

\*\*\* APPROVALS \*\*\*

File No. PUD-13-068, LDS-13-069

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

James E. Haber Planning Director 6-17-15 Date

EXAMINED AND APPROVED this 27 day of MAY, 2015

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of 6/19, 2015

Nena Craigh Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 19, 2015

Patly Walker deputy Tax Collector

EXAMINED AND APPROVED this 19th day of June, 2015

[Signature] ROGUE VALLEY SEWER SERVICES

\*\*\* 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, Public Utility Easements (PUE) and Public Pedestrian & Bicycle Easement and (2) does hereby make and establish the Private Storm Drainage Easements (PSDE1 & PSDE2) and Vertical Separation Feature Easement (VSE); (3) does hereby grant to the City of Medford the 1' Street Plug; and (4) does hereby designate said Subdivision as SPRING MEADOWS ESTATES, PHASE 4, which shall be subject to the Declaration of Covenants, Conditions and Restrictions recorded as Doc. 2010-004886, ORJCO; and (5) does hereby make and establish the Sewer Easement for the benefit of Rogue Valley Sewer Services (RVSS); and (6) does hereby make and establish the Private Irrigation Easement for the benefit of the Common Areas.

[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 18th day of May, 2015

[Signature] Notary Public - Oregon Commission No. 468033 My Commission Expires May 11, 2016

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From PEOPLES BANK OF COMMERCE recorded as Document No. 2015-19395, ORJCO.

SPRING MEADOWS, PHASE 4 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-13-068/LDS-13-069)

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: APRIL 7, 2015

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 19th day of June, 2015, at 2:58 o'clock P.M., and recorded in Volume 41 of Plats at Page 7 of the records of Jackson County, Oregon and recorded as Document No. 2015-19396, Official Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] 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 a 1 inch iron pipe at the most Westerly Northwest corner 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 West line of South Stage Road as dedicated on said PHASE 2 plat and on SPRING MEADOWS, PHASE 1A, according to the official plat thereof, now of record, in Jackson County, Oregon, the following five (5) courses: South 50°12'31" East, 75.18 feet (record South 50°06'25" East, 75.25 feet); thence along the arc of a 561.00 foot radius curve to the right having a central angle of 19°17'21" (record 19°17'13"), a distance of 188.87 feet (record 188.84 feet)(the long chord of which bears South 41°54'34" East, 187.98 feet (record South 41°54'08" East, 187.95 feet)); thence South 32°14'43" East, 1.01 feet (record South 32°15'32" East, 1.06 feet); thence along the arc of a 561.00 foot radius curve to the right having a central angle of 31°29'26", a distance of 308.33 feet (the long chord of which bears South 16°30'46" East, 304.47 feet); thence South 00°46'03" East, 124.62 feet; thence leaving said West line, South 89°14'33" West, 90.03 feet; thence South 88°58'58" West, 55.00 feet; thence South 89°14'33" West, 124.445 feet to the West line Tract A described in Document No. 2008-032879, Official Records of Jackson County, Oregon; thence along said West line, North 00°14'48" West (record NORTH), 609.20 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-17

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 4. See Medford File No. PUD-13-068/LDS-13-069. The parent tract is a portion of Document No. 2008-032879, ORJCO.

PROCEDURE: From control and monuments set or tied by this office under SMP1A & SMP1B, made ties to additional monuments to control the West line of the subject tract using Trimble R6 GPS receivers. The Easterly line is controlled by the established R/W of South Stage Road. Computed the position of the of the lots and streets per the approved tentative plat and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

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

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR 6/19/15 DATE

FILED Date 6/19/15 By PB This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

# SPRING MEADOWS, PHASE 4

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-13-068/LDS-13-069)

**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:**  
APRIL 7, 2015

**LEGEND:**

- = FD. 1" IRON PIPE PER FS261.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER SM2.
- = FD. 5/8" IRON PIN PER FS261.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER SM1A.
- ⊗ = 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 BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT.
- ⊗ = 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.
- SM2 = SPRING MEADOWS, PHASE 2 (FS20602).
- ( ) = RECORD DATE PER SM2.
- VSE = VERTICAL SEPARATION FEATURE EASEMENT PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PI = CENTERLINE POINT OF INTERSECTION.
- PSDE1 = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 47-50 PER THIS PLAT.
- PSDE2 = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 44-46 PER THIS PLAT.
- RM = REFERENCE MONUMENT TO EXTERIOR BOUNDARY CORNER.
- SWC = 5.00 FOOT WITNESS CORNER MONUMENT.
- SM1A = SPRING MEADOWS, PHASE 1A (FS21174).
- SP = 1" STREET PLUG PER THIS PLAT.
- SMEHA = SPRING MEADOWS ESTATES HOMEOWNERS ASSOCIATION.
- MWC = WATER FACILITIES EASEMENT PER DOC. 2015-00991B, ORJCO.
- ZWC = 2.00 FOOT WITNESS CORNER MONUMENT.
- SSE = SEWER EASEMENT TO RVSS PER THIS PLAT.
- RVSS = ROGUE VALLEY SEWER SERVICES.
- IE = PRIVATE IRRIGATION EASEMENT BENEFITTING THE CA'S PER THIS PLAT.
- CA = COMMON AREA.
- PPAE = PUBLIC PEDESTRIAN & BICYCLE EASEMENT PER THIS PLAT.

**COURSE DATA TABLE**

NUM	BEARING	DISTANCE
L1	S32°14'43"E	1.01
	[S32°15'32"E	1.06]
L2	S70°12'08"E	5.04
L3	S28°36'28"E	9.55
L4	S28°36'28"E	7.17
L5	S11°10'16"E	13.90
L6	N61°23'32"E	24.87
L7	N00°53'59"W	5.93
L8	N00°53'59"W	4.15
L9	S61°23'32"E	15.20
L10	S28°36'28"E	12.01

**EXCEPTIONS PER TITLE REPORT**

- EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER DOC. 74-09045, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
- PROPERTY MAY BE SUBJECT TO COVENANT PER DOC. 73-01929, ORJCO: "NO DWELLING SHALL BE PERMITTED WITH A GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, LESS THAN 1250 SQUARE FEET."
- PROPERTY SUBJECT TO AGREEMENT TO DEFER FEES FOR CONSTRUCTION OF SANITARY SEWER IN SPRING MEADOWS, PHASES 4 & 5 PER DOC. 2014-026542, ORJCO.

**BASIS OF BEARINGS:**

SPRING MEADOWS, PHASE 1A AS SHOWN HEREON.

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

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	19°17'21" [19°17'13"]	188.87 [188.84]	561.00	S41°54'34"E 187.98 [S41°54'08"E 187.95]	
C2	31°29'26"	308.33	561.00	S16°30'46"E 304.47	
C3	288°10'54"	226.34	45.00	S44°36'57"W 52.79	
C4	119°19'31"	93.72	45.00	S39°48'45"E 77.68	
C5	58°58'44"	46.32	45.00	S49°20'22"W 44.30	
C6	59°34'23"	46.79	45.00	N71°23'04"W 44.71	
C7	50°18'17"	39.51	45.00	N16°26'44"W 38.25	
C8	2°00'27"	19.66	561.00	N50°33'02"W 19.66	
C9	9°55'43"	97.22	561.00	N44°34'56"W 97.09	
C10	7°21'11"	72.00	561.00	N35°56'29"W 71.95	
C11	1°25'56"	14.02	561.00	N31°32'32"W 14.02	
C12	04°34'39"	44.82	561.00	N27°18'42"W 44.81	
C13	6°02'25"	59.14	561.00	N22°00'10"W 59.11	
C14	6°02'24"	59.14	561.00	N15°57'45"W 59.11	
C15	6°03'50"	59.37	561.00	N09°54'38"W 59.35	
C16	4°22'40"	42.86	561.00	N04°41'23"W 42.85	
C17	1°44'00"	16.97	561.00	N01°38'03"W 16.97	
C18	37°18'52"	13.03	20.00	S09°57'02"E 12.80	
C19	70°52'03"	24.74	20.00	N84°02'29"W 23.19	
C20	27°42'29"	80.52	166.50	N14°45'13"W 79.74	
C21	13°38'49"	39.66	166.50	N21°47'03"W 39.56	
C22	14°03'40"	40.86	166.50	N07°55'49"W 40.76	
C23	92°31'30"	32.30	20.00	N43°45'42"E 28.90	
C24	89°04'34"	31.09	20.00	S45°26'16"E 28.06	
C25	90°55'26"	31.74	20.00	N44°33'44"E 28.51	
C26	89°12'29"	31.14	20.00	N45°22'18"W 28.09	
C27	90°47'07"	31.69	20.00	S44°37'54"W 28.48	
C28	89°12'53"	31.14	20.00	N45°22'06"W 28.09	
C29	27°42'29"	64.56	133.50	N14°45'13"W 63.93	
C30	5°14'18"	12.21	133.50	N25°59'19"W 12.20	
C31	22°28'11"	52.35	133.50	N12°08'04"W 52.02	
C32	27°42'29"	72.54	150.00	N14°45'13"W 71.83	36.99
C33	1°13'32"	12.00	561.00	N30°12'48"W 12.00	

**PLANNING COMMISSION REQUIRED NOTES:**

- LOTS 44-51, INCLUSIVE, SHALL NOT HAVE DIRECT ACCESS TO FUTURE SOUTH STAGE ROAD.
- LOTS 50 & 53 SHALL NOT HAVE DIRECT ACCESS TO LA CONNOR DRIVE. (AN EXCEPTION REQUEST TO REMOVE THIS RESTRICTION FROM LOT 50 IS IN PROGRESS.)
- 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 PART OF ANY STRUCTURE, INCLUDING THE PORCH, MAY ENCRACH INTO THE 15 FOOT FRONT YARD SETBACK.

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, 1988  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-17

FILED  
Date 6/19/15 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

