

*** APPROVALS ***

WARREN PARK SUBDIVISION, PHASE 2

*** 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., in the City of Medford, Jackson County, Oregon (Medford File LDS-14-037)

Filed for record this 18th day of April, 2016 at 11:04 o'clock A.M., and recorded in Volume 42 of Plats at Page 10 of the records of Jackson County, Oregon and recorded as Document No. 2016-11398, Official Records of Jackson County, Oregon.

James E. Hibel, Planning Director, April 12, 2016, EXAMINED AND APPROVED this 6 day of APRIL, 2016

SURVEY FOR:

SUNCREST HOMES, LLC PO BOX 1313 TALENT, OR 97540

City Engineer, City Surveyor

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

Christie D Walker, County Clerk, Katie Benoucliff, Deputy

DATE:

MARCH 23, 2016

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

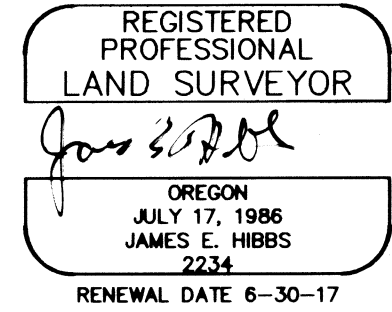
*** DECLARATION ***

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 (PSDE1) 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 recorded as Document No. 2015-20159, ORJCO. 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 2.

*** 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:

Tracts "A" and "B" per WARREN PARK SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon.



EXCEPTIONS PER PRELIMINARY TITLE REPORT FOR NEW SUBDIVISION

- 2. These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
3. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
4. Agreement to Defer Fees Associated with the Construction of Sanitary Sewer for Warren Park, Phase 1 for Rogue Valley Sewer Services, including terms and provisions thereof. Recorded: October 07, 2014 as Document No. 2014-026541 and restated in document recorded June 23, 2015 as Document No. 2015-019717
5. Easement, including terms and provisions contained therein: Recording Information: September 27, 1991 as Document No. 91-23250 In Favor of: construct, reconstruct, operate, repair and maintain sewer lines For: Bear Creek Valley Sanitary Authority NOTE: Said document is missing Exhibit A; specific location not disclosed
6. Easement, including terms and provisions contained therein: Recording Information: September 02, 2004 as Document No. 2004-051796 In Favor of: City of Medford For: Installation and maintenance of water mains, shown on the plat as "WLE" affecting Tract B. This lies within Diamond Street right of way.
7. Easement, including terms and provisions contained therein: Recording Information: April 08, 2008 as Document No. 2008-013267 In Favor of: City of Medford For: Sanitary sewer, shown on the plat as "SSE" affecting Tract A
8. Operation & Maintenance Agreement for Stormwater Flow Control Facility, including terms and provisions thereof. Recorded: September 30, 2014 as Document No. 2014-025810 (Affects a portion of Tract A)
9. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: Recording Information: June 25, 2015 as Document No. 2015-020195
10. Special Assessments of Warren Park Homeowners, as set forth in Declaration recorded June 25, 2015 as Document No. 2015-020195. Note: Provisions for a Homeowners' Association or entity intended to collect the annual special assessments for the private storm drain system is not disclosed of record.
11. Limitations of access due to the fact a (1) one foot street plug was granted to the City of Medford along adjoining street boundaries as shown on the plat of said n Park Subdivision, Phase 1. (These will only automatically extinguish if there is a "dedication of the EXTENSION of the affected streets")

CHARLES HAMILTON, Member Suncrest Homes, LLC; CHARLES A. COCHRANE by John Schleinung, Attorney-in-Fact; RHONDA LEWIS

STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Charles A. Cochran and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 24th day of MARCH, 2016

REBECCA JANETTE BAILEY, Notary Public - Oregon, Commission No. 933864, My Commission Expires NOVEMBER 9, 2018

STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Rhonda Lewis and acknowledged the foregoing instrument to be her voluntary act and deed. Dated this 24th day of March, 2016

Linda Anne Alexander, Notary Public - Oregon, Commission No. 943011, My Commission Expires September 21, 2019

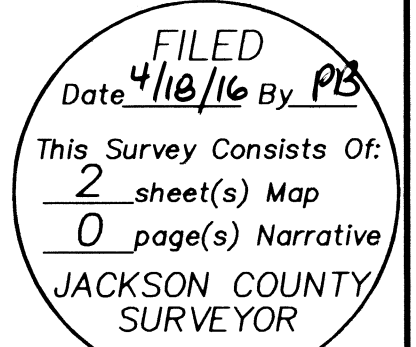
STATE OF OREGON } ss. COUNTY OF JACKSON } PERSONALLY appeared the above named Charles Hamilton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Suncrest Homes, LLC. Dated this 24th day of March, 2016

Linda Anne Alexander, Notary Public - Oregon, Commission No. 943011, My Commission Expires September 21, 2019

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

APPROVED FOR RECORDING.

County Commissioner/Administrator, DATE 4/18/16



SURVEY FOR:

SUNCREST HOMES, LLC
P.O. BOX 1313
TALENT, OR 97540

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

DATE:

MARCH 23, 2016

WARREN PARK SUBDIVISION, PHASE 2

Located in the S.W. 1/4 of Section 36,
T.97S, R.2W, W.M., in the City of Medford,
Jackson County, Oregon
(Medford File LDS-14-037)

LEGEND:

- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER SS1 OR WP1.
 - = FOUND 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS20200.
 - ⊙ = FOUND 4" BRASS DISC. SEE FS10596.
 - = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD L.J. FRIAR & ASSOC. PER SS1.
 - ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD RLS 638 PER FS10596.
 - = 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.
 - ⊙ = FD. MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC. PER WP1. DESTROYED BY NEW CONSTRUCTION. NOT RESET AS PERMITTED BY THE MEDFORD CITY SURVEYOR.
 - ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY NO.
MKD. = MARKED.
C1/L1 = SEE CURVE DATA TABLE.
-X- = FENCE LINE.
SS1 = SOUTHWERE SUBDIVISION, PHASE 1 (FS18882).
WP1 = WARREN PARK SUBDIVISION, PHASE 1 (FS21747).
○ = RECORD DATA PER SS1 OR AS NOTED.
1SP = ONE FOOT STREET PLUG PER THIS PLAT.
SSE = CENTERLINE OF 15' WIDE SANITARY SEWER EASEMENT PER DOC. 2008-013267, ORJCO.
WLE = PUBLIC WATER LINE EASEMENT PER DOC. #2004-051796, ORJCO.
PSDE1 = PRIVATE STORM DRAIN EASEMENT FOR LOTS 1-8 OF WP1 AND LOT 9 PER THIS PLAT.

THE FOLLOWING NOTE IS BEING REQUIRED TO APPEAR ON FINAL PLAT PER PLANNING COMMISSION FINAL ORDER DATED 6-12-14:

"In accordance with MLDC 10.550 (3), Lots 9, 10 & 11 shall not have direct vehicular access to Diamond Street."

THIS MON NOT DESTROYED.

BASIS OF BEARINGS: SOUTHMERE SUBDIVISION, PHASE 1 (FS18882) AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1"= 50'

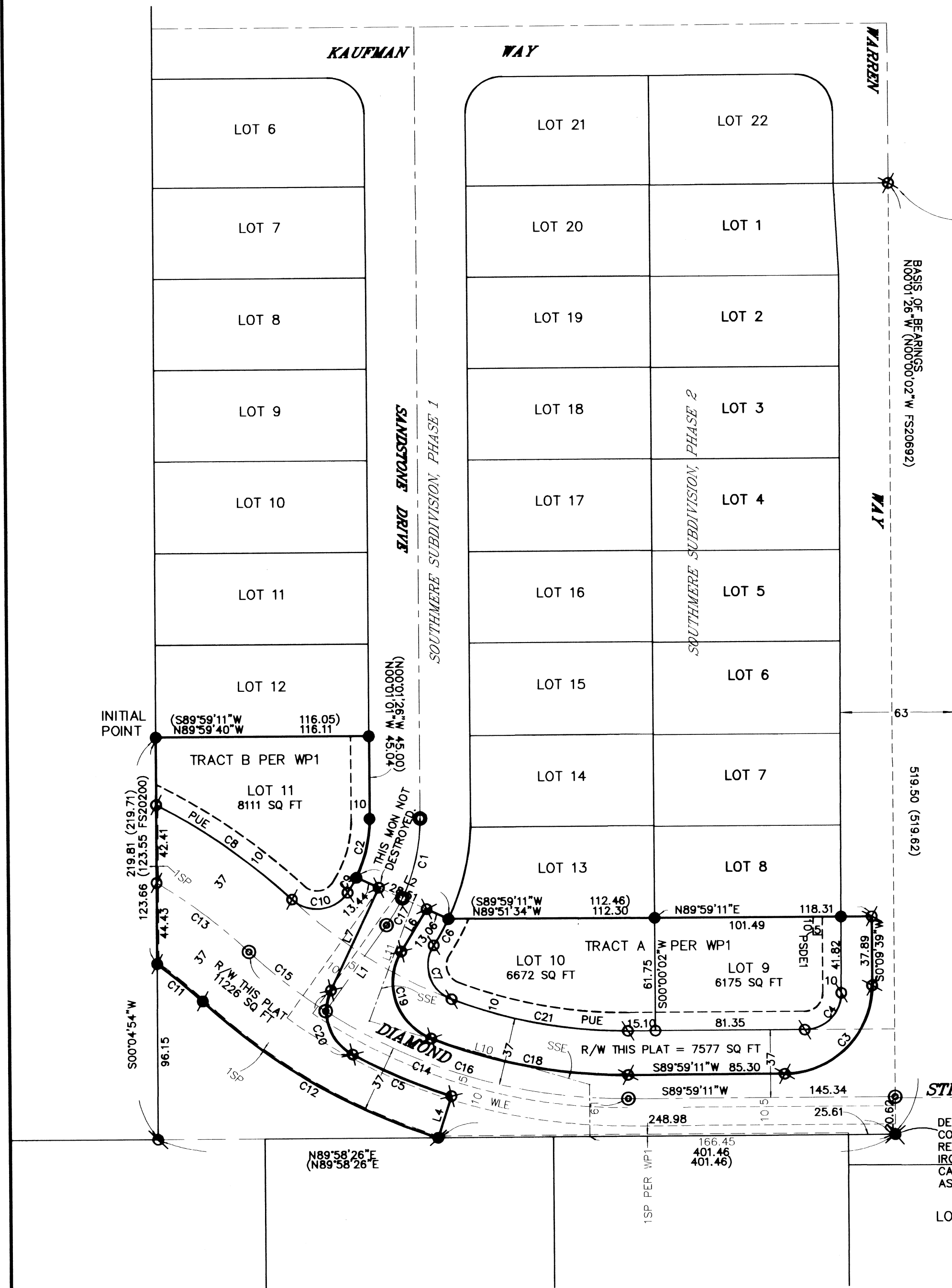
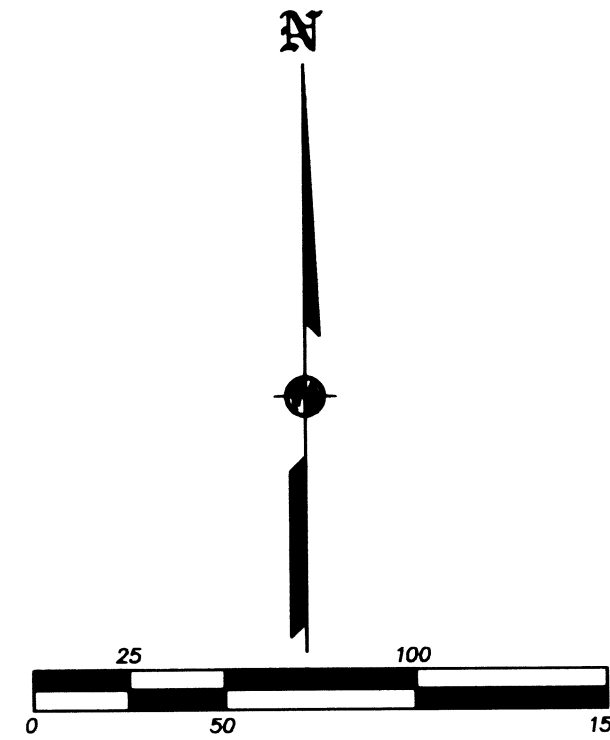
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary, Lots, Tracts & Street right of way of WARREN PARK SUBDIVISION, PHASE 2. See City File No. LDS-14-037.

PROCEDURE: The exterior of this Phase was monumented during the platting of Phase 1. Computed the Lot & Street right of way corner positions per the approved tentative plat and set monuments at the locations shown on Sheet 2.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	25°46'47"	44.99	100.00	N12°51'57"E 44.62
C2	26°12'41"	33.17	72.50	N13°15'09"E 32.88
C3	89°49'32"	75.25	48.00	S45°04'25"W 67.78
C4	89°46'54"	31.34	20.00	N45°05'44"E 28.23
C5	10°42'12"	58.47	313.00	S66°45'12"E 58.39
C6	7°26'33"	16.56	127.49	N29°21'15"E 16.55
C7	101°43'04"	35.51	20.00	S17°47'01"E 31.02
C8	15°22'15"	90.41	337.00	N54°46'44"W 90.14
C9	7°32'49"	9.55	72.50	N30°07'54"E 9.54
C10	99°00'05"	34.56	20.00	N83°24'21"E 30.42
C11	7°01'02"	32.21	263.00	N50°11'56"W 32.19
C12	25°24'53"	149.48	337.00	S59°23'52"E 148.26
C13	12°02'12"	63.02	300.00	N52°42'31"W 62.91
C14	43°19'24"	226.84	300.00	S68°21'07"E 221.47
C15	10°06'00"	52.88	300.00	S51°44'25"E 52.81
C16	33°13'24"	173.96	300.00	S73°24'07"E 171.53
C17	9°48'34"	17.12	100.00	N30°39'27"E 17.10
C18	21°54'07"	109.71	287.00	N79°03'45"W 109.04
C19	99°11'52"	57.13	33.00	N18°30'46"W 50.26
C20	86°39'30"	40.84	27.00	S18°04'22"E 37.05
C21	21°22'16"	98.10	263.00	S79°19'41"E 97.53
NUM	BEARING	DISTANCE		
L1	N35°33'44"E	57.53		
L2	N65°19'23"W	55.01		
L4	S17°53'42"W	24.00		
L6	N31°05'10"E	27.01		
L7	S25°15'23"W	61.88		
L9	N00°04'40"W	28.56		
L10	N73°28'19"W	124.70		
L11	N20°31'52"E	68.90		



DESTROYED BY CONSTRUCTION
RESET 5/8" X 30"
IRON PIN & PLASTIC
CAP MKD. L.J. FRIAR
ASSOC.

LOT 5 (EVERGREEN COUNTRY ESTATES)

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 6-30-17

FILED
Date 4/18/16 By JB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2