

*** APPROVALS ***

WARREN PARK SUBDIVISION, PHASE 1

*** RECORDER'S CERTIFICATE ***

File No. LDS-14-037

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

Located in the S.W. 1/4 of Section 36, T.37S, R.2W, W.M., City of Medford, Jackson County, Oregon (Medford File LDS-14-037)

Filed for record this 25th day of June, 2015 at 10:31 o'clock A.M., and recorded in Volume 41 of Plats at Page 8 of the records of Jackson County, Oregon and recorded as Document No. 2015-20194 Official Records of Jackson County, Oregon.

James E. Huber, Planning Director, June 23, 2015, Date. EXAMINED AND APPROVED this 18 day of June, 2015. City Engineer, City Surveyor.

SURVEY FOR: SUNCREST HOMES, LLC PO BOX 1313 TALENT, OR 97540

EXAMINED AND APPROVED as required by ORS 92.100 as of June 25, 2015.

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

Christine D. Walker, County Clerk, Sonya P. Morgan, Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2015-20195 Official Records of Jackson County, Oregon.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 25, 2015. Assessor, Deputy, Tax Collector.

DATE: JUNE 1, 2015

*** 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:

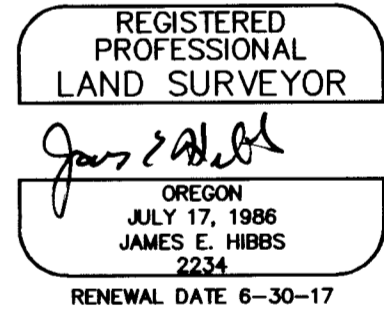
*** DECLARATION ***

Know all men by these presents that SUNCREST HOMES, LLC, CHARLES A. COCHRANE and RHONDA LEWIS are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Streets as shown on Sheet 2, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same and do hereby (1) dedicate to the public, under the jurisdiction of the City of Medford, the streets, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and (2) do hereby make and establish the Private Storm Drainage Easements (PSDE) for the benefit of and use by the Lots as shown on Sheet 2. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. We do hereby deed to the City of Medford in fee, the Street Plugs shown on Sheet 2 on the condition that upon dedication of the extension of the affected streets the associated Street Plugs will automatically be dedicated to the public as right of way. We do hereby designate said Subdivision as WARREN PARK SUBDIVISION, PHASE 1.

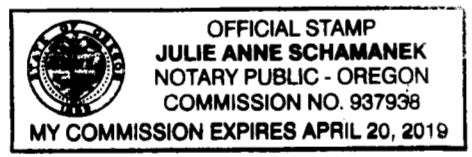
Beginning at the Southeast corner of Lot 22 of SOUTHMERE SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line thereof, South 89°57'59" West, 100.04 feet to the Southwest corner thereof; thence along the East line of said PHASE 1, South 00°00'02" West, 400.09 feet to the Southeast corner of Lot 13 of said PHASE 1; thence along the South line of said Lot 13, North 89°51'34" West, 112.30 feet to the Southwest corner thereof; thence along the Southwesterly line of Sandstone Drive, North 65°19'23" West, 55.01 feet to the Southwest corner thereof; thence along the Westerly line thereof, along the arc of a 72.50 foot radius curve to the left having a central angle of 26°12'41", a distance of 33.17 feet (the long chord of which bears North 13°15'09" East, 32.88 feet); thence continue along said Westerly line, North 00°01'01" West, 45.04 feet to the Southeast corner of Lot 12 of said PHASE 1; thence along the South line thereof, North 89°59'40" West, 116.11 feet to the Southwest corner thereof; thence along the West line of that tract described in Document No. 2014-001526, Official Records of Jackson County, Oregon, South 00°04'54" West, 123.66 feet to the Southwest corner of said tract; thence along the Southerly line thereof the following three courses: along the arc of a 263.00 foot radius curve to the right having a central angle of 07°01'02", a distance of 32.21 feet (the long chord of which bears South 50°11'56" East, 32.19 feet); thence along the arc of a 337.00 foot radius curve to the left having a central angle of 25°24'53", a distance of 149.48 feet (the long chord of which bears South 59°23'52" East, 148.26 feet); thence North 89°58'26" East, 248.98 feet to the Southeast corner thereof; thence along the East line thereof, North 00°01'26" West, 519.50 feet (record 519.62 feet) to the most Easterly Southeast corner of said PHASE 1; thence along the exterior of said PHASE 1, South 89°57'59" West, 30.00 feet to the initial point of beginning.

CHARLES HAMILTON, Member Suncrest Homes, LLC; CHARLES A. COCHRANE; RHONDA LEWIS

STATE OF OREGON } ss. COUNTY OF JACKSON } and Rhonda Lewis PERSONALLY appeared the above named Charles A. Cochran and acknowledged the foregoing instrument to be his voluntary act and deed. Dated this 10th day of June, 2015.



Julie Anne Schamanek, Notary Public - Oregon, Commission No. 937938, My Commission Expires 4-20-2019.

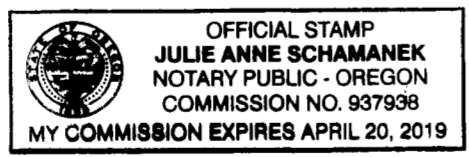


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary, Lots, Tracts & Street right of way of WARREN PARK SUBDIVISION, PHASE 1. See City File No. LDS-14-037. PROCEDURE: Made ties to monuments of record as shown to control the exterior of Doc. #2014-001526 ORJCO. Computed the Phase line, Lot, Tract & Street right of way corner positions per the approved tentative plat and set monuments at the locations shown on Sheet 2. The existing lot corner monuments along the West line of this Phase (also being the East line of Southmere Subd., Phase 1) in my opinion were removed and then reset by persons unknown during the placement of the fence corner posts in Southmere Subdivision. These monuments which were found in concrete and up against the fence posts were not used to determine the East line or the Lots corner positions of Southmere Subd. The monuments at the NE corner of Lot 20 and the SE corner of Lot 13, Southmere Subd. were found to be in good position and were used to proportion the lot corner positions along this line. I removed the caps from the original displaced lot corner monuments and set witness corner monuments as shown on Sheet 2. Used map record data per FS20692 to determine the East line of Warren Way. This line was then offset 63' to the West to position the West line of Warren Way.

STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Charles Hamilton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Suncrest Homes, LLC. Dated this 10th day of June, 2015.

Julie Anne Schamanek, Notary Public - Oregon, Commission No. 937938, My Commission Expires 4-20-2019.



*** AFFIDAVIT OF CONSENT ***

From ANDREA S. SHAPIRO, Trustee recorded as Document No. 2015-20193 ORJCO. From SUNWEST TRUST, INC., Custodian recorded as Document No. 2015-20193 ORJCO. From STEPHEN J. SACKS recorded as Document No. 2015-20193 ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. Surveyor signature.

APPROVED FOR RECORDING.

C. Morgan, COUNTY COMMISSIONER/ADMINISTRATOR

6/25/15 DATE

