

SOUTHMERE SUBDIVISION, PHASE 1

Located in the S.W. 1/4 of Section 36,
T.37S, R.2W, W.M, City of Medford,
Jackson County, Oregon

APPROVALS

File No. LDS-03-47

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

[Signature]
Planning Director

August 23, 2005
Date

EXAMINED AND APPROVED this 19th day of August, 2005.

[Signature]
City Engineer

[Signature]
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of August 29th, 2005.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 29th, 2005.

[Signature]
Tax Collector

SURVEY FOR:

ANDY COCHRANE
1970 ASHLAND STREET #2
ASHLAND, OR. 97520

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:

AUGUST 4, 2005

RECORDER'S CERTIFICATE

Filed for record this 6th day of September, 2005 at

11:41 o'clock A.M., and recorded in Volume 31 of Plats

at Page 46 of the records of Jackson County, Oregon and recorded as

Document No. 2005-054129, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

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

2005-054128, 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 Southwest corner of Lot 10 of ORCHARD MEADOWS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of said SUBDIVISION and the South line of CUNNINGHAM COURT, according to the official plat thereof, now of record, in Jackson County, Oregon, North 89°58'11" East, 281.67 feet to the INITIAL POINT OF BEGINNING; thence continue along said South line, North 89°58'11" East, 400.23 to the Southeast corner of said CUNNINGHAM COURT; thence along the East line of that tract described in Document No. 03-02534, Official Records of Jackson County, Oregon, South 00°11'36" West, 40.78 feet; thence South 00°01'26" East, 188.38 feet; thence leaving said East line, South 89°59'11" West, 130.00 feet; thence South 00°01'26" East, 400.00 feet; thence South 89°59'11" West, 112.46 feet; thence North 65°22'04" West, 55.01 feet; thence along the arc of a 72.50 foot radius curve to the left having a central angle of 26°12'21", a distance of 33.16 feet (the long chord of which bears North 13°04'44" East, 32.87 feet); thence North 00°01'26" West, 45.04 feet; thence South 89°59'11" West, 116.05 feet to the West line of that tract described in Document No. 03-02534, said Official Records; thence along said West line, North 00°04'54" East, 529.04 feet to the INITIAL POINT OF BEGINNING.

DECLARATION

Know all men by these presents that C.A. GALPIN, SUNCREST HOMES, LLC, C.A. COCHRANE CONSTRUCTION, LLC., and ADAMS GROUP, LLC 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, under the jurisdiction of the City of Medford, 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. We do hereby make and establish the Private Storm Drainage Easements (PSDE) for the exclusive use of the Lots 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 deed to the City of Medford in fee, the Street Plugs shown on Sheet 2 on the condition that upon dedication of the extension of the affected streets the associated Street Plugs will automatically be dedicated to the public. We do hereby designate said Subdivision as SOUTHMERE SUBDIVISION, PHASE 1.

[Signature]
C.A. GALPIN

[Signature]
CHARLES HAMILTON, Member
Suncrest Homes, LLC

[Signature]
CHARLES A. COCHRANE, Managing Member
C.A. COCHRANE CONSTRUCTION, LLC

[Signature]
MICHAEL THIRKILL, Member
Suncrest Homes, LLC

[Signature]
GREGG ADAMS, Member
ADAMS GROUP, LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named C.A. Galpin and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 17 day of August, 2005.

[Signature]
Cori Nicholson, Notary Public - Oregon

Commission No. 390328

My Commission Expires 3/7/09

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Charles Hamilton and Michael Thirkill and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of Suncrest Homes, LLC.

Dated this 17 day of August, 2005.

[Signature]
Cori Nicholson, Notary Public - Oregon

Commission No. 390328

My Commission Expires 3/7/09

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Charles A. Cochran and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of C.A. Cochran Construction, LLC.

Dated this 17 day of August, 2005.

[Signature]
Cori Nicholson, Notary Public - Oregon

Commission No. 390328

My Commission Expires 3/7/09

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Gregg Adams and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Adams Group, LLC.

Dated this 17 day of August, 2005.

[Signature]
Cori Nicholson, Notary Public - Oregon

Commission No. 390328

My Commission Expires 3/7/09

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

RECEIVED

DATE 9/6/05 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.

[Signature]
SURVEYOR

AFFIDAVIT OF CONSENT

From PremierWest Bank recorded as Document No. 2005-054127, ORJCO.

For order of the County Court approving this plat see Volume 214,

Page 1101-1109 of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

SURVEY FOR:

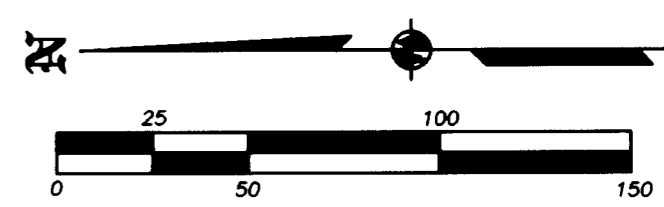
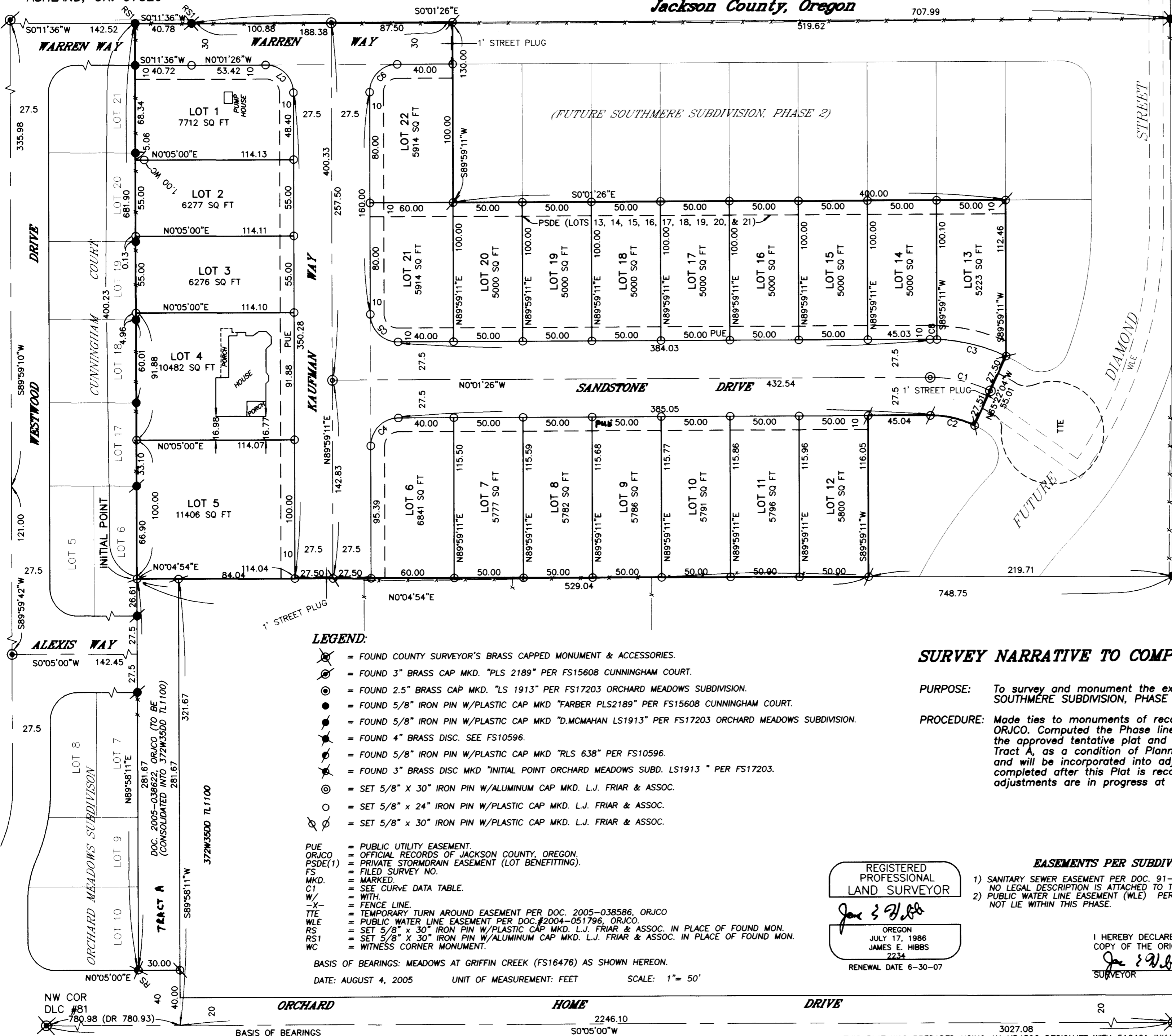
ANDY COCHRANE
1970 ASHLAND STREET #2
ASHLAND, OR. 97520

SOUTHMERE SUBDIVISION, PHASE 1

Located in the S.W. 1/4 of Section 36,
T.37S, R.2W, W.M., City of Medford,
Jackson County, Oregon

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



CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	25°46'46"	44.99	100.00	N12°51'57"E 44.62
C2	26°12'20"	33.16	72.50	N13°04'44"E 32.87
C3	23°18'16"	51.86	127.50	N13°51'40"E 51.50
C4	89°59'22"	31.41	20.00	N45°01'08"W 28.28
C5	90°00'37"	31.42	20.00	S44°58'52"W 28.29
C6	89°59'22"	31.41	20.00	N45°01'08"W 28.28
C7	90°00'37"	31.42	20.00	N44°58'52"E 28.29
C8	2°13'57"	4.97	127.50	N1°05'33"E 4.97

LEGEND:

- ⊗ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊙ = FOUND 3" BRASS CAP MKD. "PLS 2189" PER FS15608 CUNNINGHAM COURT.
- ⊙ = FOUND 2.5" BRASS CAP MKD. "LS 1913" PER FS17203 ORCHARD MEADOWS SUBDIVISION.
- = FOUND 5/8" IRON PIN W/PLASTIC CAP MKD "FARBER PLS2189" PER FS15608 CUNNINGHAM COURT.
- = FOUND 5/8" IRON PIN W/PLASTIC CAP MKD "D.MCMAHAN LS1913" PER FS17203 ORCHARD MEADOWS SUBDIVISION.
- ⊙ = FOUND 4" BRASS DISC. SEE FS10596.
- ⊙ = FOUND 5/8" IRON PIN W/PLASTIC CAP MKD "RLS 638" PER FS10596.
- ⊙ = FOUND 3" BRASS DISC MKD "INITIAL POINT ORCHARD MEADOWS SUBD. LS1913 " PER FS17203.
- ⊙ = SET 5/8" x 30" IRON PIN W/ALUMINUM 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/PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PSDE(1) = PRIVATE STORMDRAIN EASEMENT (LOT BENEFITTING).
- F.S. = FILED SURVEY NO.
- MKD. = MARKED.
- C1 = SEE CURVE DATA TABLE.
- W/ = WITH.
- X- = FENCE LINE.
- TTE = TEMPORARY TURN AROUND EASEMENT PER DOC. 2005-038586, ORJCO.
- WLE = PUBLIC WATER LINE EASEMENT PER DOC. #2004-051796, ORJCO.
- RS1 = SET 5/8" x 30" IRON PIN W/PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MON.
- RS1 = SET 5/8" x 30" IRON PIN W/ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MON.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: MEADOWS AT GRIFFIN CREEK (FS16476) AS SHOWN HEREON.
DATE: AUGUST 4, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

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

PURPOSE: To survey and monument the exterior boundary, Lots, Tract & Street right of way of SOUTHMERE SUBDIVISION, PHASE 1. See File No. LDS-03-47.

PROCEDURE: Made ties to monuments of record as shown to control the exterior of Doc. #03-02534, ORJCO. Computed the Phase line, Lot, Tract & Street right of way corner positions per the approved tentative plat and set monuments at the locations shown on Sheet 2. Tract A, as a condition of Planning approval, is not part of any lots of this Subdivision and will be incorporated into adjoining properties through property line adjustments to be completed after this Plat is recorded. Agreements with the adjoining land owners for these adjustments are in progress at this time.

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) SANITARY SEWER EASEMENT PER DOC. 91-23250, ORJCO CANNOT BE DEPICTED. NO LEGAL DESCRIPTION IS ATTACHED TO THE RECORDED DOCUMENT.
- 2) PUBLIC WATER LINE EASEMENT (WLE) PER DOC. 2004-051796, ORJCO DOES NOT LIE WITHIN THIS PHASE.

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 9/6/05 BY RRR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR