

ORCHARD MEADOWS SUBDIVISION

LOCATED IN:

BLOCKS 5 AND 6 OF THE ORCHARD HOME ASSOCIATION TRACTS IN
THE S.W. 1/4 OF SECTION 36, T.37S., R.2W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that ORCHARD HOME LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots, streets and pedestrian walkway as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets, and the pedestrian walkway shown hereon, together with those easements labeled as public utility easements, and does hereby create the five foot private sanitary sewer easement across tract "A", for the benefit of the owners, heirs and assignees of Lot 25 and does hereby create the 6' private storm drainage easement across Lots 8 and 9, for the benefit of the owners, heirs and assignees of Lots 9 and 10, and across Lots 13, 16, 17 and 20 for the benefit of owners, heirs and assignees of Lots 12, 13, 16, 17 and 20, and does hereby create those easements for shared access over Lots 13 and 16 for the benefit of the owners, heirs and assignees of Lots 13 and 16 and over Lots 9 and 10 for the benefit of the owners, heirs and assignees of Lots 9 and 10, and also, does hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as Tract "A", and also, does hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. Orchard Home LLC does hereby designate said subdivision as ORCHARD MEADOWS SUBDIVISION.

IN WITNESS WHEREOF, we have set our hand and seal this 23rd day of January, 2002.
And 24th

ORCHARD HOME LLC:

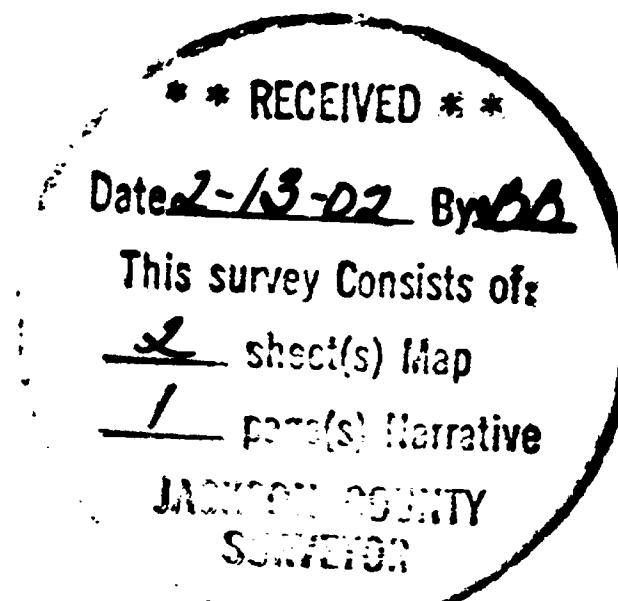
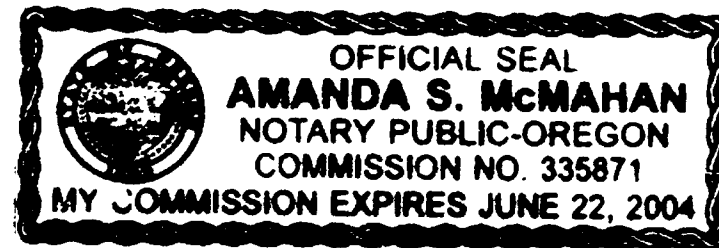
The managing members are SUNCREST HOMES LLC and MAHAR BROTHERS CONSTRUCTION CO. LLC.

By: *Charles Hamilton*
CHARLES HAMILTON, member of
SUNCREST HOMES LLC

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 24th day of January, 2002, by CHARLES HAMILTON on behalf of SUNCREST HOMES LLC, a member of ORCHARD HOME LLC, known to me as the person who executed the within instrument on behalf of ORCHARD MEADOWS LLC.

Before me: *Amanda S. McMahan*
Notary

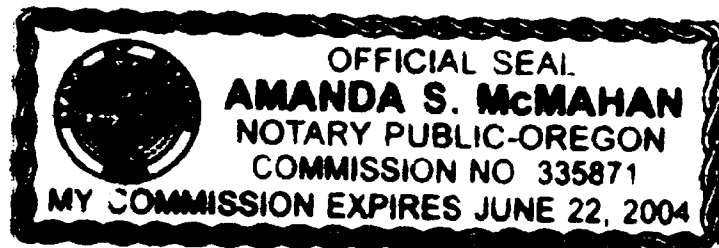


By: *Louis Mahar II*
LOUIS MAHAR II, member of
MAHAR BROTHERS CONSTRUCTION CO. LLC

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 23rd day of January, 2002, by LOUIS MAHAR II on behalf of MAHAR BROTHERS CONSTRUCTION CO. LLC, a member of ORCHARD HOME LLC, known to me as the person who executed the within instrument on behalf of ORCHARD MEADOWS LLC.

Before me: *Amanda S. McMahan*
Notary



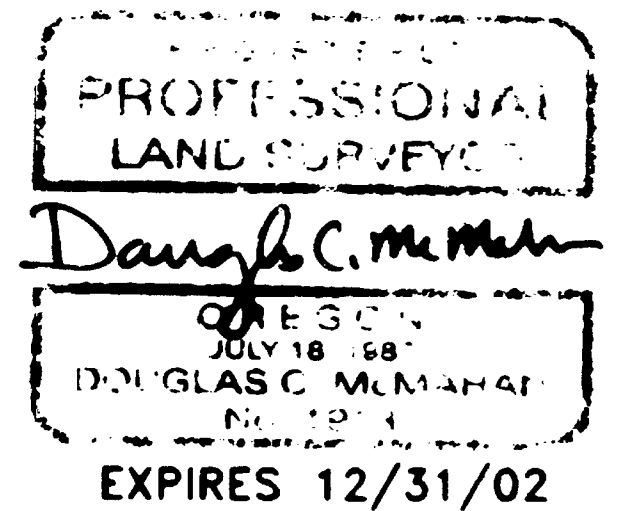
For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

*** RECORDERS CERTIFICATE ***

Filed for record this 13 day of February, 2002 at 3:19 O'Clock P.M. and recorded in Volume 28 of Plats at page 7 records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Christine O. Walker
Deputy



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract.

Commencing at the Northwest corner of Donation Land Claim (DLC) No. 81 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°05'34" West along the Westerly boundary of said DLC, a distance of 750.93 feet; thence leaving said boundary North 89°59'45" East 40.00 feet to a point on the Easterly right-of-way line of Orchard Home Drive, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence along said right-of-way line North 00°05'34" East 612.07 feet; thence along the arc of a 62.31 foot radius curve to the right (the long chord to which bears North 45°03'01" East 88.05 feet) an arc distance of 97.78 feet to a point on the Southerly right-of-way line of Cunningham Lane; thence South 89°59'32" East along said right-of-way line 214.09 feet to a point on the Westerly boundary of tract described in Instrument No. 76-21269 of the Official records of said Jackson County; thence along the Westerly boundary of said tract, South 00°05'30" East (Record South 0°05' East) 216.44 feet to the Southwest corner thereof; thence along the Southerly boundary of said tract North 89°01'35" East (Record North 89°00' East) 71.51 feet to a point on the Westerly boundary of CUNNINGHAM COURT, a subdivision in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along said boundary South 00°05'34" West 459.00 feet (Record South 00°04'17" East 459.01 feet) to the Southwest corner of said subdivision; thence South 89°59'45" West 348.50 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

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

Mah S. Ghalibaf 2-5-02
Acting Planning Director Date

Examined and approved this 20th day of JANUARY, 2002

Robert Sewell *Paul D. Lewis*
City Engineer City Surveyor

PREMIERWEST BANK, the undersigned beneficiary of certain Trust Deeds recorded July 13, 2001, as Document No. 01-32837 and recorded July 13, 2001, as Document No. 01-32838, Official Records of Jackson County, Oregon affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss

By: *Craig J. Star*
Title: *AVP*

The foregoing instrument was acknowledged before me this 23rd day of Jan, 2002, by *Craig J. Star* known to me as the person who executed the within instrument as *AVP* on behalf of PREMIERWEST BANK freely and voluntarily.

Before me: *Christy Nikola*
Notary



Examined and approved as required by O.R.S. 92.100 as of 2-11-, 2002

Wallis Johnson Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of February 11, 2002

James Clark Deputy
Tax Collector

I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

12/2/06

ORCHARD MEADOWS SUBDIVISION

LOCATED IN:
BLOCKS 5 AND 6 OF THE ORCHARD HOME ASSOCIATION TRACTS
IN THE S.W 1/4 OF SECTION 36, T.37S., R.2W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
(541) 779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 50' August 16, 2002
BASIS OF BEARING: Filed Survey No. 10596
(Orchard Home Drive)

LOT SIZE

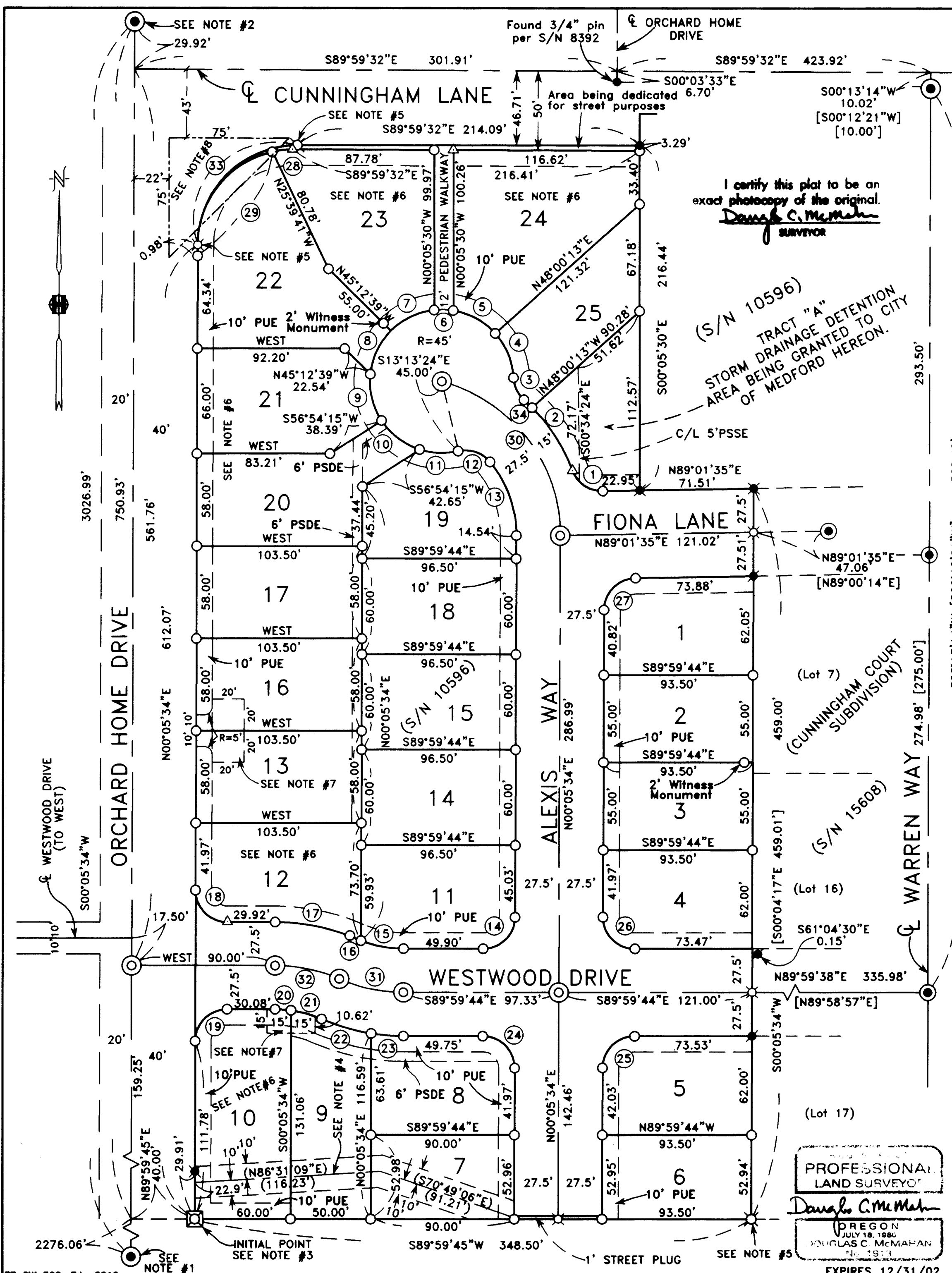
LOT NO.	SQUARE FEET
1	5,645
2	5,143
3	5,143
4	5,711
5	5,712
6	4,951
7	4,767
8	5,505
9	6,182
10	7,817
11	6,143
12	6,537
13	6,003
14	5,790
15	5,790
16	6,003
17	6,003
18	5,790
19	5,739
20	6,889
21	6,880
22	9,388
23	7,790
24	9,458
25	5,327
TRACT "A"	4,588

- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913"
 - ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.McMAHAN LS 1913"
 - ✱ = Found 5/8" iron pin with cap stamped "BURRELL RLS 688" per S/N 10596
 - = Found brass cap monument, per S/N 15608, unless otherwise shown
 - △ = Set lead plug and tac with washer stamped "LS 1913"
 - = Found 5/8" iron pin with cap stamped "FARBER PLS 2189" per S/N 15608
 - ⊙ = Set 5/8"x30" rebar with metal cap stamped "LS 1913" (Reference points on file at City of Medford engineering department)
- PSDE = Private storm drainage easement
PSSE = Private sanitary sewer easement
PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

NOTES:

- SW Corner DLC No. 39, found brass disc in monument case per county surveyors records stamped "Jackson County 1979 T38S, R2W SW DLC COR 39 1970 CONTROL MONUMENT"
- NW Corner DLC No. 81, found brass cap on 1" pipe, per county surveyors records stamped "Jackson County 1979 T37S, R2W NW 81 D.L.C."
- INITIAL POINT - Set 3" brass disc on 2"x30" pipe stamped "INITIAL POINT ORCHARD MEADOWS SUBD. LS 1913" in location of found 5/8" pin per S/N 10596.
- Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon Corporation, or its predecessor in interest, by instrument(s) record October 13, 1988 as No. 88-21672 of the Official Records of Jackson County, Oregon, to be removed.
- Set monument in position of found monument per S/N 10596 destroyed during construction.
- Lots 10, 12 and 20-24 shall not have vehicular access to or from Orchard Home Drive or Cunningham Lane.
- Shared access easement being created hereon.
- Approximate location 75' sight visibility triangle based on existing face of curb lines projected to a point of intersection. View obstruction between 3' and 10' in height is not permitted within this triangle.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	70°14'35"	20.00	24.52	23.01	N55°51'07"W
2	23°35'26"	115.00	47.35	47.02	N32°31'33"W
3	44°48'49"	20.00	15.64	15.25	N25°27'39"W
4	38°56'33"	45.00	30.59	30.00	N22°31'30"W
5	38°56'33"	45.00	30.59	30.00	N61°28'03"W
6	15°19'47"	45.00	12.04	12.00	N88°36'13"W
7	38°56'33"	45.00	30.59	30.00	S64°15'37"W
8	38°56'33"	45.00	30.59	30.00	S25°19'04"W
9	38°56'33"	45.00	30.59	30.00	S13°37'28"W
10	38°56'33"	45.00	30.59	30.00	S52°34'01"E
11	31°11'06"	45.00	24.49	24.19	S87°37'51"E
12	63°44'56"	20.00	22.25	21.12	S71°20'56"E
13	39°34'02"	72.50	50.07	49.08	S19°41'27"E
14	89°54'42"	20.00	31.39	28.26	S45°02'55"W
15	21°32'43"	72.50	27.26	27.10	N79°13'23"W
16	02°04'38"	72.50	2.63	2.63	N67°24'42"W
17	23°37'36"	127.50	52.58	52.21	N78°11'12"W
18	90°05'34"	20.00	31.45	28.31	N44°57'13"W
19	89°54'26"	20.00	31.38	28.26	N45°02'47"E
20	07°53'30"	72.50	9.99	9.98	S86°03'15"E
21	15°44'06"	72.50	19.91	19.85	S74°14'27"E
22	14°29'59"	127.50	32.27	32.18	S73°37'23"E
23	09°07'21"	127.50	20.30	20.28	S85°26'04"E
24	90°05'18"	20.00	31.45	28.31	S44°57'05"E
25	89°54'42"	20.00	31.39	28.26	N45°02'55"E
26	90°05'18"	20.00	31.45	28.31	N44°57'05"W
27	88°56'01"	20.00	31.04	28.02	N44°33'35"E
28	12°36'33"	60.00	13.20	13.18	N83°42'11"E
29	77°18'20"	60.00	80.95	74.95	N38°44'44"E
30	75°13'45"	100.00	131.30	122.07	N37°31'09"W
31	23°37'21"	100.00	41.23	40.94	S78°11'04"E
32	23°37'36"	100.00	41.24	40.95	S78°11'12"E
33	89°54'54"	62.31	97.78	88.05	N45°03'01"E
34	03°32'48"	115.00	7.12	7.17	N48°05'40"W



12R/

ORCHARD MEADOWS SUBDIVISION

LOCATED IN:

BLOCKS 5 AND 6 OF THE ORCHARD HOME ASSOCIATION TRACTS IN
THE S.W. 1/4 OF SECTION 36, T.37S., R.2W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that ORCHARD HOME LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots, streets and pedestrian walkway as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets, and the pedestrian walkway shown hereon, together with those easements labeled as public utility easements, and does hereby create the five foot private sanitary sewer easement across tract "A", for the benefit of the owners, heirs and assignees of Lot 25 and does hereby create the 6' private storm drainage easement across Lots 8 and 9, for the benefit of the owners, heirs and assignees of Lots 9 and 10, and across Lots 13, 16, 17 and 20 for the benefit of owners, heirs and assignees of Lots 12, 13, 16, 17 and 20, and does hereby create those easements for shared access over Lots 13 and 16 for the benefit of the owners, heirs and assignees of Lots 13 and 16 and over Lots 9 and 10 for the benefit of the owners, heirs and assignees of Lots 9 and 10, and also, does hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as Tract "A", and also, does hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. Orchard Home LLC does hereby designate said subdivision as ORCHARD MEADOWS SUBDIVISION.

IN WITNESS HEREOF, we have set our hand and seal this 23rd day of January, 2002, and 24th

ORCHARD HOME LLC:

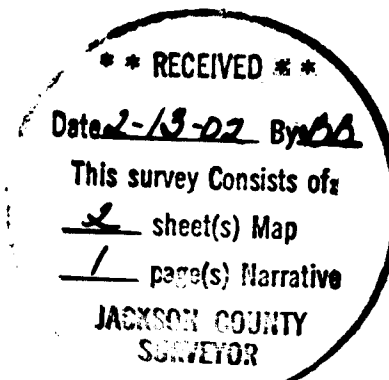
The managing members are SUNCREST HOMES LLC and MAHAR BROTHERS CONSTRUCTION CO. LLC.

By: Charles Hamilton
CHARLES HAMILTON, member of
SUNCREST HOMES LLC

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 24th day of January, 2002, by CHARLES HAMILTON on behalf of SUNCREST HOMES LLC, a member of ORCHARD HOME LLC, known to me as the person who executed the within instrument on behalf of ORCHARD MEADOWS LLC.

Before me: Amanda S. McMahan
Notary

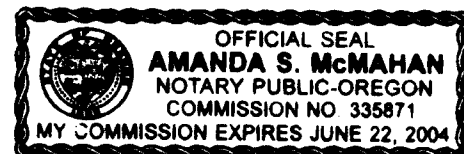


By: Louis Mahar II
LOUIS MAHAR II, member of
MAHAR BROTHERS CONSTRUCTION CO. LLC

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 23rd day of January, 2002, by LOUIS MAHAR II on behalf of MAHAR BROTHERS CONSTRUCTION CO. LLC, a member of ORCHARD HOME LLC, known to me as the person who executed the within instrument on behalf of ORCHARD MEADOWS LLC.

Before me: Amanda S. McMahan
Notary



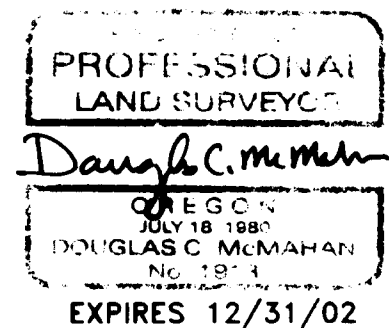
For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

*** RECORDERS CERTIFICATE ***

Filed for record this 13 day of February, 2002 at 3:10 O'Clock P.M. and recorded in Volume 28 of Plats at page 7 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Christine D. Walker
Deputy



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract.

Commencing at the Northwest corner of Donation Land Claim (DLC) No. 81 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°05'34" West along the Westerly boundary of said DLC, a distance of 750.93 feet; thence leaving said boundary North 89°59'45" East 40.00 feet to a point on the Easterly right-of-way line of Orchard Home Drive, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence along said right-of-way line North 00°05'34" East 612.07 feet; thence along the arc of a 62.31 foot radius curve to the right (the long chord to which bears North 45°03'01" East 88.05 feet) an arc distance of 97.78 feet to a point on the Southerly right-of-way line of Cunningham Lane; thence South 89°59'32" East along said right-of-way line 214.09 feet to a point on the Westerly boundary of tract described in Instrument No. 76-21269 of the Official records of said Jackson County; thence along the Westerly boundary of said tract, South 00°05'30" East (Record South 0°05' East) 216.44 feet to the Southwest corner thereof; thence along the Southerly boundary of said tract North 89°01'35" East (Record North 89°00' East) 71.51 feet to a point on the Westerly boundary of CUNNINGHAM COURT, a subdivision in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along said boundary South 00°05'34" West 459.00 feet (Record South 00°04'17" East 459.01 feet) to the Southwest corner of said subdivision; thence South 89°59'45" West 348.50 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

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

Mah S. Galbraith 2-8-02
Acting Planning Director Date

Examined and approved this 20th day of JANUARY, 2002
Robert Sewell Paul D. Lewis
City Engineer City Surveyor

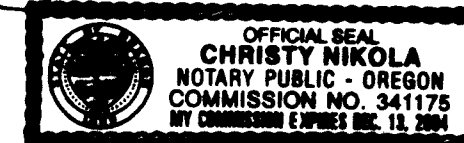
PREMIERWEST BANK, the undersigned beneficiary of certain Trust Deeds recorded July 13, 2001, as Document No. 01-32837 and recorded July 13, 2001, as Document No. 01-32838, Official Records of Jackson County, Oregon affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss

By: Cindy J. Shaw
Title: AVP

The foregoing instrument was acknowledged before me this 23rd day of Jan, 2002, by Cindy Glazer known to me as the person who executed the within instrument as AVP on behalf of PREMIERWEST BANK freely and voluntarily.

Before me: Christy Nikola
Notary



Examined and approved as required by O.R.S. 92.100 as of 2-11-, 2002

William Thomas Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of February 11, 2002

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

James Clark, Deputy
Tax Collector