

NORTHWEST MEADOWS SUBDIVISION

Located within Donation Land Claim Number 73, in the Southwest One-Quarter of Section 23, Township 37 South, Range 2 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we DENNIS B. SULLIVAN and DIANE K. SULLIVAN, Husband and Wife, as as tenants by the entirety, as to a portion, and LOUIS MAHAR, as to a portion, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, hereby dedicate to the City of Medford for public use all streets, including additional right-of-way dedication for North Ross Lane, and public utility easements, all shown hereon. Declarants hereby create a Minimum Access for the purpose of ingress, egress and public utilities, for the use and benefit of Lots 38 and 39, as shown hereon. Maintenance of said access way shall be the collective responsibility of the owners of Lots 38 and 39, their heirs, successors and assigns. Further, Declarants dedicate, to the City of Medford, Lot 21 as shown hereon, for storm drainage, and storm water detention purposes, and a storm drain easement over, across and under Lots 44 and 45, as shown hereon, for ingress, egress and maintenance of storm drain facilities. Declarants hereby create 5.00 foot wide private storm drain easements, for the use and benefit of Lots 6-10, 12-20, and 21-29, labeled hereon as private storm drain easements. Further, Declarants convey in fee simple, to the City of Medford, those areas portrayed and designated hereon as a one-foot street plugs. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes.

Declarants have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as NORTHWEST MEADOWS SUBDIVISION.

IN WITNESS WHEREOF, signed this 4 day of December, 2002.

Dennis B. Sullivan
Dennis B. Sullivan
Diane K. Sullivan
Diane K. Sullivan

IN WITNESS WHEREOF, signed this 4 day of December, 2002.

Louis Mahar
Louis Mahar

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above named DENNIS B. SULLIVAN and DIANE K. SULLIVAN, Husband and Wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 4 day of December, 2002.

Before me:
Logan Miles
359839 NOTARY PUBLIC-OREGON
COMMISSION NO.: Logan Miles
MY COMMISSION EXPIRES: July 29, 2006

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above named LOUIS MAHAR known to me, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 4 day of December, 2002.

Before me:
Logan Miles
359839 NOTARY PUBLIC-OREGON
COMMISSION NO.: Logan Miles
MY COMMISSION EXPIRES: July 29, 2006

Northwest Meadows Subdivision, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 02-67634 recorded December 18, 2002, Official Records of Jackson County, Oregon.

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC.
1985 Rossanley Drive
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

Commencing at the southeast corner of DLC 73, thence South 89°32'41" West, along the south line of said DLC 73, a distance of 20.00 feet to the westerly right-of-way line of North Ross Lane, a public road, and the True Point of Beginning; thence South 89°32'41" West, along said south line, a distance of 1240.84 feet to a 5/8-inch diameter iron pin with a orange plastic cap marked "HARDEY ENG. & ASSOC." on the easterly line of the Donaldson Subdivision, recorded May 12, 1998 in Volume 24 of Plats at Page 18 of Records Jackson County, Oregon, filed as Survey Number 15726 in the office of the Jackson County Surveyor, thence North 00°02'10" East, along said easterly line, a distance of 331.99 feet to a 5/8-inch diameter iron pin with a orange plastic cap marked "HARDEY ENG. & ASSOC."; thence North 89°32'41" East, a distance of 1080.88 feet to the northwest corner of tract described in Volume 208, Page 232 of the Deed Records of Jackson County, Oregon; thence South 00°02'40" West, along the west line of said tract, a distance of 115.00 feet; thence North 89°32'41" East, along the south line of said tract, a distance of 210.00 feet to the westerly right-of-way of North Ross Lane; thence South 00°02'40" West, along said right-of-way, a distance of 125.74 feet to the northeast corner of tract described in Volume 586 Page 113 of said deed records; thence South 89°32'41" West, along the north line of last said tract, a distance of 100.00 feet; thence South 00°02'40" West, along the west line of last said tract, a distance of 74.75 feet; thence North 89°32'41" East, along the south line of last said tract, a distance of 100.00 feet to the westerly right-of-way of North Ross Lane; thence South 00°02'40" West, along said right-of-way, a distance of 16.50 feet to the True Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions

Water and irrigation rights and easements for ditches and canals of the Medford Irrigation District. An order of exclusion from the district was recorded March 28, 2000 as Document Number 00-11478, of the official records of Jackson County, Oregon, and subject to the terms and provisions thereof.

Regulations, including levies, liens, assessments, rights of way and easements of the Bear Creek Valley Sanitary Authority.

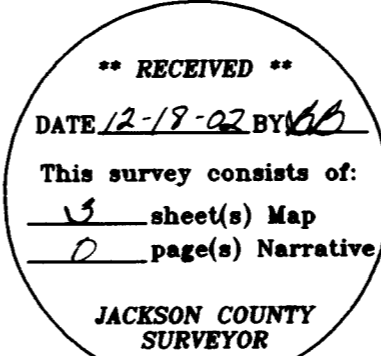
The rights of the public in and to that portion of the hereon described property lying within the limits of public roads, streets or highways.

Notice of Water and Sewer restrictions, including the terms and provisions thereof recorded February 4, 1966 as Document Number 66-01387 of the official records of Jackson County, Oregon.

This subdivision is located within 500 feet of designated agricultural land. Nearby residences will be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.

Easterly 60.00' of Lot II has restricted access onto Stonefield Way and no access onto Ross Lane North.

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor



NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-46-31, on November 14, 1996, granted a Time Extension on August 6, 2000 and again on March 14, 2001, by the City of Medford Planning Commission.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Husky FS-2 Data Collector with TDS software, a Ranger 200R Data Collector, with TDS software all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, Volume 208, Page 232, Volume 586, Page 113, of the Deed Records of Jackson County Oregon, Instrument Number 99-24070 of the Official Records of Jackson County, Oregon, and Surveys Numbered 2095, 9157, 13624 and 15726, all on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.
Scott O. Scott Planning Director
December 13, 2002 Date

Examined and approved this 2nd day of December, 2002.
Robert Head City Engineer
Paul D. Tomi City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 16, 2002.

Synda Adsett, Deputy Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 16 day of DECEMBER, 2002.

Christopher Francis Deputy
Assessor

RECORDING:

FILED FOR RECORD THIS THE 18 DAY OF December 2002 AT 1:19 O'CLOCK P.M AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 68 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME _____, PAGE _____.

Kathleen J. Beckett County Clerk
Geraldine Cutting Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 08, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/02

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99033 DATE: November 25, 2002

NORTHWEST MEADOWS SUBDIVISION

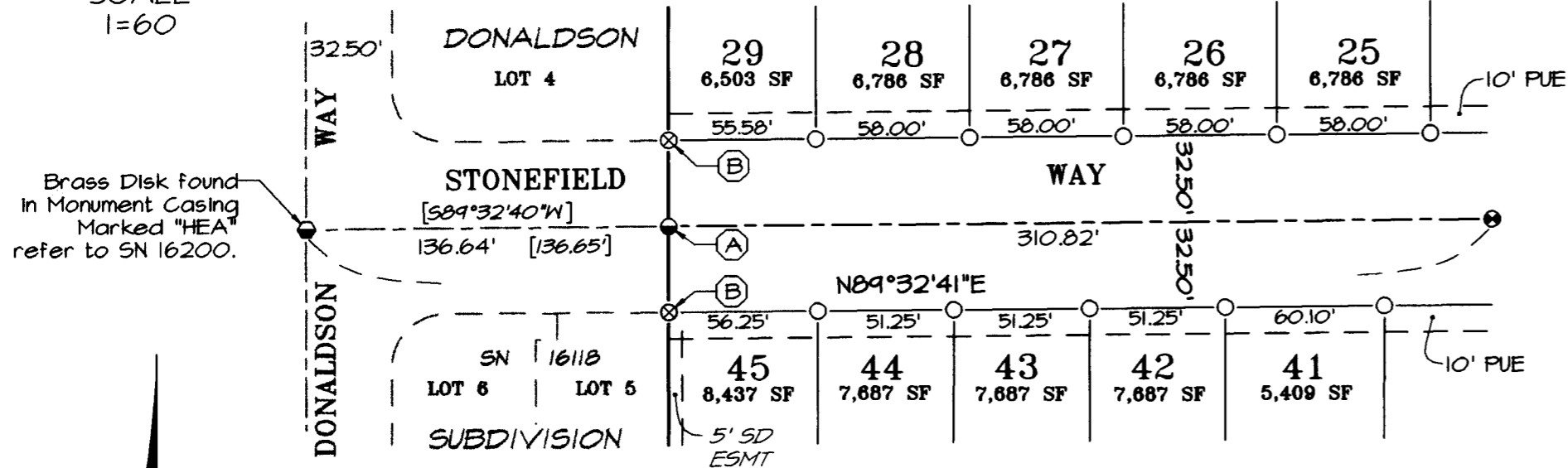
Located within Donation Land Claim Number 73, in the Southwest One-Quarter of Section 23, Township 37 South, Range 2 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC.
 1985 Rossanley Drive
 Medford, Oregon 97501

DETAIL A:

SCALE
 1=60

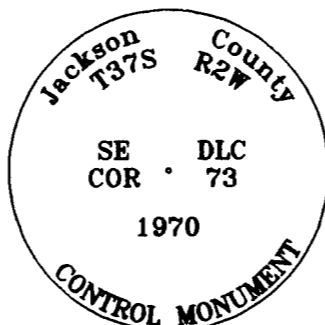
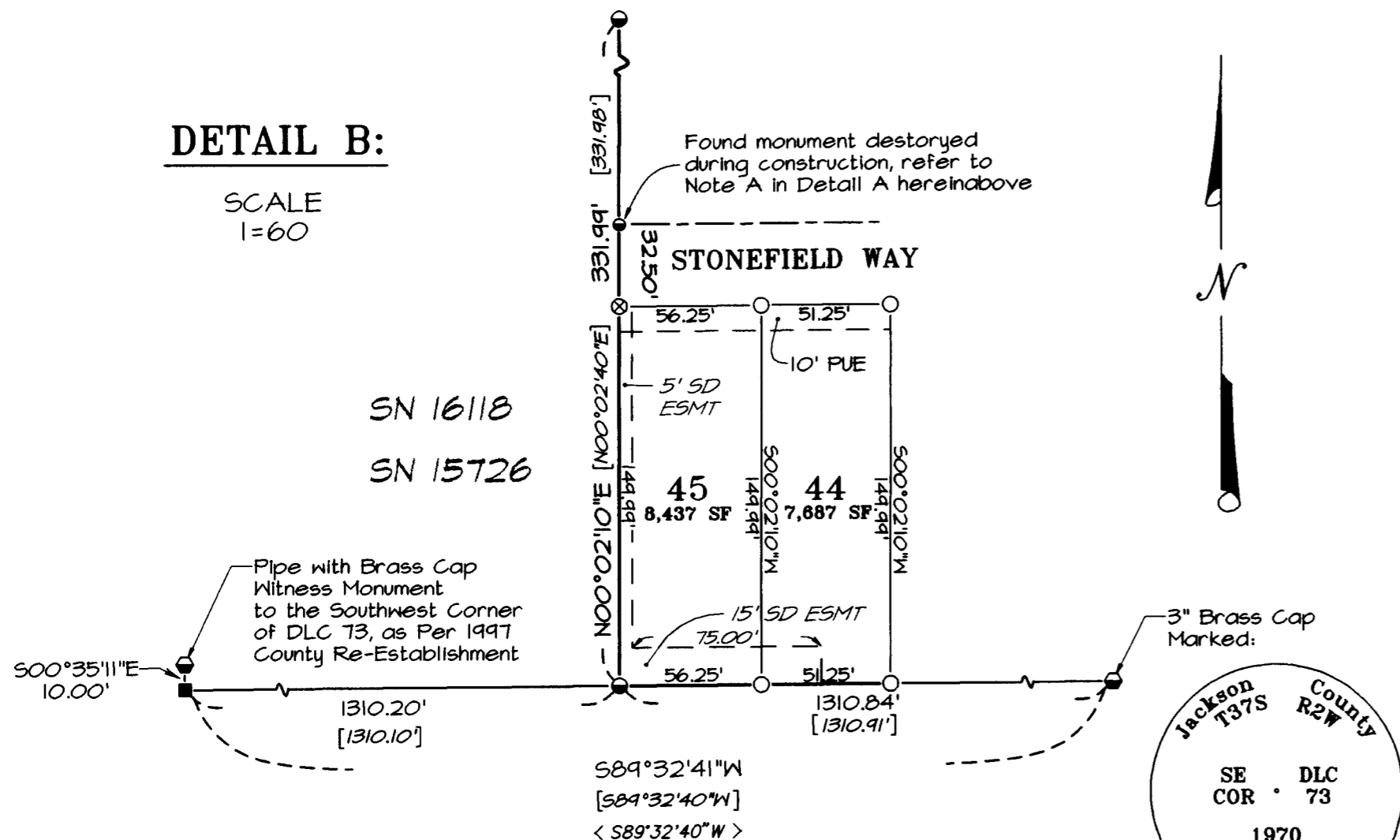


- (A) Found 5/8-inch diameter iron pin with orange plastic cap marked: "HARDEY ENG. & ASSOC." was destroyed during construction, nothing set with the approval of the Jackson County Surveyor.
- (B) Found 5/8-inch diameter iron pin with orange plastic cap marked: "HARDEY ENG. & ASSOC." was destroyed during construction, and was replaced with a 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER L5 56545", top set flush with the surface.



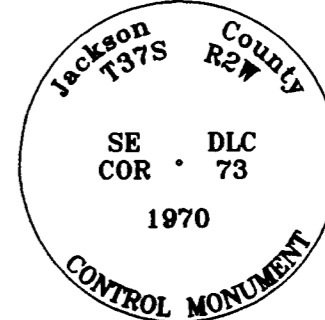
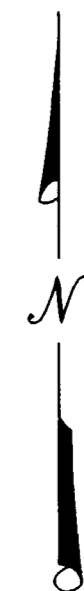
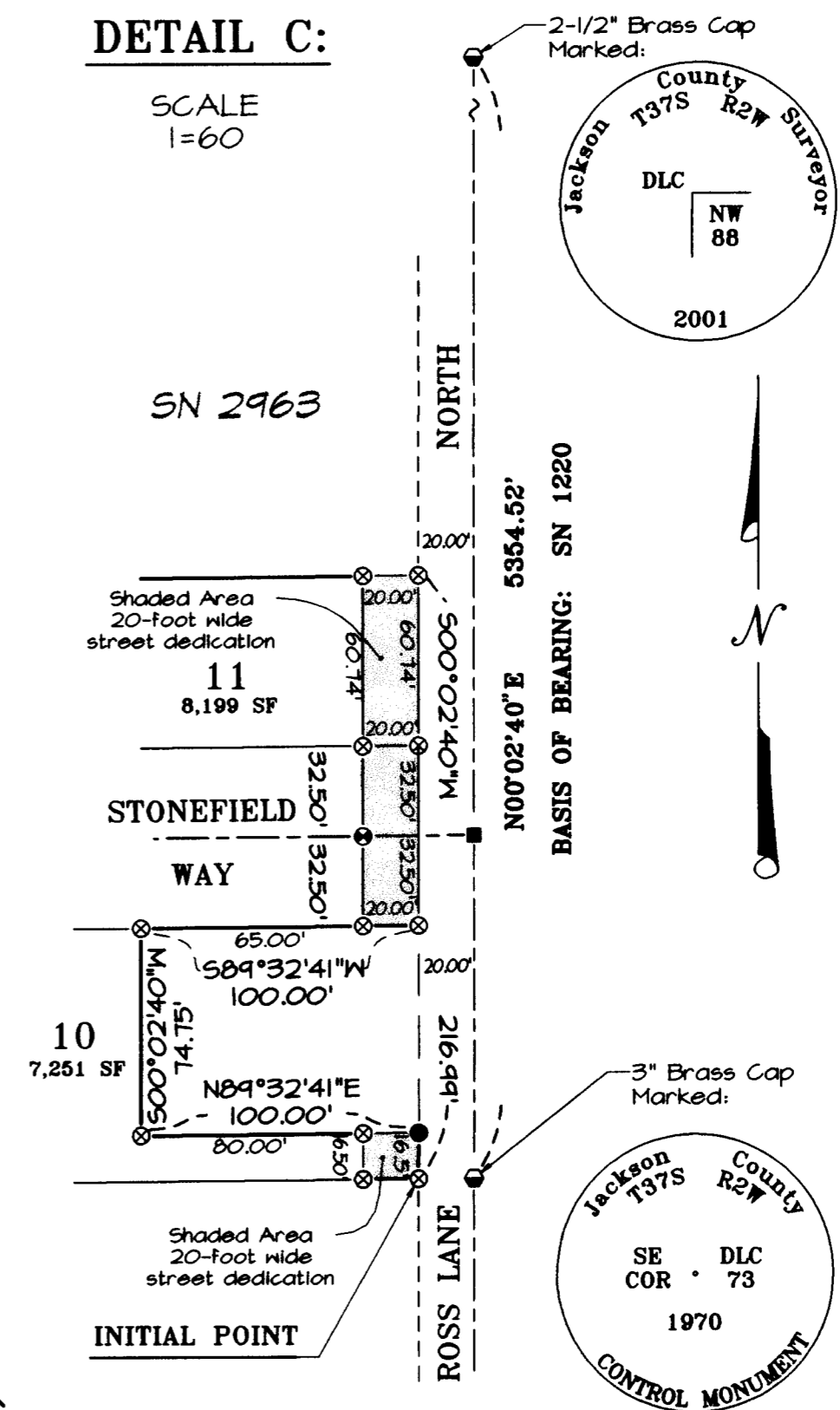
DETAIL B:

SCALE
 1=60



DETAIL C:

SCALE
 1=60



I hereby certify that this is an exact copy of the original.
 Surveyor

**** RECEIVED ****
 DATE 12-18-02 BY *[Signature]*
 This survey consists of:
 13 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neatham

OREGON
 JULY 08, 2001
 CAEL E. NEATHAMER
 58545

Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc.
 304 South Central Avenue
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 99033 DATE: November 25, 2002

Sheet 3 of 3 © LTM

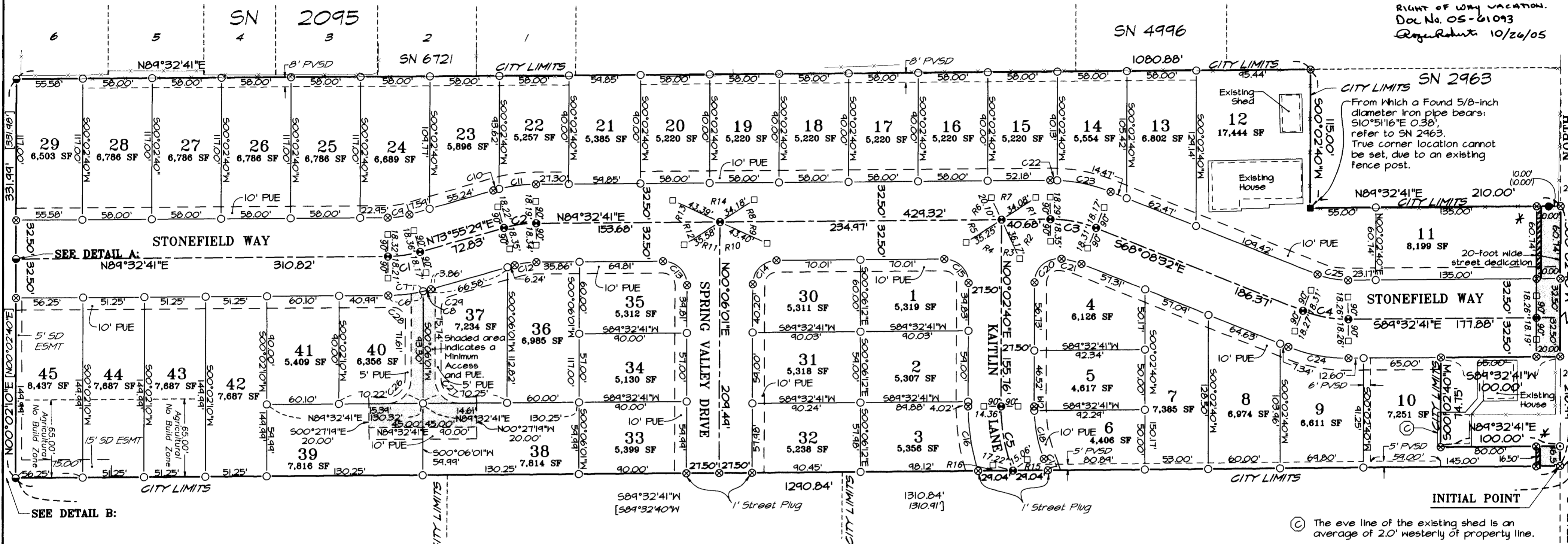
NORTHWEST MEADOWS SUBDIVISION

Located within Donation Land Claim Number 73, in the Southwest One-Quarter of Section 23, Township 37 South, Range 2 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC.
1985 Rossanley Drive
Medford, Oregon 97501

* PARTIAL ROSS LANE NORTH
RIGHT OF WAY VACATION.
Doc No. 05-01093
Reg. Return 10/26/05



⊙ The eve line of the existing shed is an average of 2.0' westerly of property line.

LEGEND:

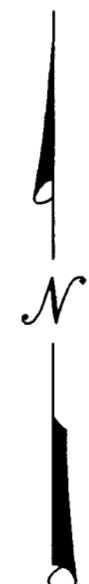
- ⊙ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
- Indicates a set 3/8-caliber shell casing set in curb line, top set at or just below the surface.
- Indicates a set 5/8-inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 56545", top set flush with the pavement.
- Indicates a found Brass Cap, as noted hereon.
- Indicates 5/8-inch diameter iron pin, with orange plastic cap marked: "HARDEY ENG. & ASSOC.", refer to SN 15726 unless otherwise noted.
- Indicates a found 5/8-inch diameter iron pin, refer to SN 2963, unless otherwise noted hereon.
- ⊙ Indicates a found 5/8-inch diameter iron pin with yellow plastic cap marked: "LS 1913", unless otherwise noted hereon.
- Indicates a computed position, no monument found or set.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a public utility easement for electric, telephone, gas, water, cable television, communications, sanitary sewer, storm drainage, sidewalk, construction and maintenance thereof, as being created hereon.
- Doc No Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area such as a lot.
- PVSD Indicates a private storm drain easement, being created hereon.
- SD ESMT Indicates a Storm Drainage Easement, as depicted hereon.
- () Indicates record information as per SN 2963.
- [] Indicates record information as per SN 15726.
- < > Indicates record information as per SN 1220.
- - - Indicates an existing fence.

CURVE TABLE

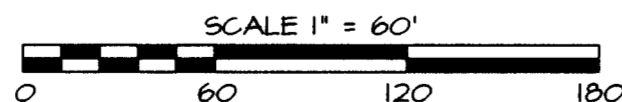
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	15°37'12"	100.00'	27.26'	N81°44'05"E	27.18'
C2	15°37'12"	100.00'	27.26'	N81°44'05"E	27.18'
C3	22°18'47"	100.00'	38.44'	S74°17'56"E	38.70'
C4	22°18'47"	100.00'	38.44'	S74°17'56"E	38.70'
C5	20°57'09"	150.00'	54.85'	S10°25'54"E	54.55'
C6	12°48'14"	132.50'	29.61'	N83°08'34"E	29.55'
C7	4°24'31"	132.50'	10.20'	N78°56'43"E	10.19'
C8	02°48'58"	132.50'	6.51'	N75°19'58"E	6.51'
C9	15°37'12"	67.50'	18.40'	S81°44'05"W	18.34'
C10	02°12'25"	132.50'	5.10'	S75°01'42"W	5.10'
C11	13°24'47"	132.50'	31.02'	S82°50'17"W	30.95'
C12	15°37'12"	67.50'	18.40'	N81°44'05"E	18.34'
C13	90°33'20"	20.00'	31.61'	S45°10'39"E	28.42'
C14	89°26'40"	20.00'	31.22'	N44°49'21"E	28.15'
C15	90°29'59"	20.00'	31.59'	S45°12'20"E	28.41'
C16	17°40'30"	177.50'	54.76'	S08°47'35"E	54.54'
C17	03°16'39"	177.50'	10.15'	N19°16'09"W	10.15'
C18	19°19'23"	122.50'	41.31'	N11°14'47"W	41.12'
C19	01°37'46"	122.50'	3.48'	N00°46'13"W	3.48'
C20	97°12'00"	20.00'	33.43'	N48°38'40"E	30.00'
C21	14°36'47"	67.50'	17.22'	S75°26'56"E	17.17'
C22	02°31'09"	132.50'	5.83'	N89°11'45"W	5.83'
C23	19°47'38"	132.50'	45.77'	N78°02'21"W	45.55'
C24	22°18'47"	132.50'	51.60'	S74°17'56"E	51.27'
C25	22°18'47"	67.50'	26.29'	N74°17'56"W	26.12'
C26	89°26'40"	20.00'	31.22'	S44°49'21"W	28.15'
C27	90°33'20"	20.00'	31.61'	N45°10'39"W	28.42'
C28	40°33'20"	10.00'	15.80'	S45°10'34"E	14.21'
C29	73°49'28"	10.00'	12.88'	N37°00'45"E	12.01'

ANGLE TABLE

ANGLE #	ANGLE
R1	32°29'24"
R2	65°30'44"
R3	24°54'15"
R4	57°00'37"
R5	32°29'34"
R6	65°30'44"
R7	81°54'52"
R8	32°25'37"
R9	24°54'49"
R10	65°33'31"
R11	57°01'03"
R12	32°25'37"
R13	24°54'49"
R14	122°34'34"
R15	36°23'51"
R16	15°23'17"



I hereby certify that this is an exact copy of the original.
Carl E. Neathan
Surveyor



**** RECEIVED ****
DATE 12-19-02 BY *BB*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathan
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/02

Basis of Bearings:

The East Line of Donation Land Claim Number 73, as depicted on Survey Number 1220, filed in the office of the Jackson County Surveyor.

PREPARED BY: **Neathan Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99033 DATE: November 25, 2002

T37 2W 23, Tax Lot 900
T37 2W 23DB, Tax Lot 1700

S:\Sullivan Development, LLC\Northwest Meadows Subdivision\FINAL PLAT.pro

Sheet 2 of 3 © LTM