

SPRING VALLEY SUBDIVISION, PHASE 1

RECORDER'S CERTIFICATE

APPROVALS

File No. PUD-00-187
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Planning Director
11 August 2003
Date

EXAMINED AND APPROVED this day of 20

City Engineer
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of August 14, 2003

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 14, 2003

Tax Collector

A Planned Community
Located in the S.E. 1/4 of Section 23, T.37S., R.2W., W.M., City of Medford, Jackson County, Oregon

SURVEY FOR:
BRIARWOOD VILLAGE, LLC
4061 LIVINGSTON ROAD
CENTRAL POINT, OR 97502

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

DATE:
JULY 30, 2003

Filed for record this 22 day of August, 2003, at 8:10 o'clock A.M., and recorded in Volume 29 of Plats at Page 36 of the records of Jackson County, Oregon.

County Clerk
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 03-57489, Official Records of Jackson County, Oregon.

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

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 Street 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. BRIARWOOD VILLAGE, LLC, does hereby dedicate to the public for public use the streets, together with those easements shown on Sheet 2 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. BRIARWOOD VILLAGE, LLC does hereby make and establish the Private Storm Drainage Easement (PDSE) as shown on Sheet 2 for the benefit of the lots shown for the purpose of providing roof drainage to the public storm drainage system. BRIARWOOD VILLAGE, LLC, does hereby make and establish the Minimum Access Road Easement (MAR) providing access to Spring Valley Drive for the Lots as shown. BRIARWOOD VILLAGE, LLC, does hereby deed to the City of Medford in fee, the one-foot street plugs shown on Sheet 2 on the condition that the affected Street Plugs will automatically be dedicated to the public upon approval and acceptance of the extension of the affected streets by the City of Medford. BRIARWOOD VILLAGE, LLC, does hereby dedicate the Storm Drain Detention Tract as well as the Storm Drainage Easement (SDE) for maintenance of Storm Drain Lines and access to the Storm Drain Detention Tract. BRIARWOOD VILLAGE, LLC, does hereby designate said Subdivision as SPRING VALLEY SUBDIVISION, PHASE 1.

ROBERT WISNOVSKY, Member Briarwood Village, LLC
JEFFREY L. CHAMBERLAIN, Partner Excelsior Development Company Member of Briarwood Village, LLC

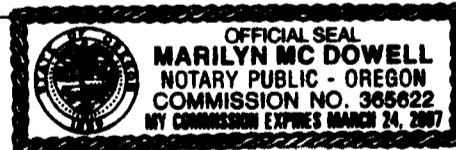
THEODORE CHAMBERLAIN, Partner Excelsior Development Company Member of Briarwood Village, LLC

STATE OF OREGON } ss.
COUNTY OF JACKSON }

PERSONALLY appeared the above named Robert Wisnovsky, 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 4th day of AUGUST, 2003

Notary Public - Oregon
Commission No. 365622
My Commission Expires 03/24/07

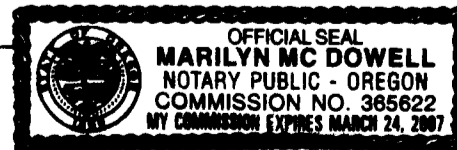


STATE OF OREGON } ss.
COUNTY OF JACKSON }

PERSONALLY appeared the above named Jeffrey L. Chamberlain, Partner of Excelsior Development Co., 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 4th day of AUGUST, 2003

Notary Public - Oregon
Commission No. 365622
My Commission Expires 03/24/07

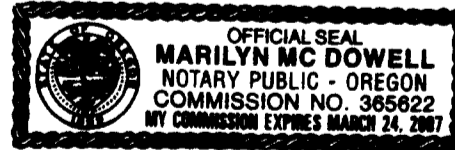


STATE OF OREGON } ss.
COUNTY OF JACKSON }

PERSONALLY appeared the above named Theodore Chamberlain, Partner of Excelsior Development Co., 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 4th day of AUGUST, 2003

Notary Public - Oregon
Commission No. 365622
My Commission Expires 03/24/07



AFFIDAVIT OF CONSENT

From PremierWest Bank recorded as Document No. 03-57488, ORJCO.

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

For order of the County Court approving this plat see Volume 205, Page 878-880 of the County Commissioner's Journal of Proceedings.

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 North line of said Claim, South 89°32'20" West (record South 89°45' West), 595.32 feet to a 5/8 inch iron pin at the Northeast corner of that tract described in Document No. 01-17562, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said tract, South 00°05'40" West, 630.13 feet to a 5/8 inch iron pin; thence South 89°32'20" West, 100.00 feet to a 5/8 inch iron pin; thence South 87°57'47" West, 27.52 feet to a 5/8 inch iron pin; thence South 52°41'44" West, 34.62 feet to a 5/8 inch iron pin; thence South 89°32'20" West, 161.72 feet to a 5/8 inch iron pin on the West line of said tract; thence along said West line, North 00°05'40" East, 618.73 feet to a 5/8 inch iron pin at the interior ell corner of said tract; thence South 89°32'20" West, 330.00 feet to a 3/4 inch iron pin at the most Westerly Southwest corner of said tract; thence North 00°05'40" East, 32.91 feet (record 33 feet) to a 5/8 inch iron pin on the North line of said Claim No. 72; thence along said North line, North 89°32'20" East, 646.72 feet (record North 89°45' East, 646.8 feet), to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

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

PURPOSE: To survey and monument the Lots & Streets of SPRING VALLEY SUBDIVISION, PHASE 1. A Planned Community, being a portion of that tract described in Doc. #01-17562, ORJCO. See Medford File No. PUD-00-187.

PROCEDURE: From control established by this office during Maple Park Terrace Subd., Phase 1 made ties to additional monuments shown on Sheet 2. The N.E. corner of the Subdivision was held at deed record distance from the NE corner of DLC #72, parallel to the East line of DLC #72 per Deed. The most westerly line was held by the found pins per FS9157. Computed the Lot & Street right of way corners and set pins as shown on Sheet 2.

RECEIVED
DATE 8/22/03 BY RRR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SPRING VALLEY SUBDIVISION, PHASE 1

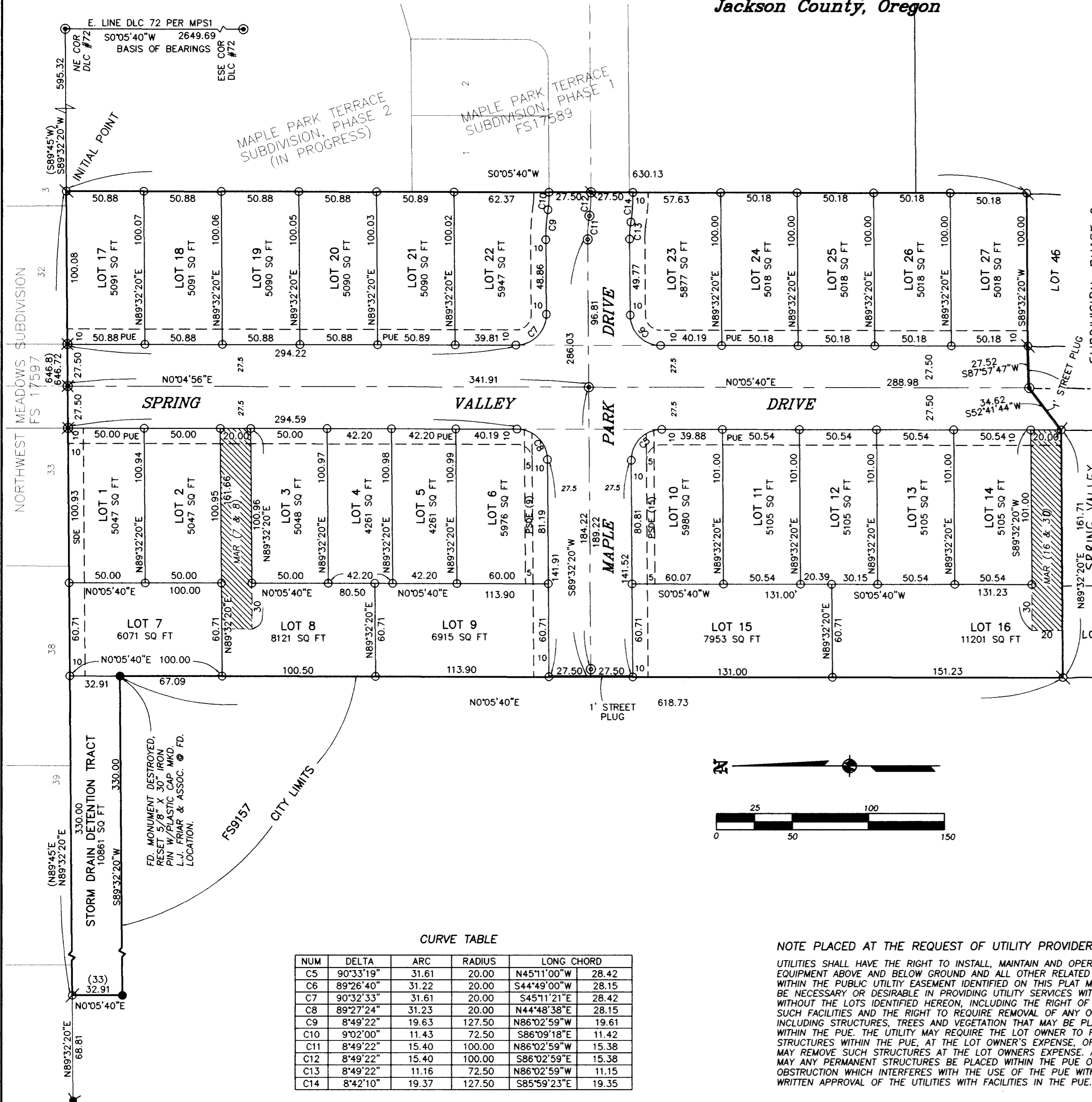
A Planned Community
 Located in the S.E. 1/4 of Section 23,
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SURVEY FOR:

BRIARWOOD VILLAGE, LLC
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 CENTRAL POINT, OR 97502

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 SEE FS9157.
- = FD. 3/4" IRON PIN W/ PLASTIC CAP MKD. BOYDEN RLS281 PER FS9157.
- ⊛ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS15726.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER MPTS1.
- ⊙ = 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.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J.FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S.
- ⊙ = FD. 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J.FRIAR & ASSOC. PER MPTS1.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. C. NEATHAMER LS 56845 PER NWMS.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- NWMS = NORTHWEST MEADOWS SUBDIVISION.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1 C1 = SEE COURSE DATA TABLE ON SHEET 2.
- () = RECORD DATA.
- PSDE(#)= PRIVATE STORM DRAINAGE EASEMENT FOR ROOF DRAINS (LOT # BENEFITTING)
- SDE = STORM DRAINAGE EASEMENT & ACCESS EASEMENT FOR STORM DETENTION TRACT.
- MAR = MINIMUM ACCESS ROAD (LOT # BENEFITTING)
- MPS1 = MAPLE PARK SUBDIVISION PHASE 1
- DLC = DONATION LAND CLAIM.

BASIS OF BEARINGS: EAST LINE DLC #72 PER FS9157.

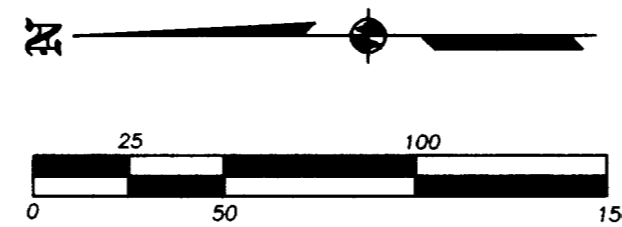
DATE: JULY 30, 2003

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 50'

EASEMENTS PER SUBDIVISION GUARANTEE

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS PER DOC. NOS. 98-05192 AND 98-10576, ORJCO.
 ACCESS EASEMENT PER DOC. NO. 00-18168, ORJCO IS NULL AND VOID BY THE RECORDING OF "MAPLE PARK TERRACE SUBDIVISION, PHASE 1," DEDICATING SAME ACCESS TO THE PUBLIC.
 DRAINAGE DITCH EASEMENT PER DOC. NO. 01-34317, ORJCO IS NULL AND VOID BY THE CONSTRUCTION AND RECORDING OF "MAPLE PARK TERRACE SUBDIVISION, PHASE 1."



CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C5	90°33'19"	31.61	20.00	N45°11'00"W 28.42
C6	89°26'40"	31.22	20.00	S44°49'00"W 28.15
C7	90°32'33"	31.61	20.00	S45°11'21"E 28.42
C8	89°27'24"	31.23	20.00	N44°48'38"E 28.15
C9	8°49'22"	19.63	127.50	N86°02'59"W 19.61
C10	9°02'00"	11.43	72.50	S86°09'18"E 11.42
C11	8°49'22"	15.40	100.00	N86°02'59"W 15.38
C12	8°49'22"	15.40	100.00	S86°02'59"E 15.38
C13	8°49'22"	11.16	72.50	N86°02'59"W 11.15
C14	8°42'10"	19.37	127.50	S85°59'23"E 19.35

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-05

RECEIVED
 DATE 8/21/03 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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

James E. Hibbs
 SURVEYOR

SHEET 2 OF 2
 001987M