

APPROVALS

File No. PUD-06-180, LDS-11-090

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

James E. Huber, Planning Director, 12/10/12 Date

EXAMINED AND APPROVED this 21st day of November 2012

Liam J. Beskow, City Engineer, City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 12th 2012

Nina Crawford, Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 12, 2012

Patty Budzinski, Deputy 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 as shown on Sheet 2; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets and Public Utility Easements (PUE); (2) does hereby make and establish the Private Storm Drainage Easement (PSDE) and Vertical Separation Feature Easement (VSE); (3) does hereby grant to the City of Medford the 1' Street Plugs; and (4) does hereby designate said Subdivision as SPRING MEADOWS ESTATES, PHASE 1A, which shall be subject to the Declaration of Covenants, Conditions and Restrictions recorded as Doc. 2010-004886, ORJCO.

George G. Cota, Member SOUTHWEST MEDFORD, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

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

Dated this 12th day of November 2012

DAVID F. CUTTRELL, Notary Public - Oregon, Commission No. 46888, My Commission Expires OCTOBER 07, 2015

AFFIDAVIT OF CONSENT

From PEOPLES BANK OF COMMERCE recorded as Document No. 2012-042975, ORJCO.

SPRING MEADOWS, PHASE 1A

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-11-090)

SURVEY FOR: SOUTHWEST MEDFORD, LLC P.O. BOX 548 ASHLAND, OR 97520

SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772-2782 Email: ljfriar@charter.net

DATE: NOVEMBER 8, 2012

RECORDER'S CERTIFICATE

Filed for record this 15th day of December 2012 at 8:40 o'clock A.M., and recorded in Volume 38 of Plats at Page 12 of the records of Jackson County, Oregon and recorded as Document No. 2012-042975 Official Records of Jackson County, Oregon.

Christine D. Walker, County Clerk, Carmen D. Helman, Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2010-004886, ORJCO.

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 Southeast corner of Lot 35 of SPRING MEADOWS, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the monumented South boundary of said Phase 2 the following six (6) courses: North 76°16'03" West, 136.88 feet (record North 76°13'38" West, 136.91 feet); thence South 00°22'29" East, 23.63 feet (record South 00°39'07" West, 23.66 feet); thence South 89°22'21" West, 94.895 feet (record South 89°20'53" West, 95.00 feet); thence North 77°57'06" West (record North 77°57'43" West), 56.38 feet; thence South 89°18'55" West, 98.01 feet (record South 89°20'53" West, 98.03 feet); thence South 83°59'39" West (record South 83°58'31" West), 78.00 feet to the Southwest corner of said Phase 2; thence along the arc of a 561.00 foot radius non-tangent curve to the right having a central angle of 05°15'00", a distance of 51.405 feet (the long chord of which bears South 03°23'34" East, 51.39 feet); thence South 00°46'03" East, 247.22 feet; thence South 81°16'59" East, 79.08 feet; thence North 89°21'19" East, 94.70 feet; thence North 86°18'54" East, 55.08 feet; thence North 89°21'19" East, 94.39 feet to the West line of that tract described in Document No. 91-18067, Official Records of Jackson County, Oregon; thence along said West line, North 00°04'02" West (record NORTH), 166.04 feet to the Northwest corner thereof; thence along the North line thereof, North 89°55'58" East (record EAST), 130.20 feet to the West line of SPLENDOR VIEW SUBDIVISION EXTENSION NO. 1 according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said West line, North 00°04'02" West (record NORTH), 128.35 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR, James E. Hibbs, OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-13

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

PURPOSE: To survey and monument the exterior boundary and lot corners of SPRING MEADOWS ESTATES, PHASE 1A. See Medford File No. PUD-06-180/LDS-11-090. The parent tract is set forth in Document No. 2008-032879, ORJCO.

PROCEDURE: Made ties to existing monuments as shown hereon to control this survey. The North line was held per SM2. The West and South lines held per the tentative plat. The Easterly line was held per Doc. 91-18067, ORJCO as shown. Set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

County Commissioner/Administrator, DATE 12/12/12

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

RECEIVED, DATE 12-18-12 BY CS, 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
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

SURVEY FOR:
SOUTHWEST MEDFORD, LLC
P.O. BOX 548
ASHLAND, OR 97520

DATE:
NOVEMBER 8, 2012

SPRING MEADOWS, PHASE 1A
A Planned Community Subdivision located in the
N.E. 1/4 of Sec. 2, T38S., R2W., W.M. and in the
City of Medford Jackson County, Oregon
(File PUD-06-180/LDS-11-090)

LEGEND:

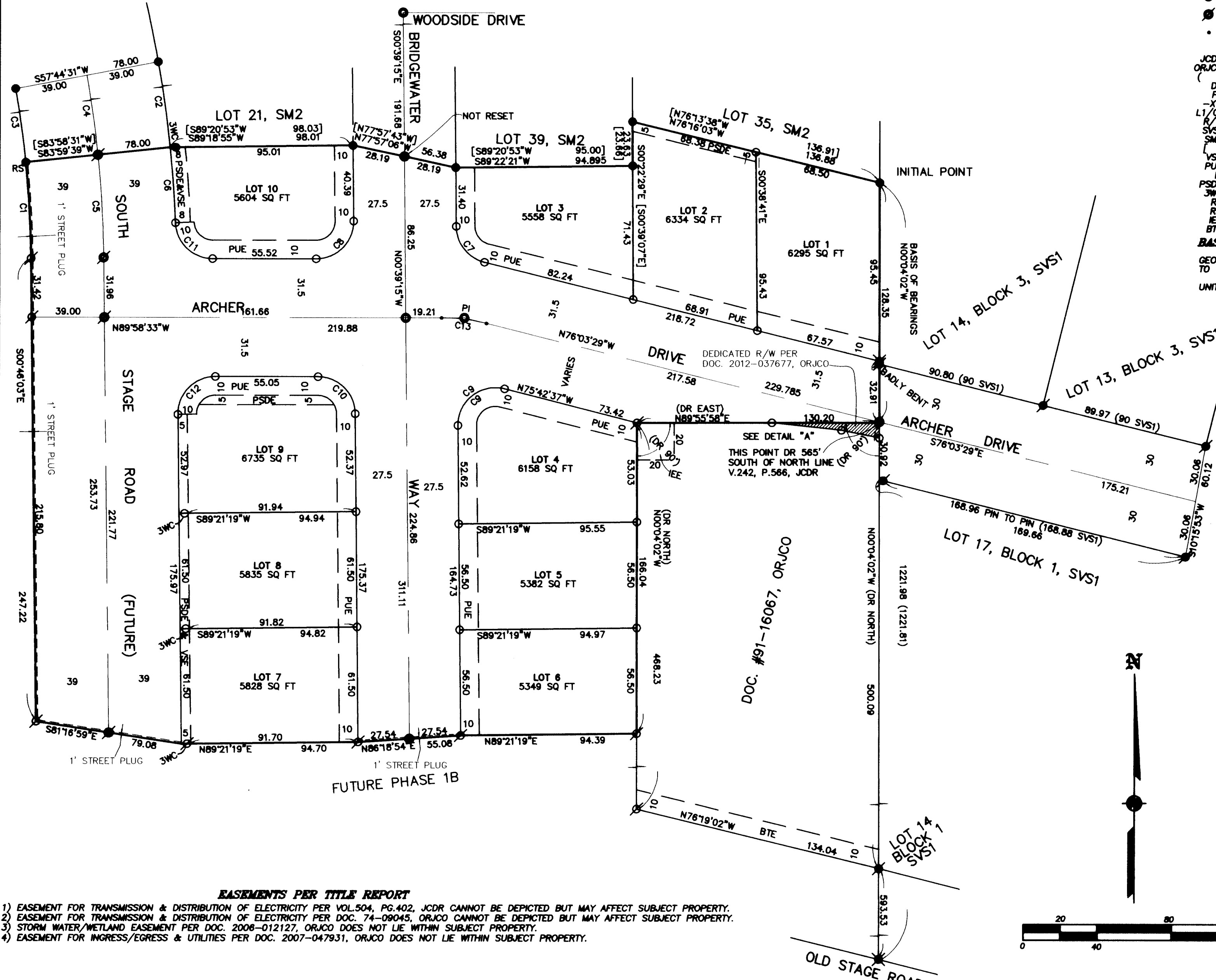
- = FD. 5/8" IRON PIN PER SVS1.
- ⊗ = FD. 1" IRON PIPE & PLASTIC CAP MKD. KAISER RLS803 PER FS16046.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER SM2.
- = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. NEATHAMER SURVEYING PER SM2.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC 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 #.
- X- = FENCE LINE.
- X- = SEE COURSE DATA TABLE.
- L1/C1 = STREET RIGHT OF WAY.
- R/W = SPLENDOR VIEW SUBDIVISION EXTENSION NO. 1.
- SVS1 = SPRING MEADOWS, PHASE 2 (FS20802).
- SM2 = RECORD DATE PER SM2.
- VSE = VERTICAL SEPARATION FEATURE EASEMENT PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PI = CENTERLINE POINT OF INTERSECTION.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- JWC = 3.00 FOOT WITNESS CORNER MONUMENT.
- RS = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- RM = REFERENCE MONUMENT TO EXTERIOR BOUNDARY CORNER.
- IEE = INGRESS-EGRESS EASEMENT PER DOC. 72-04443, ORJCO.
- BTE = BURIED TELEPHONE LINE EASEMENT PER DOC. 91-22805, ORJCO.

BASIS OF BEARINGS:

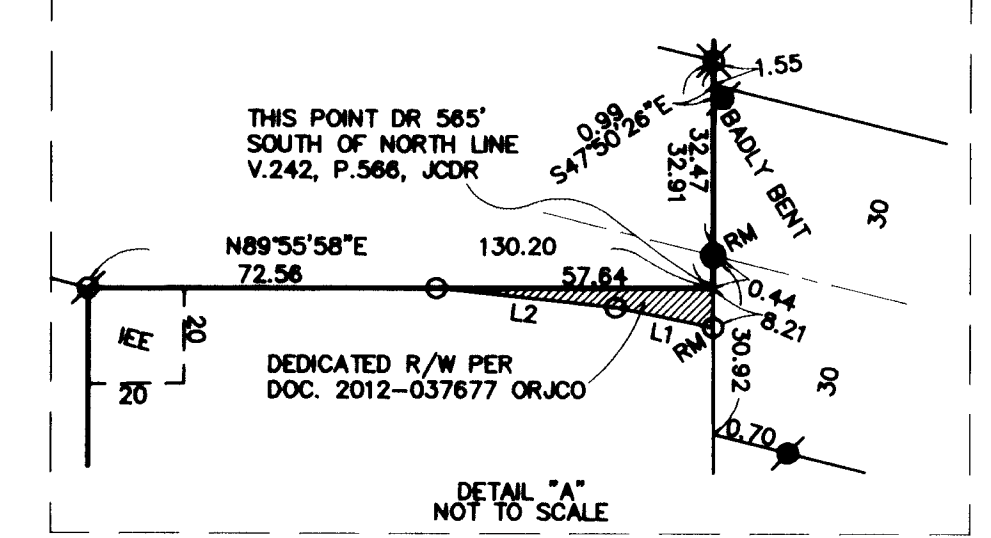
GEODETIC NORTH BASED ON GLOBAL POSITIONING SYSTEM MEASUREMENTS APPLIED TO THE EAST LINE OF THIS PHASE AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



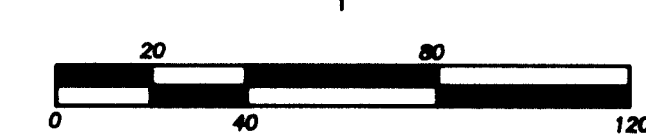
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	05°15'00"	51.405	561.00	S03°23'34"E	51.39
C2	26°14'31"	292.67	639.00	N19°08'14"W	290.12
C3	26°14'26"	256.93	561.00	N19°08'17"W	254.69
C4	26°14'28"	274.80	600.00	N19°08'15"W	272.40
C5	05°14'56"	54.97	600.00	N03°23'32"E	54.95
C6	03°37'11"	40.37	639.00	N04°12'23"E	40.36
C7	75°24'14"	26.32	20.00	S38°21'22"E	24.46
C8	90°40'42"	31.65	20.00	N44°41'06"E	28.45
C9	104°56'37"	36.63	20.00	S51°49'04"W	31.72
C10	89°19'18"	31.18	20.00	N45°18'54"W	28.12
C11	87°34'45"	30.57	20.00	S46°11'10"E	27.68
C12	90°47'31"	31.69	20.00	S44°37'42"W	28.48
C13	13°55'04"	24.29	100.00	N83°01'01"W	24.23
L1	578°31'07"E	20.76			
L2	N83°52'18"W	37.52			



- EASEMENTS PER TITLE REPORT**
- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.504, PG.402, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
 - EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER DOC. 74-09045, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
 - STORM WATER/WETLAND EASEMENT PER DOC. 2006-012127, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.
 - EASEMENT FOR INGRESS/EGRESS & UTILITIES PER DOC. 2007-047931, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.

THE REQUIREMENT BY THE PLANNING COMMISSION ORDER TO PLACE THE FOLLOWING NOTE(S) ON THIS PLAT IS IN CONFLICT WITH ORS 92.050(9).
1) LOTS 7, 8, 9 & 10 SHALL NOT HAVE DIRECT ACCESS TO FUTURE SOUTH STAGE ROAD.



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

REGISTERED PROFESSIONAL LAND SURVEYOR
James S. Hibbs
OREGON
JULY 17, 1986
JAMES S. HIBBS
2234
RENEWAL DATE 8-30-13

RECEIVED
DATE 12-13-12 BY *ES*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2 111929