

# SPRING MEADOWS, PHASE 2

A Planned Unit Development, located in the Northwest One-quarter of the Northeast One-quarter of Section 2, Township 38 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SOUTHWEST MEDFORD, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into lots, street rights-of-way and easements, as depicted hereon, and hereby designates this subdivision as SPRING MEADOWS, PHASE 2. Declarant hereby dedicates to the City of Medford, for right-of-way purposes, Thomas Road, Woodside Drive, Bridgewater Way and South Stage Road, as depicted hereon. Declarant hereby dedicates, for public use, those areas portrayed hereon as Public Utility Easements, Public Storm Drain Easements and Public Sanitary Sewer Easements, as depicted hereon. Declarant hereby creates: a Vertical Separation Feature Easement across Lots 21 through 24; a Private Access Easement across Lots 34 and 36, for the use and benefit of Lot 35; those Private Storm Drain Easements, for the use and benefit of Lots 21 through 23 and a future lot that will be adjacent to the southerly side of Lot 21 (being over Lots 21 through 24), Lots 25 and 27 (being over Lot 26), Lots 31 through 33 (being across Lots 30 through 32), and Lots 34 through 36 and future lots lying southerly and adjacent to Lot 35 (being across Lots 34 through 37); that Private Sanitary Sewer Easement for the use and benefit of Lot 35 (being across Lot 34); and a Waterline Easement for the use and benefit of Lot 35 (being across Lot 34), all as depicted hereon. SPRING MEADOWS, PHASE 2, is subject to the CONDITIONS, COVENANTS AND RESTRICTIONS as set forth in Instrument Number 2010-004886, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 9<sup>th</sup> day of February, 2010.

George Cota  
GEORGE COTA, Member  
SOUTHWEST MEDFORD, LLC

STATE OF OREGON }  
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named George Cota, known to me as a member of SOUTHWEST MEDFORD, LLC., and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 9<sup>th</sup> day of February, 2010.

Before me: Cory Neathamer  
NOTARY PUBLIC-OREGON  
COMMISSION NO.: 435450  
MY COMMISSION EXPIRES: 1/06/2013

## RELEASE

PremierWest Bank, as a holder of beneficiary interest under that certain Trust Deed dated August 21, 2008 and recorded August 29, 2008 as Document No. 2008-032880, modified by instrument recorded September 21, 2009 by Document No. 2009-035854 to extend the maturity date, along with an Assignment of Rents recorded August 29, 2008 as additional security to said Trust Deed, released from lien of said Trust Deed all property shown hereon as dedicated to public use, pursuant to the AFFIDAVIT OF CONSENT, as recorded in Instrument Number 2010-004886, of the Official Records of Jackson County, Oregon.

## NOTES

The minimum front yard setback is 15 feet for any lot on which the house is constructed with a front porch, but excluding any garage area (which shall remain 20 feet).

NO DIRECT VEHICULAR ACCESS SHALL OCCUR ALONG ANY LOT ONTO SOUTH STAGE ROAD.

SPRING MEADOWS, PHASE 2 is subject to the following matters of record as contained in the title report supplied for this subdivision:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Talent Irrigation District.

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument recorded February 8, 1973 as Document No. 73-01924.

An easement created by instrument, including the terms and provisions thereof, recorded July 16, 1974 as Document No. 74-09045 in favor of PacifiCorp, an Oregon Corporation, or its predecessor or successor in interest, for transmission and distribution of electricity. (Exact location not given).

Storm water/wetland easement, including the terms and provisions thereof, recorded March 9, 2006 as Document No. 2006-012127, in the Official Records of Jackson County, Oregon. (Affects Cypress Creek, Phase 1A Subdivision).

Grant of easement for ingress and egress and utilities, including the terms and provisions thereof, recorded October 17, 2007 as Document No. 2007-047931, in the Official Records of Jackson County, Oregon. (Affects Spring Meadows Estates, Phase 3).

An easement created by instrument, including the terms and provisions thereof, recorded February 9, 2009 as Document No. 2009-004305 in favor of City of Medford for installation and maintenance of water mains and water facilities. (Affects Spring Meadows Estates, Phase 3).

An easement created by instrument, including the terms and provisions thereof, recorded May 28, 2009 as Document No. 2009-019273 in favor of Rogue Valley Sewer Services for sewer easement.

Agreement to Defer Fees, Associated with the Construction of Sanitary Sewer by and between Rogue Valley Sewer Services and Southwest Medford LLC., including the terms and provisions thereof, recorded October 14, 2009 as Document No. 2009-038975, in the Official Records of Jackson County, Oregon.

Jackson County Assessor's Map: 38 2N 02AB, Tax Lots 4000, 4100 and 4200

Drawing N:\NSI Projects\Southwest Medford, LLC\09044A SprMead-Ph2-PP-Const.pro

## PREPARED FOR:

SOUTHWEST MEDFORD, LLC.  
PO Box 548  
Ashland, OR 97530

## 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:

All that real property being located in the Northwest One-quarter of the Northeast One-quarter of Section 2, Township 38 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being a portion of those tracts described in Instrument Number 2008-032879 of the Official Records of Jackson County, Oregon, as now surveyed and more particularly described as follows:

Beginning at the Northeast corner of said Instrument Number 2008-032879, also being the most eastern point of the Property Line Adjustment described in Instrument Number 2006-011828 of the Official Records of Jackson County, Oregon; thence South 00°04'03" East, along the east line of said Instrument Number 2008-032879, being common with the westerly boundary of the plat of THE MEADOWS AT GRIFFIN CREEK, a plat recorded April 13, 2000, in Volume 26 of Plats at Page 13 of the Records of Jackson County, Oregon (also filed as Survey Number 16476 in the office of the Jackson County Surveyor), 436.75 feet; thence North 76°13'38" West, 136.91 feet; thence South 00°34'07" East, 23.66 feet; thence South 89°20'53" West, 45.00 feet; thence North 77°51'43" West, 56.38 feet; thence South 89°20'53" West, 98.03 feet; thence South 83°58'31" West, 78.00 feet the beginning of a curve concave to the southwest, having a radius of 561.00 feet and a central angle of 26°14'03" (the long chord of which bears North 19°08'30" West, 254.63 feet); thence northerly along the arc of said curve, 256.87 feet; thence North 32°15'32" West, tangent to said curve, 1.06 feet to the beginning of a curve to the left, having a radius of 561.00 feet and a central angle of 19°17'13" (the long chord of which bears North 41°54'08" West, 187.95 feet); thence along the arc of said curve, 188.84 feet to a point of non-tangency; thence North 50°06'25" West, 75.25 feet to a 1-inch diameter iron pipe at the Northwest corner of aforesaid Instrument Number 2008-032879; thence South 89°45'00" East, along the north line thereof, 122.50 feet to a point on the westerly boundary of Lot 9, CYPRUS CREEK, PHASE 1A, a plat recorded June 8, 2007, in Volume 33 of Plats at Page 36 of the Records of Jackson County, Oregon (also filed as Survey Number 14665 in the office of the Jackson County Surveyor), being at the beginning of a curve concave to the southwest, having a radius of 639.00 feet and a central angle of 17°23'34" (the long chord of which bears South 40°51'46" East, 193.23 feet); thence southeasterly along the arc of said curve being along the westerly boundary of said Lot 9 and along the westerly boundary of SPRING MEADOWS SUBDIVISION, PHASE 3, a plat recorded June 30, 2009, in Volume 35 of Plats at Page 15 of the Records of Jackson County, Oregon (and filed as Survey Number 20422 in the office of the Jackson County Surveyor), 193.98 feet; thence along the southerly boundary of said Phase 3 plat the following courses and distances: North 56°37'59" East, 85.42 feet; thence North 51°27'02" East, 29.00 feet; thence North 34°22'58" West, 8.35 feet to the beginning of a tangent curve to the right, having a radius of 25.00 feet and a central angle of 97°34'03" (the long chord of which bears North 04°26'34" East, 37.64 feet); thence along the arc of said curve, 42.61 feet; thence North 58°16'05" East, 15.25 feet; thence North 31°43'55" West, 20.98 feet to a point on the southerly boundary of Lot 12 of aforesaid CYPRUS CREEK, PHASE 1A; thence North 58°16'25" East, along the north line thereof, 19.73 feet to the southeast corner thereof, being a point on the north line of aforesaid Instrument Number 2006-011828; thence along the said north line the following courses and distances: thence South 89°45'00" East, 109.30 feet; thence South 20°02'01" East, 16.30 feet; thence North 89°30'11" East, 93.15 feet to the beginning of a curve concave to the west, having a radius of 118.50 feet and a central angle of 06°58'54" (the long chord of which bears North 12°26'54" West, 14.43 feet); thence northerly along the arc of said curve, 14.44 feet; thence South 89°45'00" East, 157.52 feet to the Point of Beginning.

Cael E. Neathamer  
Surveyor

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

**PURPOSE:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. PUD-06-180, and LDS-06-182).

**PROCEDURE:** Utilizing Trimble 5600 and 56 robotic instruments, Trimble 5700 GPS Equipment and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instruments Numbered 2006-011828 and 2008-032879 of the Official Records of Jackson County, Oregon; The Meadows At Griffin Creek (a plat recorded April 13, 2000, in Volume 26 of Plats at Page 13 of the Records of Jackson County, Oregon, and filed as Survey Number 16476), Cyprus Creek, Phase 1A (a plat recorded June 8, 2007, in Volume 33 of Plats at Page 36 of the Records of Jackson County, Oregon, and filed as Survey Number 14665), Spring Meadows Estates, Phase 3 (a plat recorded June 30, 2009, in Volume 35 of Plats at Page 15 of the Records of Jackson County, Oregon, and filed as Survey Number 20422); and, Surveys Numbered 2261 and 16046, both filed in the office of the Jackson County Surveyor.

Utilizing said Trimble GPS equipment, tied the corners set per Survey Number 16046, establishing the easterly boundary of the subject tract hereon, and the Applied Basis of Bearings. Utilizing the found monuments per Surveys Numbered 261, 16046, the plats of Cyprus Creek, Phase 1A (SN 14665) and Spring Meadows Estates, Phase 3 (SN 20422), and Instruments Numbered 2006-011828 and 2008-032879, established the northerly boundary of the subject tract hereon. Utilizing the found monuments per said plats of Cyprus Creek, Phase 1A and Spring Meadows Estates, Phase 3, established the location of the future alignment of South Stage Road. Utilizing the found centerline monuments of the plat of The Meadows At Griffin Creek, located the centerline of Woodside Drive.

From the herein and above described boundary resolutions, computed the exterior boundary, interior lot corners and centerline of the plat depicted hereon. Exterior boundary angle points and the beginning and end of curves, as depicted hereon, were established on January 11 and 13, 2010.

## APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: PUD-06-180/LDS-06-182

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

James E. Hahn 2-10-10  
Planning Director Date

Examined and approved this 9<sup>th</sup> day of February, 2010.  
Raunna Beckner  
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of February 11, 2010.

Shannon Bell Karen W. Meade  
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 11<sup>th</sup> day of FEBRUARY, 2010.

DAN ROSS DAN ROSS Nena Graufad  
Assessor Deputy

## RECORDING

FILED FOR RECORD THIS THE 11<sup>th</sup> DAY OF February, 2010 AT 9:51 O'CLOCK A.M. AND RECORDED IN VOLUME 36 OF PLATS AT PAGE 02 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine S. Walker Carmen S. HELMAN  
County Clerk Deputy

APPROVED FOR RECORDING: Dana A 2/11/10  
County Commissioner/Administrator Date

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 8, 2001  
CAEL E. NEATHAMER  
58545

Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc.  
3126 State St, Suite 100  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: February 9, 2010 PROJECT NUMBER: 09049-A

Sheet 1 of 2 © CEN

\*\* RECEIVED \*\*  
DATE 2-11-10 BY bb  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

# SPRING MEADOWS, PHASE 2

A Planned Unit Development, located in the Northwest One-quarter of the Northeast One-quarter of Section 2, Township 38 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**  
**SOUTHWEST MEDFORD, LLC.**  
 PO Box 548  
 Ashland, OR 97530

**LEGEND:**

- Indicates a 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", being deferred hereon.
- Indicates a set 5/8-inch diameter by 30-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 aluminum cap marked "NEATHAMER SURVEYING", being deferred hereon.
- ⊙ Indicates a found 1-inch diameter iron pipe per SN 261.
- Indicates a found monument with plastic cap marked "KAISER RLS 803" per SN 16046.
- ⊠ Indicates a found aluminum cap marked "L.J. FRIAR AND ASSOC.", flush with asphalt, per SN 16476.
- ⊠ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "L.J. FRIAR AND ASSOC." per SN 19665.
- ⊠ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "L.J. FRIAR AND ASSOC." per SN 20422.
- ▲ Indicates a found brass tag and tack in concrete marked "L.J. FRIAR & ASSOC.", per SN 20422.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information as per SN 16046.
- [ ] Indicates record information as per SN 16476, 19668 and/or 20422.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PAE Indicates a Private Access Easement being created hereon.
- PSDE Indicates a Private Storm Drain Easement being created hereon.
- PSSE Indicates a Private Sanitary Sewer Easement being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.
- SDE Indicates a Public Storm Drain Easement being created hereon.
- SSE Indicates a Public Sanitary Sewer Easement being created hereon.
- VSFE Indicates a Vertical Separation Easement being created hereon.
- WLE Indicates a Water Line Easement being created hereon.
- Indicates the centerline of an existing fence.

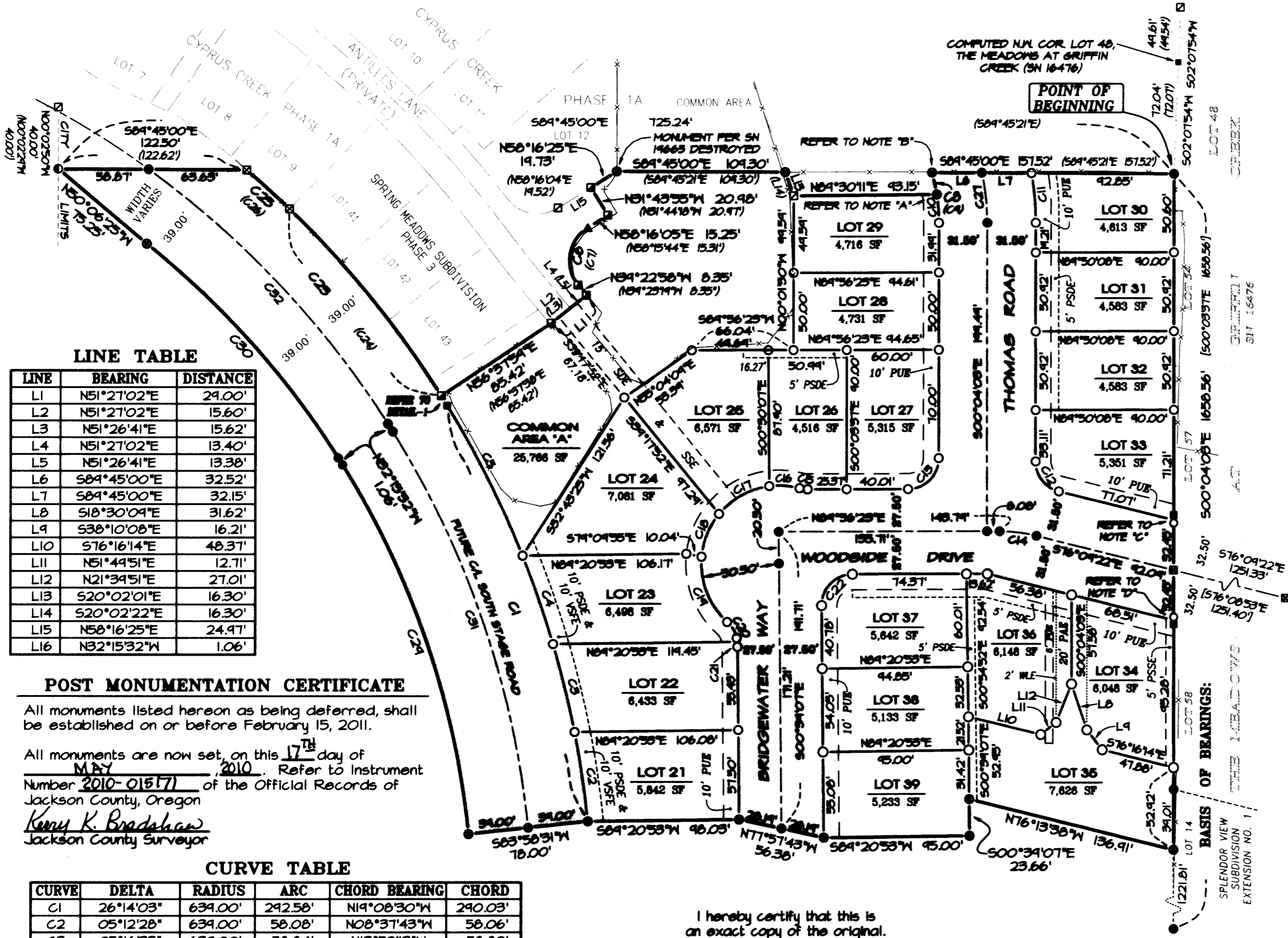
**BASIS OF BEARINGS:**

Geodetic North based on NAD 84 Datum, established by Global Positioning System Observations. Bearing basis applied between the found monuments per Survey Number 16046, as filed in the office of the Jackson County Surveyor.

**PREPARED BY:** Neathamer Surveying, Inc.  
 3126 State St, Suite 100  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

**PLOT DATE:** February 9, 2010 **PROJECT NUMBER:** 09049-A

Sheet 2 of 2 © CEN



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N51°27'02"E	24.00'
L2	N51°27'02"E	15.60'
L3	N51°26'41"E	15.62'
L4	N51°27'02"E	13.40'
L5	N51°26'41"E	13.38'
L6	S89°45'00"E	32.52'
L7	S89°45'00"E	32.15'
L8	S18°30'09"E	31.62'
L9	S38°10'08"E	16.21'
L10	S76°16'14"E	48.37'
L11	N51°49'51"E	12.71'
L12	N21°39'51"E	27.01'
L13	S20°02'01"E	16.30'
L14	S20°02'22"E	16.30'
L15	N58°16'25"E	24.97'
L16	N32°15'32"W	1.06'

**POST MONUMENTATION CERTIFICATE**

All monuments listed hereon as being deferred, shall be established on or before February 15, 2011.

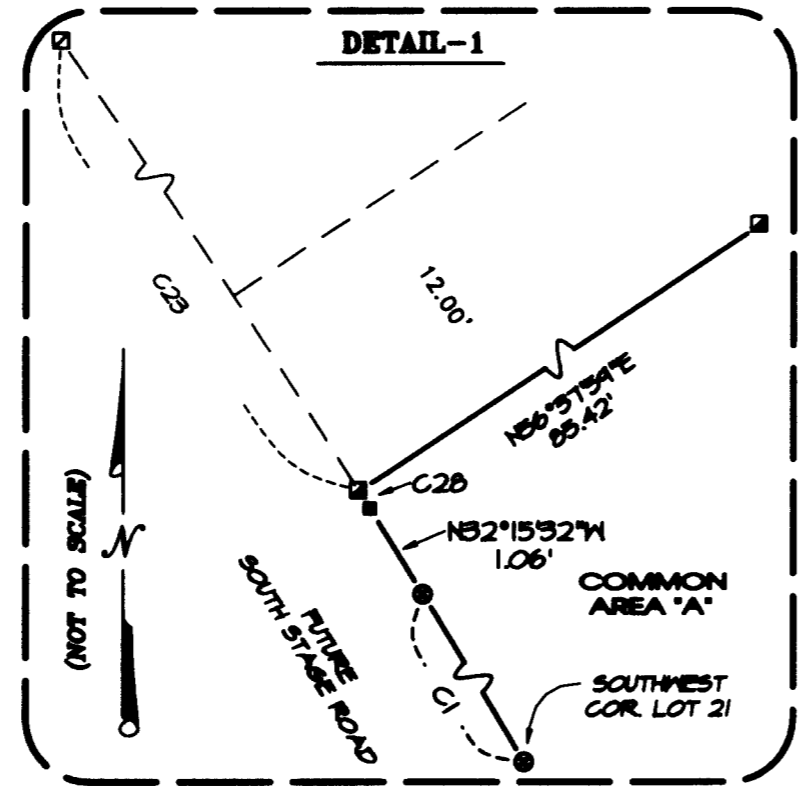
All monuments are now set, on this 17<sup>th</sup> day of MAY, 2010. Refer to Instrument Number 2010-015171 of the Official Records of Jackson County, Oregon

*Kenny K. Bradshaw*  
 Jackson County Surveyor

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	26°14'03"	634.00'	242.58'	N19°08'30"W	240.03'
C2	05°12'28"	634.00'	58.08'	N08°37'43"W	58.06'
C3	05°16'33"	634.00'	58.84'	N13°52'13"W	58.82'
C4	05°25'05"	634.00'	60.43'	N19°13'02"W	60.40'
C5	10°19'51"	634.00'	115.23'	N27°05'33"W	115.08'
C6	97°39'03"	25.00'	42.61'	N09°26'34"E	37.64'
C7	97°39'03"	25.00'	42.61'	N09°26'12"E	37.64'
C8	06°58'54"	118.50'	14.44'	N12°26'54"W	14.43'
C9	06°58'53"	118.50'	14.44'	N12°26'30"W	14.43'
C10	08°53'24"	118.50'	18.39'	N04°30'45"W	18.37'
C11	10°10'14"	181.50'	32.22'	N05°09'10"W	32.18'
C12	76°05'19"	20.00'	26.56'	N38°06'43"W	24.65'
C13	90°00'26"	20.00'	31.42'	N44°56'10"E	28.29'
C14	13°54'15"	100.00'	24.27'	N83°06'30"W	24.21'
C15	15°18'27"	20.00'	5.34'	N82°24'24"W	5.33'
C16	22°30'43"	50.50'	19.84'	N86°00'32"W	19.71'
C17	43°17'40"	50.50'	38.16'	S61°05'17"W	37.26'
C18	34°24'51"	50.50'	30.33'	S22°14'01"W	29.88'
C19	53°19'14"	50.50'	47.00'	S21°38'02"E	45.32'
C20	42°22'56"	20.00'	14.79'	S27°06'10"E	14.46'
C21	05°15'36"	20.00'	1.84'	S03°16'55"E	1.84'
C22	90°35'30"	20.00'	31.62'	S44°38'38"W	28.43'
C23	14°01'19"	634.00'	156.38'	N39°16'38"W	155.99'
C24	14°01'11"	634.00'	156.36'	N39°16'28"W	155.97'
C25	03°22'15"	634.00'	37.60'	N47°58'25"W	37.59'
C26	03°21'35"	634.00'	37.47'	N47°57'51"W	37.47'
C27	12°24'24"	150.00'	32.48'	N06°16'15"W	32.42'
C28	00°00'27"	634.00'	0.08'	N32°15'32"W	0.08'
C29	26°14'03"	561.00'	256.87'	N19°08'30"W	254.63'
C30	19°17'13"	561.00'	188.84'	N41°54'08"W	187.95'
C31	26°14'03"	600.00'	274.72'	N19°08'30"W	272.33'
C32	22°03'14"	600.00'	230.95'	N43°17'09"W	229.53'

I hereby certify that this is an exact copy of the original.  
 CAEL E. NEATHAMER  
 Surveyor



**SURVEY NOTES:**

- NOTE "A":** ORIGINALLY FOUND A 5/8-INCH DIAMETER IRON PIN WITH CAP MARKED "L.J. FRIAR & ASSOC.", PER SN 19665 (HAS SINCE BEEN DESTROYED), BEING N13°15'08"E, 0.15' FROM COMPUTED CORNER. ESTABLISHED A NEW MONUMENT AT THE TRUE CORNER POSITION AS DEPICTED.
- NOTE "B":** ORIGINALLY FOUND A 5/8-INCH DIAMETER IRON PIN WITH CAP MARKED "L.J. FRIAR & ASSOC.", PER SN 19665 (HAS SINCE BEEN DESTROYED). ESTABLISHED A NEW MONUMENT AT THE TRUE CORNER POSITION AS DEPICTED.
- NOTE "C":** FROM THE COMPUTED SOUTHEAST CORNER OF LOT 33, A FOUND 5/8-INCH DIAMETER IRON PIN WITH CAP MARKED "L.J. FRIAR & ASSOC.", PER SN 16476, BEARS N00°04'03"W, 1.03' (ALSO BEING 32.50' NORTHERLY OF CENTERLINE).
- NOTE "D":** FROM THE COMPUTED NORTHEAST CORNER OF LOT 34, A FOUND 5/8-INCH DIAMETER IRON PIN WITH CAP MARKED "L.J. FRIAR & ASSOC.", PER SN 16476, BEARS S00°04'03"E, 1.03' (ALSO BEING 32.50' SOUTHERLY OF CENTERLINE).

**\*\* RECEIVED \*\***  
 DATE 2-11-10 BY BB  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*CAEL E. NEATHAMER*  
 OREGON  
 JULY 8, 2001  
 CAEL E. NEATHAMER  
 56545  
 Renewal Date 12/31/10