

MAPLE PARK TERRACE SUBDIVISION, PHASE 1

A PLANNED COMMUNITY

In DLC # 72 & in the S.E. 1/4 of Section 23,
T. 37 S., R. 2 W., W.M. City of Medford
Jackson County, Oregon

*** APPROVALS ***

File No. LDS-01-164

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

[Signature]
Planning Director

December 5, 2002
Date

EXAMINED AND APPROVED this 15th day of November, 2002.

[Signature]
City Engineer

[Signature]
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 6th, 2002.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 6, 2002.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that TERRY L. BUNTIN, 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 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 same and does hereby dedicate to the public for public use the streets, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. I do hereby make and establish the Private Alley Easement as shown on Sheet 2. The Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. I do hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of the Lots shown on Sheet 2. I do hereby deed to the City of Medford in fee, 3 Street Plugs shown on Sheet 2 on the condition that the Street Plugs at the North ends of Kamerin Lane and Kaitlin Lanes and the West end of Maple Park Drive will automatically be dedicated to the public upon approval and acceptance of the extension of these streets, by the City of Medford. The street plug along the South line of Maple Park Drive is hereby deeded to the City of Medford with the condition that it will be automatically be dedicated to the public upon approval and acceptance of additional street dedication to the South of this Street Plug, by the City of Medford. I do hereby make and establish the Private Sanitary Sewer Easement (PSSE) for the benefit of the Lots as shown on Sheet 2. I do hereby make and establish the Storm Detention Storage Pipe Easement (SDSP) as shown on Sheet 2. I do hereby designate said Subdivision as MAPLE PARK TERRACE SUBDIVISION, PHASE 1, A PLANNED COMMUNITY. This Subdivision shall also be subject to a Deed Restriction for Maintenance Agreement to be recorded simultaneously with this Plat setting forth provisions for the Maintenance of the Private Alley and the SDSP.

[Signature]
TERRY L. BUNTIN

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Terry L. Buntin and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of November, 2002.

[Signature]
Notary Public - Oregon

Commission No. 3504244

My Commission Expires March 20, 2006

*** AFFIDAVIT OF CONSENT ***

From Larson Creek Estates recorded as Document No. 02-66123, ORJCO.

SURVEY FOR:

BUNTIN CONSTRUCTION, LLC
562 PARSONS DRIVE, SUITE 107
MEDFORD, OR 97501

SURVEY BY:

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

DATE:

OCTOBER 10, 2002

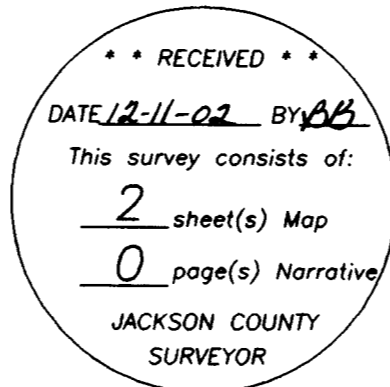
*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY June 30, 2003.

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 02-68800 ORJCO, THIS 24th DAY OF DECEMBER, 2002.
SEE C.S. 17604

APPROVED: [Signature]
JACKSON COUNTY SURVEYOR



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

*** RECORDER'S CERTIFICATE ***

Filed for record this 11th day of December, 2002 at

3:32 o'clock P.M., and recorded in Volume 28 of Plats

at Page 65 of the records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 02-66125, Official Records of Jackson County, Oregon.

Deed Restriction for Maintenance Agreement recorded as Document No. 02-66124, Official Records of Jackson County, Oregon.

*** 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 Northeast corner of Donation Land Claim No. 72, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the East line of said Claim, South 00°05'40" West, 184.705 feet (record SOUTH, 183.15 feet); thence South 89°32'20" West (record South 89°45' West), 30.00 feet to a point on the North line of that tract described in Document No. 00-18170, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence parallel to the West line of Ross Lane North, South 00°05'40" West, 37.875 feet; thence South 89°32'20" West, 105.31 feet; thence North 76°10'32" West, 15.44 feet; thence North 56°36'02" West, 17.95 feet; thence South 89°32'20" West, 275.00 feet; thence South 69°37'17" West, 29.35 feet; thence South 73°21'45" West, 28.72 feet; thence South 89°32'20" West, 100.00 feet to the West line of the above said tract; thence along said West line, South 00°05'40" West (record SOUTH), 142.64 feet to the Southwest corner thereof; thence along the South line of said tract, North 89°32'20" East, 575.32 feet to the West line of Ross Lane; thence along said West line, North 00°05'40" East, 184.705 feet (record NORTH, 183.15 feet) to the North line of the above said tract; thence along said North line, South 89°32'20" West (record South 89°45' West), 10.00 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

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

PURPOSE: To survey and monument the exterior boundary and depict the Lots & Streets of MAPLE PARK TERRACE SUBDIVISION, PHASE 1, A Planned Community. See File No. LDS-01-164.

PROCEDURE: The South boundary was held as monumented by FS10213. The West line was held at deed record distance West of the NE. corner of DLC #72 and parallel to the East line of said DLC per Deed. Computed the interior Lots and Street R/W per the Tentative Plat and set the exterior boundary monuments as shown on Sheet 2 with the interior Lot & Street monuments being deferred until site construction is complete.

For order of the County Court approving this plat see Volume _____,

Page _____ of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

SURVEY FOR:

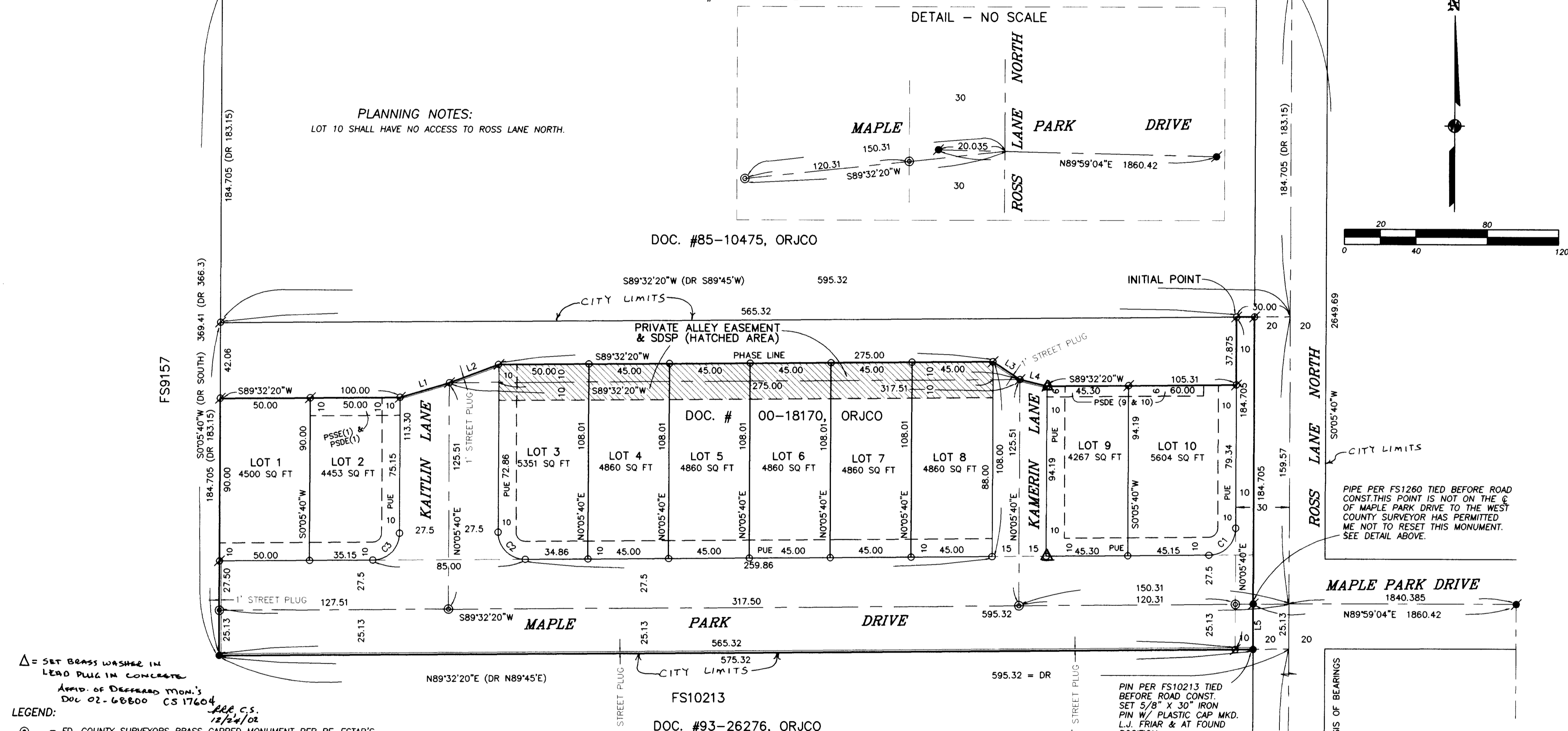
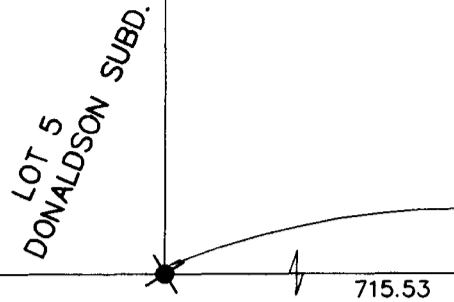
BUNTIN CONSTRUCTION, LLC
562 PARSONS DRIVE, SUITE 107
MEDFORD, OR 97501

MAPLE PARK TERRACE SUBDIVISION, PHASE 1

A PLANNED COMMUNITY
In DLC # 72 & in the S.E. 1/4 of Section 23,
T. 37 S., R. 2 W., W.M. City of Medford
Jackson County, Oregon

SURVEY BY:

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

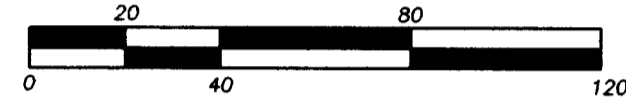


PLANNING NOTES:
LOT 10 SHALL HAVE NO ACCESS TO ROSS LANE NORTH.

DOC. #85-10475, ORJCO

DOC. # 00-18170, ORJCO

DOC. #93-26276, ORJCO



PIPE PER FS1260 TIED BEFORE ROAD CONST. THIS POINT IS NOT ON THE C OF MAPLE PARK DRIVE TO THE WEST COUNTY SURVEYOR HAS PERMITTED ME NOT TO RESET THIS MONUMENT. SEE DETAIL ABOVE.

△ = SET BRASS WASHER IN LEAD PLUG IN CONCRETE
A.C.D. OF DEFERRED MON.'S
DOC 02-68800 CS 17604
A.C.S.
12/24/02

- LEGEND:
- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. THOMAS LS505 PER FS10213.
 - ⊙ = FD. 3/4" IRON PIPE PER FS1260.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS15726.
 - ⊙ = 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. (DEFERRED)
 - ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) CONTACT CITY SURVEYOR FOR RP'S.
 - 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.
 - C1 L1 = SEE COURSE DATA TABLE.
 - () = RECORD DATA AS SHOWN.
 - DR = DEED RECORD DATA PER DOC. #00-18170, ORJCO.
 - PSDE() = PRIVATE STORM DRAINAGE EASEMENT. (LOT # BEING BENEFITTED BY THIS EASEMENT)
 - PSSE() = PRIVATE SANITARY SEWER EASEMENT. (LOT # BEING BENEFITTED BY THIS EASEMENT)
 - SDSP = STORM DETENTION STORAGE PIPE EASEMENT.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°26'39"	23.42	15.00	N44°49'00"E 21.11
C2	90°33'19"	23.71	15.00	S45°11'00"E 21.32
C3	89°26'40"	23.42	15.00	N44°49'00"E 21.11
NUM	DISTANCE	BEARING		
L1	28.72	S73°21'45"W		
L2	29.35	S69°37'17"W		
L3	17.95	N56°36'02"W		
L4	15.44	N76°10'32"W		
L5	25.29	S00°00'33"W		

EASEMENTS PER SUBDIVISION GUARANTEE
PROPERTY SUBJECT TO EASEMENT AND DEVELOPMENT AGREEMENT RECORDED AS DOC.00-18168, ORJCO.
PROPERTY SUBJECT TO RESTRICTIVE COVENANT RECORDED AS DOC.98-05192, ORJCO.
PROPERTY SUBJECT TO RESTRICTIVE COVENANT RECORDED AS DOC.98-10576, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
OREGON JULY 17, 1986
RENEWAL DATE 6-30-03

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

RECEIVED
DATE 12-11-02 BY J.E.H.
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR