

APPROVALS

SPRING MEADOWS ESTATES, PHASE 3

RECORDER'S CERTIFICATE

File No. PUD-06-180, LDS-06-182

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

A Planned Community Subdivision located in the N.E. 1/4 of Sec. 2, T38S., R.2W., W.M. and in the City of Medford Jackson County, Oregon (File PUD-06-180/LDS-06-182)

Filed for record this 30th day of June, 2009, at 3:17 o'clock P.M., and recorded in Volume 35 of Plats at Page 15 of the records of Jackson County, Oregon and recorded as Document No. 2009-25294 Official Records of Jackson County, Oregon.

Planning Director Date 30 JUN 09

EXAMINED AND APPROVED this 12th day of June, 2009

City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 30, 2009

Assessr, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 30, 2009

Tax Collector

DECLARATION

Know all men by these presents that SOUTHWEST MEDFORD, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Common Area as shown on Sheet 2; and does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Public Utility Easements (PUE1), Public Pedestrian Easement (PE) and Public Storm Drainage Easement (SDE1); and does hereby make and establish the Non-Exclusive Access & Utility Easement (AUE) for the benefit of and use by Lots 41, 42 and 43; and does hereby designate said Subdivision as SPRING MEADOWS ESTATES, PHASE 3, which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Robert F. Wisnovsky and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Southwest Medford, LLC.

Dated this 1st day of June, 2009

Karen L. Lafite Notary Public - Oregon Commission No. 402251 My Commission Expires March 20, 2010

AFFIDAVIT OF CONSENT

From PREMIERWEST BANK recorded as Document No. 2009-025293 ORJCO.

SURVEY FOR: SOUTHWEST MEDFORD, LLC 270 WELLS FARGO DRIVE JACKSONVILLE, OR 97530

SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors 816 West Eighth Street Medford, Oregon 97501 Phone: (541) 772-2782 Email: lfriar@charter.net

DATE: APRIL 30, 2009

Christine D. Walker County Clerk Carmen D. Helman Deputy

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:

Beginning at the most Southerly corner of Lot 9 of CYPRUS CREEK, PHASE 1A, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of said PHASE 1A the following six (6) courses: North 44°21'37" East, 80.78 feet; thence along the arc of a 726.75 foot radius non-tangent curve to the right having a central angle of 03°37'29", a distance of 45.98 feet (the long chord of which bears South 43°49'38" East, 45.97 feet); thence South 89°45'21" East, 38.58 feet; thence along the arc of a 755.75 foot radius curve to the right having a central angle of 01°45'40", a distance of 23.23 feet (the long chord of which bears South 39°10'01" East, 23.23 feet); thence along the arc of a 25.00 foot radius curve to the left having a central angle of 83°26'45", a distance of 36.41 feet (the long chord of which bears South 80°00'33" East, 33.28 feet); thence North 58°16'04" East, 25.01 feet; thence leaving said exterior boundary, South 31°44'16" East, 20.97 feet; thence South 58°15'44" West, 15.31 feet; thence along the arc of a 25.00 foot radius curve to the left having a central angle of 97°39'03", a distance of 42.61 feet (the long chord of which bears South 09°26'12" West, 37.64 feet); thence South 39°23'19" East, 8.35 feet; thence South 51°26'41" West, 29.00 feet; thence South 56°37'38" West, 85.42 feet; thence along the arc of a 639.00 foot radius non-tangent curve to the left having a central angle of 14°01'11", a distance of 156.36 feet (the long chord of which bears North 39°16'28" West, 155.97 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-09

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

PURPOSE: To survey and monument the corners of the Lots and Common Area of SPRING MEADOWS ESTATES, PHASE 3. See Medford File No. PUD-06-180/LDS-06-182. The parent tract is set forth in Document No. 2008-032879, ORJCO.

PROCEDURE: From control and monuments established by this office during CYPRUS CREEK, PHASE 1A, computed the position of the Lots and Common Area and set monuments as shown on Sheet 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Hibbs SURVEYOR

APPROVED FOR RECORDING.

COUNTY COMMISSIONER/ADMINISTRATOR DATE 6/30/09

RECEIVED DATE 6-30-09 BY 65 This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR SHEET 1 OF 2

**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

**SURVEY FOR:**  
SOUTHWEST MEDFORD, LLC  
270 WELLS FARGO DRIVE  
JACKSONVILLE, OR 97530

**DATE:**  
APRIL 30, 2009

# SPRING MEADOWS ESTATES, PHASE 3

A Planned Community Subdivision located in the  
N.E. 1/4 of Sec. 2, T38S., R.2W., W.M. and in the  
City of Medford Jackson County, Oregon  
(File PUD-06-180/LDS-06-182)

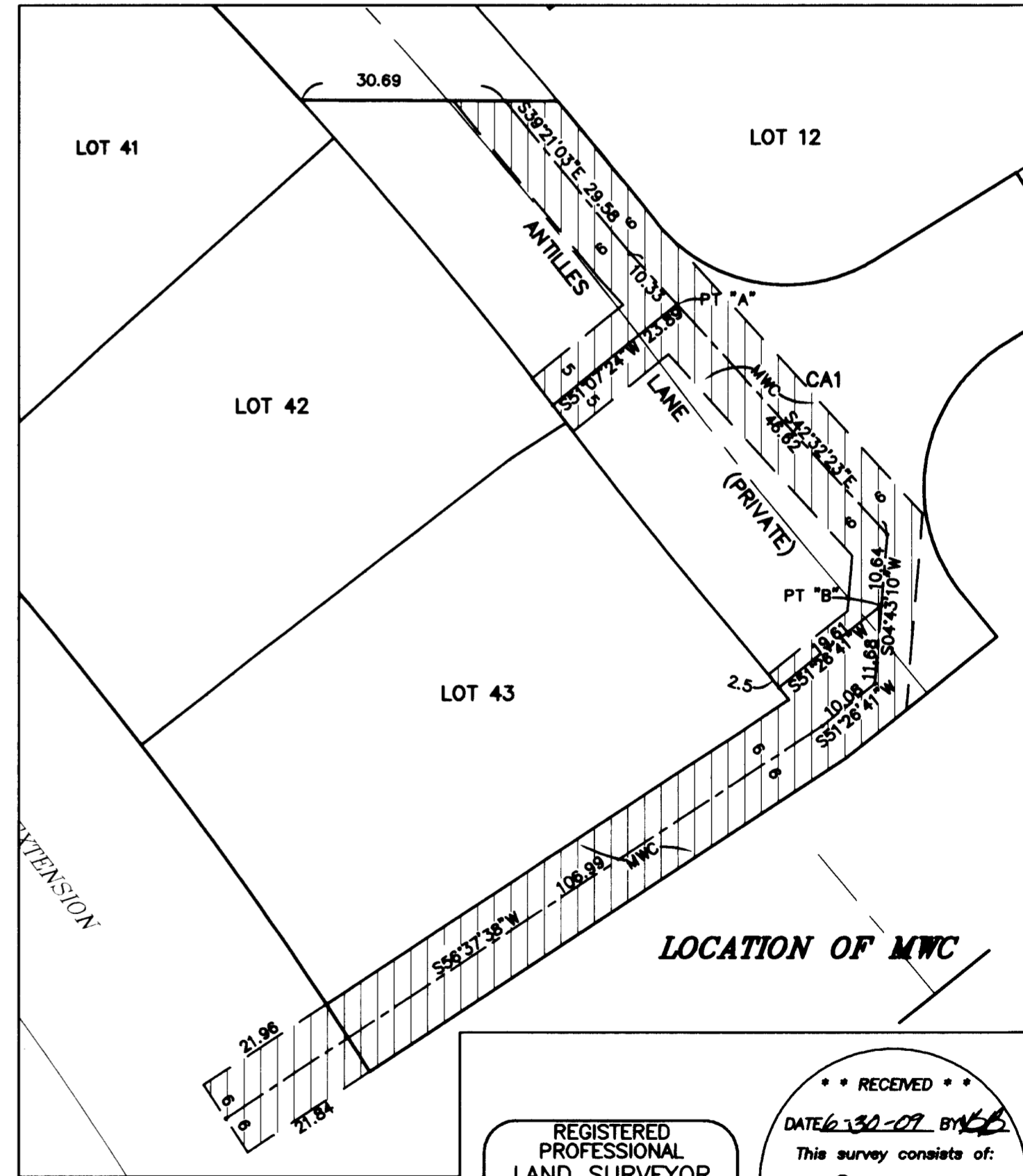
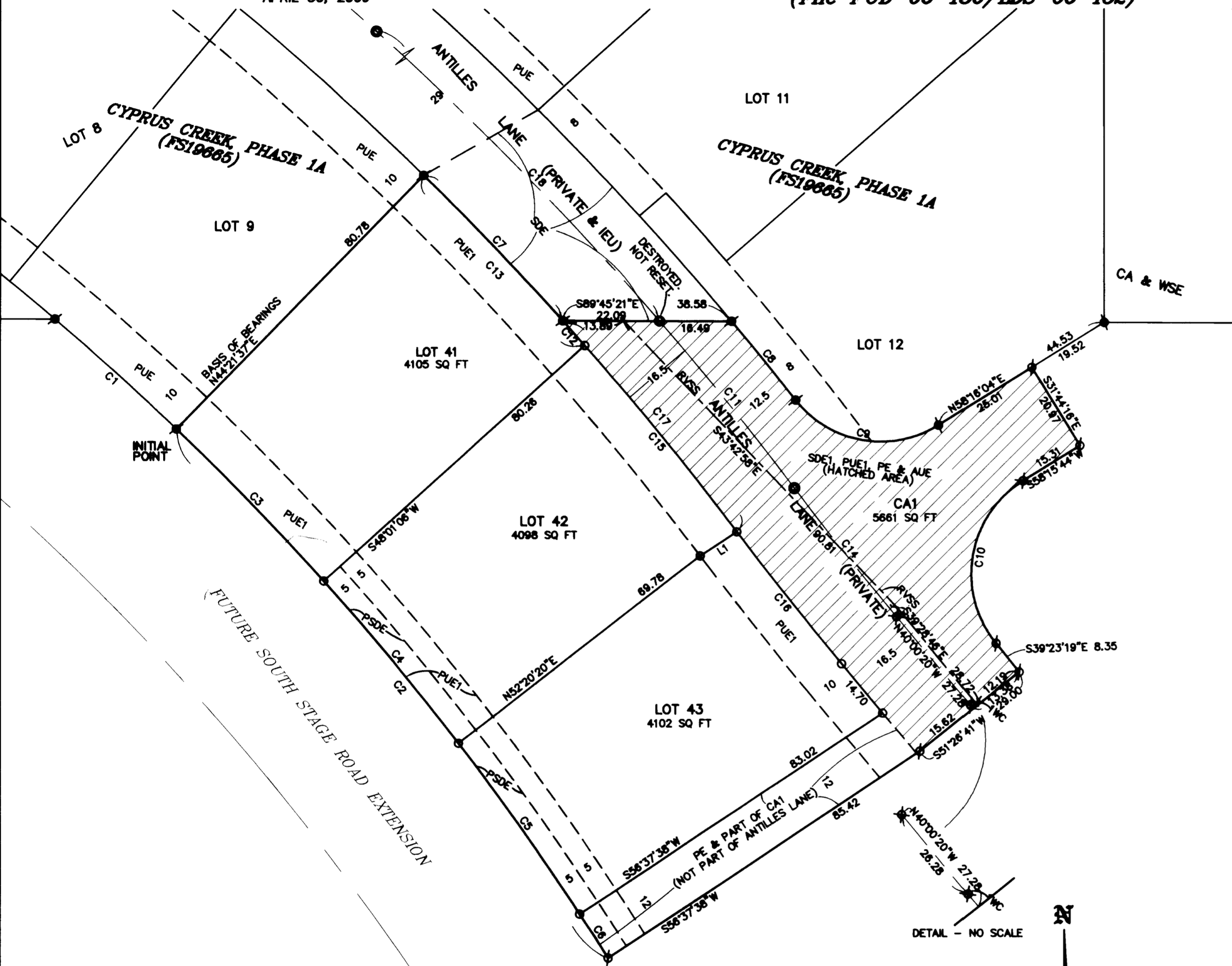
**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CCP1A.
- = FD. 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. & ASSOC. PER CCP1A.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- ⊗ = SET BRASS WASHER MKD. L.J. & ASSOC. & MAG NAIL IN CONCRETE.
- = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. & ASSOC.
- = COMPUTED POINT, NOTHING FOUND OR SET.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY DATA.
- X- = FENCE LINE.
- L1/C1 = SEE COURSE DATA TABLE.
- R/W = STREET RIGHT OF WAY.
- AUE = NON-EXCLUSIVE PRIVATE ACCESS & UTILITY EASEMENT FOR LOTS 41-43, INCLUSIVE PER THIS PLAT.
- CCP1A = CYPRUS CREEK, PHASE 1A (FS19865).
- CA = COMMON AREA PER CCP1A AND WSE.
- CA1 = COMMON AREA PER THIS PLAT.
- PE = PUBLIC PEDESTRIAN EASEMENT PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER CCP1A.
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER CCP1A.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- MWC = WATER FACILITIES EASEMENT TO MEDFORD WATER COMMISSION PER DOC. 2009-004305, ORJCO.
- WSE = STORM WATER/WETLAND EASEMENT PER DOC. 2006-012127, ORJCO.
- IEU = INGRESS-EGRESS & UTILITY EASEMENT PER DOC. 2007-047931, ORJCO.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 41-43, INCLUSIVE.
- 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
- RVSS = CENTERLINE 20' WIDE SEWER EASEMENT PER DOC. 2009-019273, ORJCO.

**BASIS OF BEARINGS:**

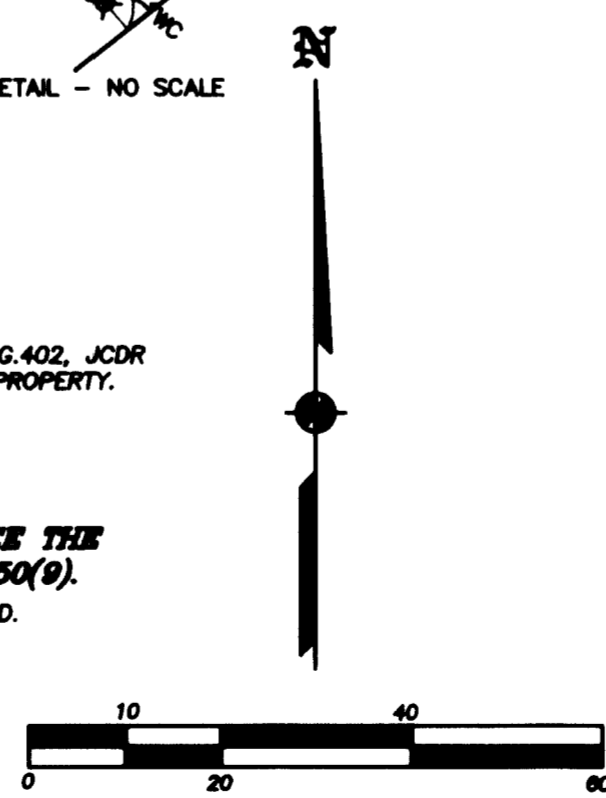
CYPRUS CREEK PHASE 1A (FS19865) AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'



| NUM | DELTA       | ARC    | RADIUS | CHORD              |
|-----|-------------|--------|--------|--------------------|
| C1  | 03°21'35"   | 37.47  | 638.00 | N47°57'51"W 37.47  |
| C2  | 14°01'11"   | 156.36 | 638.00 | N39°16'28"W 155.97 |
| C3  | 04°20'28"   | 48.41  | 638.00 | N44°08'49"W 48.40  |
| C4  | 04°19'03"   | 48.15  | 638.00 | N39°47'04"W 48.14  |
| C5  | 04°17'07"   | 47.78  | 638.00 | N35°28'58"W 47.78  |
| C6  | 01°04'34"   | 12.00  | 638.00 | N32°48'09"W 12.00  |
| C7  | 03°37'29"   | 45.98  | 726.75 | S43°49'38"E 45.97  |
| C8  | 01°45'40"   | 23.23  | 755.75 | S39°10'01"E 23.23  |
| C9  | 83°28'45"   | 36.41  | 25.00  | S80°00'33"E 33.28  |
| C10 | 97°39'03"   | 42.61  | 25.00  | S09°26'12"W 37.84  |
| C11 | 3°47'02"    | 49.08  | 743.25 | N38°58'39"W 49.07  |
| C12 | 0°35'50"    | 7.58   | 726.75 | N41°42'58"W 7.58   |
| C13 | 4°13'20"    | 53.55  | 726.75 | N43°31'43"W 53.54  |
| C14 | 2°55'12"    | 37.67  | 738.25 | S38°32'44"E 37.67  |
| C15 | 4°19'55"    | 54.95  | 726.75 | N39°15'08"W 54.93  |
| C16 | 2°55'12"    | 38.52  | 755.75 | S38°32'44"E 38.51  |
| C17 | 4°55'45"    | 62.52  | 726.75 | N39°33'01"W 62.50  |
| C18 | 16°05'41"   | 208.78 | 743.25 | N48°55'00"W 208.10 |
| L1  | N58°40'36"E | 10.02  |        |                    |

**EASEMENTS PER TITLE REPORT**  
EASEMENTS FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.504, PG.402, JCDR AND DOC. 74-09045, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.

**THE REQUIREMENT BY THE PLANNING COMMISSION ORDER TO PLACE THE FOLLOWING NOTIC(S) ON THIS PLAT IS IN CONFLICT WITH ORS 92.050(9).**  
1) LOTS 41, 42 & 43 SHALL NOT HAVE DIRECT ACCESS TO FUTURE SOUTH STAGE ROAD.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-09

RECEIVED  
DATE 6-30-09 BY *JEB*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR