

SUN MEADOWS SUBDIVISION
A PLANNED UNIT DEVELOPMENT
In Lots 1 & 3, Block 3 of ARCHER SUBDIVISION
& in the N.W. 1/4 of Sec 1, T.38S, R.2W., W.M.
City of Medford Jackson County, Oregon

APPROVALS

File No. PUD-04-7

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

Planning Director February 25, 2005 Date

EXAMINED AND APPROVED this 27th day of January, 2005

City Engineer

City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 1, 2005

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 1st, 2005

Tax Collector

DECLARATION

Know all men by these presents that, ARCHER PROPERTIES, LLC is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and (1) has caused the same to be subdivided into the Lots and Common Area as shown on Sheet 2; and (2) does hereby dedicate to the public for public use the Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest have the right to use said PUE; and (3) does hereby make and establish the Landscape Easement (LSE) for the benefit of the Homeowners Association and Agricultural Buffer Easement (ABE) restricting the building of structures; and (4) does hereby make and establish the Irrigation Canal Easement for the benefit of the Medford Irrigation District for the maintenance of their Canal; and does (5) hereby make and establish the Sanitary Sewer Easement for the benefit of Rogue Valley Sewer Services for the maintenance of their sewer facilities; and does (6) hereby designate said Subdivision as SUN MEADOWS SUBDIVISION.

CHARLES D. HAMILTON, MEMBER SUNCREST HOMES, LLC, MEMBER ARCHER PROPERTIES, LLC

MICHAEL THIRKILL, MEMBER SUNCREST HOMES, LLC, MEMBER ARCHER PROPERTIES, LLC

SHAHAR BEN-BARAK, MEMBER ARCHER PROPERTIES, LLC

STATE OF OREGON } ss. COUNTY OF JACKSON }

PERSONALLY appeared the above named Charles D. Hamilton, Member of Suncrest Homes, LLC., Member of Archer Properties, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 18th day of December, 2004

Notary Public - Oregon

Commission No. 354244 My Commission Expires March 20, 2006

STATE OF OREGON } ss. COUNTY OF JACKSON }

PERSONALLY appeared the above named Michael Thirkill, Member of Suncrest Homes, LLC., Member of Archer Properties, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 18th day of December, 2004

Notary Public - Oregon

Commission No. 354244 My Commission Expires March 20, 2006

AFFIDAVIT OF CONSENT

From PremierWest Bank recorded as Document No. 2005-011574, ORJCO.

SURVEY FOR: SUNCREST HOMES L.L.C. P.O. BOX 1313 TALENT, OR 97540

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:

DECEMBER 22, 2004

RECORDER'S CERTIFICATE

Filed for record this 2nd day of March, 2005 at

2:53 o'clock P.M., and recorded in Volume 31 of Plats

at Page 13 of the records of Jackson County, Oregon and recorded as

Document No. 2005-011578, Official Records of Jackson County, Oregon.

County Clerk

Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.

2005-011575, Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

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 3, Block 3 of ARCHER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said Lot 3, South 00°19'34" West, 351.98 feet to the Southeast corner thereof; thence along the South line thereof, North 89°42'17" West, 154.33 feet to the Southwest corner thereof; thence along the Westerly line thereof, North 38°10'37" West, 228.63 feet to the most Southerly Southwest corner of Lot 1, said Block 3; thence along the South line of said Lot 1, South 89°42'07" East, 44.06 feet; thence parallel to the East line of said Lot 1, North 00°19'34" East, 173.00 feet to the North line of said Block 3; thence along said North line, South 89°42'07" East, 252.60 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 & Private Street of SUN MEADOWS SUBDIVISION, A Planned Community. See City of Medford File No. PUD-04-7.

PROCEDURE: Made ties to monuments as shown to control this Survey. Used map record data per FS17145 to position the centerline of Archer Drive. The East line was held as monumented by FS16540. Used proportionate method to compute the centerline of the irrigation canal. The west line of the Subdivision was computed per Doc. 03-63806, ORJCO. Computed the Lot corner positions per the approved Tentative Plat. Set pins at the locations shown hereon. The South line of Lot 1, Block 3 was held parallel to and plat record 173.00 feet Southerly of Archer Drive.

STATE OF OREGON } ss. COUNTY OF JACKSON }

PERSONALLY appeared the above named Shahar Ben-Barak., Member of Archer Homes, LLC., and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 19th day of December, 2004

Notary Public - Oregon

Commission No. 354244 My Commission Expires March 20, 2006

PREPARED

RECEIVED DATE 3-2-05 BY 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

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 OWNER'S 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.

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 212

Page 613-665 of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

SURVEY FOR:
 SUNCREST HOMES L.L.C.
 P.O. BOX 1313
 TALENT, OR 97540

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

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 City of Medford Jackson County, Oregon

EASEMENTS PER SUBDIVISION GUARANTEE
 1) WATER LINE EASEMENT PER DOC. 74-05010, ORJCO GIVES NO SPECIFIC LOCATION BUT MAY AFFECT THE SUBJECT PROPERTY.
 2) PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS PER V.336, P.423, JCDR.
 3) PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 2004-068604, ORJCO.

N



LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FOUND 5/8" IRON PIN MARKED BAROTT LS2332 PER FS16540.
- = FOUND 1" IRON PIPE. PER ARCHER SUBDIVISION.
- ⊙ = 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.
- SSE = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICES.
- () = RECORD DATA PER A.S. OR AS SHOWN.
- A.S. = ARCHER SUBDIVISION.
- X- = FENCE LINE.
- X- = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ABE = AGRICULTURAL BUFFER EASEMENT.
- PUE = PUBLIC UTILITY EASEMENT.
- ICE = IRRIGATION CANAL EASEMENT FOR MEDFORD IRRIGATION DISTRICT.
- C1 L1 = SEE COURSE DATA TABLE.
- LSE = LANDSCAPE EASEMENT.
- WC = WITNESS CORNER.
- WLE = WATER LINE EASEMENT PER DOC. #2004-045527, ORJCO.

BASIS OF BEARINGS: THE MEADOWS OF GRIFFIN CREEK (FS16476) AS SHOWN HEREON.
 DATE: DECEMBER 22, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

PLANNING NOTE:

DECLARANT AND DECLARANT'S HEIR, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS COVENANT OR THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT THAT THE PROPERTY HEREIN DESCRIBED IS SITUATED NEAR LANDS ZONED FOR FARM USE, AND AS SUCH MAY BE SUBJECT TO COMMON, CUSTOMARY, AND ACCEPTED FARM PRACTICES WHICH ORDINARILY AND NECESSARILY PRODUCE TRUCK AND HEAVY MACHINERY TRAFFIC AND NOISE, DUST, SMOKE, AND OTHER TYPES OF VISUAL, ODOR, AND NOISE POLLUTION WHICH DECLARANT ACCEPTS AS NORMAL AND NECESSARY FARM PRACTICES, AND AS PART OF THE RISK OF PURCHASING, CONSTRUCTING, OR PLACING A RESIDENTIAL STRUCTURE IN AN AREA WHICH MAY HAVE RESOURCE ACTIVITIES.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°08'56"	39.34	25.00	N44°46'11"W 35.40
C2	89°51'04"	39.21	25.00	N45°13'49"E 35.31
NUM	BEARING	DISTANCE		
L1	N89°50'39"W	17.13		
L2	N89°50'39"W	16.94		
L3	N0°09'21"E	12.00		
L4	N0°09'21"E	12.00		

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED

DATE 8-2-05 BY *J.E.H.*

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

03245FM