

APPROVAL:

EXAMINED AND APPROVED THIS 6TH DAY OF MARCH, 2024

[Signature]

MATT BRINKLEY, PLANNING DIRECTOR
PLANNING FILE NO. LDS-21-245

APPROVAL:

EXAMINED AND APPROVED THIS 28 DAY OF FEBRUARY, 2024

[Signature]

JON PROUD, MEDFORD CITY SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 28 DAY OF FEBRUARY, 2024

[Signature]

ALEX GEORGEVITCH, MEDFORD CITY ENGINEER

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT VERBRYCK LIVING TRUST 1994, JENNIFER L. VERBRYCK, TRUSTEE, AS TO THE REMAINDER, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS SUBDIVISION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED INTO THE LOTS AND TRACT "A" A COMMON AREA, AS SHOWN HEREIN, AND DOES HEREBY CREATE AN ACCESS EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" AND AN EASEMENT FOR PRIVATE UTILITIES OVER AND ACROSS TRACT "A" FOR THE BENEFITS OF LOTS 1-4. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DESIGNATE SAID SUBDIVISION AS C&J SUBDIVISION.

Jennifer L. Verbryck
JENNIFER L. VERBRYCK, TRUSTEE, AS TO THE REMAINDER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON)

ON THIS, THE 28th DAY OF

February, 2024, JENNIFER L. VERBRYCK, TRUSTEE AS TO THE REMAINDER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

SIGN *DM Williams*
PRINT Dianne Marie Williams
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 1031921
MY COMMISSION EXPIRES 1/9/2027

C&J SUBDIVISION
A PAD LOT DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER
OF SECTION 14,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
CLAY AND JENNIFER VERBRYCK
3602 N. PACIFIC HWY.
MEDFORD, OR 97501

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2020-037319 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

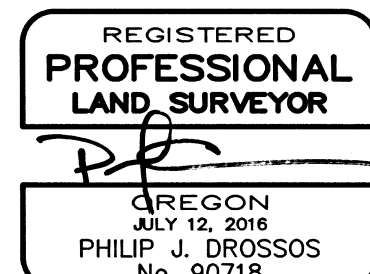
BEGINNING AT A 5/8" REBAR MARKING THE NORTHEAST CORNER OF PARCEL 1, AS SHOWN ON THE PARTITION PLAT P-78-2004, RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON, INDEX VOLUME 15, PAGE 78 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NUMBER 18515; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 35°07'39" EAST, A DISTANCE OF 413.75 FEET (RECORD SOUTH 35°07'33" EAST, 413.75 FEET) TO A 5/8" REBAR MARKING THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1, NORTH 89°59'13" WEST, A DISTANCE OF 314.38 FEET (RECORD NORTH 89°59'15" WEST, 314.53') TO A LEAD PLUG WITH BRASS TAG MARKING THE SOUTHWEST CORNER OF SAID PARCEL 1, AND BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY NO. 99; THENCE ALONG SAID EASTERLY LINE, NORTH 35°08'59" WEST, A DISTANCE OF 257.82 FEET TO A 5/8" REBAR MARKING THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2020-037320 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NO. 2020-037320 THE FOLLOWING COURSES AND DISTANCES: NORTH 63°32'53" EAST, A DISTANCE OF 118.03 FEET TO A 5/8" REBAR; THENCE NORTH 00°04'19" EAST, A DISTANCE OF 36.27 FEET TO A 5/8" REBAR; THENCE SOUTH 89°59'04" EAST, A DISTANCE OF 16.78 FEET TO A 5/8" REBAR; THENCE NORTH 00°04'19" EAST, A DISTANCE OF 38.71 FEET TO A 5/8" REBAR, SAID REBAR BEING ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT B WITHIN VOLUME 475, PAGE 297 JACKSON COUNTY DEED RECORDS AND BEING A POINT ON THE NORTH LINE OF AFOREMENTIONED PARCEL 1; THENCE ALONG SAID SOUTH AND NORTH LINE, SOUTH 89°59'04" EAST, A DISTANCE OF 102.19 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature]
PHILIP J. DROSSOS

DATE OF SURVEY:
10-11-2023

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

[Signature]
PHILIP J. DROSSOS, PLS 90718



Renewal 12-31-25

FILED
Date 3/14/24 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 14th DAY OF MARCH
2024, AT 2:19 O'CLOCK, P.M. AND RECORDED IN
VOLUME 50, PAGE 04 PLAT RECORDS
OF JACKSON COUNTY, OREGON.

Christine D Walker
CHRISTINE WALKER, COUNTY CLERK

Heather Simpson
DEPUTY

COUNTY SURVEYOR FILE NO. 24087

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MARCH 14, 2024.

Chad Hollister
and for COUNTY ASSESSMENT

03/14/2024
DATE

M. Munt, deputy
TAX COLLECTOR

03/14/2024
DATE

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

PURPOSE: TO SURVEY AND MONUMENT THE C&J SUBDIVISION, A PAD LOT DEVELOPMENT, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT AS FILE NO. LDS-21-245

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE EXTERIOR OF THE SUBJECT PROPERTY WAS SURVEYED BY MYSELF ON FILED SURVEY NUMBER 23164. ALL EXTERIOR CORNERS WERE FOUND TO FIT THE RECORD POSITIONS. I THEN SET THE INTERIOR PAD LOT CORNERS AS DIRECTED BY THE CLIENT AND APPROVED BY THE CITY OF MEDFORD PER FILE NO. LDS-21-245

EASEMENTS OF RECORD

EASEMENTS SHOWN IN FIRST AMERICAN ORDER NO. 7169-4109375 EFFECTIVE DATE FEBRUARY 21, 2024 ARE NOT LOCATABLE, BLANKET IN NATURE, OR ARE NOT RELEVANT TO THIS PLAT AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

- #5. COVENANTS, CONDITIONS AND RESTRICTIONS. VOL. 286, PG. 146 - RECORDED SEPTEMBER 18, 1947
- #6. COVENANTS, CONDITIONS AND RESTRICTIONS. VOL. 334, PG. 133 - RECORDED MAY 16, 1950
- #7. RESTRICTIONS VOL. 351, PG. 60 - RECORDED MAY 08, 1951
- #8. COVENANTS, CONDITIONS AND RESTRICTIONS. VOL. 365, PG. 295 - RECORDED APRIL 28, 1952
- #9. NOT APPLICABLE
- #10. NOT APPLICABLE
- #11. NOT APPLICABLE - QUIT CLAIMED IN INSTRUMENT NUMBER 2009-041636

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

APPROVED FOR RECORDING 270 FOURTH STREET
ASHLAND, OREGON 97520
[Signature] County Commissioner / DATE
ADMINISTRATOR

(541) 482-6474
terrain@bisp.net
JOB NO. 1253-19

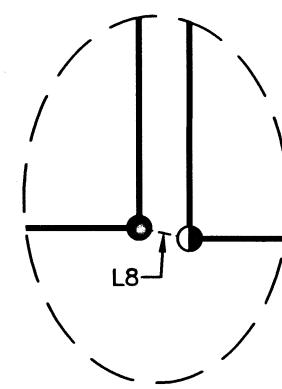
C&J SUBDIVISION A PAD LOT DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER
OF SECTION 14,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
CLAY AND JENNIFER VERBRYCK
3602 N. PACIFIC HWY.
MEDFORD, OR 97501

DATE: 10-11-2023
SCALE: 1" = 30'

DETAIL 'A'
NOT TO SCALE



S/N 23164
INSTRUMENT
NUMBER
2020-037320

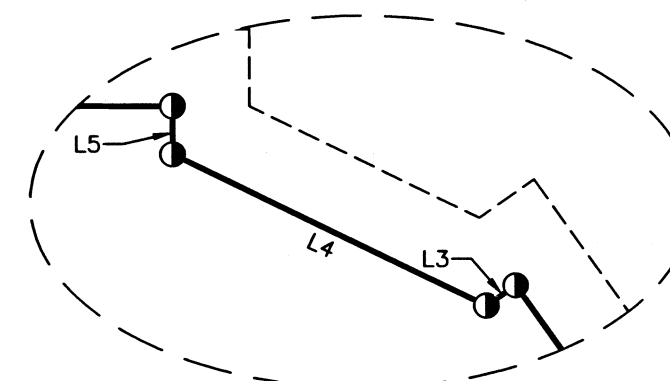
S/N 15925
INSTRUMENT
NUMBER
2002-54723

SOUTH LINE OF
TRACT "B" PER
VOL. 475, PG. 297

INITIAL POINT OF
BEGINNING

NORTHEAST
CORNER PARCEL 1
P-78-2004
(S/N 18515)

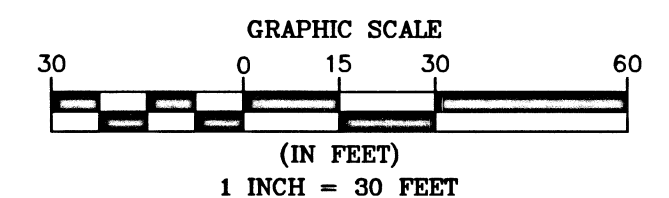
DETAIL 'B'
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- BUILDING ENVELOPE PER APPROVED PLANS
- FND. 3/4" IRON PIPE 0.2' BELOW ASPHALT PER S/N 7825
- FND. 1/2" IRON PIPE IN CONCRETE PER S/N 7825
- FND. 5/8" IRON PIN WITH YELLOW PLASTIC CAP 0.3' BELOW GRADE, STAMPED "LJ FRIAR & ASSOC" PER S/N 15925
- FND. LEAD PLUG WITH BRASS TAG IN CONCRETE STAMPED "LS 1069" PER S/N 17593
- FND. 5/8" IRON PIN WITH ORANGE PLASTIC CAP FLUSH, STAMPED "HARDEY ENG & ASSOC" PER S/N 18515
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718" PER S/N 23164
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 17593
- (R2) RECORD DATA PER S/N 18515
- (R3) RECORD DATA PER S/N 23164

PARCEL 2
P-78-2004
(S/N 18515)
INSTRUMENT
NUMBER
2006-063726



TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 1253-19

SHEET 2 OF 2

LINE	BEARING	DISTANCE
L1	S54°53'32"W	33.01'
L2	N35°07'39"W	34.96'
L3	S54°53'32"W	1.86'
L4	N63°59'40"W	18.15'
L5	N00°01'20"E	2.51'
L6	N00°04'19"E	33.00'
L7	N00°07'39"W	23.05'
L8	N77°50'10"W	1.34'
L9	S35°08'59"E	5.69'

FILED
Date 3/14/24 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARING IS FILED SURVEY
NUMBER 23164 AS SHOWN HEREIN
ASSESSOR'S MAP NO., 37 2W 14 AB, TAX LOT 1800

TRACT A
COMMON AREA OF
C&J SUBDIVISION
INGRESS/EGRESS ACCESS
AND PRIVATE UTILITIES
EASEMENT

58720 SQ. FT.

CROSS-ACCESS
EASEMENT PER INST. NO.
2024-002686

INSTRUMENT
NUMBER
2023-013931

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

PHILIP J. DROSSOS, PLS 90718

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-25

