

ROLLING MEADOWS ESTATES SUBDIVISION

A portion of the N.W. 1/4 of Section 21,
T.37 S.. R.1 W.. W.M. City of Medford
Jackson County, Oregon
(File LDS-96-14)

SURVEY FOR:

RGB CONSTRUCTION, INC.
1089 MEDFORD CENTER #284
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOC., P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

LEGEND:

- ⊙ - FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT AND ACCESSORIES.
- - FOUND 5/8" IRON PIN PER RS 3269.
- - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. BOYDEN RLS281 PER RS11954.
- ⊙ - FOUND BRASS DISK IN CONCRETE MKD. LS1913 PER LONE PINE HEIGHTS SUBD.
- - SET 5/8" x 30" IRON PIN WITH PLACTIC CAP MKD. L.J. FRIAR & ASSOC.
- - SET 2" BRASS DISK IN CONCRETE MKD. L.J.FRIAR & ASSOC.
- () - RECORD DATA AS SHOWN. LPHS - LONE PINE HEIGHTS SUBD.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. CL - CENTERLINE.
- CI - SEE COURSE DATA TABLE. RS - RECORDED SURVEY *. -x-x- - FENCE.
- PUE - PUBLIC UTILITY EASEMENT, INCLUDING WATER, GAS, POWER, TELEPHONE, CABLE TV, SANITARY & STORM SEWER.

BASIS OF BEARINGS: NORTH LINE OF SECTION 21 PER SURVEY NO. 3269.
DATE: MAY 5, 1997 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

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

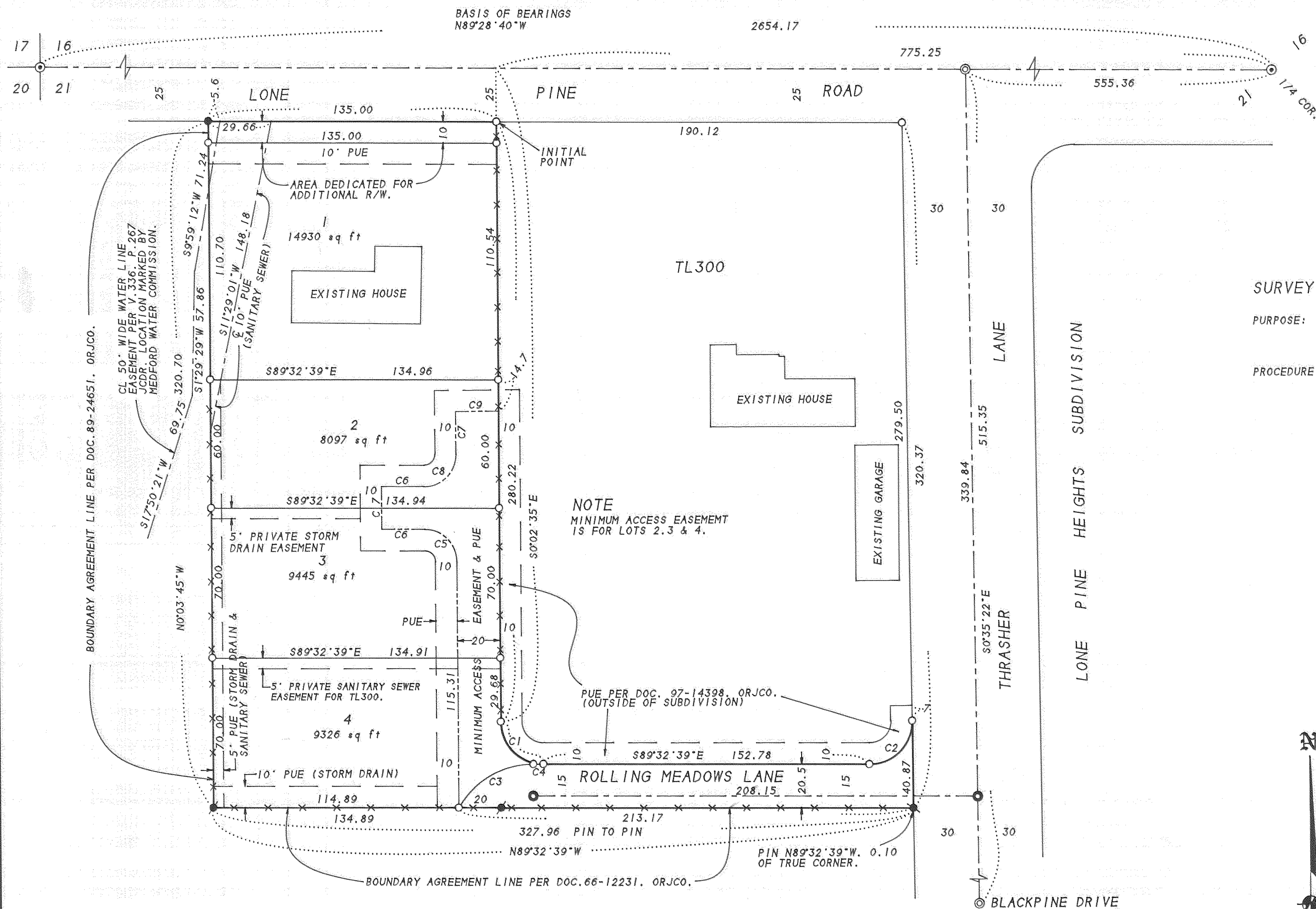
PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THE LANE AND LOTS OF ROLLING MEADOWS ESTATES SUBDIVISION. SEE PLANNING FILE NO. LDS-96-14.

PROCEDURE: TIED TO MONUMENTS SET BY RS3269, 11954 AND LONE PINE HEIGHTS SUBD. TO CONTROL THE EXTERIOR OF THE PARENT TRACTS. COMPUTED THE POSITION OF THE LOT CORNERS AND STREET R/W AND SET SAME.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	20.00	89°30'04"	31.24	S44°47'37"E 28.16
C2	20.00	91°02'43"	31.78	N44°55'59"E 28.54
C3	40.00	60°49'25"	42.46	S60°02'39"W 40.50
C3A				N89°32'39"W 4.72
C3B	15.00	90°00'00"	23.56	N45°02'35"W 21.21
C3C				S89°57'25"W 20.00
C3D				N00°02'35"W 20.00
C8	15.00	90°00'00"	23.56	N44°57'25"E 21.21
C9				S89°32'39"E 20.00

EASEMENTS OF RECORD

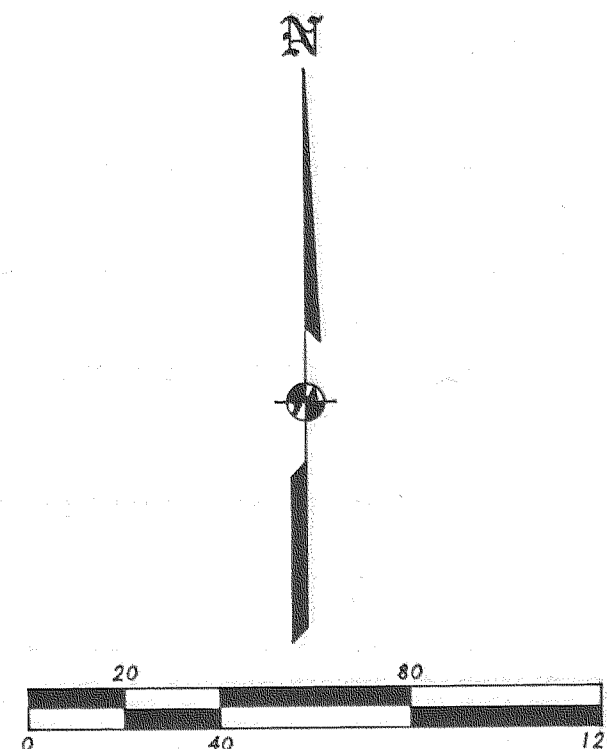
- EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.271, P.466 & V.378, P.97 JCDR ARE GENERAL AREA DESCRIPTIONS.
- TEMPORARY PUBLIC UTILITY EASEMENT PER DOC.97-11693 & 97-11694. ORJCO COVERS ALL OF SUBDIVISION BUT WILL BE EXTINGUISHED UPON FILING OF THIS PLAT.



NOTE
MINIMUM ACCESS EASEMENT
15 FOR LOTS 2,3 & 4.

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

James E. Hibbs
SURVEYOR



REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97

SHEET 2 OF 2

APPROVALS

CITY OF MEDFORD PLANNING

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO.5785. THIS PLAT IS HEREBY APPROVED. FILE NO. LDS-96-14.

James M. Emswiler DIRECTOR JUNE 18, 1997 DATE

EXAMINED AND APPROVED THIS 10th DAY OF JUNE 1997.

Robert T. Sewell CITY ENGINEER Paul Lewis CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF June 20 1997.

Mikhail W. Matta Deputy ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF June 20, 1997.

Lynnda Adsett Deputy TAX COLLECTOR

ROLLING MEADOWS ESTATES SUBDIVISION

A portion of the N.W. 1/4 of Section 21, T.37 S., R.1 W., W.M. City of Medford Jackson County, Oregon (File LDS-96-14)

RECORDER'S CERTIFICATE

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT. SEE VOLUME PAGE OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 24 DAY OF June 1997 AT 3:47 O'CLOCK P.M. AND RECORDED IN VOLUME 22 OF PLATS ON PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK Kirby LeBaron DEPUTY

SURVEYOR'S CERTIFICATE

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, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 16 AND 21, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON: THENCE ALONG THE NORTH LINE OF SAID SECTION 21, NORTH 89°28'40" WEST, 775.25 FEET; THENCE SOUTH 0°02'35" EAST, 25.00 FEET TO THE SOUTHERLY LINE OF LONE PINE ROAD AND THE INITIAL POINT OF BEGINNING; THENCE SOUTH 0°02'35" EAST, 280.22 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°30'04", A DISTANCE OF 31.24 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 44°47'37" EAST, 28.16 FEET); THENCE SOUTH 89°32'39" EAST, 152.78 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 91°02'43", A DISTANCE OF 31.78 FEET (THE LONG CHORD OF WHICH BEARS NORTH 44°55'59" EAST, 28.54 FEET) TO THE WESTERLY LINE OF THRASHER LANE; THENCE ALONG SAID WESTERLY LINE, SOUTH 0°35'22" EAST, 40.87 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN BOUNDARY LINE DESCRIBED IN DOCUMENT NO. 66-12231, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID BOUNDARY LINE, NORTH 89°32'39" WEST, 0.10 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUE ALONG SAID BOUNDARY LINE, NORTH 89°32'39" WEST, 327.96 FEET TO A 5/8 INCH IRON PIN AT THE WESTERLY TERMINUS OF SAID BOUNDARY LINE; THENCE ALONG THAT CERTAIN BOUNDARY LINE DESCRIBED IN DOCUMENT NO. 89-24651, SAID OFFICIAL RECORDS, NORTH 0°03'45" WEST, 320.70 FEET TO A 5/8 INCH IRON PIN WITH PLASTIC CAP ON THE SOUTHERLY LINE OF LONE PINE ROAD; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°28'40" EAST, 135.00 FEET TO THE INITIAL POINT OF BEGINNING.

James E. Hibbs SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT G. BRYANT AND LISA M. BRYANT, HUSBAND AND WIFE, AND EDWARD A. JOLLY AND CARIN D. JOLLY, HUSBAND AND WIFE, AND RGB CONSTRUCTION, INC., AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY SHOWN ON THIS PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE HAVE SUBDIVIDED THE SAME INTO THE LOTS AS SHOWN ON SHEET 2 AND THAT THE SIZE OF THE LOTS AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND THAT WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT 10 FOOT STRIP ALONG THE SOUTH LINE OF LONE PINE ROAD, THE STREET LABELED ON SHEET 2 AS ROLLING MEADOWS LANE, TOGETHER WITH THOSE AREAS SHOWN ON SHEET 2 LABELED AS PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT TCI CABLEVISION, THEIR SUCCESSORS OR ASSIGNS IN INTEREST HAVE THE RIGHT TO USE SAID PUE. WE DO HEREBY ESTABLISH THOSE EASEMENTS SHOWN ON SHEET 2 LABELED AS PRIVATE SANITARY SEWER EASEMENT AND STORM DRAIN EASEMENT. WE DO HEREBY DESIGNATE SAID SUBDIVISION AS ROLLING MEADOWS ESTATES SUBDIVISION.

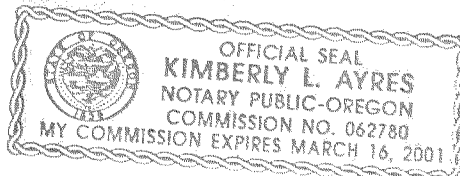
Robert G. Bryant Lisa M. Bryant ROBERT G. BRYANT LISA M. BRYANT PRESIDENT, RGB CONSTRUCTION, INC. EDWARD A. JOLLY CARIN D. JOLLY EDWARD A. JOLLY CARIN D. JOLLY

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ROBERT G. BRYANT AND LISA M. BRYANT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. ROBERT G. BRYANT FURTHER ACKNOWLEDGED THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF RGB CONSTRUCTION, INC., AN OREGON CORPORATION.

DATED THIS 23 DAY OF May 1997.

BEFORE ME: Kimberly L. Ayres NOTARY PUBLIC OF OREGON

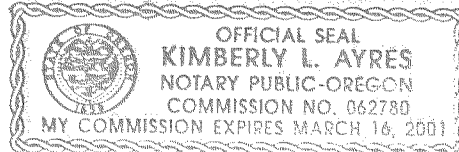


STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED EDWARD A. JOLLY AND CARIN D. JOLLY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 23 DAY OF May 1997.

BEFORE ME: Kimberly L. Ayres NOTARY PUBLIC OF OREGON



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

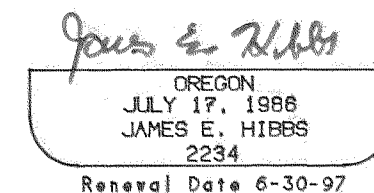
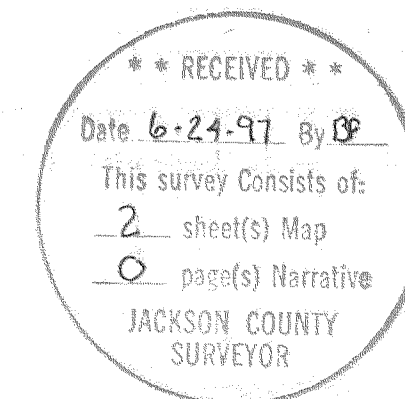
James E. Hibbs SURVEYOR

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SURVEY BY:

L.J. FRIAR & ASSOC., P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782



SHEET 1 OF 2