

# OAK GROVE ESTATES, PHASES 1 AND 2

Located in:  
the Southeast & Southwest 1/4 of Section 26,  
Township 37 South, Range 2 West, W.M.,  
in the City of Medford, Jackson County, Oregon

INDEX OF SHEETS	
SHEET 1 OF 3	DECLARATION, SIGNATURES, CONSENTS APPROVALS, SURVEYOR'S CERTIFICATE
SHEET 2 OF 3	SUBDIVISION MAP, NOTES
SHEET 3 OF 3	PRIVATE STORM DRAIN EASEMENTS

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT CMP PROPERTIES INC., AN OREGON CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS, TRACTS, PUBLIC STREET AND PRIVATE ROADS (CHERRY BARK LANE, OVERCUP STREET AND ENGLEMANN LANE) AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC STREET SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREA DESIGNATED HEREON AS A 1-FOOT STREET PLUG. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF DARLINGTON STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, 15.00 FOOT EASEMENTS FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS THE PRIVATE ROADS AS SHOWN HEREON. WE HEREBY GRANT TO THE MEDFORD IRRIGATION DISTRICT, THEIR HEIRS AND ASSIGNS, A 3.00 EASEMENT FOR RECONSTRUCTION, REPAIR AND MAINTENANCE OF EXISTING IRRIGATION LINES AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1-39, TRACTS A, B, C AND D, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 1, 4, 5, 13, 14, 18, 24, 29, 30, 39, TRACTS "A", "B", "D" AND THE PRIVATE ROADS. WE HEREBY DESIGNATE SAID SUBDIVISION AS OAK GROVE ESTATES, PHASES 1 AND 2.

CMP PROPERTIES INC.

IN WITNESS WHEREOF, SIGNED THIS THE 17 DAY OF Feb., 2009.

BY: Philip Smith

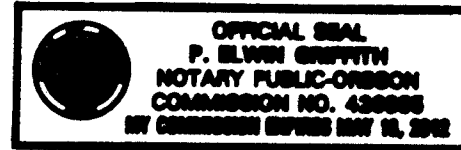
TITLE: Treasurer

STATE OF OREGON )  
COUNTY OF JACKSON )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Feb., 2009, BY Philip Smith, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF CMP PROPERTIES INC., AN OREGON CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

P. A. Duff  
NOTARY



\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, DAVID M. MINNECI, A 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTH, SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 72 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE CENTERLINE OF THE MEDFORD-JACKSONVILLE HIGHWAY, SOUTH 88°22'30" EAST 813.83 FEET; THENCE, LEAVING SAID CENTERLINE, SOUTH 00°13'00" WEST 30.01 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2007-042097, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 88°22'30" EAST 297.73 FEET TO THE INITIAL POINT OF BEGINNING OF OAK GROVE ESTATES, PHASES 1 AND 2; THENCE CONTINUE SOUTH 88°22'30" EAST 80.45 FEET TO THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT, SOUTH 00°13'00" WEST 502.72 FEET; THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°47'00" WEST 186.00 FEET; THENCE NORTH 00°13'00" EAST 77.00 FEET; THENCE NORTH 89°47'00" WEST 117.07 FEET; THENCE NORTH 00°13'00" EAST 22.50 FEET; THENCE NORTH 89°47'00" WEST 75.00 FEET TO THE WESTERLY LINE OF SAID TRACT; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°13'00" EAST 138.50 FEET; THENCE, LEAVING SAID WESTERLY LINE, SOUTH 89°47'00" EAST 75.00 FEET; THENCE NORTH 00°13'00" EAST 40.00 FEET; THENCE SOUTH 89°47'00" EAST 85.57 FEET; THENCE NORTH 00°13'00" EAST 70.89 FEET; THENCE SOUTH 89°47'00" EAST 171.50 FEET; THENCE NORTH 00°13'00" EAST 132.36 FEET; THENCE, ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 44°04'45" WEST 20.95 FEET, AN ARC DISTANCE OF 23.19 FEET; THENCE NORTH 01°37'30" EAST 8.45 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minneci  
SURVEYOR

CONSENT TO DECLARATION BY LIEN HOLDERS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2009-004788, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2005-058149 AND MODIFIED BY DOCS. NO. 2007-016074, 2007-030176 AND 2007-044725, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2009-004787, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2007-042099, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2009-004786, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING MILO SMITH AND DANA SMITH, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE SMITH FAMILY TRUST DATED DECEMBER 21, 2004, CHARLES E. SMITH AND PHILIP C. SMITH RECORDED AS DOC. NO. 2007-042100, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2009-004785, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PREMIERWEST BANK RECORDED AS DOC. NO. 2008-024543, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

John He 16 MAR 09  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 20th DAY OF February, 2009.

Louanna Beckner MD  
CITY ENGINEER CITY SURVEYOR

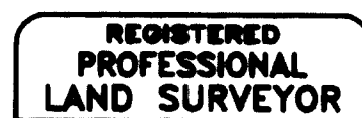
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 19 DAY OF March, 2009.

Nathaniel McAlister, deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 19th DAY OF March, 2009.

Case A. Swenson  
TAX COLLECTOR

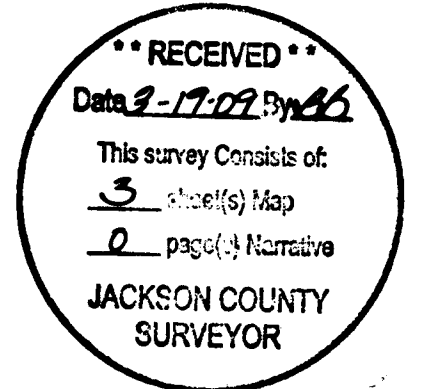
I certify this plat to be an exact photocopy of the original.  
David M. Minneci  
SURVEYOR



David M. Minneci  
OREGON  
DAVID M. MINNECI  
2249  
EXPIRES 12/31/10

APPROVAL FOR RECORDING

Timmy Jordan 3/19/09  
COUNTY COMMISSIONER/ADMINISTRATOR DATE



FILED FOR RECORD THIS 19 DAY OF MARCH, 2009 AT 2:27 O'CLOCK P.M.

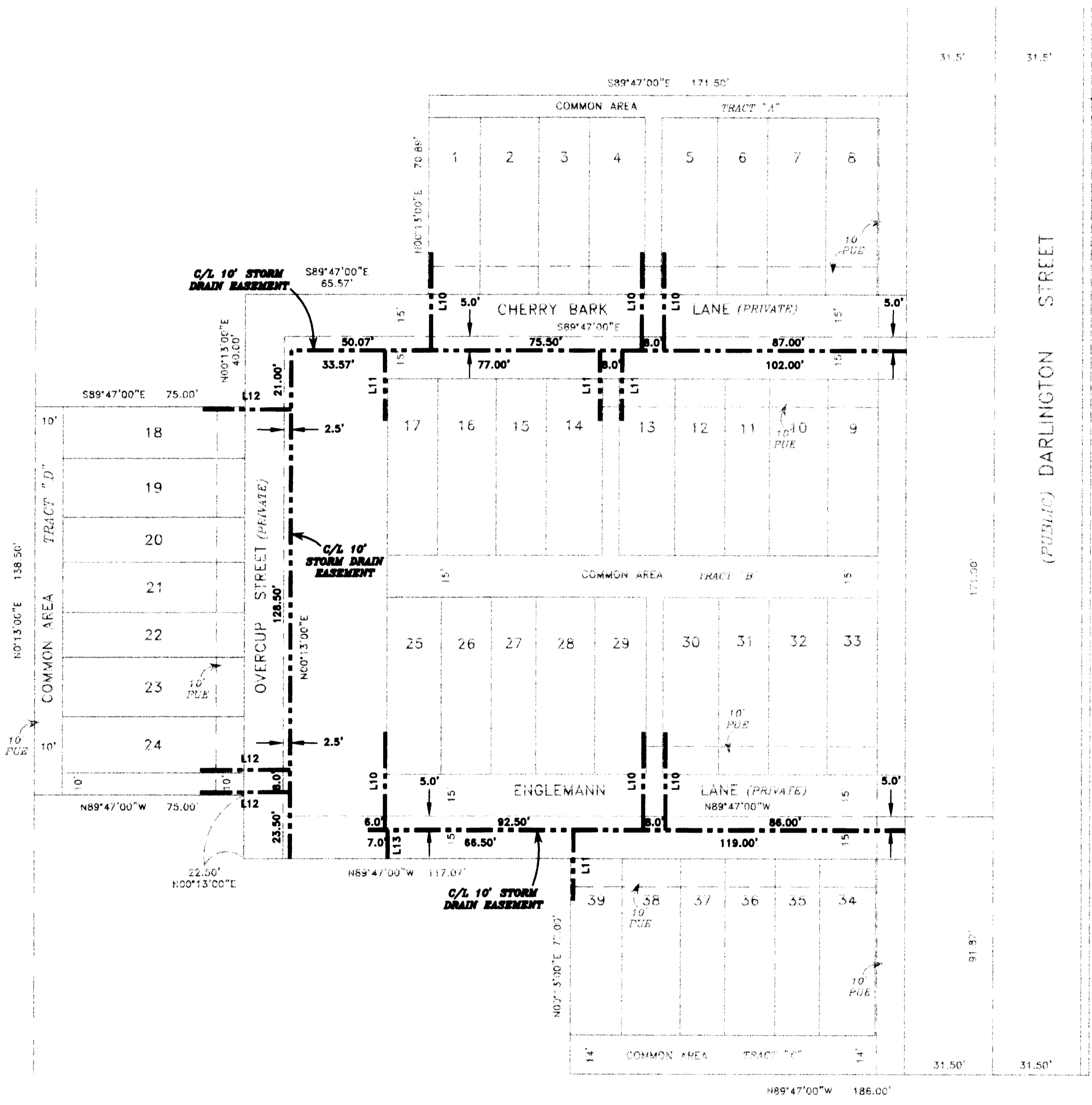
AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 9 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Wallen Barbara J. Shaw  
COUNTY CLERK DEPUTY

# OAK GROVE ESTATES PHASES 1 AND 2

Located in:  
the Southeast & Southwest 1/4 of Section 26,  
Township 37 South, Range 2 West, W.M.,  
In the City of Medford, Jackson County, Oregon

PRIVATE STORM  
DRAIN EASEMENTS



STORM DRAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L10	N00°13'00"E	35.00'
L11	S00°13'00"W	25.00'
L12	N89°47'00"W	31.50'
L13	S00°13'00"W	10.00'

**NOTE:**

1.) LINES L10, L11, L12 AND L13 ARE THE CENTERLINES OF 5.00' PRIVATE STORM DRAIN EASEMENTS. REMAINING LINES ARE CENTERLINE OF 10.00' PRIVATE STORM DRAIN EASEMENTS.

I certify this plat to be an exact  
copy of the original.  
*David M. Minnecci*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 25, 1988  
DAVID M. MINNECCI  
2348  
EXPIRES 12/31/10

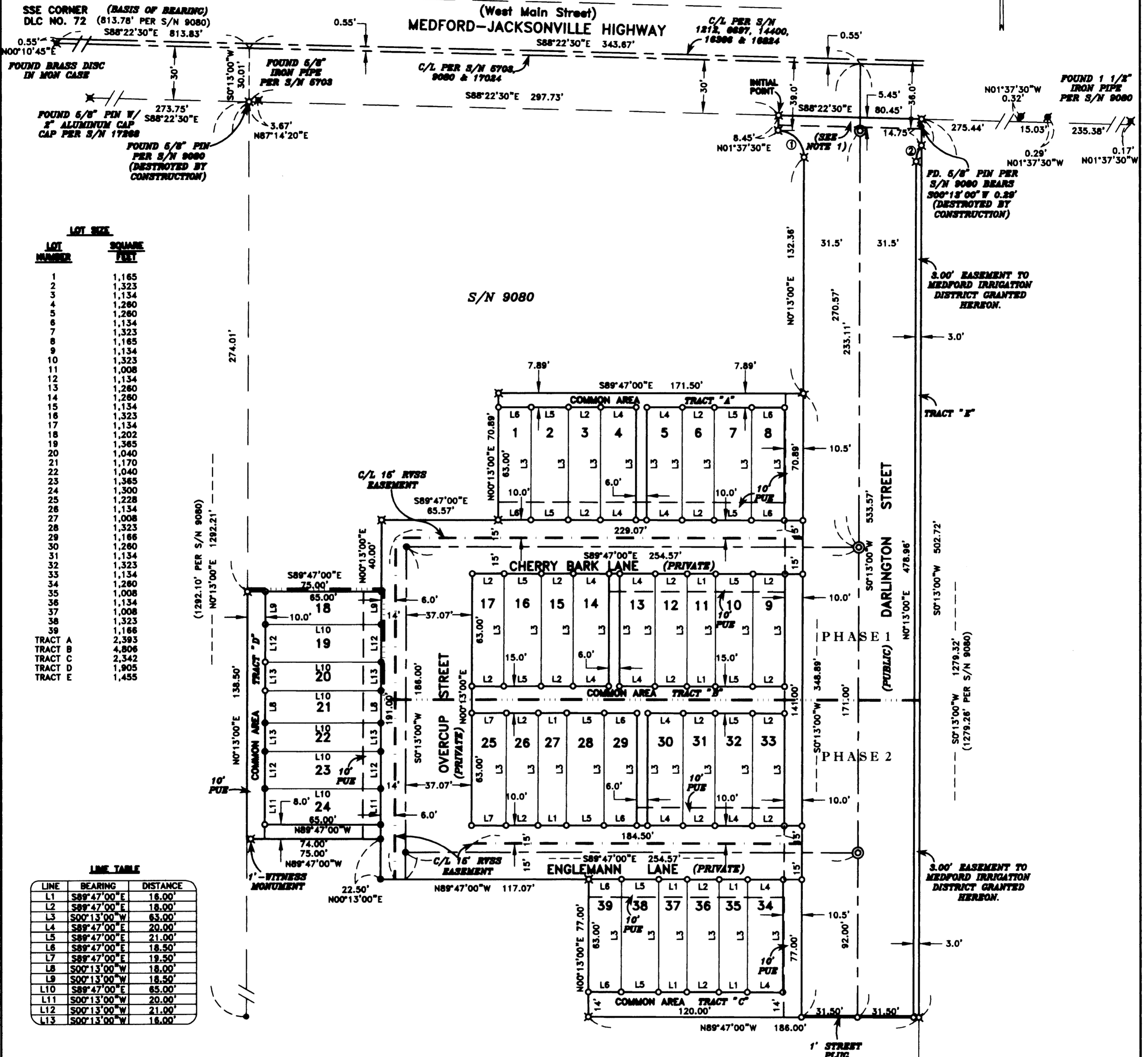
RECEIVED  
Date *3-15-09* By *BB*  
This survey consists of  
*3* sheet(s) Map  
*0* page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

HOFFBAHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4841  
BY: DAVID M. MINNECCI RPLS NO. 2348  
SCALE: 1 INCH = 30' DECEMBER 2, 2008

# OAK GROVE ESTATES, PHASES 1 AND 2

Located in:  
the Southeast & Southwest 1/4 of Section 26,  
Township 37 South, Range 2 West, W.M.,  
in the City of Medford, Jackson County, Oregon

SEE SHEET 3 FOR  
PRIVATE STORM  
DRAIN EASEMENTS



**LOT SIZE**

LOT NUMBER	SQUARE FEET
1	1,165
2	1,323
3	1,134
4	1,260
5	1,260
6	1,134
7	1,323
8	1,165
9	1,134
10	1,323
11	1,008
12	1,134
13	1,260
14	1,260
15	1,134
16	1,323
17	1,134
18	1,202
19	1,365
20	1,040
21	1,170
22	1,040
23	1,365
24	1,300
25	1,228
26	1,134
27	1,008
28	1,323
29	1,166
30	1,260
31	1,134
32	1,323
33	1,134
34	1,260
35	1,008
36	1,134
37	1,008
38	1,323
39	1,166
TRACT A	2,393
TRACT B	4,806
TRACT C	2,342
TRACT D	1,905
TRACT E	1,455

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°47'00"E	16.00'
L2	S89°47'00"E	18.00'
L3	S00°13'00"W	63.00'
L4	S89°47'00"E	20.00'
L5	S89°47'00"E	21.00'
L6	S89°47'00"E	18.50'
L7	S89°47'00"E	19.50'
L8	S00°13'00"W	18.00'
L9	S00°13'00"W	18.50'
L10	S89°47'00"E	65.00'
L11	S00°13'00"W	20.00'
L12	S00°13'00"W	21.00'
L13	S00°13'00"W	16.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	88°35'30"	15.00'	23.19'	20.95'	N44°04'45"W
2	36°52'12"	15.00'	9.65'	9.49'	N18°38'06"E

I certify this plat to be an exact photocopy of the original.  
*David M. Minnici*  
SURVEYOR

**NOTES:**  
1.) EASEMENT IN FAVOR OF JACKSON COUNTY, A POLITICAL SUBDIVISION FOR PUBLIC ROADWAY PER DOC. NO. 8000-001058, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (SHOWN)

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnici*  
OREGON  
JULY 28, 1988  
DAVID M. MINNICI  
2248  
EXPIRES 12/31/10

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4841

BY: DAVID M. MINNICI RPLS NO. 2349  
SCALE: 1 INCH = 40' DECEMBER 2, 2008  
BASIS OF BEARING: SURVEY NUMBER 9080  
CENTERLINE OF MEDFORD-JACKSONVILLE HIGHWAY

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2349".
- = SET LEAD PLUG WITH TACK AND METAL WASHER STAMPED "LS 2349".
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- = FOUND 5/8" IRON PIN PER S/N 9080
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "BOYDEN PLS 281" PER S/N 10824.
- ⊗ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- RVSS = ROGUE VALLEY SEWER SERVICE
- — — = PHASELINE
- — — = RVSS SEWER LINE

RECEIVED  
Date 3-17-09 By *llb*  
This survey consists of  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR