

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, 8/22/13 Date

EXAMINED AND APPROVED this 8th day of August, 2013

James I. Bickner, City Engineer, [Signature], City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of August 29th, 2013

[Signature], Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 29, 2013

[Signature], 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 1B, which shall be subject to the Declaration of Covenants, Conditions and Restrictions recorded as Doc. 2010-004886, ORJCO; (5) does hereby make and establish the Private Irrigation Easement (PIE) for the benefit of and use by the Spring Meadows Estates Homeowners Association and (6) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the Temporary Public Turn Around Easement (TTE). Upon the extension of Bridgewater Way, approved and accepted by the City of Medford, the TTE shall automatically terminate.

[Signature] 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 26th day of July, 2013

Melissa Anne Barney, Notary Public - Oregon, Commission No. 474620, My Commission Expires January 09, 2017

AFFIDAVIT OF CONSENT

From PEOPLES BANK OF COMMERCE recorded as Document No. 2013-029433, ORJCO.

SPRING MEADOWS, PHASE 1B 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: JULY 16, 2013

RECORDER'S CERTIFICATE

Filed for record this 29th day of August, 2013, at 9:36 o'clock A.M., and recorded in Volume 39 of Plats at Page 7 of the records of Jackson County, Oregon and recorded as Document No. 2013-029434 Official Records of Jackson County, Oregon.

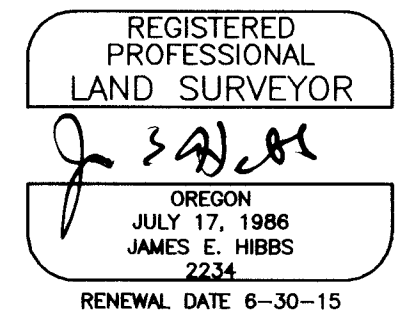
Christine D. Walker, County Clerk, Jean Shingle, Deputy

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:

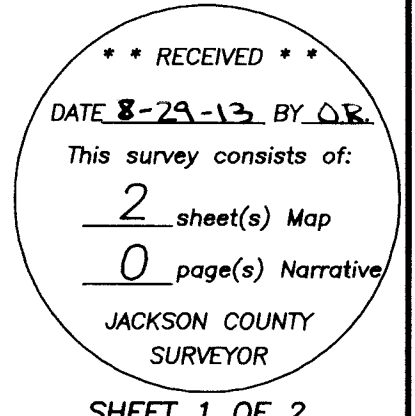
Beginning at the Southeast corner of Lot 6 of SPRING MEADOWS, PHASE 1A, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of that tract described in Document No. 91-16067, Official Records of Jackson County, Oregon, South 00°04'02" East (record SOUTH), 302.19 feet to the Southwest corner thereof; thence along the South line of Tract C described in Document No. 2008-032879, said Official Records, North 76°19'02" West (record North 76°15' West), 248.25 feet to the East line of Tract A described in Document No. 2008-032879, said Official Records; thence along said East line, South 00°14'12" East (record SOUTH), 57.08 feet to the Southeast corner thereof; thence along the South line thereof, WEST, 78.00 feet; thence leaving said South line, North 00°14'12" West, 53.80 feet; thence along the arc of a 561.00 foot radius curve to the left having a central angle of 00°31'52", a distance of 5.20 feet (the long chord of which bears North 00°30'08" West, 5.20 feet); thence North 00°46'03" West, 247.89 feet to the Southwest corner of said SPRING MEADOWS, PHASE 1A; thence along the South line of said PHASE 1A the following four courses: 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 initial point of beginning.



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 1B. See Medford File No. PUD-06-180/LDS-11-090. The parent tract is a portion of that property 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 SM1A. The West line held per the tentative plat. The Easterly line held per Doc. 91-16067, ORJCO as shown. The Southerly line held per Doc. #2008-032879, ORJCO as shown on Sheet 2. Set monuments as shown on Sheet 2.



APPROVED FOR RECORDING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature]

COUNTY COMMISSIONER/ADMINISTRATOR

DATE 8/29/13

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:
JULY 16, 2013

SPRING MEADOWS, PHASE 1B

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 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. L.J. FRIAR & ASSOC. PER SM1A
- = FD. METAL TABLET IN COCONRETE. INITIAL POINT CVS.
- = FD. 5/8" IRON PIN PER CVS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SM1A.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- = COMPUTED POINT, NOTHING FOUND OR SET.

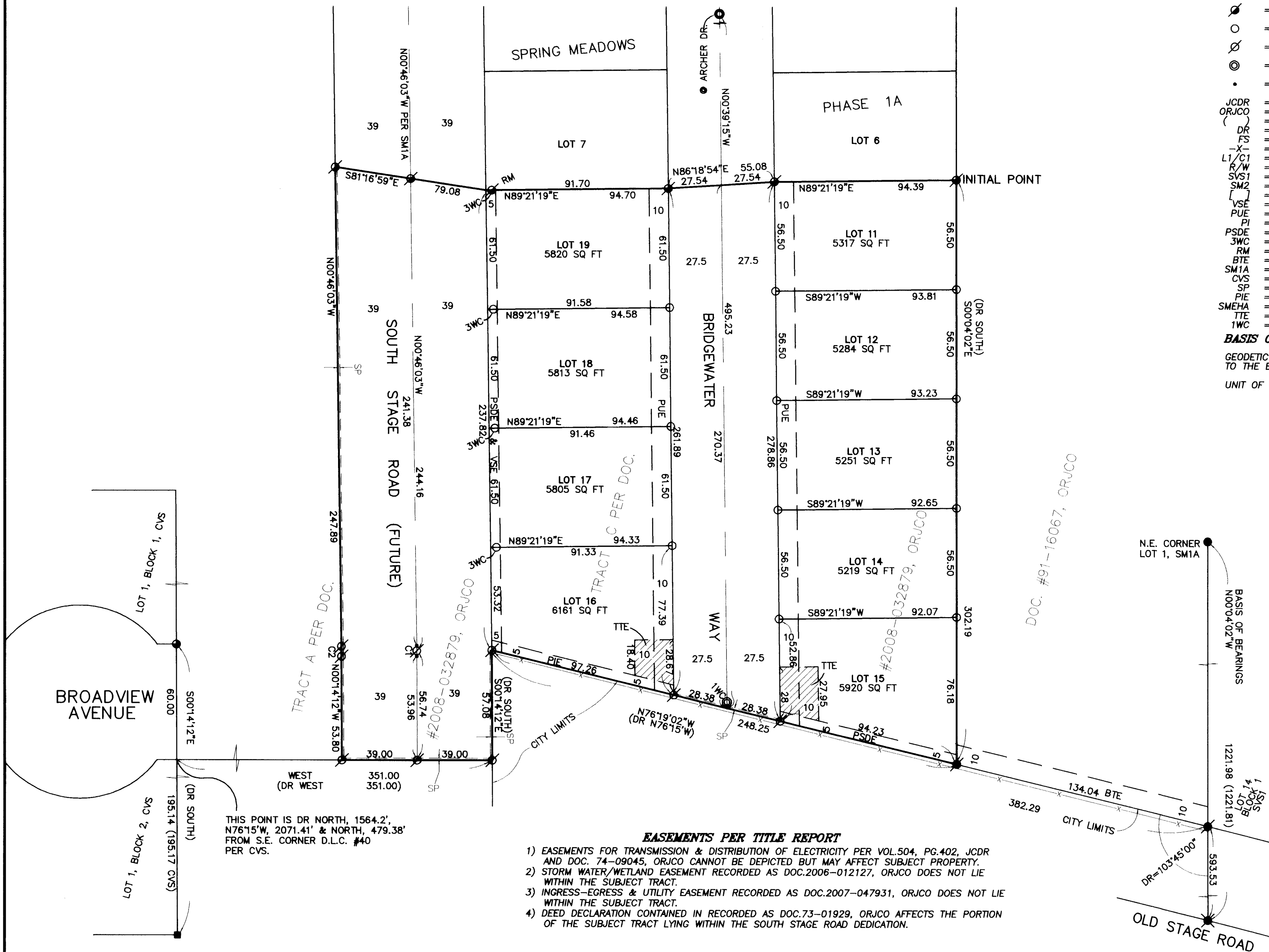
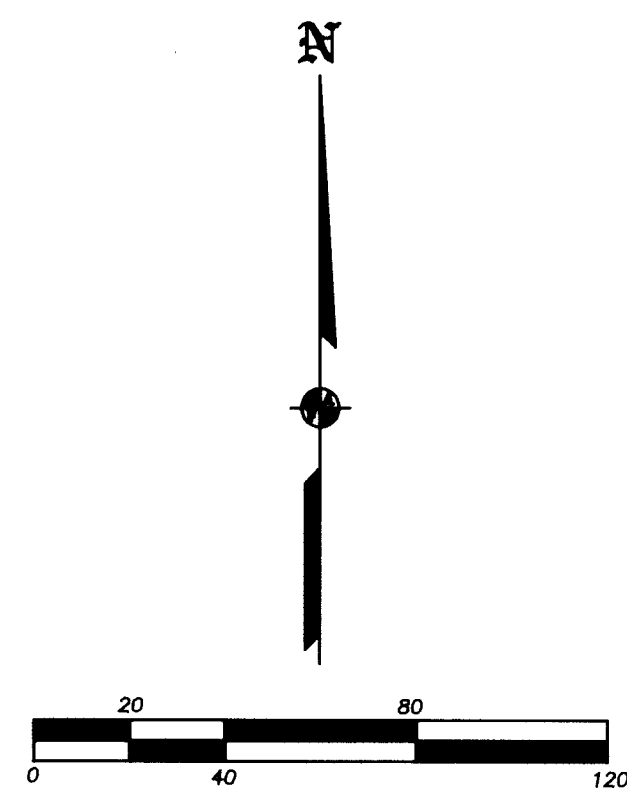
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- L1/C1 = SEE COURSE DATA TABLE.
- R/W = STREET RIGHT OF WAY.
- SVS1 = SPLENDOR VIEW SUBDIVISION EXTENSION NO. 1.
- SM2 = SPRING MEADOWS, PHASE 2 (FS20602).
- 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.
- RM = REFERENCE MONUMENT TO EXTERIOR BOUNDARY CORNER.
- BTE = BURIED TELEPHONE LINE EASEMENT PER DOC. 91-22605, ORJCO.
- SM1A = SPRING MEADOWS, PHASE 1A (FS20602).
- CVS = CLEAR VIEW SUBDIVISION.
- SP = 1" STREET PLUG PER THIS PLAT.
- PIE = PRIVATE IRRIGATION EASEMENT BENEFITTING SMEHA.
- SMEHA = SPRING MEADOWS ESTATES HOMEOWNERS ASSOCIATION.
- TTE = TEMPORARY PUBLIC TURN AROUND EASEMENT PER THIS PLAT.
- TWC = 1.00 FOOT WITNESS CORNER MONUMENT.

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'

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	00°31'52"	5.56	600.00	S00°30'08"E	5.56
C2	00°31'52"	5.20	561.00	N00°30'08"W	5.20



EASEMENTS PER TITLE REPORT

- 1) 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.
- 2) STORM WATER/WETLAND EASEMENT RECORDED AS DOC.2006-012127, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.
- 3) INGRESS-EGRESS & UTILITY EASEMENT RECORDED AS DOC.2007-047931, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.
- 4) DEED DECLARATION CONTAINED IN RECORDED AS DOC.73-01929, ORJCO AFFECTS THE PORTION OF THE SUBJECT TRACT LYING WITHIN THE SOUTH STAGE ROAD DEDICATION.

THIS POINT IS DR NORTH, 1564.2', N76°15'W, 2071.41' & NORTH, 479.38' FROM S.E. CORNER D.L.C. #40 PER CVS.

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 16, 17, 18 & 19 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 6-30-15

*** RECEIVED ***

DATE 8-29-13 BY *D.R.*

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR