

ORCHARD HOME VILLAGE

A Subdivision
Located in the S.E. 1/4 of Section 35,
T.37S, R.2W, W.M. City of Medford
Jackson County, Oregon
(LDS-03-229)

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

Filed for record this 10th day of MAY, 2006 at
11:10 o'clock A.M., and recorded in Volume 32 of Plats
at Page 40 of the records of Jackson County, Oregon.

***** APPROVALS *****

File No. LDS-03-229

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

Robt O. Leath May 8, 2006
Planning Director Date

EXAMINED AND APPROVED this 25th day of April, 2006.

Lanman Barkow Paul O. L...
City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of May 10th, 2006.

[Signature] DEPUTY
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of May 10, 2006.

Tracy Mancuso
Tax Collector

***** DECLARATION *****

Know all men by these presents that MT. VALLEY ASSOC. 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 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, under the jurisdiction of the City of Medford, the two R/W dedications, together with those easements shown on Sheet 2 as Public Utility Easements (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE's for the placement and maintenance of their communication facilities and does hereby make and establish the Private Storm Drainage Easements (PDSE), Private Utility Easement (UE) and Minimum Access Easement (MAE) and Shared Driveway Easements (SDE) as shown on Sheet 2 for the benefit of the lots shown. MT. VALLEY ASSOC. LLC does hereby designate said Subdivision as ORCHARD HOME VILLAGE. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the Minimum Access Easement and Shared Driveway Easements.

[Signature]
LARRY A. KELLEMS, Member
MT. VALLEY ASSOC. LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Larry A. Kellems, Member of MT. VALLEY ASSOC. LLC and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of MT. VALLEY ASSOC. LLC.

Dated this 20th day of April, 2006.

[Signature] Notary Public - Oregon
Commission No. 378254
My Commission Expires 4/30/08



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

From Roy Marvin and Janice Marvin recorded as Document No. 2006-24463, ORJCO.
From Nations Lending LLC recorded as Document No. 2006-24462, ORJCO.

SURVEY FOR:

MT. VALLEY ASSOC., LLC
105 W. VALLEY VIEW RD.
SUITE #4
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

DATE:

APRIL 19, 2006

Kathleen S Beckett
County Clerk

Barbara J SHAW
Deputy

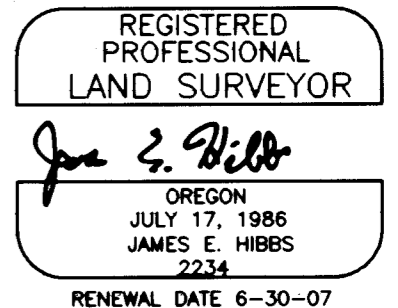
Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-24464, Official Records of Jackson County, Oregon.

***** 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 ON SHEET 2, 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 81, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, South 0°05'00" West, 914.51 feet; thence South 89°55'00" East, 20.00 feet to the Northwest corner of that tract described in Document No. 03-69979, Official Records of Jackson County, Oregon, and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°49'24" East, 301.67 feet to the West line of SOUTHMERE SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said West line, South 00°04'54" West, 208.61 feet to the Southeast corner of that tract described in Document No. 03-69979, said Official Records; thence along the South line thereof, North 88°47'00" West, 301.735 feet to the Southwest corner thereof; thence along the West line of said tract, North 00°05'00" East, 202.64 feet to the INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion dedicated to the public per Document No. 2006-020720, Official Records of Jackson County, Oregon.



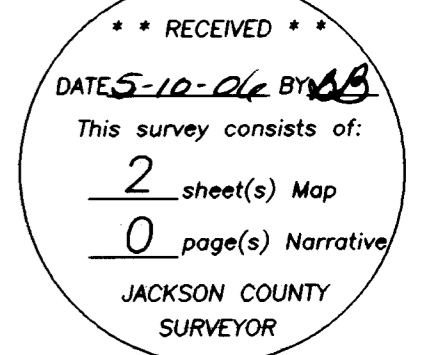
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the Lots of ORCHARD HOME VILLAGE. See File No. LDS-03-229.

PROCEDURE: The North boundary was held per map record data per FS72. The West line was controlled by the West line of DLC #81. The East line was held per Southmere Subdivision and held at deed record distance. Held deed record bearing to control the South line. Computed the interior Lot corner positions per the approved tentative plat and set monuments as shown on Sheet 2.

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.
[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

5/10/06
DATE

SHEET 1 OF 2

SURVEY FOR:
 MT. VALLEY ASSOC.
 105 W. VALLEY VIEW RD.
 SUITE #4
 TALENT, OR 97540

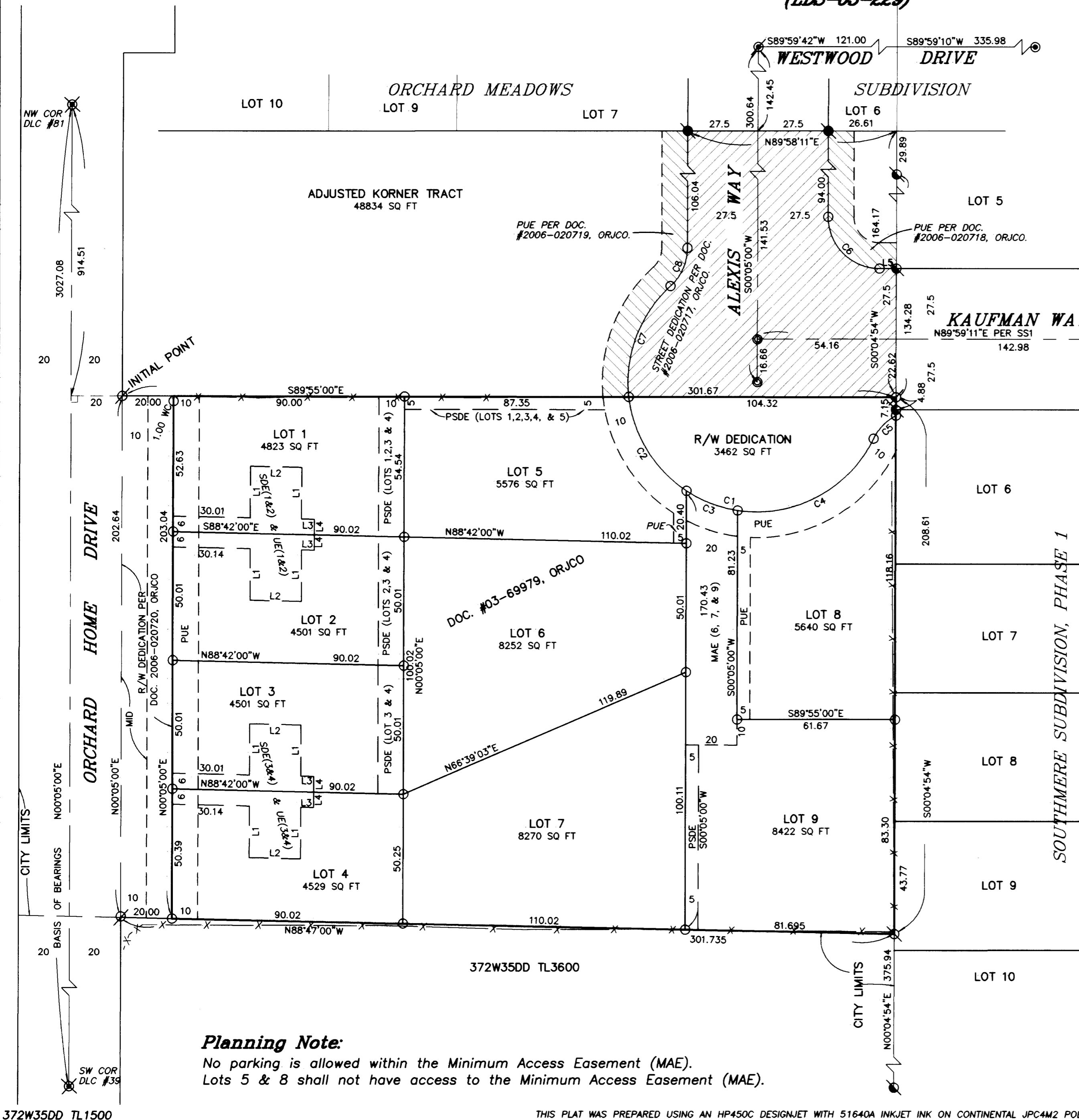
SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

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 A Subdivision
 Located in the S.E. 1/4 of Section 35,
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COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	147°29'09"	129.99	50.50	S80°19'59"E 96.96
C2	50°19'17"	44.35	50.50	S31°45'03"E 42.94
C3	24°27'18"	21.55	50.50	S69°08'20"E 21.39
C4	72°42'35"	64.09	50.50	N62°16'43"E 59.87
C5	36°29'23"	12.74	20.00	S44°10'07"W 12.52
C6	90°05'49"	31.45	20.00	S44°57'55"E 28.31
C7	54°18'56"	47.87	50.50	N20°34'04"E 46.10
C8	47°38'32"	16.63	20.00	N23°54'16"E 16.16

NUM	BEARING	DISTANCE
L1	S00°05'00"W	20.00
L2	N88°42'00"W	20.00
L3	N88°42'00"W	5.00
L4	S00°05'00"W	6.00
L5	S89°59'16"W	6.63



EASEMENTS PER SUBDIVISION GUARANTEE
 EASEMENT TO THE CALIFORNIA AND OREGON POWER COMPANY FOR POWER DISTRIBUTION PER VOL. 478, PG. 229, JCDR GIVES NO SPECIFIC LOCATION BUT MAY AFFECT THE PROPERTY.

LEGEND:

- ⊗ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊙ = FOUND 2.5" BRASS CAP MKD. "LS 1913" PER FS17203 ORCHARD MEADOWS SUBD.
- ⊖ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. LS 1913" PER FS17203 ORCHARD MEADOWS SUBD.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC. PER SS1.
- ⊙ = FOUND 3" BRASS CAP MKD. "PLS 2189" PER FS15608 CUNNINGHAM COURT.
- = SET 5/8" x 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" x 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" x 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. SEE CITY SURVEYOR'S OFFICE FOR REFERENCE NOTES.

- UE(1) = PRIVATE UTILITY EASEMENT (LOTS WITH RIGHT TO USE).
- SDE(1) = SHARED DRIVEWAY EASEMENT (LOTS WITH RIGHT TO USE).
- PSDE(1) = PRIVATE STORMDRAIN EASEMENT (LOTS WITH RIGHT TO USE).
- PUE = PUBLIC UTILITY EASEMENT.
- MAE = MINIMUM ACCESS & PRIVATE UTILITY EASEMENT (LOTS WITH RIGHT TO USE).
- FS = FILED SURVEY NO.
- C1/L1 = SEE CURVE DATA TABLE.
- SS1 = SOUTHERE SUBDIVISION, PHASE 1.
- MID = EASEMENT FOR MEDFORD IRRIGATION DISTRICT FACILITIES PER V.267, P.39, JCDR ALSO SEE AGREEMENT RECORDED AS DOC. #2006-020721, ORJCO.

BASIS OF BEARINGS: MEADOWS AT GRIFFIN CREEK (FS16476) AS SHOWN HEREON.
 DATE: APRIL 19, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'

Planning Note:
 No parking is allowed within the Minimum Access Easement (MAE).
 Lots 5 & 8 shall not have access to the Minimum Access Easement (MAE).

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

RECEIVED
 DATE 5-12-06 BY JEB
 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