

APPROVALS:

APPROVED: [Signature] October 16, 2007
CITY OF MEDFORD PLANNING COMMISSION
PLANNING ACTION NO. 06059
EXAMINED AND APPROVED THIS 27 DAY OF September, 2007
MEDFORD CITY SURVEYOR
EXAMINED AND APPROVED THIS 27 DAY OF September, 2007
MEDFORD CITY ENGINEER
APPROVED FOR RECORDING THIS 6 DAY OF November, 2007
COUNTY COMMISSIONER/ADMINISTRATOR

SWEET PLACE
PHASE I

LYING SITUATE IN
NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
CoWest LLC
P.O. BOX 5111
CENTRAL POINT, OREGON

RECORDING:

FILED FOR RECORD THIS 6th DAY OF Nov, 2007 AT
3:05 O'CLOCK P.M AND RECORDED AS PARTITION PLAT NO. 2007-50792
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 33, PAGE 71

[Signature] COUNTY CLERK
[Signature] DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 10-19-07, 2007.

[Signature] TAX COLLECTOR
[Signature] ASSESSOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RICHARD J. COOK
AND ANDREA D. COOK ARE THE OWNERS OF THE LANDS HEREBY
DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS
SHOWN HEREBY, AND THAT THE SIZE OF THE LOTS AND THAT THIS
PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE
HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, A
VARIABLE WIDTH STRIP OF LAND FOR STREET PURPOSES, ADJACENT
TO THE EASTERLY LINE OF ROSS LANE NORTH AS SHOWN HEREBY.
WE ALSO HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC
USE, THE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREBY. WE ALSO
HEREBY CREATE A 5.00 FOOT WIDE SEWER EASEMENT TO ROGUE
VALLEY SEWER SERVICES AS SHOWN HEREBY. WE HEREBY
DESIGNATE SAID SUBDIVISION AS SWEET PLACE.

RICHARD J. COOK

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED RICHARD J. COOK, ON
THIS 17 DAY OF September, 2007, AND ACKNOWLEDGED
THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

[Signature] ANDREA D. COOK

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ANDREA D. COOK, ON
THIS 17 DAY OF September, 2007, AND ACKNOWLEDGED
THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCE IS BLANKET IN NATURE AND
INSUFFICIENTLY DESCRIBED, AND THEREFORE IS NOT SHOWN
GRAPHICALLY ON THIS PLAT.

EASEMENT DATED JUNE 29, 1942 FOR IRRIGATION DITCHES AND
RIGHTS OF WAY, DESCRIBED WITHIN VOLUME 237, PAGE 199 OF
THE DEED RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 11-6-07 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

[Signature] SURVEYOR

Assessor's Map No. 37 2W 26 AA, Tax Lot 1400

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE
STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND
MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF
LAND HEREBY SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF
THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE
BOUNDARY LINES.

COMMENCING AT THE EAST-SOUTHEAST CORNER OF THE F. HEBER DONATION
LAND CLAIM NO. 72, LYING SITUATE IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF
THE WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY,
OREGON; THENCE NORTH 00°06'05" EAST, ALONG THE EAST LINE OF SAID CLAIM
NO. 72, ALSO BEING THE CENTERLINE OF ROSS LANE NORTH, A DISTANCE OF
1339.64 FEET TO THE CENTERLINE OF SWEET ROAD (DEED RECORD NORTH, 1339.48
FEET); THENCE NORTH 89°44'46" EAST, ALONG SAID CENTERLINE OF SWEET ROAD, A
DISTANCE OF 20.00 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF
SAID ROSS LANE NORTH; THENCE NORTH 00°06'05" EAST, ALONG THE
PROLONGATION OF SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON
PIN; THENCE NORTH 89°44'46" EAST, ALONG THE NORTH LINE OF SWEET ROAD, A
DISTANCE OF 146.00 FEET TO AN ALUMINUM CAPPED IRON PIN AT THE INITIAL
POINT OF BEGINNING; THENCE SOUTH 89°44'46" WEST, ALONG SAID NORTH LINE, A
DISTANCE OF 146.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF
SWEET ROAD AND ROSS LANE NORTH; THENCE NORTH 00°06'05" EAST, ALONG THE
EAST LINE OF ROSS LANE NORTH, A DISTANCE OF 188.07 FEET (DEED RECORD
NORTH) TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF TRACT A OF THAT LAND
DESCRIBED WITHIN INSTRUMENT NO. 2005-034773 OF THE OFFICIAL RECORDS OF
SAID COUNTY; THENCE NORTH 89°45'01" EAST, LEAVING SAID EAST LINE, A
DISTANCE OF 280.20 FEET (DEED RECORD EAST) TO A 5/8 INCH IRON PIN AT THE
NORTHEAST CORNER OF SAID DESCRIBED TRACT A; THENCE ALONG THE EAST LINE
OF TRACT A AND TRACT B OF SAID INSTRUMENT NO. 2005-034773 THE FOLLOWING
SURVEY COURSES: SOUTH 00°08'54" WEST, 88.01 FEET (DEED RECORD SOUTH) TO A
5/8 INCH IRON PIN; THENCE NORTH 89°34'32" WEST, 10.04 FEET (DEED RECORD WEST,
10.00 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°08'36" WEST, 100.16 FEET
(DEED RECORD SOUTH) TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF SWEET
ROAD; THENCE SOUTH 89°44'46" WEST, LEAVING SAID EAST LINE, 124.01 FEET (DEED
RECORD WEST) TO THE INITIAL POINT OF BEGINNING.

AFFIDAVIT OF CONSENT

FOR GARY S. HARRINGTON AND ROSEMARY A. HARRINGTON, AS BENEFICIARIES
OF THAT TRUST DEED DATED JUNE 10, 2005, AND RECORDED ON JUNE 13, 2005,
AS INSTRUMENT NO. 2005-034774 OF THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2007-
2007-50789 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT

FOR MARRI A. WHITE AND PATRICIA LOUISE WHITE, AS BENEFICIARIES OF THAT
TRUST DEED DATED JUNE 15, 2005 AND RECORDED ON JUNE 17, 2005, AS
INSTRUMENT NO. 2005-034774 OF THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2007-
OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT

FOR HUYCKE, O'CONNOR AND JARVIS, LLP, 401 PROFIT SHARING PLAN, FBO
PATRICK G. HUYCKE, AN UNDIVIDED TWO-THIRDS INTEREST, AND PATRICK G.
HUYCKE AND SHIRLEY A. HUYCKE, AS TO AN UNDIVIDED ONE-THIRD INTEREST,
AS BENEFICIARY OF THAT TRUST DEED DATED NOVEMBER 14, 2005, AND
RECORDED NOVEMBER 15, 2005, AS INSTRUMENT NO. 2005-069828 OF THE OFFICIAL
RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS
RECORDED AS INSTRUMENT NO. 2007-50791 OF SAID DESCRIBED
OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT

FOR PREMIER WEST BANK, AS BENEFICIARY OF THAT TRUST DEED DATED
MARCH 8, 2006, AND RECORDED ON MARCH 14, 2006, AS INSTRUMENT NO. 2006-
012764 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT
OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2007-50790 OF SAID
DESCRIBED OFFICIAL RECORDS.

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF
LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-034773 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE
WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 37
SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION
WITH RANGING PRISMS, I SURVEYED THE MONUMENTS AS SHOWN
HEREON. THE SUBJECT PROPERTY WAS SURVEYED BY J.A. HOFFBUHR
IN 1974 AND FILED AS SURVEY NO. 5731 IN THE OFFICE OF THE
JACKSON COUNTY SURVEYOR. THE MONUMENTS RECOVERED IN THE
PERFORMANCE OF THIS SURVEY FIT VERY WELL WITH THE SURVEY
RECORD AND WERE HELD FOR POSITION FOR EXTERIOR BOUNDARY
OF THIS SUBDIVISION. THE CENTERLINE OF ROSS LANE NORTH WAS
ESTABLISHED BY HOLDING THE RECOVERED DONATION LAND CLAIM
CORNER MONUMENTS FOUND TO THE NORTH AND SOUTH OF THE
PROJECT SITE. THE CENTERLINE OF SWEET ROAD WAS ESTABLISHED
BY HOLDING THE RECOVERED IRON BOLT MONUMENT AT THE
CENTERLINE INTERSECTION OF McANDREWS ROAD WITH SWEET
ROAD, WITH A CALCULATED 30.00 FOOT PERPENDICULAR OFFSET
FROM THE IRON PIN RECOVERED AT THE NORTHEAST RIGHT-OF-WAY
INTERSECTION OF SWEET ROAD WITH ROSS LANE NORTH WHICH FIT
EXTREMELY WELL WITH THE ANGULAR RELATIONSHIP SHOWN ON
SAID SURVEY NO. 5731 AND SURVEY NO. 2827. PHASE I WAS LAID
OUT PER THE PRELIMINARY SUBDIVISION MAP AS APPROVED BY THE
CITY OF MEDFORD PLANNING COMMISSION ON JUNE 8, 2006. THE
FUTURE LOTS FOR PHASE 2 OF THIS SUBDIVISION ARE INDICATED IN
THE BACKGROUND OF THE PLAT FOR GRAPHIC PURPOSES ONLY AND
ARE NOT BEING CREATED BY PHASE I. A WITNESS CORNER
MONUMENT WAS SET ONE FOOT (1.00') EAST FROM THE SOUTHWEST
CORNER OF LOT 1 BECAUSE OF A LARGE TREE AT THE ACTUAL
CORNER LOCATION.

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

DAN ROSS ASSESSOR
[Signature] DEPUTY
10-19-2007 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 19th DAY
OF OCTOBER, 2007.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 14, 1880
SHAWN KAMPMANN
2003 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 12, 2007
PROJECT NO. 320-05

FILE: S:\SURVEYS\320-05\SUBDIVISION PLAT.DWG SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

SWEET PLACE PHASE I

LYING SITUATE IN

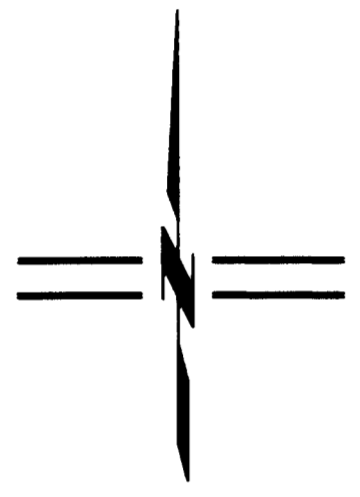
NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
CoWest LLC
P.O. BOX 5111
CENTRAL POINT, OREGON

LEGEND

- ⊕ 2-1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & REFERENCES (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - PER S/N 5731 (RECOVERED)
- 3/4" IRON BOLT PER S/N 2827 & 5731 - HOFFBUHR (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊕ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - NEW LOT LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- R.V.S.E. ROGUE VALLEY SEWER EASEMENT
- [] SURVEY RECORD DATA PER S/N 5731
- △ APPROXIMATE LOCATION OF EASEMENT DESCRIBED IN EASEMENT NOTES ON SHEET 1 (TYPICAL)

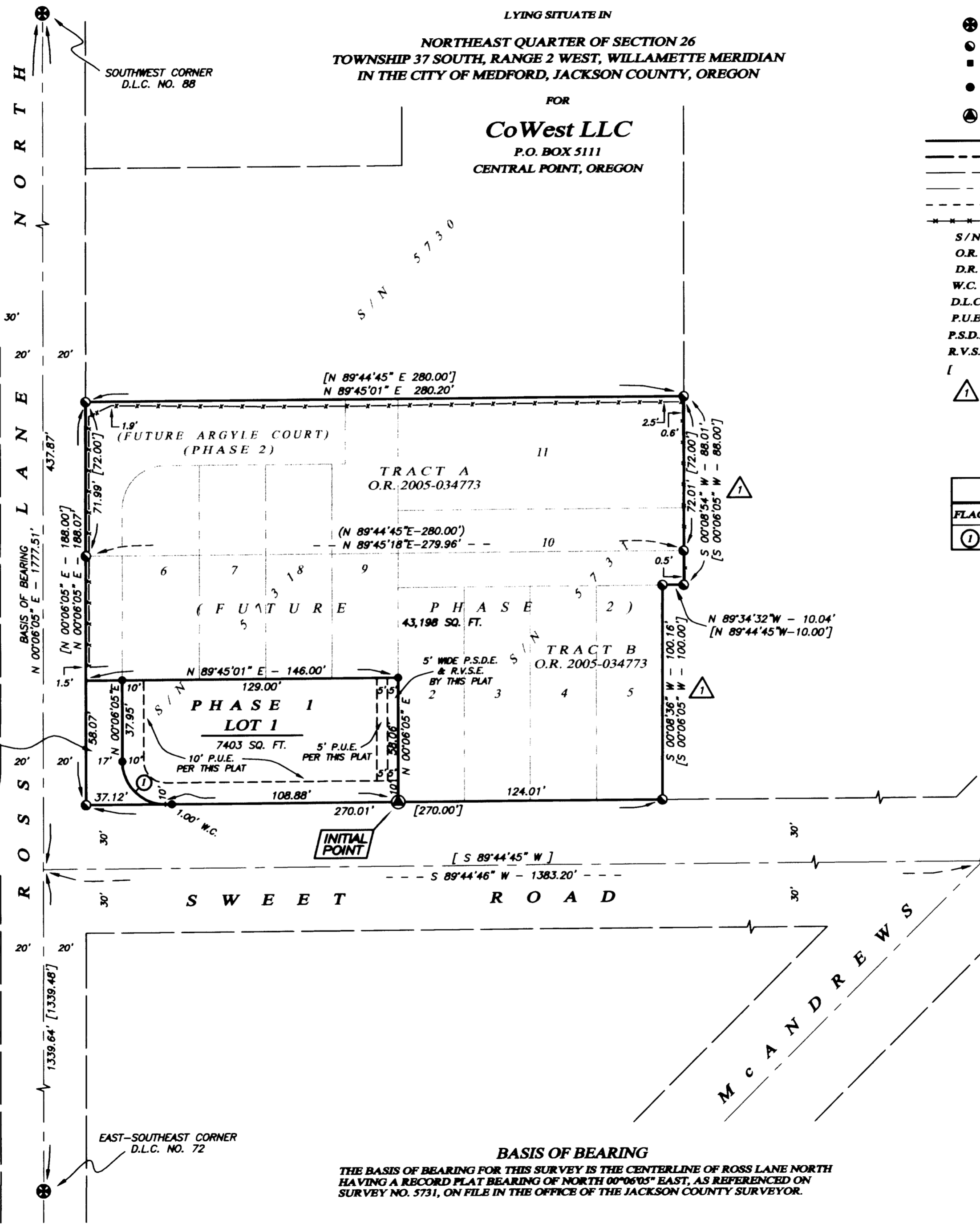
TABLE OF CURVES					
FLAG	Δ	R	L	T	CHORD
①	90°21'19"	20.00'	31.54'	20.12'	N 45°04'34" W - 28.37'



SCALE: 1" = 40'

STREET DEDICATION
1074 SQ. FT.

FINLEY LANE



BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF ROSS LANE NORTH HAVING A RECORD PLAT BEARING OF NORTH 00°06'05" EAST, AS REFERENCED ON SURVEY NO. 5731, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

PLAT NOTE:
PER THE CONDITION OF PLAT APPROVAL FOR THIS SUBDIVISION BY THE CITY OF MEDFORD PLANNING COMMISSION ORDER FOR FILE NO. LDS-05-321 DATED MAY 25, 2006, LOTS 1 AND 6 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO ROSS LANE NORTH.

Assessor's Map No. 37 2W 26 AA, Tax Lot 1400

RECEIVED
Date 1-12-07 By *SS*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 12, 2007
PROJECT NO. 320-05

FILE: S:\SURVEYS\320-05\SUBDIVISION PLAT.DWG SHEET 2 OF 2