

*** APPROVALS ***

File No. LDS-99-33

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

THE MEADOWS AT GRIFFIN CREEK
In the N.E. 1/4 of Section 2, T. 38 S., R. 2 W., W.M.
in the City of Medford, Jackson County, Oregon

Interim Planning Director April 6 2000 Date

EXAMINED AND APPROVED this 27th day of MARCH, 2000.

City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of April 7, 2000.

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 4-6, 2000.

Tax Collector

*** DECLARATION ***

Know all men by these presents that BRIARWOOD VILLAGE, LLC, is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Streets as shown on Sheets 2 & 3, 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 same. BRIARWOOD VILLAGE, LLC, does hereby dedicate to the public for public use the streets, alley and that area shown on Sheet 2 labeled as Area to be Dedicated for Street Right of Way, together with those easements shown on Sheets 2 & 3 labeled as Storm Drainage Easement (SDE) and Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. BRIARWOOD VILLAGE, LLC does hereby establish the Private Storm Drainage Easement (PSDE) as shown on Sheets 2 & 3 for the purpose of providing roof drainage to the public storm drainage system. BRIARWOOD VILLAGE, LLC, does hereby establish the Minimum Access Road Easement providing access to Willow Brook Drive for Lots 53 & 54. BRIARWOOD VILLAGE, LLC, does hereby deed to the City of Medford in fee, the one-foot street plugs shown on Sheets 2 & 3. BRIARWOOD VILLAGE, LLC, does hereby designate said Subdivision as THE MEADOWS AT GRIFFIN CREEK.

TERRY L. BUNTIN, MEMBER BRIARWOOD VILLAGE, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Terry L. Buntin, Member of Briarwood Village, LLC Inc., and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Briarwood Village, LLC.

Dated this 27th day of March, 2000.

Before me: Karen L Lafitte Notary Public of Oregon.



SURVEY FOR: GREAT AMERICAN HOMES 1557 RIDGE WAY MEDFORD, OR 97504 SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

*** RECORDER'S CERTIFICATE ***

Filed for record this 13 day of April, 2000, at 12:15 PM o'clock P.M., and recorded in Volume 26 of Plats at Page 13 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 00-15052, Official Records of Jackson County, Oregon.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY June 30, 2000.

JAMES E. HIBBS SURVEYOR

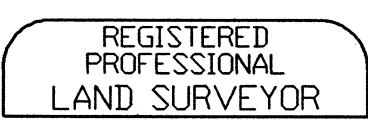
THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 02-64521, ORJCO, THIS 5th DAY OF December, 2002. CS 17575

APPROVED: Roger Roberts JACKSON COUNTY SURVEYOR

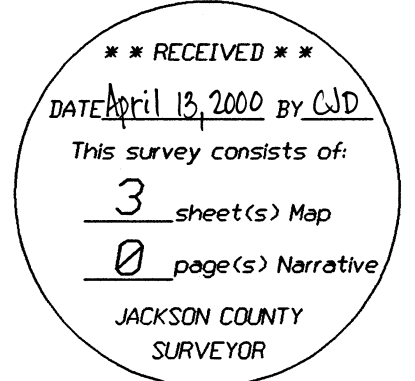
*** SURVEYOR'S CERTIFICATE ***

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

Commencing at the Southwest corner of Donation Land Claim No. 39, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, North 00°05'00" East, 376.90 feet to the Southeast corner of that tract described in Document No. 95-19401, Official Records of Jackson County, Oregon; thence along the South line thereof, North 76°08'53" West (record North 76°08' West), 20.59 feet to a 5/8 inch iron pin on the West line of Orchard Home Drive and the INITIAL POINT OF BEGINNING; thence continue along the South line of said tract, North 76°08'53" West, 1311.03 feet (record North 76°08' West) to a 5/8 inch iron pin on the East line of that tract described in Volume 265, Page 553, Jackson County Deed Records; thence along said East line, North 00°03'37" West, 397.71 feet to a 1 inch galvanized iron pipe with plastic cap at an angle point in the West line of that tract described in Document No. 95-19401, said Official Records; thence along said West line, North 02°08'23" East, 111.60 feet to the Northwest corner thereof; thence along the North line of that tract described in Volume 242, Page 566, said Deed Records, North 89°48'52" East (record East), 220.00 feet to a 5/8 inch iron pin witness corner; thence continue along said North line, North 89°48'52" East (record East), 793.36 feet to the most Northerly Northeast corner of that tract described in Document No. 95-19401, said Official Records; thence along the Easterly line thereof, South 00°05'00" West, 221.41 feet to a 5/8 inch iron pin at the interior ell corner of said tract; thence along the Northerly line of said tract, South 89°39'22" East (record South 89°38'55" East), 257.00 feet to a 5/8 inch iron pin on the West line of Orchard Home Drive; thence along said West line, South 00°05'00" West, 603.44 feet to the INITIAL POINT OF BEGINNING.



JAMES E. HIBBS OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-01



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

PURPOSE: To survey and monument the exterior corners and depict the interior Lots & Streets of THE MEADOWS AT GRIFFIN CREEK. PROCEDURE: The exterior of this Subdivision was held as monumented by FS16046. Computed the interior Lots and Streets per the approved Tentative Plat. The interior monuments being deferred until street and utility construction is complete.

*** AFFIDAVIT OF CONSENT ***

From Bank of Southern Oregon recorded as Document No. 00-15051, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. JAMES E. HIBBS SURVEYOR

For order of the County Court approving this plat see Volume, Page of the County Commissioner's Journal of Proceedings. SHEET 1 OF 3

THE MEADOWS AT GRIFFIN CREEK

In the N.E. 1/4 of Section 2, T. 38 S., R. 2 W., W.M.
in the City of Medford, Jackson County, Oregon

SURVEY FOR:

GREAT AMERICAN HOMES
1557 RIDGE WAY
MEDFORD, OR 97504

SURVEY BY:

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

LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - = FD. 1" GALV. IRON PIPE W/ PLASTIC CAP MKD. KAISER RLS803 PER FS16046.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS16046.
 - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S. (DEFERRED)
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 FS = FILED SURVEY #.
 JCDR = JACKSON COUNTY DEED RECORDS.
 L1 C1 = SEE COURSE DATA TABLE ON SHEET 3.
 () = RECORD DATA AS SHOWN.
 DR = DEED RECORD DATA PER DOC.95-19401, ORJCO.
 PI = POINT OF INTERSECTION.
 PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR ROOF DRAINS.
 SDE = STORM DRAINAGE EASEMENT.
 WC = WITNESS CORNER.

BASIS OF BEARINGS: SURVEY NO. 16046 AS SHOWN ON SHEET 2.

DATE: MARCH 20, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 60'

EASEMENTS PER SUBDIVISION GUARANTEE

TEMPORARY UTILITY EASEMENT PER DOC.99-55317, ORJCO IS A BLANKET EASEMENT AND WILL BE EXTINGUISHED UPON THE RECORDING OF THIS PLAT.

PROPERTY SUBJECT TO RESTRICTIVE COVENANT RECORDED AS DOC.99-10686, ORJCO.

* NOTE REGARDING STREET PLUGS *

UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS OR ALLEYS THE ONE-FOOT STREET PLUGS SHALL BE DEDICATED BY THE CITY OF MEDFORD TO THE PUBLIC USE AS PART OF SAID STREET OR ALLEY. THIS DEDICATION WILL BE AUTOMATIC AND WITHOUT FURTHER ACTION BY THE CITY.

** RECEIVED **

Date April 13, 2000 By CWD

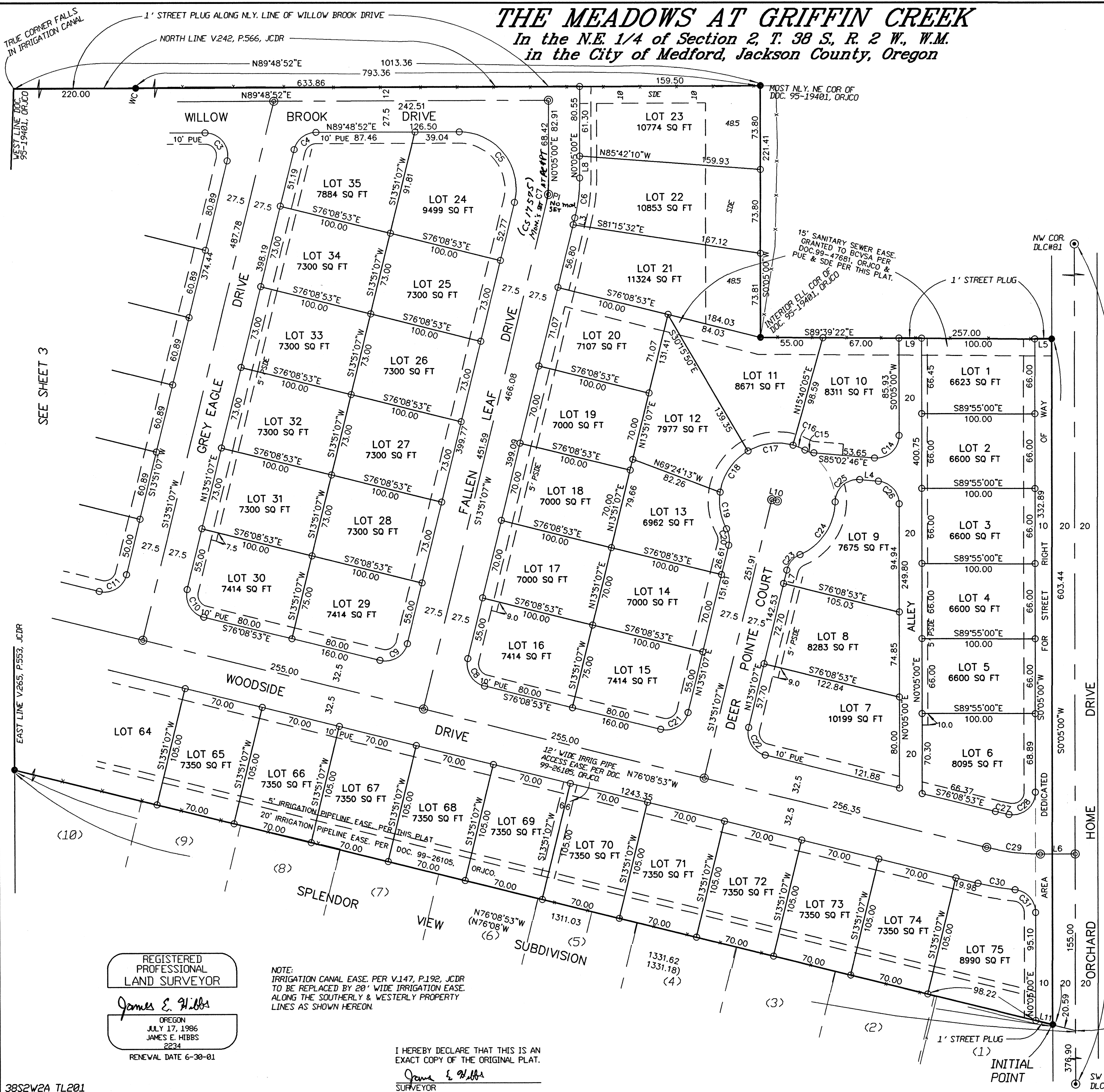
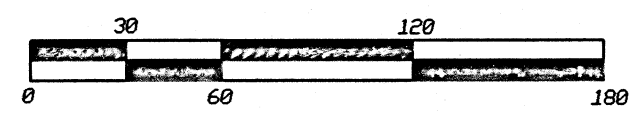
This survey consists of:

3 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

PLANNING NOTE:
LOT 75 SHALL HAVE NO ACCESS TO ORCHARD HOME DRIVE.



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

NOTE:
IRRIGATION CANAL EASE. PER V.147, P.192, JCDR TO BE REPLACED BY 20' WIDE IRRIGATION EASE. ALONG THE SOUTHERLY & WESTERLY PROPERTY LINES AS SHOWN HEREON.

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

James E. Hibbs
SURVEYOR

THE MEADOWS AT GRIFFIN CREEK

In the N.E. 1/4 of Section 2, T. 38 S., R. 2 W., W.M.
in the City of Medford, Jackson County, Oregon

SURVEY FOR:

GREAT AMERICAN HOMES
1557 RIDGE WAY
MEDFORD, OR 97504

SURVEY BY:

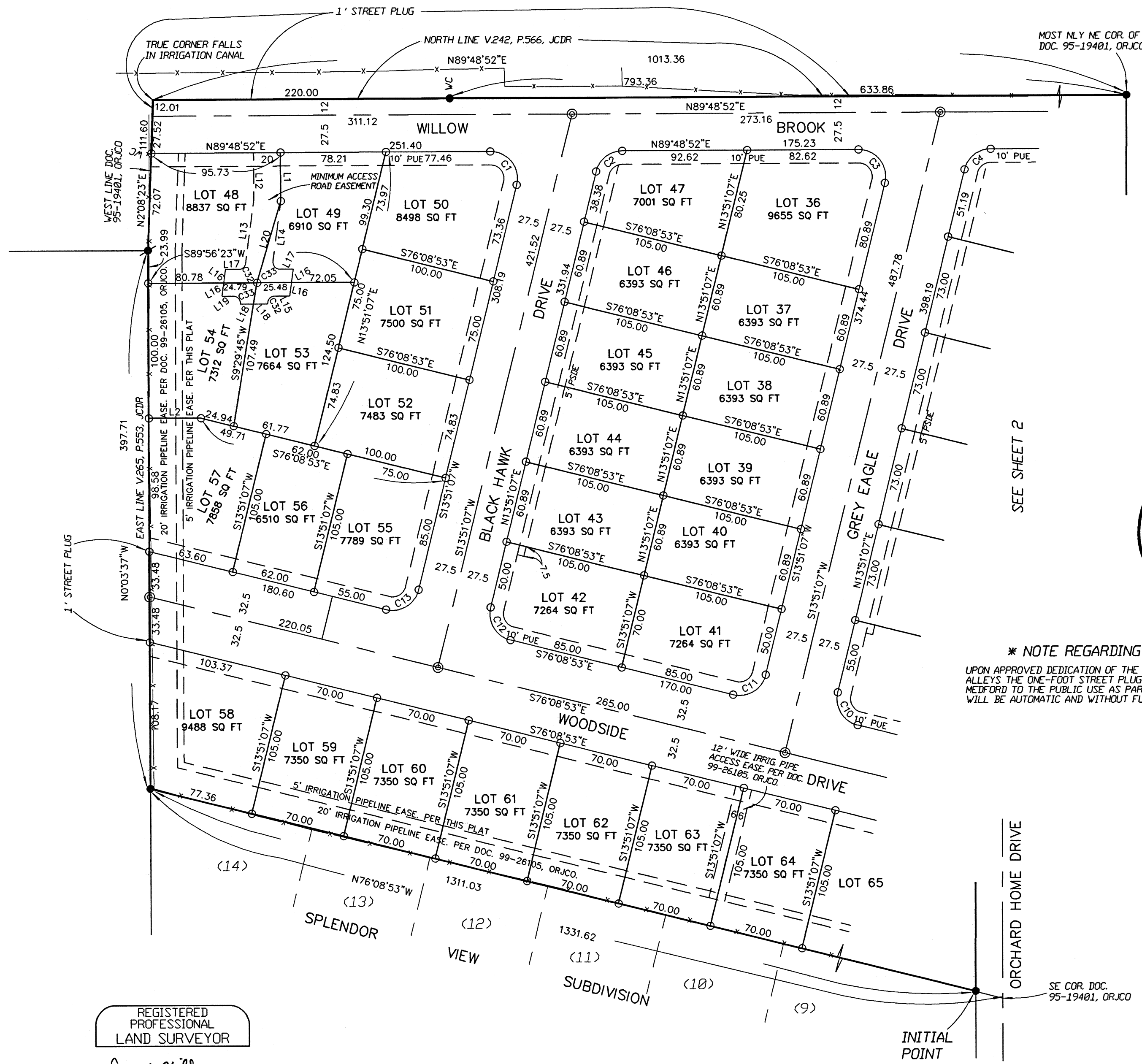
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 1" GALV. IRON PIPE W/ PLASTIC CAP MKD. KAISER RLS803 PER FS16046.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS16046.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ = SET 5/8" X 38" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S. (DEFERRED)
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L.I.C.I. = SEE COURSE DATA TABLE ON SHEET 3.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 95-19401, ORJCO.
- PI = POINT OF INTERSECTION.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR ROOF DRAINS.
- SDE = STORM DRAINAGE EASEMENT.
- WC = WITNESS CORNER.

BASIS OF BEARINGS: SURVEY NO. 16046 AS SHOWN ON SHEET 2.

DATE: MARCH 20, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 60'



** RECEIVED **
 Date: April 13, 2000 By: CWD
 This survey consists of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

* NOTE REGARDING STREET PLUGS *
 UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS OR ALLEYS THE ONE-FOOT STREET PLUGS SHALL BE DEDICATED BY THE CITY OF MEDFORD TO THE PUBLIC USE AS PART OF SAID STREET OR ALLEY. THIS DEDICATION WILL BE AUTOMATIC AND WITHOUT FURTHER ACTION BY THE CITY.

COURSE DATA TABLE

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	104°02'14"	20.00	36.32	N38°10'01"W	31.53
C2	75°57'45"	20.00	26.52	S51°49'59"W	24.62
C3	104°02'14"	20.00	36.32	N38°10'01"W	31.53
C4	75°57'44"	20.00	26.52	S51°49'59"W	24.62
C5	104°02'14"	50.00	90.79	N38°10'01"W	78.82
C6	13°46'06"	147.50	35.45	N6°58'04"E	35.36
C7	13°46'07"	120.00	28.84	N6°58'03"E	28.77
C8	90°00'00"	20.00	31.42	S31°08'53"E	28.28
C9	90°00'00"	20.00	31.42	N58°51'07"E	28.28
C10	90°00'00"	20.00	31.42	S31°08'53"E	28.28
C11	90°00'00"	20.00	31.42	N58°51'07"E	28.28
C12	90°00'00"	20.00	31.42	S31°08'53"E	28.28
C13	90°00'00"	20.00	31.42	N58°51'07"E	28.28
C14	94°52'13"	20.00	33.12	N47°31'07"E	29.46
C15	23°43'27"	20.00	8.28	S73°11'03"E	8.22
C16	12°43'00"	51.00	11.32	N67°40'49"W	11.30
C17	46°13'30"	51.00	41.15	S82°50'55"W	40.04
C18	50°50'39"	51.00	45.26	S34°18'50"W	43.79
C19	37°21'08"	51.00	33.25	S94°07'04"E	32.66
C20	42°18'44"	20.00	14.77	N7°18'15"W	14.44
C21	90°00'00"	20.00	31.42	N58°51'07"E	28.28
C22	90°00'00"	20.00	31.42	S31°08'53"E	28.28
C23	53°14'03"	20.00	18.58	S40°28'09"W	17.92
C24	66°10'14"	51.00	58.90	N34°00'03"E	55.68
C25	94°02'17"	20.00	32.83	S47°56'05"W	29.26
C26	85°07'46"	20.00	29.72	N42°28'53"W	27.06
C27	4°16'25"	167.50	12.49	S78°17'06"E	12.49
C28	99°29'41"	20.00	34.73	N49°49'51"E	30.53
C29	13°46'06"	200.00	48.06	S83°01'57"E	47.95
C30	8°14'19"	232.50	33.43	S80°16'03"E	33.40
C31	84°28'12"	20.00	29.49	N42°09'06"W	26.89
C32	82°24'00"	5.00	7.19	N48°44'23"E	6.59
C33	97°35'59"	5.00	8.52	S41°15'37"E	7.52

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	36.00	S0°11'08"E	L11	15.44	S76°08'53"E
L2	38.73	S89°56'23"W	L12	34.65	S0°11'08"E
L3	6.22	S13°51'07"W	L13	47.60	S7°32'22"W
L4	16.50	N85°02'46"W	L14	44.95	S7°32'22"W
L5	15.00	N89°39'22"W	L15	11.33	S89°56'23"W
L6	30.67	N89°55'00"W	L16	10.09	S7°32'22"W
L7	12.13	N13°51'07"E	L17	10.00	N89°56'23"E
L8	19.25	S0°05'00"W	L18	10.31	S89°56'23"W
L9	20.00	N89°39'22"W	L19	8.67	S89°56'23"W
L10	5.00	N76°08'53"W	L20	62.79	S16°24'19"W

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-01

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 James E. Hibbs
 SURVEYOR

