

APPROVALS

File LDS-13-066

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

James E. Huber, Planning Director, November 18, 2015

EXAMINED AND APPROVED this 10 day of NOVEMBER, 2015

City Engineer and City Surveyor signatures

EXAMINED AND APPROVED as required by ORS 92.100 as of November 24, 2015

Willie J. DePue, Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Nov 24, 2015

Tax Collector signature

EXAMINED AND APPROVED this 19th day of November, 2015

ROGUE VALLEY SEWER SERVICES signature

DECLARATION

Know all men by these presents that DAVID JASON PATTERSON 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 does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets and right of way dedications, together with the Public Utility Easements (PUE) and Public Drainage Easement (SDE) and does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of and use by the Lots as noted and does hereby make and establish the Sewer Easement for the benefit of Rogue Valley Sewer Services (RVSS). David Jason Patterson does hereby designate said Subdivision as CHERRY MEADOWS, PHASE 1 and said Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. David Jason Patterson does hereby grant to the City of Medford the one-foot street plugs on the condition that when Right of Way adjacent to these strips have been dedicated and accepted by the City of Medford the affected strips shall automatically be dedicated to the public as street right of way.

DAVID JASON PATTERSON signature

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named David Jason Patterson and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 27th day of October, 2015

Heather R Brandt, Notary Public - Oregon

Commission No. 467601, My Commission Expires April 15, 2016



AFFIDAVIT OF CONSENT

From NATIONS ENTERPRISES, LLC recorded as Document No. ORJCO

CHERRY MEADOWS, PHASE 1

A Subdivision located in a portion of Lot 9, Block 4 of NICKELL ADDITION & in the N.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. & in the City of Medford, Jackson County, Oregon (File No. LDS-13-066)

SURVEY FOR:

Dave Patterson, 300 Roundgate Dr., Medford, OR 97501

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, www.friarandassociates.com

DATE:

October 12, 2015

RECORDER'S CERTIFICATE

Filed for record this 27th day of November, 2015, at 3:15 o'clock P.M., and recorded in Volume 41 of Plats at Page 17

of the records of Jackson County, Oregon and recorded as Document No. 2015-039256 Official Records of Jackson County, Oregon.

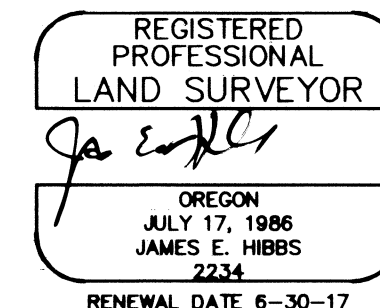
Christine D. Walker, County Clerk, Joseph J. McKean, Deputy

Covenants, Conditions and Restrictions recorded as Document No. 2015-039257 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:

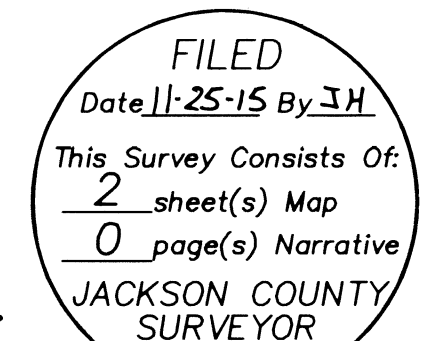
Commencing at the Southeast corner of Lot 9, Block 4 of NICKELL ADDITION to the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line thereof, North 00°01'05" East, 4.75 feet to the fence set forth in Document No. 85-12286, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said fence, South 89°53'22" West, 139.01 feet to the Northwest corner thereof; thence along the West line thereof, South 00°06'38" East, 3.96 feet to the South line of said Lot 9; thence along said South line, North 89°47'06" West, 621.84 feet to the Southwest corner thereof; thence along the West line thereof, North 00°00'35" East, 288.52 feet (record 287.1 feet) to the Northwest corner thereof; thence along the North line thereof, South 89°50'25" East, 760.87 feet to the Northeast corner thereof; thence along the East line thereof, South 00°01'05" West, 284.51 feet to the initial point of beginning.



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF CHERRY MEADOWS, PHASE 1. SEE MEDFORD FILE NO. LDS-13-066.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THE SURVEY. USED THE PROPORTIONING USED BY FS9960 TO COMPUTE THE NORTHEAST & NORTHWEST CORNERS OF LOT 9. HELD MAP RECORD ANGLE AT THE SOUTHEAST CORNER OF DLC #77 PER FS4891 TO CONTROL THE WEST LINE. THE RECTANGLE AT THE SOUTHEAST CORNER OF LOT 9 WAS HELD BY THE EXISTING FENCE LINE PER DOC. #85-12286, ORJCO. COMPUTED THE POSITION OF THE LOT & STREET CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. JEH, COUNTY COMMISSIONER/ADMINISTRATOR

APPROVED BY MAJORITY FOR RECORDING. DATE 11/24/15

SHEET 1 OF 2

SURVEY FOR:
Dave Patterson
300 Roundgate Dr.
Medford, OR 97501

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
PO Box 1947
Phoenix, OR 97535
Phone: (541) 772-2782
Email: lfriar@charter.net
www.friarandassociates.com

DATE:
October 12, 2015

CHERRY MEADOWS, PHASE 1

A Subdivision located in a portion of
Lot 9, Block 4 of NICKELL ADDITION & in the
N.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. & in
the City of Medford, Jackson County, Oregon
(File No. LDS-13-066)

COURSE DATA TABLE					
NUM	DELTA	ARC	RADIUS	CHORD	
C1	89°52'17"	31.37	20.00	N44°57'14"E	28.25
C2	90°05'36"	31.45	20.00	S45°03'50"E	28.31
C3	90°13'56"	31.50	20.00	N45°05'56"E	28.34
C4	11°05'54"	19.37	100.00	S84°20'25"W	19.34
C5	11°25'26"	19.94	100.00	N84°30'11"E	19.91
C6	8°44'24"	19.45	127.50	S85°31'10"W	19.43
C7	98°49'59"	34.50	20.00	S49°26'02"E	30.38
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S00°06'38"E	3.96	L3	N00°01'05"E	399.02
L2	N00°01'05"E	398.46	L4	N00°01'02"W	2.00

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - ⊙ = FOUND 1.5" METAL CAP MKD. LS1913 PER ECE2.
 - = FOUND 5/8" IRON PIN PER FS9960.
 - ⊙ = FOUND RAILROAD SPIKE PER FS9960 AS SECTION CORNER.
 - ⊙ = FOUND 5/8" IRON PIN. SEE FS9960.
 - ⊙ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 SWC = 5.00' WITNESS CORNER MONUMENT.
 JWC = 3.00' WITNESS CORNER MONUMENT.
 [] = PLAT RECORD DATA PER NA.
 NA = NICKELL ADDITION TO THE CITY OF MEDFORD.
 FS = FILED SURVEY #.
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 -X- = FENCE LINE.
 RVSS = ROUGE VALLEY SEWER SERVICES.
 PSDE(S) = PRIVATE STORM DRAINAGE EASEMENT (LOTS WITH RIGHTS TO USE)
 CI/L1 = SEE COURSE DATA TABLE THIS SHEET.
 DLC = DONATION LAND CLAIM.
 TWFE = TEMPORARY WATER FACILITIES EASEMENT PER DOC. 2007-045421, ORJCO.
 ECE2 = ELK CREEK ESTATES, PH 2 (FS17281).
 SSE = SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.
 SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

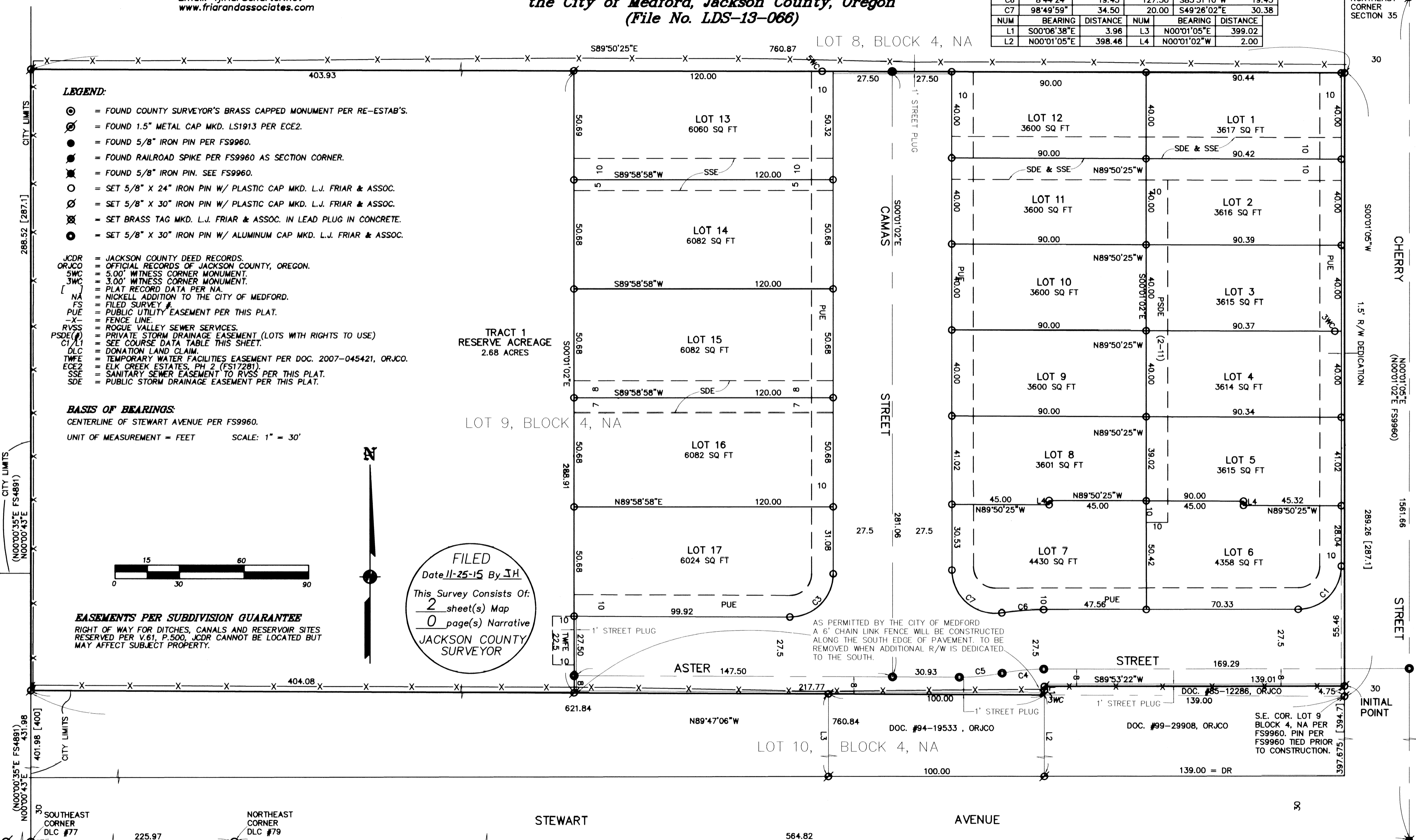
CENTERLINE OF STEWART AVENUE PER FS9960.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



EASEMENTS PER SUBDIVISION GUARANTEE

RIGHT OF WAY FOR DITCHES, CANALS AND RESERVOIR SITES RESERVED PER V.61, P.500, JCDR CANNOT BE LOCATED BUT MAY AFFECT SUBJECT PROPERTY.

FILED
Date 11-25-15 By JH
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



AS PERMITTED BY THE CITY OF MEDFORD A 6' CHAIN LINK FENCE WILL BE CONSTRUCTED ALONG THE SOUTH EDGE OF PAVEMENT, TO BE REMOVED WHEN ADDITIONAL R/W IS DEDICATED TO THE SOUTH.

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

PLANNING COMMISSION REQUIRED NOTE:
1) PARKING IS NOT ALLOWED IN FIRE DEPARTMENT ACCESS WAYS.

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

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

372W35AA TL800

SHEET 2 OF 2

16L/46
21851