

*** 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. Huber Planning Director 8-19-16 Date

EXAMINED AND APPROVED this 20 day of JULY, 2016

City Engineer 7-20-16 City Surveyor 7/15/16 (DATE)

EXAMINED AND APPROVED as required by ORS 92.100 as of August 23rd, 2016

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Aug 23, 2016

Tax Collector

SPRING MEADOWS, PHASE 5

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: JUNE 28, 2016

*** RECORDER'S CERTIFICATE ***

Filed for record this 25th day of August, 2016, at 10:59 o'clock A.M., and recorded in Volume 42 of Plats at Page 22 of the records of Jackson County, Oregon and recorded as Document No. 2016-027959, Official Records of Jackson County, Oregon.

Christine P. Walker County Clerk Kately Barowcliff Deputy

*** 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 Southwest corner of SPRING MEADOWS, PHASE 4, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said PHASE 4, the following three (3) courses: North 89°14'33" East, 124.44 feet; thence North 88°58'58" East, 55.00 feet; thence North 89°14'33" East, 90.03 feet to the West line of South Stage Road as dedicated on SPRING MEADOWS, PHASE 1A & PHASE 1B, according to the official plats thereof, now of record, in Jackson County, Oregon; thence along said West line the following three (3) courses: South 00°46'03" East, 370.49 feet; thence along the arc of a 561.00 foot radius curve to the right having a central angle of 00°31'52", a distance of 5.20 feet (the long chord of which bears South 00°30'08" East, 5.20 feet); thence South 00°14'12" East, 53.80 feet to the South line of Tract A described in Document No. 2008-032879, Official Records of Jackson County, Oregon; thence along the South thereof, WEST, 273.00 feet to the Southwest corner of said Tract A; thence along the West line thereof the following three courses: North 00°14'12" West (record NORTH), 60.00 feet to a 5/8 inch iron pin; thence North 00°12'08" West (record NORTH), 176.77 feet to a 5/8 inch iron pin; thence North 00°14'48" West (record NORTH), 188.87 feet to the initial point of beginning.

*** 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) and (2) does hereby make and establish the Vertical Separation Feature Easement (VSE); and (3) does hereby designate said Subdivision as SPRING MEADOWS ESTATES, PHASE 5, which shall be subject to the Declaration of Covenants, Conditions and Restrictions recorded as Doc. 2010-004886, ORJCO; and (4) does hereby make and establish the Private Irrigation Easement (IE) for the benefit of the Common Area and (5) does hereby grant to the City of Medford the 1' Street Plug.

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 28th day of June, 2016.

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. 2016-027958, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. JES HIBBS SURVEYOR

APPROVED FOR RECORDING.

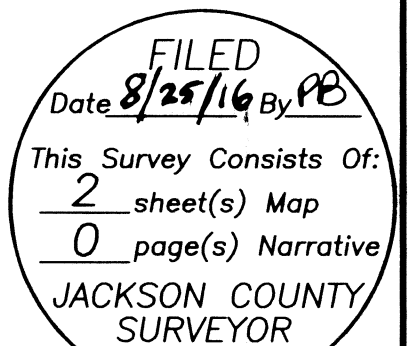
COUNTY COMMISSIONER/ADMINISTRATOR DATE



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 5. 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 & SMP4. Computed the position of the of the lots and streets per the approved tentative plat and set monuments as shown on Sheet 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:
JUNE 28, 2016

SPRING MEADOWS, PHASE 5

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)

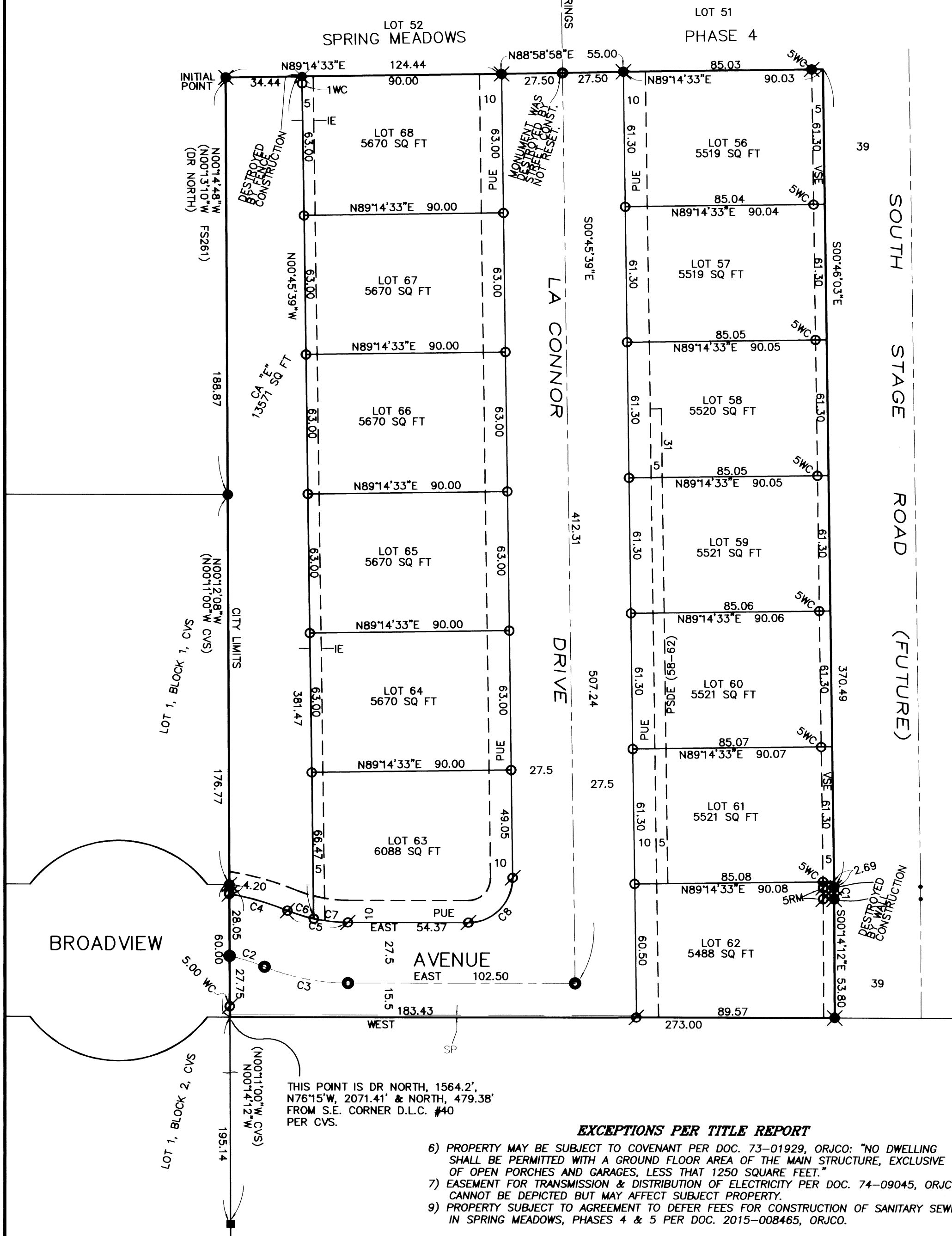
LEGEND:

- = FD. 5/8" IRON PIN PER FS261.
 - = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER SMP4.
 - = FD. METAL TABLET IN CONCRETE. INITIAL POINT CVS.
 - = FD. 5/8" IRON PIN PER CVS.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SM1PA, SMP1B OR SMP4.
 - = 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.
FS = FILED SURVEY #.
C1 = SEE COURSE DATA TABLE.
R/W = STREET RIGHT OF WAY.
SMP4 = SPRING MEADOWS, PHASE 4 (FS21742).
VSE = VERTICAL SEPARATION FEATURE EASEMENT PER THIS PLAT.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
DR = DEED RECORD DATA PER DOC. 2008-032879, ORJCO.
SWC = 5.00 FOOT WITNESS CORNER MONUMENT.
SMP1A = SPRING MEADOWS, PHASE 1A (FS21174).
SMP1B = SPRING MEADOWS, PHASE 1B (FS21321).
MWC = WATER FACILITIES EASEMENT PER DOC. 2015-009918, ORJCO.
IE = PRIVATE IRRIGATION EASEMENT FOR THE CA PER THIS PLAT.
CA = COMMON AREA.
CVS = CLEAR VIEW SUBDIVISION.
DLC = DONATION LAND CLAIM.
SP = 1" STREET PLUG PER THIS PLAT.
5RM = 5.00 FOOT REFERENCE MONUMENT TO EXTERIOR BOUNDARY CORNER SET RADIALLY.
1WC = 1.00 FOOT WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

SPRING MEADOWS, PHASE 4 AS SHOWN HEREON.

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



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	00°31'52"	5.20	561.00	S00°30'08"E 5.20
C2	09°27'41"	16.51	100.00	N72°39'04"W 16.49
C3	22°04'46"	38.54	100.00	S78°57'37"E 38.30
C4	12°16'01"	27.30	127.50	N74°03'14"W 27.25
C5	22°04'46"	27.94	72.50	S78°57'37"E 27.77
C6	09°49'12"	12.43	72.50	S72°49'50"E 12.41
C7	12°15'34"	15.51	72.50	S83°52'13"E 15.48
C8	90°45'39"	31.68	20.00	N44°37'10"E 28.47

PLANNING COMMISSION REQUIRED NOTES:

- 1) LOTS 56-62, INCLUSIVE, SHALL NOT HAVE DIRECT ACCESS TO FUTURE SOUTH STAGE ROAD.
- 2) 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 ENCRoACH INTO THE 15 FOOT FRONT YARD SETBACK.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17

FILED
Date 8/25/16 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR