

# MAPLE PARK TERRACE SUBDIVISION, PHASE 2

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. PUD-03-25

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

[Signature]  
Planning Director

October 23, 2003  
Date

EXAMINED AND APPROVED this 16 day of OCTOBER, 20 03

[Signature]  
City Engineer

[Signature]  
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of OCTOBER 24th, 20 03

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of October 24, 20 03

[Signature]  
Tax Collector

\*\*\* DECLARATION \*\*\*

Know all men by these presents that BOB FELLOWS CONSTRUCTION, LLC, is the owner in fee of the lands 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 and does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of the lots or tracts noted. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. Bob Fellows Construction, LLC does hereby designate said Subdivision as MAPLE PARK TERRACE SUBDIVISION, PHASE 2, A PLANNED COMMUNITY.

[Signature]  
BOB FELLOWS, MANAGING MEMBER  
BOB FELLOWS CONSTRUCTION, LLC

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Bob Fellows and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Bob Fellows Construction, LLC.

Dated this 15th day of October, 20 03

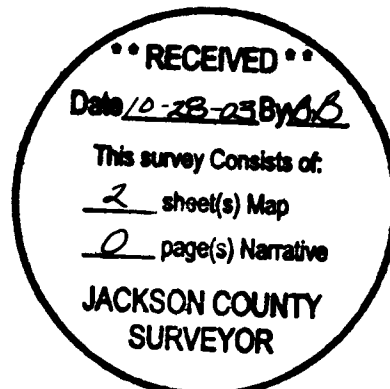
[Signature]  
KAREN L. LALETTE  
Notary Public - Oregon

Commission No. 354244

My Commission Expires March 20, 2006

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From Terry L. Buntin recorded as Doc. # 03-74154, ORJCO for the use of the Subdivision name.



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:

SEPTEMBER 8, 2003

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 28th day of OCTOBER, 20 03 at

12:25 o'clock P.M., and recorded in Volume 29 of Plats

at Page 48 of the records of Jackson County, Oregon.

[Signature]  
County Clerk

[Signature]  
Deputy

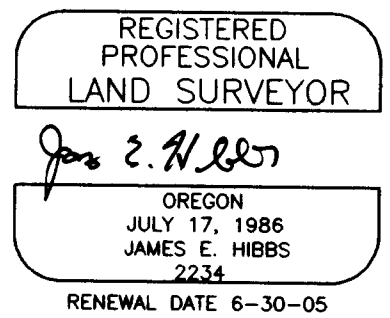
Declaration of Covenants, Conditions and Restrictions recorded as Document No. 03-74155, Official Records of Jackson County, Oregon.

~~Deed Restriction for Maintenance Agreement recorded as Document No. [blank], 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:

Beginning at the Northeast corner of Lot 10 of MAPLE PARK TERRACE SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Northerly line of said PHASE 1 the following seven (7) courses: South 89°32'20" West, 105.31 feet to an angle point; thence North 76°10'32" West, 15.44 feet to an angle point; thence North 56°36'02" West, 17.95 feet; thence South 89°32'20" West, 275.00 feet to an angle point; thence South 69°37'17" West, 29.35 feet to an angle point; thence South 73°21'45" West, 28.72 feet to an angle point; thence South 89°32'20" West, 100.00 feet to the Northwest corner of said PHASE 1; thence along the East line of SPRING VALLEY SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon, North 00°05'40" East, 226.77 feet to the North line of Donation Land Claim No. 72, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along said North line, North 89°32'20" East, 405.02 feet to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 03-35448, Official Records of Jackson County, Oregon; thence along the West line thereof, South 00°05'40" West, 91.02 feet to the most Westerly Southwest corner thereof; thence along the Southwesterly line of said tract, along the arc of a 60.00 foot radius curve to the right having a central angle of 67°00'29", a distance of 70.17 feet (the long chord of which bears South 51°36'46" East, 66.24 feet) to the most Southerly Southwest corner thereof; thence along the South line of said tract, North 89°32'20" East, 108.31 feet to the Southeast corner thereof; thence along the West line of Ross Lane North as described in Document No. 03-22962, said Official Records, South 00°05'40" West, 90.00 feet to the INITIAL POINT OF BEGINNING.



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 2, A Planned Community. See File No. PUD-03-25.

PROCEDURE: The South boundary was held as monumented by MPT2. 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 pins at the locations as shown on Sheet 2.

For order of the County Court approving this plat see Volume 205,

Page 2220-2222 of the County Commissioner's Journal of Proceedings.

**SURVEY FOR:**

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

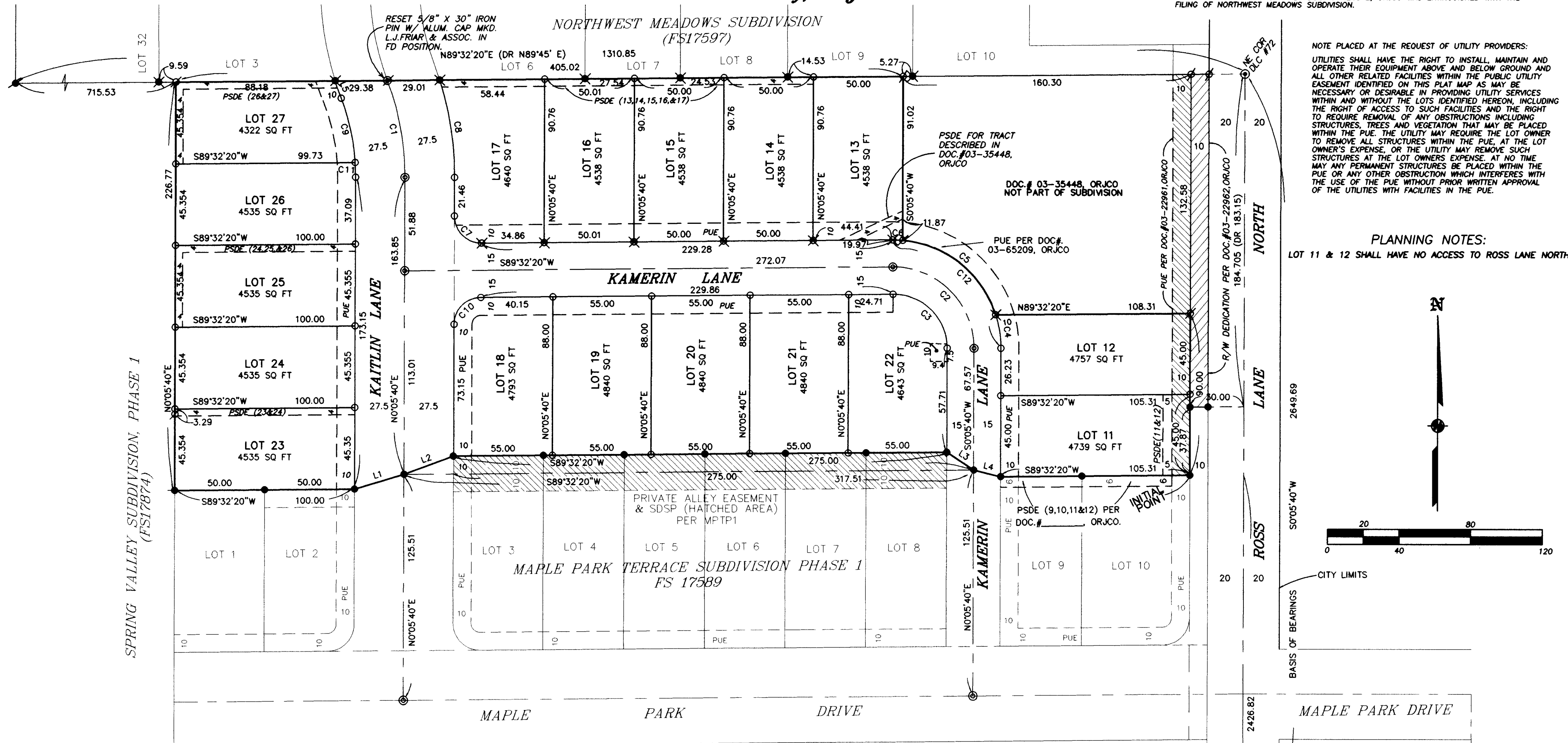
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PHONE: (541) 772-2782

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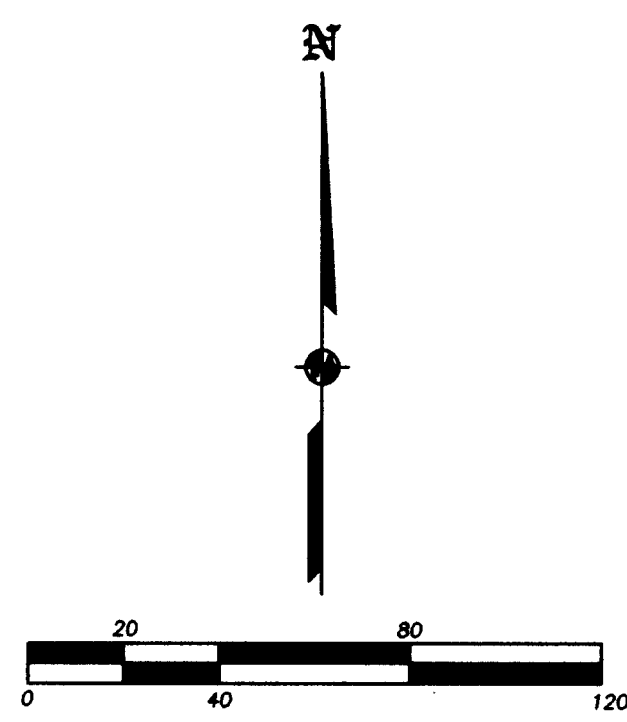
**EASEMENTS PER SUBDIVISION GUARANTEE**

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.  
STORM DRAINAGE EASEMENT PER DOC. 03-22961 ORJCO WILL EXTINGUISH UPON THE FILING OF THIS PLAT.  
STORM DRAINAGE EASEMENT PER DOC. 01-24842, ORJCO WAS EXTINGUISHED WITH THE FILING OF NORTHWEST MEADOWS SUBDIVISION.



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.

**PLANNING NOTES:**  
LOT 11 & 12 SHALL HAVE NO ACCESS TO ROSS LANE NORTH.



- LEGEND:**
- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
  - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MPTP1.
  - ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS15726.
  - ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. C.NEATHAMER LS56545 PER NWMS.
  - ⦿ = FD. 2.5" ALUM CAP MKD. C.NEATHAMER LS56545 PER NWMS.
  - ⦿ = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER SVSP1.
  - ⦿ = 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.
  - ⦿ = SET BRASS TAG MKD. L.J.FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
  - 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)
  - MPTP1 = MAPLE PARK TERRACE PHASE 1 (FS17589).
  - SVSP1 = SPRING VALLEY SUBDIVISION PHASE 1 (FS17874)
  - NWMS = NORTHWEST MEADOWS SUBDIVISION (FS17597).

**COURSE DATA TABLE**

NUM	DISTANCE	BEARING	NUM	DELTA	ARC	RADIUS	LONG CHORD
L1	28.72	S73°21'45"W	C1	20°58'54"	54.93	150.00	N10°23'47"W 54.62
L2	29.35	S69°37'17"W	C2	90°33'20"	71.12	45.00	N45°11'00"W 63.95
L3	17.95	S56°36'02"E	C3	90°33'20"	47.41	30.00	N45°11'00"W 42.63
L4	15.44	S76°10'32"E	C4	18°12'12"	19.06	60.00	N9°00'26"W 18.98
L5	10.33	S20°53'14"E	C5	67°00'28"	70.17	60.00	N51°36'46"W 66.24
			C6	5°20'40"	5.60	60.00	N87°47'20"W 5.59
			C7	90°33'20"	23.71	15.00	S45°11'00"E 21.32
			C8	17°44'12"	54.95	177.50	N8°46'26"W 54.73
			C9	17°06'46"	36.59	122.50	N12°19'51"W 36.45
			C10	89°26'40"	23.42	15.00	S44°49'00"W 21.11
			C11	3°52'08"	8.27	122.50	N1°50'24"W 8.27
			C12	90°33'20"	94.83	60.00	N45°11'00"W 85.26

BASIS OF BEARINGS: EAST LINE DLC #72 PER FS9157.  
DATE: SEPTEMBER 8, 2003 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
OREGON JULY 17, 1986  
RENEWAL DATE 6-30-05

**RECEIVED**  
Date 10-28-03 By J.E.H.  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR