

LEGEND:

- ⊙ FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ⊙ FD. BRASS DISK IN MON. WELL MKD. LS2349 PER MPS2.
- ⊙ FD. BRASS DISK IN MON. WELL MKD. LS1913 PER MPS1.
- ⊙ FD. BRASS DISK IN MON. WELL MKD. CITY OF MEDFORD PER RS15866.
- ⊙ FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.MINNECI LS2349 PER MPS2.
- ⊙ FD. 5/8" IRON PIN W. PLASTIC CAP MKD. D.MCMAHAN LS1913 PER MPS1.
- ⊙ SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ SET 2" BRASS DISK IN MON. CASE MKD. L.J. FRIAR & ASSOC.

- ( ) RECORD DATA AS SHOWN.
- ORJCO OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR JACKSON COUNTY DEED RECORDS.
- MPS1 MEADOW PARK SUBD., UNIT NO. 1
- PUE PUBLIC UTILITY EASEMENT.
- MPS2 MEADOW PARK SUBD., UNIT NO. 2
- RS RECORDED SURVEY #.
- CL CENTERLINE.
- PSSE PRIVATE SANITARY SEWER EASEMENT.
- PSDE PRIVATE STORM DRAINAGE EASEMENT.
- L&T SET LEAD PLUG IN CONCRETE W/ BRASS BRASS TAG MKD. LS2234.

BASIS OF BEARINGS: CL OF NORTH PHOENIX ROAD PER MEADOW PARK SUBD., UNIT NO. 1.

UNIT OF MEASUREMENT: FEET  
SCALE: 1" = 40'

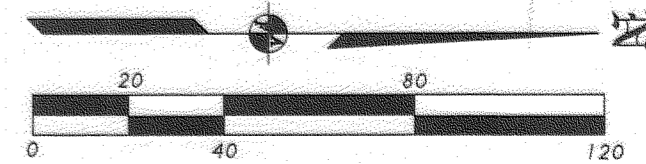
# MEADOW PARK SUBDIVISION, UNIT NO. 3

A portion of Lot 13 CRESTBROOK ORCHARD TRACTS & in the S.E. 1/4 of Sec. 28, T.37 S., R.1 W., W.M. City of Medford Jackson County, Oregon (File No. LDS-95-21)

SURVEY FOR:  
SUNCREST HOMES, LLC  
2277 SUNCREST ROAD  
TALENT, OR 97520

DATE: DECEMBER 21, 1998

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



EASEMENTS PER SUBDIVISION GUARANTEE

- 1) RIGHTS OF WAY FOR M.I.D. CANAL PER V.134, P.298 & V.147, P.190. JCDR AFFECT THIS PROPERTY BUT CANNOT BE LOCATED SINCE THE CANAL HAS BEEN RELOCATED INTO THE M.I.D. CANAL EASE BEING CREATED HEREON.
- 2) RIGHT OF WAY FOR POWER PER V.364, P.495. CANNOT BE LOCATED.
- 3) EASEMENT FOR SANITARY SEWER PURPOSES PER DOC. 90-18896. ORJCO IS NOT LOCATED ON THIS PROPERTY.
- 4) TEMPORARY STORM DRAINAGE & SANITARY SEWER EASE. PER DOC. 96-28226, 96-28227, 96-28367, 96-28368. ORJCO ARE EXTINGUISHED UPON FILING OF THIS PLAT.
- 5) TEMPORARY STORM DRAINAGE EASE. PER DOC. 97-29940 & 97-32747. ORJCO DOES NOT LIE WITHIN THIS PROPERTY.
- 6) TEMPORARY P.U.E. PER DOC. 98-53779. ORJCO WILL EXTINGUISH UPON FILING OF THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-99

COURSE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	20.00	89°59'06"	31.41	S45°04'02"E 28.28
C2	20.00	90°00'54"	31.42	S44°55'58"W 28.29
C3	20.00	89°47'11"	31.34	S44°58'04"E 28.23
C4	20.00	32°12'15"	11.24	N16°01'39"E 11.09
C5	45.00	22°11'36"	17.43	N21°01'59"E 17.32
C6	45.00	54°53'47"	43.12	N17°30'43"W 41.49
C7	45.00	38°11'50"	30.00	N64°03'31"W 29.45
C8	45.00	29°21'58"	23.06	S82°09'35"W 22.81
C9	45.00	144°39'11"	113.61	S40°11'49"E 85.75
C10	20.00	22°39'45"	7.91	S78°48'28"W 7.86
L1				S36°53'53"W 24.94

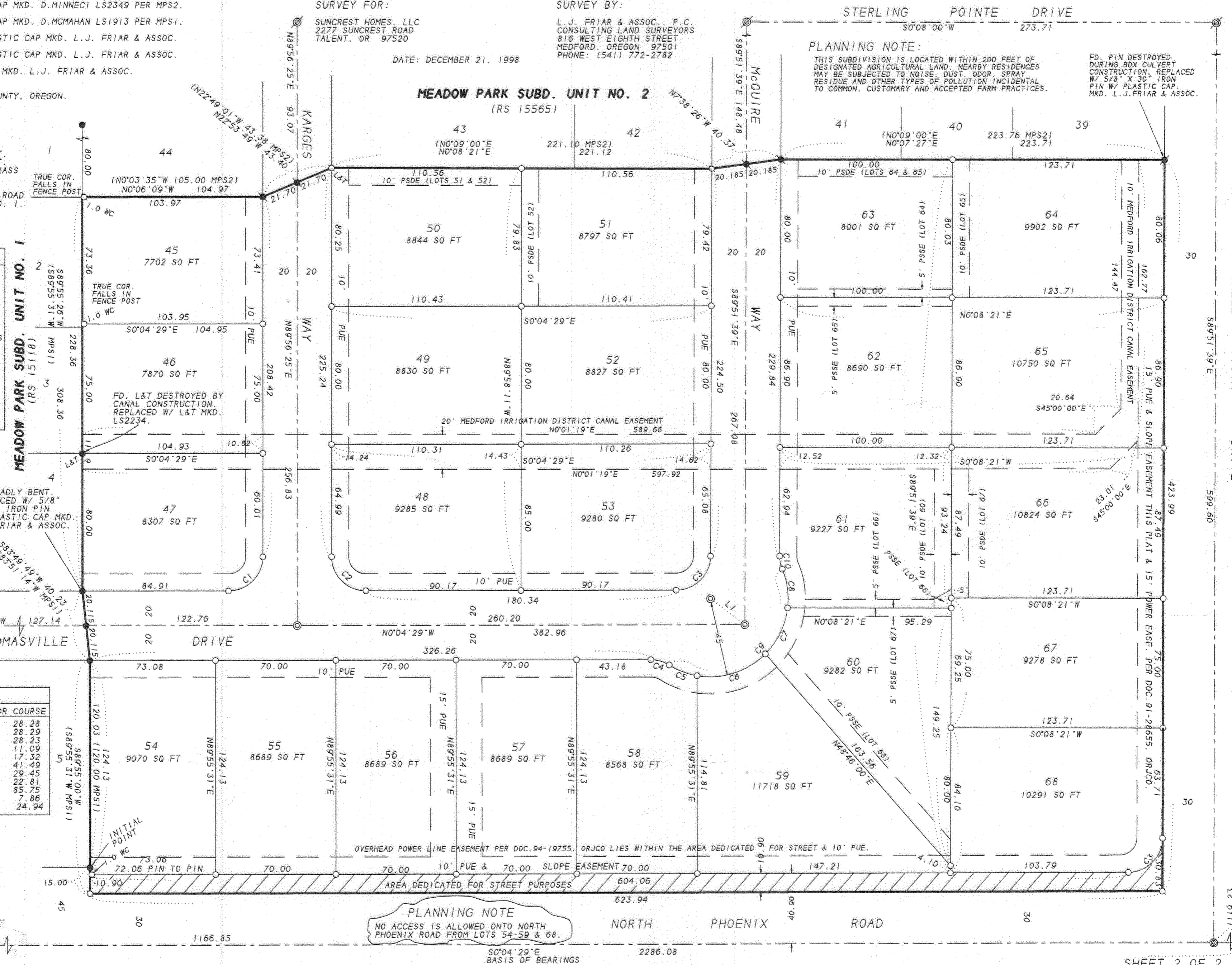
NOTES:

- 1) SEE SHEET 1 FOR GEODETIC TIE.

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

James E. Hibbs  
SURVEYOR

371W27CB TL100



PLANNING NOTE  
NO ACCESS IS ALLOWED ONTO NORTH PHOENIX ROAD FROM LOTS 54-59 & 68.

PLANNING NOTE:

THIS SUBDIVISION IS LOCATED WITHIN 200 FEET OF DESIGNATED AGRICULTURAL LAND. NEARBY RESIDENCES MAY BE SUBJECT TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF POLLUTION INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES.

FD. PIN DESTROYED DURING BOX CULVERT CONSTRUCTION. REPLACED W/ 5/8" X 30" IRON PIN W/ PLASTIC CAP. MKD. L.J. FRIAR & ASSOC.

APPROVALS

MEADOW PARK SUBDIVISION, UNIT NO. 3

A portion of Lot 13 CRESTBROOK ORCHARD TRACTS & in the S.E. 1/4 of Sec. 28, T.37 S., R.1 W., W.M. City of Medford Jackson County, Oregon (File No. LDS-95-21)

I CERTIFY THAT PURSUANT to authority granted in Ordinance No. 5785, this plat is hereby approved.

James McEimbal Planning Director Planning File No. LDS-95-21.

FEES 19, 1999 Date

SURVEY FOR: SUNCREST HOMES, LLC 2277 SUNCREST ROAD TALENT, OR 97520

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

RECORDER'S CERTIFICATE Filed for record this 25 day of February 19 99 at 9:48 o'clock A.M. and recorded in Volume 25 of Plats on Page 12 of the records of Jackson County, Oregon.

EXAMINED AND APPROVED this 16 day of February 19 99

DATE: DECEMBER 21, 1998

Robert Sewal City Engineer Paul D. Lamm City Surveyor

Kathleen S. Beckett County Clerk April D. Walker Deputy

EXAMINED AND APPROVED as required by ORS 92-100 as of FEBRUARY 22 19 99

Assessor Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92-095 have been paid as of February 22 19 99

Tax Collector

DECLARATION

Know all men by these presents that SUNCREST HOMES, LLC is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and that it has subdivided the same into the Lots and Streets 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 it (1) does hereby dedicate to the public for public use, the Streets, the 10.90 foot strip along the West line of North Phoenix Road for street purposes, as well as those Easements shown on Sheet 2 labeled as Slope Easement and Public Utility Easement (PUE), with the condition that Falcom Cable TV, their successors or assigns in interest shall have the right to use said PUE; (2) does hereby establish the Medford Irrigation District Canal Easement as shown on Sheet 2; (3) does hereby establish those Private Storm Drainage Easements (PSDE) and Private Sanitary Sewer Easements (PSSE) for the respective Lots as shown on Sheet 2; and (4) does hereby designate said Subdivision as MEADOW PARK SUBDIVISION, PHASE 3.

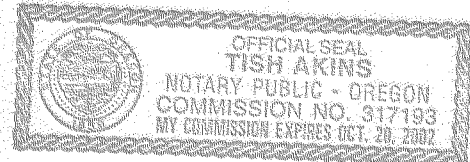
CHARLIE HAMILTON, Member SUNCREST HOMES, LLC

STATE OF OREGON ) ss. COUNTY OF JACKSON )

PERSONALLY appeared the above named Charlie Hamilton, Member of Suncrest Homes, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 9th day of February 19 99

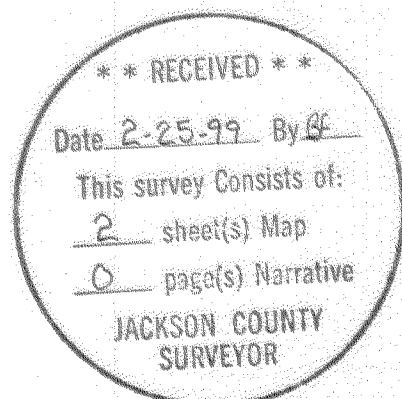
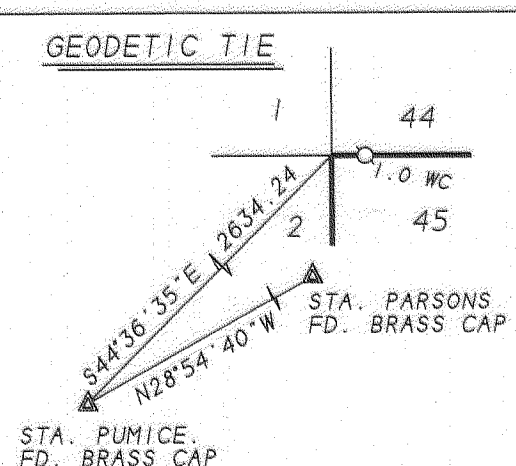
Notary Public of Oregon.



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

Surveyor

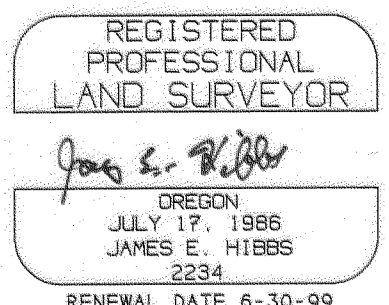
371W27CB TL100



SURVEYOR'S CERTIFICATE

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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5 OF MEADOW PARK SUBDIVISION, UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING: THENCE ALONG THE NORTH LINE OF SAID UNIT NO. 1, SOUTH 89°55'00\"/>



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET OF MEADOW PARK SUBDIVISION, UNIT NO. 3. (PLANNING FILE NO. LDS-95-21.)

PROCEDURE: THE EXTERIOR OF THIS SUBDIVISION WAS HELD BY THE EXTERIOR OF TWO SURROUNDING SUBDIVISIONS, CALLE VISTA DRIVE & NORTH PHOENIX ROAD, TIED TO MONUMENTS AS SHOWN HEREON. CALCULATED THE CORNERS OF THE LOTS PER THE APPROVED TENTATIVE PLAT AND SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

AFFIDAVITS OF CONSENT

From BANK OF SOUTHERN OREGON recorded as Doc.# 99-09852, ORJCO.

From LOU MAHAR recorded as Doc.# 99-09853, ORJCO.

AFFIDAVIT OF CONSENT FOR USE OF SUBDIVISION NAME FROM MICHAEL T. MAHAR & LOU MAHAR

RECORDED AS DOC.# 99-09851, ORJCO.

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

SHEET 1 OF 2