

# GRAPE STREET VILLAGE

A Pad Lot Subdivision being a re-plat of Lots 7, 8 and 9 of Block 49 of the ORIGINAL TOWN OF MEDFORD plat, being located in the Northwest One-quarter of the Southwest One-quarter of Section 30, Township 37 South Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

Rogue Valley Community Development Corporation  
328 South Central Ave  
Medford Oregon 97501

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION, an Oregon non-profit corporation, as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, Declarant hereby creates for the benefit of the owners, their heirs and assigns of Lots 1-8 and the Common Area as depicted hereon, a Private Utility Easement over, across and under said Common Area, and a Private Utility Easement over, across, under and through Lot 7, as depicted hereon. Further, Declarant hereby dedicates to the City of Medford for public use the 5-foot wide Public Sanitary Sewer Easement over, across, under and through Lots 1-7 inclusive, as depicted hereon. GRAPE STREET VILLAGE (a Pad Lot Subdivision), shall be subject to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for GRAPE STREET VILLAGE and the By-Laws of the GRAPE STREET VILLAGE Homeowners Association, as contained in Instrument Number 2008-045715, recorded 12-23-08, Official Records of Jackson County, Oregon. Declarant, has caused this tract of land to be surveyed and platted into Lots, Common Area and Private Utility Easements, as shown hereon, and hereby designates this pad lot subdivision as GRAPE STREET VILLAGE.

IN WITNESS WHEREOF, signed this 28 day of August, 2008.

Andrea Miranda  
Andrea Miranda  
Director of Finance and Operations for  
Rogue Valley Community Development Corporation

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Andrea Miranda, known to me as the Director of Finance and Operations for Rogue Valley Community Development Corporation, an Oregon Non-profit Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be her voluntary act and deed.

WITNESS my hand and seal this 28<sup>th</sup> day of August, 2008.

Before me: Mark Neethamer  
Mark Neethamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 421242  
MY COMMISSION EXPIRES: Oct. 30<sup>th</sup> 2011

## RELEASE

Rural Community Assistance Corporation, as holders of beneficiary interest under that certain Trust Deed, dated August 1, 2006, and recorded August 9, 2006 as Instrument Number 06-040271, Official Records of Jackson County, Oregon, and as released from lien of said Trust Deed, all property shown hereon as dedicated to public use, contained in AFFIDAVIT OF CONSENT, recorded as Instrument Number 2008-045714, of said Official Records.

## NOTES

GRAPE STREET VILLAGE is subject to the following matters of record as contained in the title report supplied for this subdivision:

Building Site Improvement Agreement, including the terms and provisions thereof, with City of Medford, and recorded October 5, 2006, as Instrument Number 06-050728, Official Records of Jackson County, Oregon.

An easement disclosed by instrument, recorded on March 5, 2007, as 2007-010545 in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for Public Utilities.

A dedication of Street Right-of-Way disclosed by instrument, recorded on March 5, 2007, as 2007-010546 in the Official Records of Jackson County, Oregon, in favor of the City of Medford.

## SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Lot 7 and the Northerly 40.0 feet of Lot 8 in Block 49 of the original Town (now City) of Medford, Jackson County, Oregon, according to the official plat thereof, now of record. And Lot 9 and the Southerly 10.0 feet of Lot 8 in Block 49 of the Town (now City) of Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

SUBJECT TO: a 1.50 foot street dedication per Instrument Number 07-010546, being the southwesterly 150 feet of Lots 7, 8 and 9 in Block 49 of the Town (now City) of Medford, according to the official plat thereof, now of record, being northeasterly of, adjacent to and parallel with the northeasterly right-of-way of Grape Street, and the northwesterly 1.50 feet of Lot 7 in Block 49 of the Town (now City) of Medford, according to the official plat thereof, now of record, being southeasterly of, adjacent to and parallel with the southeasterly right-of-way of 11th Street.

Cael E. Neathamer  
Surveyor

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat File Number LDS-05-70, as approved by the City of Medford Planning Commission on September 8, 2005.

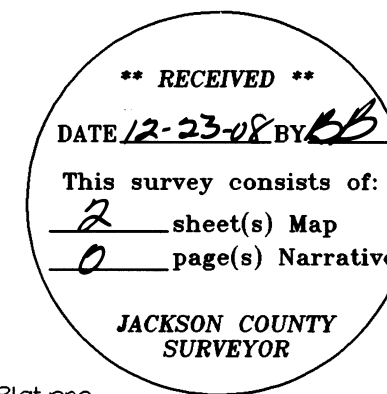
**PROCEDURE:** Utilizing a Nikon DTM-522 and a Ranger 200R with TDS software, all found monuments were tied within closed loop traverses.

Based on said traverse, Surveys Numbered 7100 and 17515 all as filed in the Jackson County Surveyor's Office, The Original Town of Medford, according to the official plat thereof, now of record in the records of Jackson County, Oregon, and Documents Numbered 98-52837 and 98-02126 of the Official Records of Jackson County, Oregon.

Project boundaries were computed using standard lot and block survey practices, distributing the differences in the original measurement and the current measurements evenly between all the lots in the block. The block was controlled by existing monumentation at the centerline intersections, as depicted hereon.

The project boundaries and interior lots were computed excluding the 1.50' street dedication per Doc. No. 2007-010546 and monumented as depicted hereon. The first monument was set on March 31, 2008.

I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor



REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/08

PREPARED BY: Neathamer Surveying, Inc.  
3132 State St., Suite 110  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 03033 PLOT DATE: August 27, 2008

## APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-05-70

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

[Signature] Planning Director Date 12 24 08  
Examined and approved this 29<sup>th</sup> day of October, 2008.  
[Signature] City Engineer [Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 this 22<sup>nd</sup> day of DECEMBER, 2008.

DAN ROSS Assessor [Signature] Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 22, 2008.

[Signature] Tax Collector [Signature] Deputy

Approved by a majority for Recording this 22<sup>nd</sup> day of DECEMBER, 2008.

[Signature]  
County Commissioner/Administrator

## RECORDING:

FILED FOR RECORD THIS THE 23<sup>rd</sup> DAY OF December 2008 AT 10:33 O'CLOCK A.M.  
AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 63 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk [Signature] Deputy

# GRAPE STREET VILLAGE

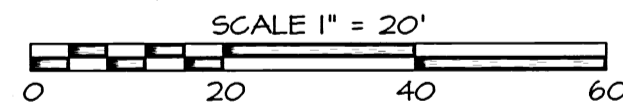
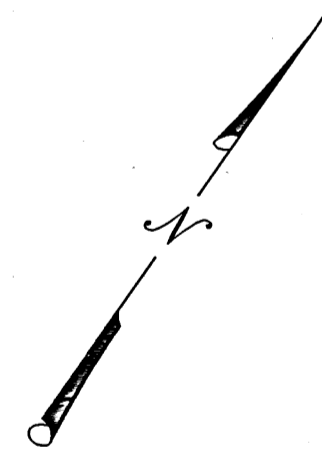
A Pad Lot Subdivision being a re-plot of Lots 7, 8 and 9 of Block 49 of the ORIGINAL TOWN OF MEDFORD plat, being located in the Northwest One-quarter of the Southwest One-quarter of Section 30, Township 31 South Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

Rogue Valley Community Development Corporation  
328 South Central Ave  
Medford Oregon 97501

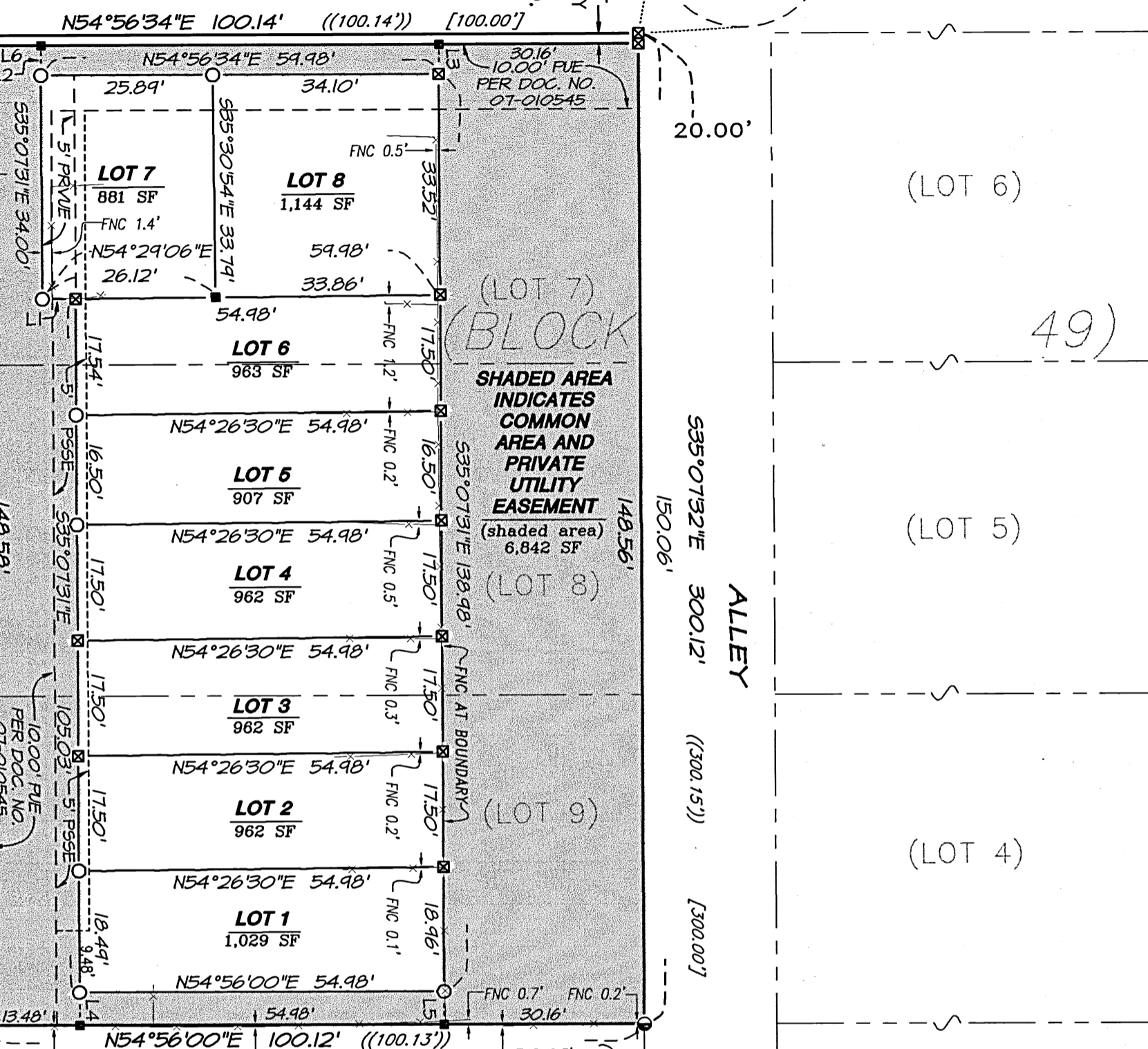
## LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING."
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING."
- ⊠ Indicates a set 038-caliber shell casing with tack and brass washer marked "NEATHAMER SURVEYING."
- Indicates a found 7/8-inch diameter iron pin in monument case as per City of Medford re-establishment (Field Book #1612, PAGE 11).
- ▲ Indicates a found PK nail as per city field book #1613.
- Indicates a found 1/2-inch iron pipe, origin unknown
- ⊙ Indicates a found 5/8-inch iron pin as per SN 7100.
- ⊕ Indicates a found monument as noted hereon.
- Indicates a computed position, nothing found or set.
- (( )) Indicates record information as per SN 7100.
- ( ) Indicates record information as per SN 17515.
- [ ] Indicates record information as per Original Town of Medford Plat.
- FUE Indicates a Public Utility Easement.
- PSSE Indicates a Public Sanitary Sewer Easement.
- PRVUE Indicates Private Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- FNC 0.3' Indicates the distance and which side from the boundary line that the centerline of fence line is.
- x— Indicates the centerline of an existing fence.



ELEVENTH STREET

N54°56'34"E 275.20' ((275.29'))



1.50' STREET RIGHT OF WAY DEDICATION PER DOC. NO. 07-010546

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BASIS OF BEARING S54°55'27"W 275.20' (275.21')

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N54°29'06"E	5.00'
L2	S35°07'31"E	4.54'
L3	S35°07'31"E	4.54'
L4	S35°07'31"E	5.00'
L5	S35°07'31"E	5.00'
L6	N54°56'34"E	2.50'

I hereby certify that this is an exact copy of the original.  
Carl E. Neatham  
Surveyor

**\*\* RECEIVED \*\***  
DATE 12-23-08 BY bb  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Carl E. Neatham  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAM  
56545  
Renewal Date 12/31/08

### Project Basis:

Basis of bearing is centerline of 12TH Street as per SN 17515, as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neatham Surveying, Inc.  
3132 State St., Suite 110  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

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