102



** RECEIVED **
Date 3/7/24 By SS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Bary D. Kaiser
OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-25