

# SPRING VALLEY SUBDIVISION, PHASE 2

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.

Mah Gulagher Acting Planning Director  
November 24, 2004 Date

EXAMINED AND APPROVED this 29th day of September, 2004.

Lanum Bunker City Engineer  
Paul D. Linn City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 1, 2004.

William Ahnes Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 1, 2004.

Patty Budson Deputy Tax Collector

### DECLARATION

Know all men by these presents that BRIARWOOD HOMES, 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 HOMES, 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 HOMES, 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 HOMES, LLC, does hereby make and establish the Minimum Access Road Easement (MAR) providing access to Spring Valley Drive for the lots as shown. BRIARWOOD HOMES, 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 HOMES, LLC, does hereby dedicate to the public for public use the Public Access Way (PAW) as shown on Sheet 2. BRIARWOOD HOMES, LLC, does hereby designate said Subdivision as SPRING VALLEY SUBDIVISION, PHASE 2.

Robert Wisnovsky  
ROBERT WISNOVSKY, Member Briarwood Homes, LLC

Jeffrey L. Chamberlain  
JEFFREY L. CHAMBERLAIN, Partner Excelsior Development Company Member of Briarwood Homes, LLC

Theodore Chamberlain  
THEODORE CHAMBERLAIN, Partner Excelsior Development Company Member of Briarwood Homes, LLC

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Robert Wisnovsky, Member of Briarwood Homes, LLC Inc., and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Briarwood Homes, LLC.

Dated this 21st day of September, 2004.

Karen L. LaFite  
KAREN L. LAFITE Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Jeffrey L. Chamberlain, Partner of Excelsior Development Co., Member of Briarwood Homes, LLC Inc., and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Briarwood Homes, LLC.

Dated this 24th day of SEPTEMBER, 2004.

Marilyn McDowell  
MARILYN MCDOWELL Notary Public - Oregon  
Commission No. 365622  
My Commission Expires MARCH 24, 2007

A Planned Unit Development 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 HOMES, 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  
EMAIL: LJFRIAR@CHARTER.NET

DATE:  
SEPTEMBER 11, 2004

Filed for record this 7th day of DECEMBER, 2004, at 11:37 o'clock A.M., and recorded in Volume 30 of Plats at Page 76 of the records of Jackson County, Oregon.

Kathleen S Bedgett County Clerk  
Barbara J Shaw Deputy

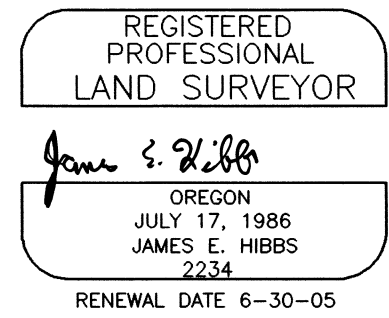
Declaration of Covenants, Conditions and Restrictions recorded as Document No. 03-57489, Official Records of Jackson County, Oregon.

Deed Restriction for Maintenance Agreement recorded as Document No. 03-57489; 04-70786, 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 Southeast corner of SPRING VALLEY 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 South line of said Phase 1, South 89°32'20" West, 100.00 feet; thence South 87°57'47" West, 27.52 feet; thence South 52°41'44" West, 34.62 feet; thence South 89°32'20" West, 161.72 feet to the West line of that tract described in Document No. 01-17562, Official Records of Jackson County, Oregon; thence along said West line, South 00°05'40" West, 673.20 feet to a 5/8 inch iron pin at Southwest corner of said tract; thence North 89°32'20" East, 316.72 feet to a 5/8 inch iron pin at the Southeast corner of said tract; thence North 00°05'40" East, 694.72 feet to the INITIAL POINT OF BEGINNING.



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

PURPOSE: To survey and monument the Lots & Streets of SPRING VALLEY SUBDIVISION, PHASE 2, 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 Subdivision, Phase 1 and Spring Valley Subdivision, Phase 1 made ties to additional monuments as shown on Sheet 2. The North line of this Phase coincides with the South line of Phase 1. The Easterly and Westerly lines were held parallel to the East line of DLC #72 per Deed. The South line of the subject tract was held parallel to the North line of DLC #72 per Deed and fixed by the mid-point of the East line of DLC #72. Computed the Lot & Street right of way corners and set pins as shown on Sheet 2.

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Jeffrey L. Chamberlain  
POWER OF ATTORNEY FOR  
PERSONALLY appeared the above named Theodore Chamberlain, Partner of Excelsior Development Co., Member of Briarwood Homes, LLC Inc., and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Briarwood Homes, LLC.

Dated this 24th day of SEPTEMBER, 2004.

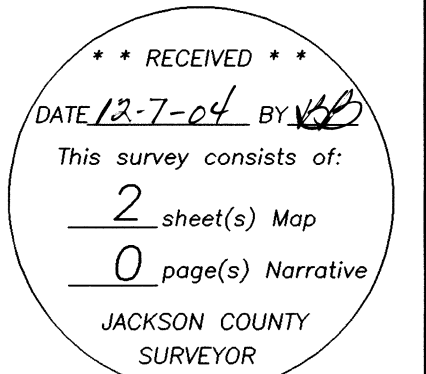
Marilyn McDowell  
MARILYN MCDOWELL Notary Public - Oregon  
Commission No. 365622  
My Commission Expires MARCH 24, 2007

### AFFIDAVIT OF CONSENT

From PremierWest Bank recorded as Document No. 04-70785, ORJCO.

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

For order of the County Court approving this plat see Volume 211, Page 348-350 of the County Commissioner's Journal of Proceedings.



**LEGEND:**

- ⊙ = FOUND COUNTY SURVEYORS BRASS CAPPED MONUMENT SEE FS9157.
- ⊙ = FOUND 5/8" X 30" IRON PIN W/ ALUMINUM CAP MARKED L.J.FRIAR & ASSOC. PER SVSP1.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MARKED L.J.FRIAR & ASSOC. PER SVSP1.
- ⊘ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MARKED L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MARKED L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MARKED L.J.FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR REFERENCE POINTS.

WC = WITNESS CORNER.

CH = CHAINS.

PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

SVSP1 = SPRING VALLEY SUBDIVISION PHASE 1.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FS = FILED SURVEY #.

JCDR = JACKSON COUNTY DEED RECORDS.

C1 = SEE COURSE DATA TABLE ON SHEET 2.

( ) = RECORD DATA PER DOC. # 01-17562, ORJCO.

PSDE( # ) = PRIVATE STORM DRAINAGE EASEMENT FOR ROOF DRAINS (LOT # BENEFITTING)

MAR = MINIMUM ACCESS ROAD EASEMENT & PUE (LOT # BENEFITTING)

DLC = DONATION LAND CLAIM.

PAW = PUBLIC ACCESS WAY

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

DATE: SEPTEMBER 11, 2004

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 50'

# SPRING VALLEY SUBDIVISION, PHASE 2

*A Planned Unit Development  
 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 HOMES, 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  
 EMAIL: LJFRIAR@CHARTER.NET

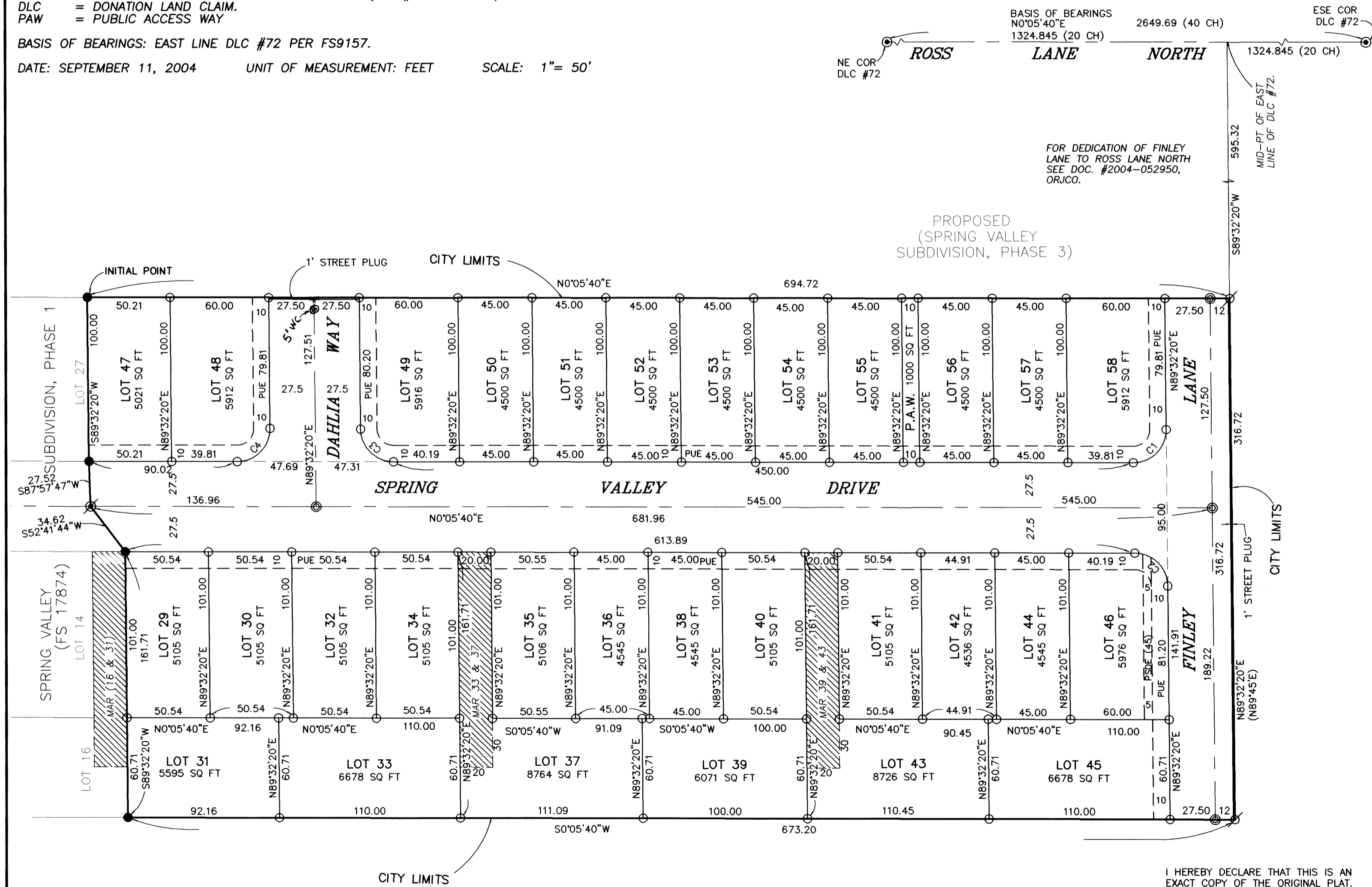
### EASEMENTS PER SUBDIVISION GUARANTEE

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.  
 RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, PER V. 282, P. 187, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.  
 PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTION, EASEMENTS, AND OR SETBACKS IMPOSED BY DOC. NO. 03-57489, ORJCO.

FOR DEDICATION OF FINLEY LANE TO ROSS LANE NORTH SEE DOC. #2004-052950, ORJCO.

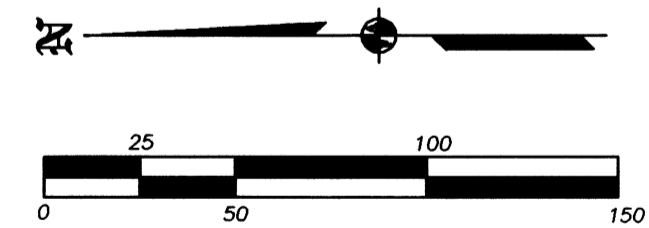
### CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°33'20"	31.61	20.00	S45°11'00"E 28.42
C2	89°26'40"	31.22	20.00	N44°49'00"E 28.15
C3	89°26'40"	31.22	20.00	S44°49'00"W 28.15
C4	90°33'20"	31.61	20.00	S45°11'00"E 28.42



### 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  
 2234  
 RENEWAL DATE 6-30-05

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED  
 DATE 12-7-04 BY [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR