

APPROVALS

File No. LDS-02-163
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Planning Director July 12, 2005 Date

EXAMINED AND APPROVED this 26th day of May, 2005

City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of July 14th, 2005

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Carol Applegate, Deputy 7/14, 2005

Tax Collector

ALPINE MEADOWS SUBDIVISION

Located in the N.W. 1/4 of Section 1, T.38S, R.2W, W.M., City of Medford, Jackson County, Oregon (File No. LDS-02-163)

SURVEY FOR: ORCHARD HOME DEVELOPMENT P.O. BOX 4176 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: MAY 24, 2005

RECORDER'S CERTIFICATE

Filed for record this 19th day of July, 2005 at 1:39 o'clock P.M., and recorded in Volume 31 of Plats at Page 38 of the records of Jackson County, Oregon and recorded as Document No. 2005-042813 Official Records of Jackson County, Oregon.

Kathleen S Becket County Clerk Barbara Shaw Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2005-042814 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:

Commencing at the Northwest corner of Donation Land Claim No. 81, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, South 00'05'00" West, 2025.09 feet; thence South 89'55'00" East, 30.00 feet to the Northwest corner of that tract described in Document No. 01-21959, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said tract, South 89'49'24" East, 349.91 (record South 89'53' East, 350.00 feet) to the Northeast corner thereof; thence along the East line of said tract and the East line of that tract described in Document No. 99-37506, said Official Records, South 00'01'32" West (record South 00'04' East), 238.74 feet to the Southeast corner of that tract described in Document No. 99-37506, said Official Records; thence along the South line thereof, North 89'43'31" West (record North 89'42' West), 71.77 feet to the Northeast corner of Lot 1, Block 1 of ARCHER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line of said Lot 1, South 00'16'06" West, 117.30 feet to the Southeast corner thereof; thence along the South line of said Lot 1, North 89'44'07" West, 278.01 feet to the Southwest corner thereof; thence along the East line of Orchard Home Drive, North 00'05'00" East, 355.50 feet to the INITIAL POINT OF BEGINNING.

SEE ADDITION TO DECLARATION LOWER RIGHT THIS PAGE.

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 ALPINE MEADOWS SUBDIVISION. See Medford Planning File No. LDS-02-163. PROCEDURE: From existing control established by this office during The Meadows of Griffin Creek, made ties to monuments as shown on Sheet 2 to control the exterior of the subject tracts. Many of these monuments were set as part of an unrecorded subdivision (see FS16592) and were held in their found position as shown. The SE corner of Lot 1, Block 1 of Archer Subdivision was computed by proportionate method, The NE corner of Doc. 01-09236, ORJCO computed by proportionate method since these tracts were laid out in a Subdivision-like manner (see FS16592).

* ADDITION TO DECLARATION * We do hereby make and establish the Vehicular Turnaround Easement (VTE) as shown on Sheet 2.

RECEIVED DATE 7-19-05 BY 68 This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

AFFIDAVIT OF CONSENT

From Century 21 Mortgage recorded as Document No. 2005-042816, ORJCO. From Washington Mutual Bank recorded as Document No. 2005-042817, ORJCO. From Suntrust Mortgage, Inc. recorded as Document No. 2005-042818, ORJCO. From Ken Doane and Joan Doane recorded as Document No. 2005-042815, ORJCO. From PremierWest Bank recorded as Document No. 2005-042819, ORJCO.

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

DECLARATION

Know all men by these presents that TERRANCE R. HAWLEY, ROBIN L. BLANKS, CHERYL L. LARGE-BRKICH and ALPINE CONSTRUCTION AND REMODELING, INC., are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have 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 and do hereby dedicate to the public for public use the street, 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. We do hereby make and establish the Mutual Access Easement for the exclusive use of Lots 2, 3 and 4 as shown on Sheet 2. The Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. We do hereby dedicate to the public the Storm Drainage Easement (SDE) and Sanitary Sewer Easement (SSE) as shown on Sheet 2. We do hereby deed to the City of Medford, in fee, the Street Plug shown on Sheet 2 on the condition that said Street Plug will automatically be dedicated to the public upon approval and acceptance of the extension of this street, by the City of Medford. We do hereby make and establish the Private Storm Drainage Easement (PSDE) shown on Sheet 2 for the benefit of the Lots shown. We do hereby designate said Subdivision as ALPINE MEADOWS SUBDIVISION.

Terrance R. Hawley Robin L. Blanks Cheryl Large-Brkich TERRANCE R. HAWLEY ROBIN L. BLANKS, President CHERYL L. LARGE-BRKICH Alpine Construction & Remodeling, Inc.

STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Terrance R. Hawley and acknowledged the foregoing instrument to be his voluntary act and deed. Dated this 24th day of May, 2005

April Lecomte Notary Public - Oregon Commission No. 383379 My Commission Expires 8/21/08

STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Robin L. Blanks and acknowledged the foregoing instrument to be his voluntary act and deed and signed on behalf of Alpine Remodeling & Construction, Inc. Dated this 24th day of May, 2005

April Lecomte Notary Public - Oregon Commission No. 383379 My Commission Expires 8/21/08

STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Cheryl L. Large-Brkich and acknowledged the foregoing instrument to be her voluntary act and deed. Dated this 24th day of May, 2005

April Lecomte Notary Public - Oregon Commission No. 383379 My Commission Expires 8/21/08

For order of the County Court approving this plat see Volume 213 Page 1301-1303 of the County Commissioner's Journal of Proceedings.

SURVEY FOR:
 ORCHARD HOME DEVELOPMENT
 P.O. BOX 4176
 MEDFORD, OR 97501

ALPINE MEADOWS SUBDIVISION

Located in the N.W. 1/4 of Section 1,
 T.38S, R.2W, W.M. City of Medford,
 Jackson County, Oregon
 (File No. LDS-02-163)

Planning Notes:

Parking is not allowed within the Minimum Access Easement or Vehicular Turnaround Easement.
 Lots 5 & 6 shall not take access from Minimum Access Easement.

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

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°48'31"	47.02	30.00	S44°49'16"E 42.36
C2	90°11'29"	47.22	30.00	S45°10'44"W 42.50
NUM	BEARING	DISTANCE		
L1	N89°55'00"W	30.00		
L2	N00°01'32"E	0.66		
L3	N89°43'31"W	34.00		
L4	N00°01'32"E	15.00		

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.

EASEMENTS PER SUBDIVISION GUARANTEE

THE EASEMENT TO THE CALIFORNIA AND OREGON POWER COMPANY FOR POWER DISTRIBUTION PER VOLUME 276, PAGE 9 GIVES NO SPECIFIC LOCATION BUT MAY AFFECT THE PROPERTY
 THE EASEMENT TO THE CALIFORNIA AND OREGON POWER COMPANY FOR POWER DISTRIBUTION PER VOLUME 354, PAGE 313 GIVES NO SPECIFIC LOCATION BUT MAY AFFECT THE PROPERTY

LEGEND:

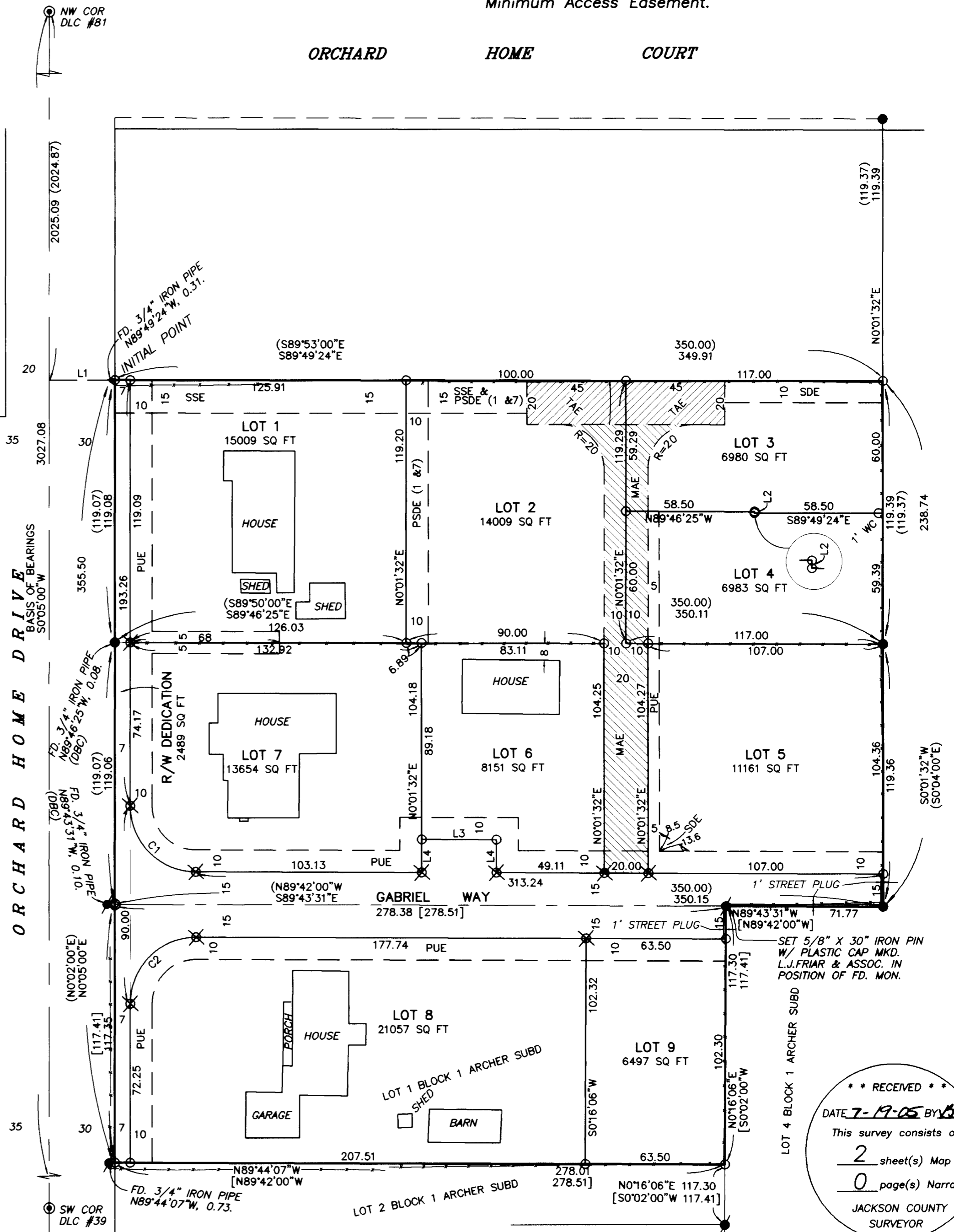
- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FOUND 3/4" IRON PIPE PER FS16592.
- = FOUND 3/4" IRON PIPE PER ARCHER SUBDIVISION.
- = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- ⊙ = SET 5/8" x 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. SEE CITY OF MEDFORD ENGINEERING FOR RP'S.
- SSE = PUBLIC SANITARY SEWER EASEMENT DEDICATED HEREON.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS
- () = DEED RECORD DATA & PER FS16592..
- MAE = MINIMUM ACCESS EASEMENT FOR LOTS 2, 3 & 4 & SDE & SSE & PUE.
- WC = WITNESS CORNER.
- CT L1 = SEE COURSE DATA TABLE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT DEDICATED HEREON.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CABLE TV, STORM, SEWER, WATER, POWER, GAS, & PHONE.
- [] = RECORD DATA PER ARCHER SUBDIVISION.
- DBC = DESTROYED BY CONSTRUCTION OF STREET.
- PSDE(#) = PRIVATE STORM DRAINAGE EASEMENT (LOT # BENEFITTING).
- SWE = PUBLIC SIDEWALK EASEMENT.
- TAE = VEHICLE TURN AROUND EASEMENT.

BASIS OF BEARINGS: THE MEADOWS AT GRIFFIN CREEK AS SHOWN.
 DATE: MAY 24, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-07



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



RECEIVED
 DATE 7-19-05 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR