

APPROVALS:

James E. Huber 8/25/11
MIDFORD PLANNING DEPARTMENT DATE
FILE NO. LDS-05-321
EXAMINED AND APPROVED THIS 17 DAY OF June, 2011
MEDFORD CITY SURVEYOR
EXAMINED AND APPROVED THIS 17th DAY OF June, 2011
Lauriea Berber
MEDFORD CITY ENGINEER
APPROVED FOR RECORDING THIS 26 DAY OF Aug, 2011
County Commissioner/Administrator

SWEET PLACE
PHASE 2

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

RECORDING:

FILED FOR RECORD THIS 26 DAY OF August, 2011 AT
1:24 O'CLOCK PM AND RECORDED IN VOLUME 37, PAGE 6
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF Aug 26th, 2011.

Shannon Bell 8-26-11
TAX COLLECTOR DATE
Cynthia Deputy 8-26-11
DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 26th DAY
OF AUGUST, 2011.

DAN ROSS
ASSESSOR DATE
Hena Crawford 8-26-2011
DEPUTY DATE

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HABITAT FOR HUMANITY
ROGUE VALLEY, A OREGON NONPROFIT CORPORATION, IS THE OWNER OF
THE LANDS HEREBY DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO
LOTS SHOWN HEREBY, 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
DESIGNATE SAID SUBDIVISION AS SWEET PLACE, PHASE 2.

Denise James
DENISE JAMES, DIRECTOR
HABITAT FOR HUMANITY ROGUE VALLEY

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

THAT PARCEL OF LAND DESCRIBED AS REMAINDER TRACT "A" AS DENOTED ON
SWEET PLACE PHASE 3, RECORDED NOVEMBER 12, 2010 IN VOLUME 36, PAGE 11 OF
THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE
NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE
WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, MORE PARTICULARLY
DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF LOT 1, SWEET
PLACE, PHASE 1, RECORDED NOVEMBER 6, 2007 IN VOLUME 33, PAGE 71 OF THE
PLAT RECORDS OF JACKSON COUNTY, OREGON, THENCE NORTH 00°06'05" EAST,
100.00 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT 10, SWEET
PLACE, PHASE 3, RECORDED NOVEMBER 12, 2010 IN VOLUME 36, PAGE 11 OF SAID
DESCRIBED PLAT RECORDS; THENCE NORTH 89°40'17" EAST, ALONG THE SOUTH
LINE OF SAID LOT 10, A DISTANCE OF 124.09 FEET TO A 5/8 INCH IRON PIN; THENCE
SOUTH 00°06'36" WEST, 100.16 FEET TO THE NORTH LINE OF SWEET ROAD; THENCE
SOUTH 89°44'46" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 124.01 FEET TO
THE POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT SWEET PLACE, PHASE 2, 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, PHASES 1 AND 3), I SURVEY AND MONUMENT THE
LAND SHOWN HEREBY. 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 2 IS BEING RECORDED AT THIS
TIME, PHASE 3 WAS COMPLETED BEFORE PHASE 2 AND IS RECORDED AS
SURVEY NO. 20779 IN THE JACKSON COUNTY SURVEYORS OFFICE.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED DENISE JAMES, ON
AUTHORITY FOR HABITAT FOR HUMANITY ROGUE VALLEY, ON THIS
DAY OF August, 2011 AND ACKNOWLEDGED
THE FOLLOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Tiffany Schreiner
NOTARY PUBLIC - OREGON
COMMISSION NO. 451441
MY COMMISSION EXPIRES 8-10-14

SURVEY NOTES:

THOSE FOLLOWING EASEMENTS DESCRIBED WITHIN FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON ORDER NO. 7169-1716290, PREPARED MAY 19,
2011, 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.

- 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.
RIGHT OF WAY FOR DITCHES AND COUNTY ROAD DESCRIBED WITHIN
VOLUME 237, PAGE 258 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
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
BUILDING SITE IMPROVEMENT AGREEMENT DESCRIBED WITHIN INSTRUMENT
NO. 2010-027319 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

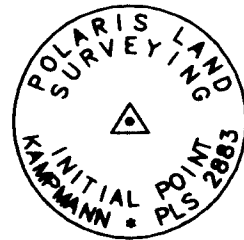
RENEWAL DATE: 6/30/2011

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

DATE: MAY 4, 2011
PROJECT NO. 320-05

RECEIVED
Date 8-26-11 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

TABLE OF COURSES		
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 2**
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

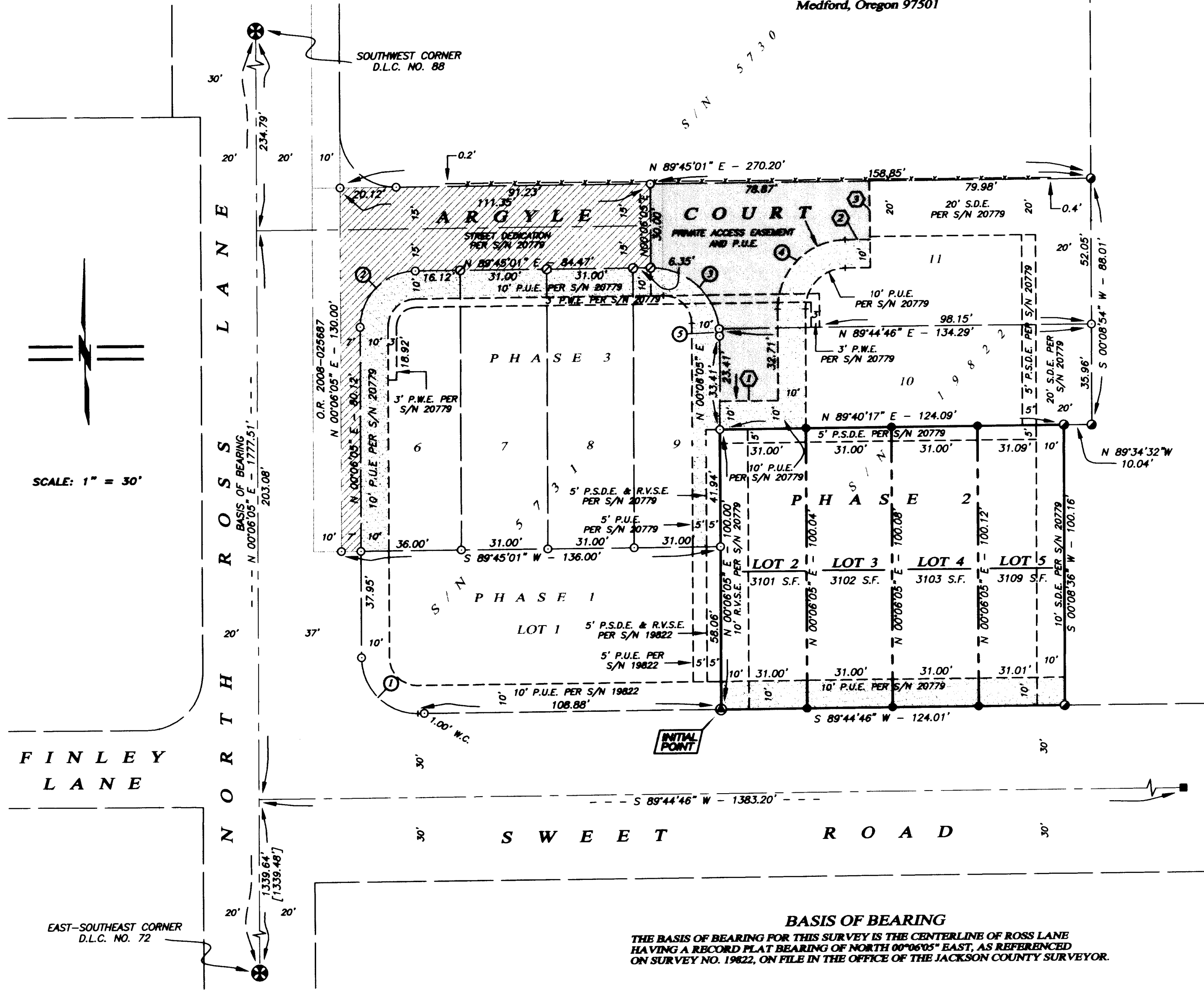
P.O. Box 688
229 West Main Street
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LEGEND

- ⊗ 2-1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & REFERENCES (RECORD)
- 5/8" IRON PIN - NO MARKINGS - PER S/N 5731 (RECORD)
- ⊠ 3/4" IRON BOLT PER S/N 2827 & 5731 (RECORD)
- DEFERRED MONUMENT PER S/N 20779
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" OR AS NOTED ON SWEET PLACE PHASE 3 PLAT (RECORD)
- ⊗ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (RECORD)
- 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 - 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 PER S/N 20779
- ▨ P.U.E. BY PER S/N 20779
- ▨ PRIVATE SHARED ACCESS EASEMENT AND P.U.E. PER S/N 20779

TABLE OF CURVES

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
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RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
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DATE: MAY 4, 2011
PROJECT NO. 320-05

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

Assessor's Map No. 37 2W 26 AA, Tax Lot 1400