

ROLLING MEADOWS ESTATES SUBDIVISION, PHASES 2, 3 & 4

Located in the N.W. 1/4 of Section 21, T.37S, R.1W, W.M.
City of Medford, Jackson County, Oregon
(File LDS-97-99)

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

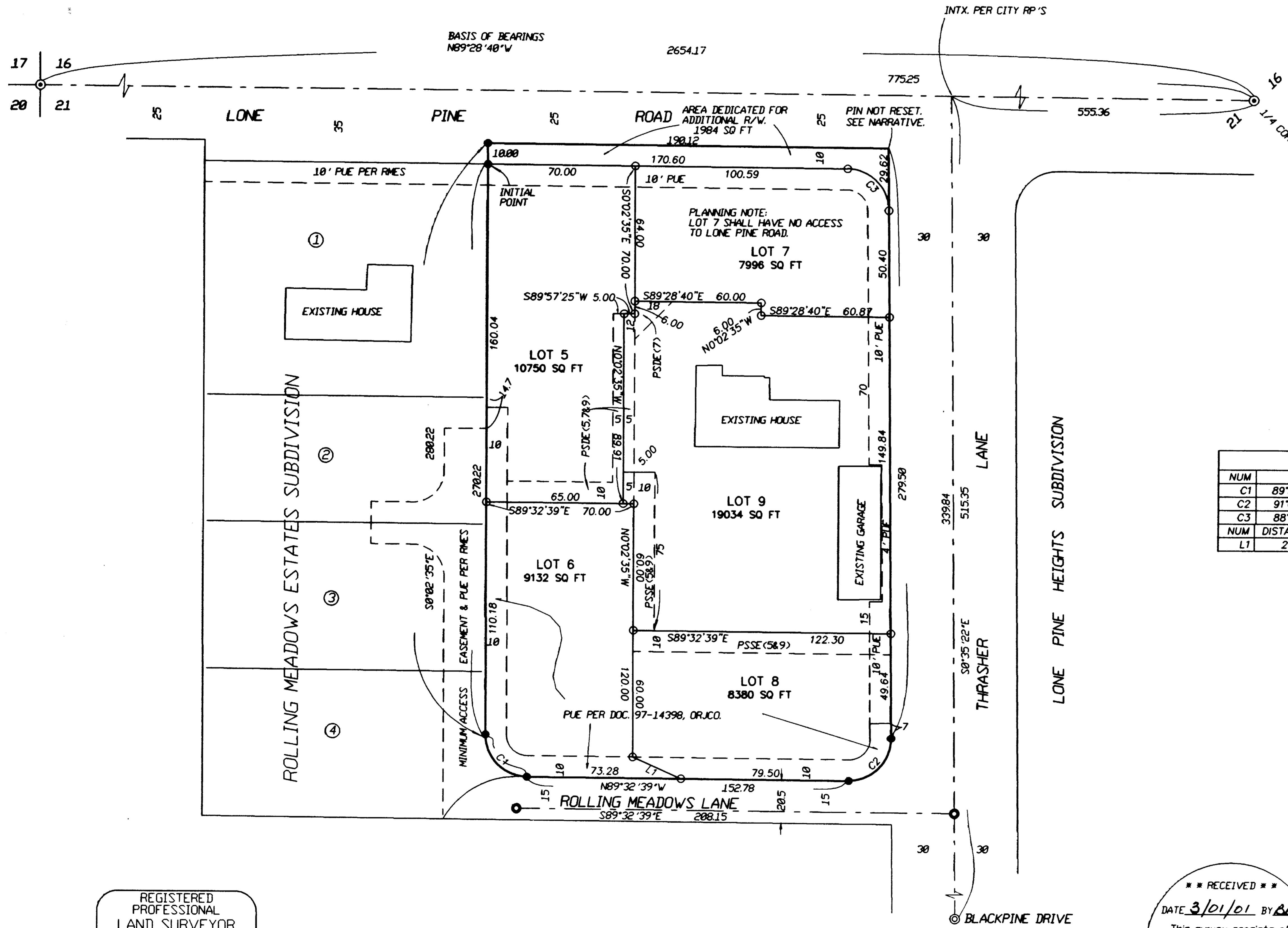
SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

EASEMENTS PER SUBDIVISION GUARANTEE
1) EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.271, P.466 & V.378, P.97, JCDR ARE GENERAL AREA DESCRIPTIONS.
2) WATER LINE EASEMENT PER V.336, P.267, JCDR DOES NOT LIES WITHIN THE SUBJECT PROPERTY.

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT AND ACCESSORIES.
- ⊗ = FOUND BRASS DISK IN CONCRETE MKD. LS1913 PER LPHS.
- = FD. 5/8" IRON PIN WITH PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RMES.
- ⦿ = FD. 2" BRASS DISK IN CONCRETE MKD. L.J. FRIAR & ASSOC. PER RMES.
- = SET 5/8" X 24" IRON PIN WITH PLACTIC CAP MKD. L.J. FRIAR & ASSOC.
- () = RECORD DATA AS SHOWN.
- LPHS = LONE PINE HEIGHTS SUBD.
- ORCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RMES = ROLLING MEADOWS ESTATES SUBDIVISION.
- L1 C1 = SEE COURSE DATA TABLE.
- FS = FILED SURVEY #.
- X-X- = FENCE.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING WATER, GAS, POWER, TELEPHONE, CABLE TV, SANITARY & STORM SEWER.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.
- PSSE = PRIVATE SANITARY SEWER EASEMENT.

BASIS OF BEARINGS: NORTH LINE OF SECTION 21 PER SURVEY NO. 3269.
DATE: JANUARY 15, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°30'04"	31.24	20.00	S44°47'37"E 28.16
C2	91°02'43"	31.78	20.00	N44°55'59"E 28.54
C3	88°53'18"	31.03	20.00	N45°02'01"W 28.01
NUM	DISTANCE	BEARING		
L1	25.25	S66°12'55"E		

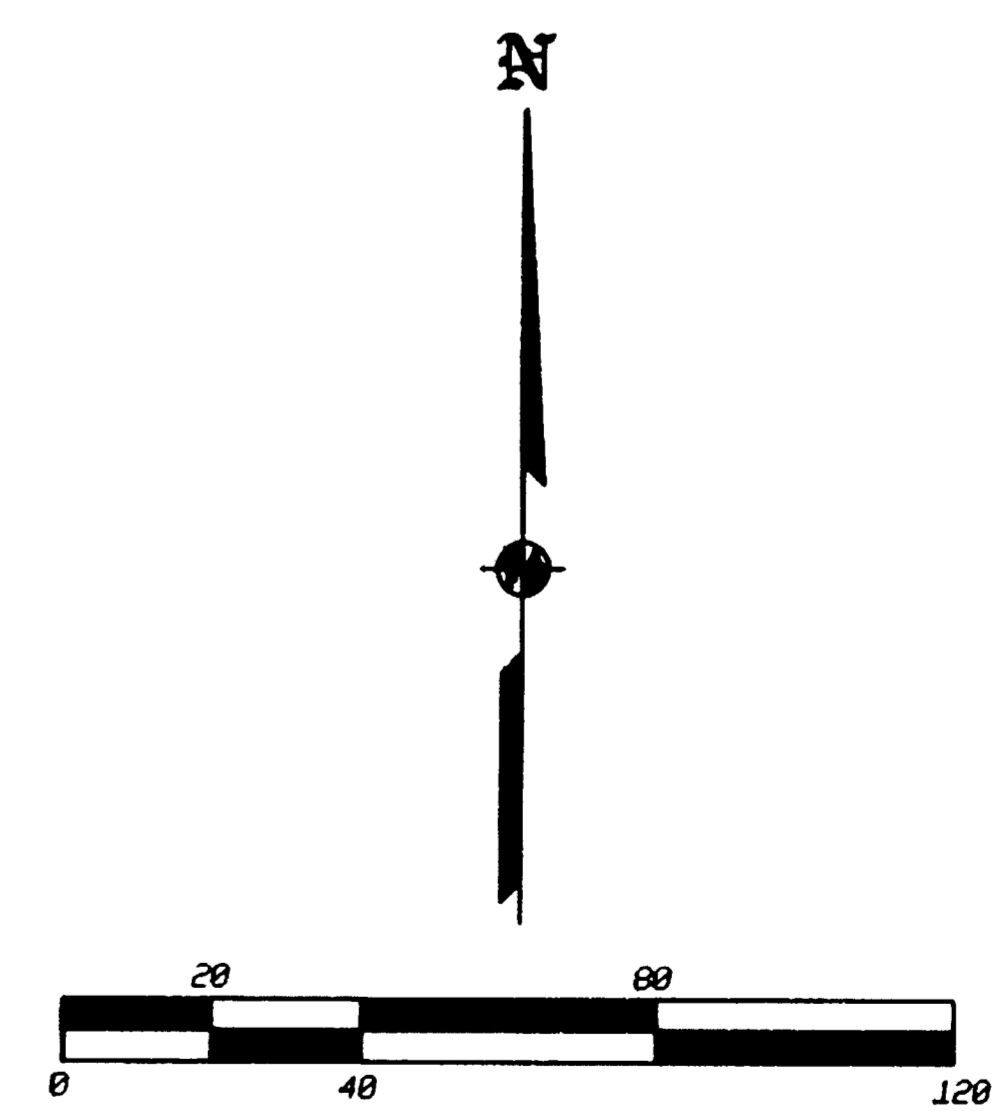
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

** RECEIVED **
DATE 3/01/01 BY BJ
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



APPROVALS

ROLLING MEADOWS ESTATES SUBDIVISION, PHASES 2, 3 & 4

File No. LDS-97-93

Located in the N.W. 1/4 of Section 21, T.37S, R.1W, W.M. City of Medford, Jackson County, Oregon (File LDS-97-93)

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved. [Signature] Planning Director 20 February 2001 Date

SURVEY FOR: RGB CONSTRUCTION, INC. 1889 MEDFORD CENTER #284 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 01 day of March, 2001, at 8:29 o'clock A.M., and recorded in Volume 27 of Plats at Page 10 of the records of Jackson County, Oregon.

[Signature] County Clerk

[Signature] Deputy

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

EXAMINED AND APPROVED this 7th day of February, 2001.

[Signatures] City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of February 21, 2001.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of February 21, 2001.

[Signature] Tax Collector

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT G. BRYANT AND LISA M. BRYANT, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY SHOWN ON THIS PLAT AS 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 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 THE 10 FOOT STRIP ALONG THE SOUTH SIDE OF LONE PINE ROAD TOGETHER WITH THE AREAS SHOWN ON SHEET 2 LABELED AS PUBLIC UTILITY EASEMENT (PUE), WITH THE CONDITION THAT CHARTER COMMUNICATIONS, THEIR SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO USE SAID PUE. WE DO HEREBY ESTABLISH THOSE PRIVATE SANITARY SEWER EASEMENTS SHOWN ON SHEET 2 FOR THE LOTS AS SHOWN. WE DO HEREBY DESIGNATE SAID SUBDIVISION AS ROLLING MEADOWS ESTATES SUBDIVISION, PHASES 2, 3, & 4.

[Signature] ROBERT G. BRYANT

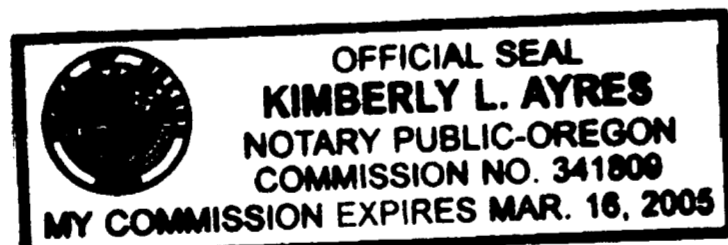
[Signature] LISA M. BRYANT

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.

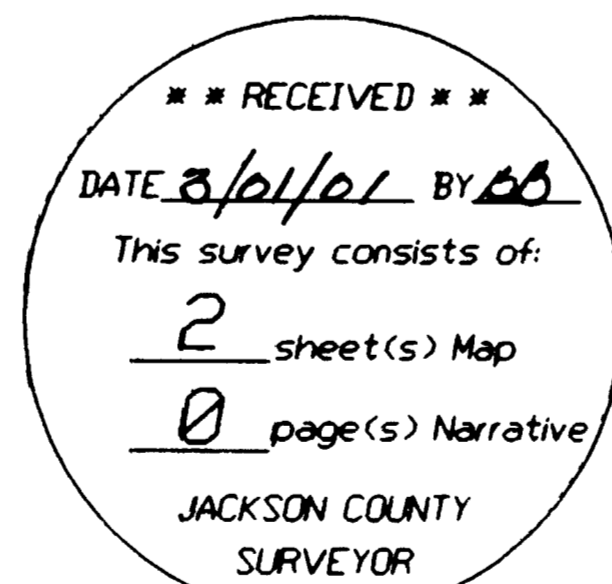
DATED THIS 2nd DAY OF February, 2001.

BEFORE ME: [Signature] NOTARY PUBLIC OF OREGON



AFFIDAVITS OF CONSENT

From Household Finance recorded as Document No. 01-07784, ORJC. From Jim Plummer recorded as Document No. 01-07783, ORJC.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] 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:

Beginning at a 5/8 inch iron pin marking the Northeast corner of Lot 1 of ROLLING MEADOWS ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence North 00°02'35" West, 10.00 feet to a 5/8 inch iron pin on the South line of Lone Pine Road; thence along said South line, South 89°28'40" East, 190.12 feet to the West line of Thrasher Lane; thence along said West line, South 00°35'22" East, 279.50 feet to a 5/8 inch iron pin on the Northerly line of Rolling Meadows Lane; thence along said Northerly line, along the arc of a 20.00 foot radius curve to the right having a central angle of 91°02'43", a distance of 31.78 feet (the long chord of which bears South 44°55'59" West, 28.54 feet) to a 5/8 inch iron pin; thence continue along said Northerly line, North 89°32'39" West, 152.78 feet to a 5/8 inch iron pin at the most Easterly Southeast corner of Lot 4 of said SUBDIVISION; thence along the Easterly line of said SUBDIVISION, along the arc of a 20.00 foot radius curve to the right having a central angle of 89°30'04", a distance of 31.24 feet (the long chord of which bears North 44°47'37" West, 28.16 feet) to a 5/8 inch iron pin; thence continue along the Easterly line of said SUBDIVISION, North 00°02'35" West, 270.22 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] 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 CORNERS OF THE LOTS OF ROLLING MEADOWS ESTATES SUBDIVISION, PHASES 2-4. SEE PLANNING FILE NO. LDS-97-93.

PROCEDURE: THE EXTERIOR OF THE SUBJECT TRACT WAS MONUMENTED BY THIS OFFICE DURING FS15405, FROM EXISTING CONTROL. COMPUTED THE POSITION OF THE LOT CORNERS AND SET SAME. THE ORIGINAL PIN AT THE NORTHEAST CORNER OF THE SUBJECT WAS DESTROYED BY THE CONSTRUCTION OF LONE PINE ROAD. THE POSITION NOW FALLS IN THE NEW ASPHALT SURFACE OF LONE PINE ROAD AND SINCE IT IS PART OF A TRACT BEING DEDICATED TO THE CITY OF MEDFORD AND WILL BECOME PART OF THE STREET RIGHT OF WAY THE CORNER POSITION WAS NOT RESET.

For order of the County Court approving this plat see Volume _____, Page _____ SHEET 1 OF 2 of the County Commissioner's Journal of Proceedings.