

APPROVALS:

James E. Haber 11-10-10
MEDFORD PLANNING DEPARTMENT DATE
FILE NO. LDS-05-321

EXAMINED AND APPROVED THIS 12 DAY OF October, 2010
MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED THIS 25th DAY OF October, 2010
MEDFORD CITY ENGINEER

APPROVED FOR RECORDING THIS 17th DAY OF November, 2010
COUNTY COMMISSIONER/ADMINISTRATOR

SWEET PLACE
PHASE 3

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

Habitat for Humanity Rogue Valley

P.O. Box 688
229 West Main Street
Medford, Oregon 97501

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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

TRACT A IN SWEET PLACE, PHASE 1 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 6, 2007 IN VOLUME 33, PAGE 71, PLAT RECORDS, MORE PARTICULARLY DESCRIBED AND BOUNDED, AS FOLLOWS, TO WIT:

BEGINNING A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF LOT 1, SWEET PLACE, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 00°06'05" EAST, 58.06 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°45'01" WEST, ALONG THE NORTH LINE OF SAID LOT 1 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 136.00 FEET TO A 5/8 INCH IRON PIN ON THE EAST LINE OF ROSS LANE NORTH AS DESCRIBED WITHIN INSTRUMENT NO. 2008-025687 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00°06'05" EAST, ALONG SAID EAST LINE, 130.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF TRACT "A" OF THAT PARCEL OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-034773 OF SAID OFFICIAL RECORDS, THENCE NORTH 89°45'01" EAST, 270.20 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°08'54" WEST, 88.01 FEET TO A 5/8 INCH IRON PIN AT AN ANGLE POINT ON THE EAST LINE OF TRACT "B" AS DESCRIBED IN SAID INSTRUMENT NO. 2005-034773, THENCE NORTH 89°34'32" WEST, 10.04 FEET TO A 5/8 INCH IRON PIN AT AN ANGLE POINT ON SAID LINE, THENCE SOUTH 00°08'36" WEST, 100.16 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT "B", THENCE SOUTH 89°44'46" WEST, 124.01 FEET TO THE INITIAL POINT OF BEGINNING.

SURVEY NOTES:

THOSE FOLLOWING EASEMENTS DESCRIBED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON ORDER NO. 7169-1567030, PREPARED OCTOBER 18, 2010, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, THEREFORE THE LOCATION CAN NOT BE ACCURATELY DEPICTED ON THIS PLAT AND ARE SHOWN FOR GRAPHIC PURPOSES ONLY.

- 1 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS DESCRIBED WITHIN VOLUME 232, PAGE 116 AND VOLUME 237, PAGE 258 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
2 RIGHT OF WAY FOR DITCHES AND COUNTY ROAD DESCRIBED WITHIN VOLUME 237, PAGE 258 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
3 AGREEMENT TO DEFER FEES ASSOCIATED WITH THE CONSTRUCTION OF SANITARY SEWER FOR SWEET PLACE RVS PROJECT NO. 10-10 DESCRIBED WITHIN INSTRUMENT NO. 2010-020705 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
4 BUILDING SITE IMPROVEMENT AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 2010-027319 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

POST MONUMENTATION

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY OCTOBER 31, 2015, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE JACKSON COUNTY SURVEYOR PER O.R.S. 92.070.

AFFIDAVIT OF CONSENT

FOR RICHARD J. COOK AND ANDREA D. COOK, AS BENEFICIARIES OF THAT TRUST DEED RECORDED NOVEMBER 7, 2008, AS INSTRUMENT NO. 2008-040647 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2010-037800 OF SAID DESCRIBED OFFICIAL RECORDS.

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

Shawn Kampmann SURVEYOR

RECORDING:

FILED FOR RECORD THIS 12th DAY OF November, 2010 AT 3:14 O'CLOCK P.M AND RECORDED IN VOLUME 36, PAGE 11 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk
Sonya S. Morgan DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF , 2010.

Shannon Bell TAX COLLECTOR DATE
DEPUTY 10-12-10 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 12th DAY OF NOVEMBER, 2010.

DAN ROSS ASSESSOR DATE
DEPUTY 11-12-2010 DATE

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

PURPOSE: TO SURVEY AND MONUMENT SWEET PLACE, PHASE 3, AS APPROVED BY THE CITY OF MEDFORD, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19822 (SWEET PLACE, PHASE 1), I SURVEY AND MONUMENT THE LAND SHOWN HEREON. SINCE THE DATE THAT SWEET PLACE, PHASE 1 WAS RECORDED, A TEN FOOT (10.00) WIDE STRIP OF LAND FOR A STREET RIGHT OF WAY DEDICATION WAS EXECUTED BY A DEED RECORDED AS INSTRUMENT NO. 2008-025687 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, ALONG THE FRONTAGE OF NORTH ROSS LANE FOR A STREET WIDENING AND IMPROVEMENT PROJECT, WHICH REDUCED THE SIZE OF THE ORIGINAL PHASE 2 REMAINDER TRACT. SWEET PLACE, PHASE 3 WAS APPROVED AS A MODIFICATION TO THE ORIGINAL SUBDIVISION APPROVAL FOR TWO PHASES BY THE CITY OF MEDFORD PLANNING AND PUBLIC WORKS DEPARTMENTS. AS A NOTE, PHASE 3 IS BEING RECORDED AT THIS TIME, PRIOR TO PHASE 2 BEING COMPLETED WHICH WILL TENTATIVELY FOLLOW IN 2011.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON JULY 14, 1998 SHAWN KAMPMANN 2863 LS

RENEWAL DATE: 6/30/2011

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

DATE: AUGUST 31, 2010
PROJECT NO. 320-05

FILE: S:\SURVEYS\320-05\SWEET PLACE PHASE 3.DWG SHEET 1 OF 2

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HABITAT FOR HUMANITY ROGUE VALLEY, A OREGON NONPROFIT CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, A 7.00 FOOT WIDE STRIP OF LAND ADJACENT TO THE EASTERLY LINE OF ROSS LANE NORTH AND A PORTION OF "ARGYLE COURT" FOR STREET PURPOSES AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS AND THE PUBLIC STORM DRAIN EASEMENTS AS SHOWN HEREON. WE ALSO HEREBY CREATE THE FIVE-FOOT (5.00') AND A TEN-FOOT (10.00') WIDE SANITARY SEWER EASEMENTS TO ROGUE VALLEY SEWER SERVICES AS SHOWN HEREON. WE ALSO HEREBY CREATE THE THREE-FOOT (3.00') WIDE PRIVATE WATER LINE EASEMENT AND THE FIVE-FOOT (5.00') WIDE PRIVATE STORM DRAIN EASEMENTS AS SHOWN HEREON. WE ALSO CREATE THE VARIABLE WIDTH SHARED PRIVATE ACCESS EASEMENT, OVER AND ACROSS LOT 10 AND LOT 11, FOR THE MUTUAL BENEFIT OF LOTS 6, 7, 8, 9, 10 AND 11, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS SWEET PLACE, PHASE 3.

Denise James DENISE JAMES, DIRECTOR HABITAT FOR HUMANITY ROGUE VALLEY

ACKNOWLEDGEMENT

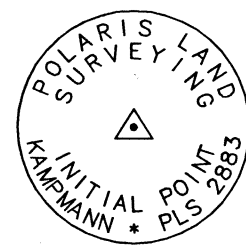
STATE OF OREGON )
) SS
JACKSON COUNTY )

PERSONALLY APPEARED THE ABOVE NAMED DENISE JAMES, ON AUTHORITY FOR HABITAT FOR HUMANITY ROGUE VALLEY, ON THIS 21st DAY OF October, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Jamie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

\*\* RECEIVED \*\*
Date 11/12/10 By SF
This survey consists of
2 sheet(s) Map
page(s) Narrative
JACKSON COUNTY SURVEYOR

FLAG	BEARING	DISTANCE
①	N 89°44'46" E	21.00'
②	N 89°45'01" E	9.00'
③	N 00°14'59" W	21.00'



**MONUMENT DETAIL**  
2" ALUMINUM CAP ON  
5/8"x 30" IRON PIN

## SWEET PLACE PHASE 3

LYING SITUATE IN

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

FOR

### Habitat for Humanity Rogue Valley

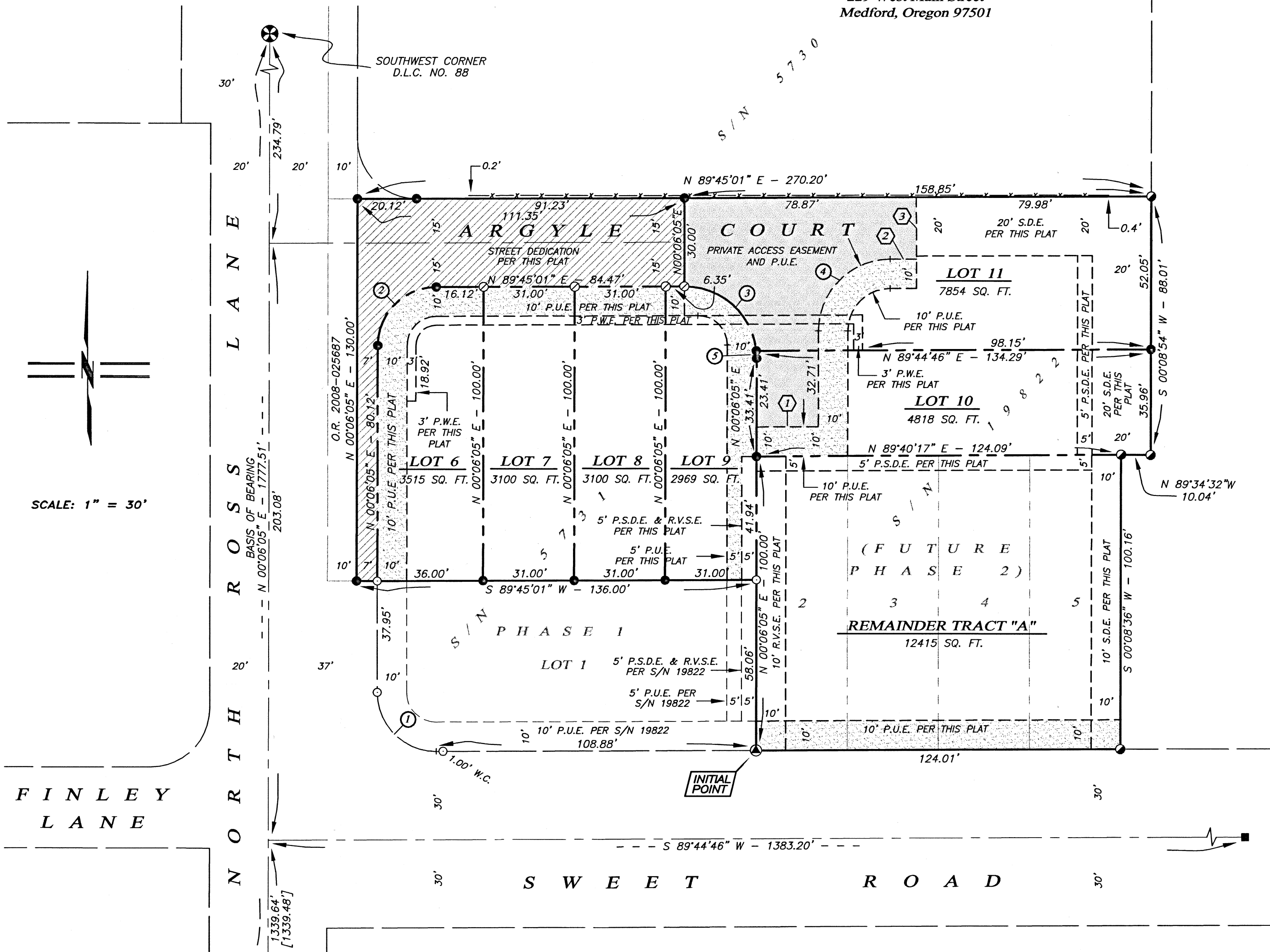
P.O. Box 688  
229 West Main Street  
Medford, Oregon 97501

\* Affidavit of Deferred Monumentation  
Doc # 2019-020660 7/18/19  
S/N 22869

#### 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 (RECORD)
- ⊙ POST MONUMENTATION BY AFFIDAVIT (DEFERRED) \*
- 5/8"x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (RECOVERED)
- ⊕ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECOVERED)
- 5/8"x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - NEW LOT LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- x - x - FENCE LINE
- S / N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. PUBLIC STORM DRAIN EASEMENT
- R.V.S.E. ROGUE VALLEY SEWER EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- ▨ PUBLIC STREET DEDICATION BY THIS PLAT
- ▨ P.U.E. BY THIS PLAT
- ▨ PRIVATE SHARED ACCESS EASEMENT AND P.U.E. BY THIS PLAT

FLAG	Δ	R	L	T	CHORD
①	90°21'19"	20.00'	31.54'	20.12'	N 45°04'34" W - 28.37'
②	89°38'56"	20.00'	31.29'	19.88'	N 44°55'33" E - 28.20'
③	84°16'55"	24.50'	36.04'	22.17'	S 48°06'32" E - 32.88'
④	89°38'56"	24.50'	38.33'	24.35'	N 44°55'33" E - 34.54'
⑤	6°04'10"	24.50'	2.60'	1.30'	S 02°56'00" E - 2.59'



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*Shawn Kampmann*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
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ASHLAND, OREGON 97520  
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DATE: AUGUST 31, 2010  
PROJECT NO. 320-05

FILE: S:\SURVEYS\320-05\SWEET PLACE PHASE 3.DWG SHEET 2 OF 2

**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 NORTH ROSS LANE.

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF ROSS LANE HAVING A RECORD PLAT BEARING OF NORTH 00°06'05" EAST, AS REFERENCED ON SURVEY NO. 19822, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SCALE: 1" = 30'