

ORCHARD COURT SUBDIVISION

Located in the N.W. 1/4 of Section 1,
T.38S, R.2W., W.M., City of Medford,
Jackson County, Oregon
(Medford File #LDS-14-112)

APPROVALS

File No. LDS-14-112

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

[Signature]
Planning Director

JULY 19, 2017
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of JULY 10, 2017.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 12 day of JULY, 2017.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of JULY 21, 2017.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as
of JULY 21st, 2017.

[Signature]
Tax Collector

EXAMINED AND APPROVED this 30th day of JUNE, 2017.

[Signature]
CARL TAPPERT
ROGUE VALLEY SEWER SERVICES

DECLARATION

Know all men by these presents that SUNCREST HOMES, LLC is the owner 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, Street and Public Pedestrian Access Way 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 does hereby dedicate to the public, under the jurisdiction of the City of Medford, the street, street right of way (R/W) and Public Pedestrian Access Way (PAW), together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Public Storm Drain-Sanitary Sewer Easement (SDSSE) and does hereby grant to the City of Medford in fee the one-foot non-access strip (1SP) with the condition that upon the extension of Milton Way the non-access strip will automatically be dedicated as public right of way and does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of Lots 6 & 7 and does hereby designate said Subdivision as ORCHARD COURT SUBDIVISION.

[Signature]
CHARLES HAMILTON, Member
Suncrest Homes, LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

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 30th day of JUNE, 2017.

[Signature]
Notary Public - Oregon

Commission No. 937938

My Commission Expires 4-20-2019

AFFIDAVIT OF CONSENT

From Yair Strauss recorded as Document No. 2017-024991, ORJCO.

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

RECORDER'S CERTIFICATE

Filed for record this 24th day of JULY, 2017 at

9:34 o'clock A.M., and recorded in Volume 43 of Plats

at Page B of the records of Jackson County, Oregon and recorded as

Document No. 2017-024990, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Deed Declaration for Sidewalks recorded as Document No. 2017-024992
Official Records of Jackson County, Oregon.

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:

JUNE 30, 2017

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 EVERGREEN COUNTRY ESTATES, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of Orchard Home Court, North 89°51'05" West, 160.39 feet (record North 89°51'16" West, 160.34 feet) to the Southwest corner of that tract described in Document No. 2014-005283, Official Records of Jackson County, Oregon; thence along the West line thereof, North 00°03'32" East, 352.61 feet (record North 00°04'40" East, 352.59 feet) to the Northwest corner of said tract; thence along the North line thereof, North 89°58'26" East, 160.62 feet (record North 89°58'44" East, 160.34 feet) to the Northwest corner of said EVERGREEN COUNTRY ESTATES; thence along the West line thereof; South 00°05'42" West, 353.10 feet (record South 00°04'40" West, 353.06 feet) to the initial point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

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

PURPOSE: To survey and monument the exterior boundary, Lots & Street right of way of ORCHARD COURT. See File No. LDS-14-112.

PROCEDURE: Made ties to monuments of record as shown to control the exterior of Doc. #2014-005283, ORJCO. Computed the Lot & Street right of way corner positions per the approved tentative plat and set monuments at the locations shown on Sheet 2.

FILED
Date 7-24-17 By BP
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

7/21/17
DATE

SHEET 1 OF 2

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

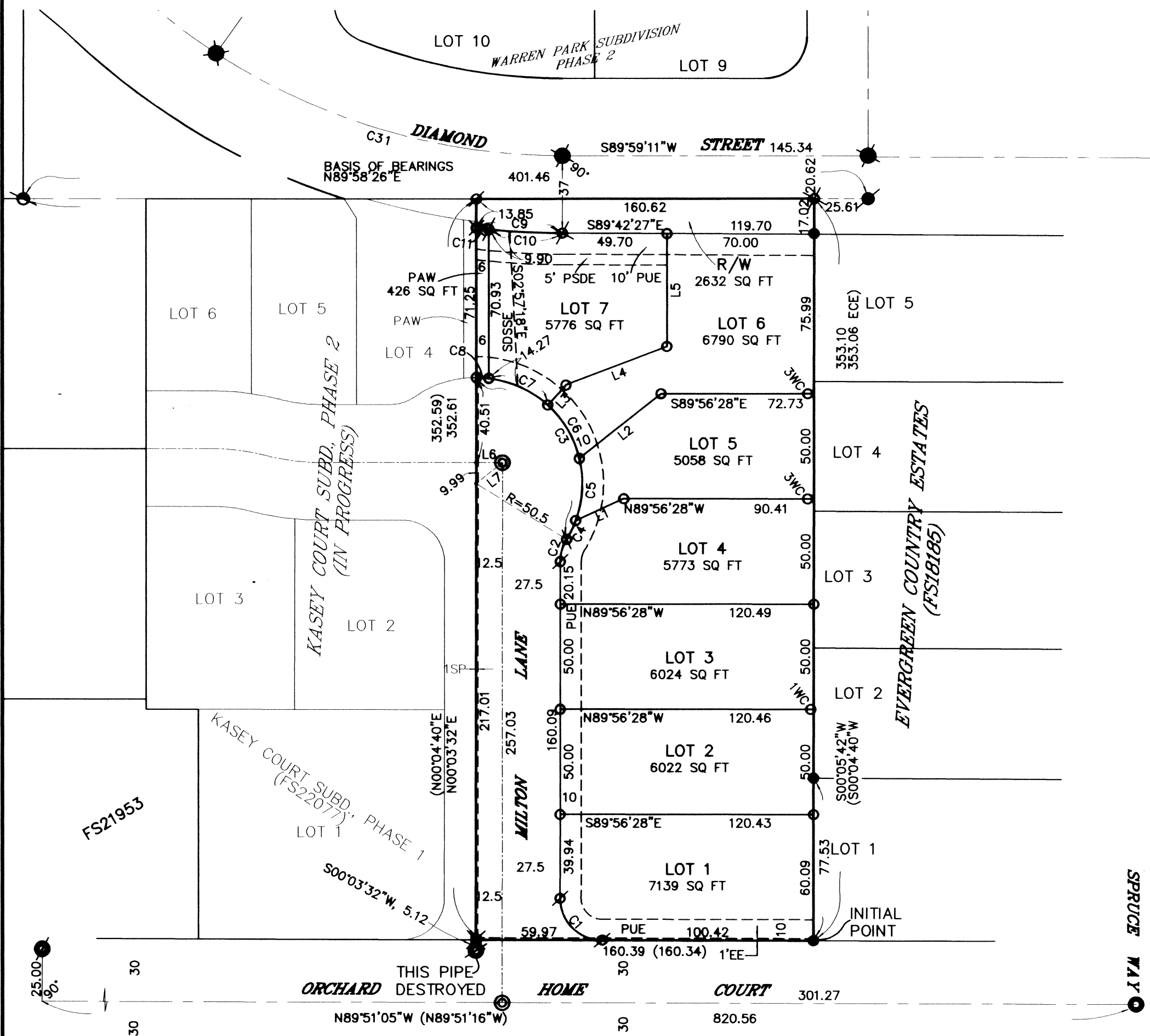
DATE:
 JUNE 30, 2017

ORCHARD COURT SUBDIVISION

Located in the N.W. 1/4 of Section 1,
 T.38S, R.2W., W.M., City of Medford,
 Jackson County, Oregon
 (Medford File #LDS-14-112)

LEGEND:

- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD C NEATHAMER LS56545 PER ECE.
 - = FOUND 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS20200, 21953 OR 21955.
 - = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD L.J. FRIAR & ASSOC. PER WP2.
 - = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD C/L MON LS56545 PER FS18185.
 - = FOUND 3/4" IRON PIPE PER FS16592.
 - = 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.
 - = SET MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
 - = SET MAG NAIL & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN PAVEMENT.
 - = 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 COURSE DATA TABLE.
 -X- = FENCE LINE.
 PAW = PUBLIC PEDESTRIAN ACCESS WAY PER THIS PLAT.
 SDSSE = PUBLIC JOINT STORM DRAIN & SANITARY SEWER EASEMENT PER THIS PLAT.
 WP2 = WARREN PARK SUBDIVISION, PHASE 2 (FS21955).
 () = RECORD DATA PER DOC. 2014-005283, ORJCO OR AS NOTED.
 ECE = EVERGREEN COUNTRY ESTATES (FS18185).
 EE = ELECTRICAL EASEMENT PER V.276, P.9, JCDR.
 1SP = ONE FOOT NON-ACCESS STRIP PER THIS PLAT.
 R/W = STREET RIGHT OF WAY.
 JWC = 3.00 FOOT WITNESS CORNER MONUMENT.
 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
 PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 6 & 7 PER THIS PLAT.
- BASIS OF BEARINGS: WARREN PARK SUBDIVISION, PHASE 1 (FS21747) AS SHOWN HEREON.
 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'



COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | CHORD |
|-----|------------|--------|--------|--------------------|
| C1 | 89°54'37" | 31.38 | 20.00 | S44°53'47"E 28.26 |
| C2 | 31°40'21" | 11.06 | 20.00 | S15°53'42"W 10.92 |
| C3 | 121°40'21" | 107.24 | 50.50 | N29°06'18"W 88.20 |
| C4 | 11°20'45" | 10.00 | 50.50 | N26°03'30"E 9.98 |
| C5 | 34°02'14" | 30.00 | 50.50 | N03°22'01"E 29.56 |
| C6 | 34°02'14" | 30.00 | 50.50 | N30°40'12"W 29.56 |
| C7 | 35°25'44" | 31.23 | 50.50 | N65°24'11"W 30.73 |
| C8 | 6°49'25" | 6.01 | 50.50 | N86°31'46"W 6.01 |
| C9 | 6°58'15" | 41.00 | 337.00 | S86°31'41"E 40.98 |
| C10 | 5°56'40" | 34.96 | 337.00 | S87°02'29"E 34.95 |
| C11 | 1°01'35" | 6.04 | 337.00 | S83°33'22"E 6.04 |
| C31 | 33°13'24" | 173.96 | 300.00 | S73°24'07"E 171.53 |

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N65°33'33"E | 25.02 |
| L2 | S51°32'01"W | 49.55 |
| L3 | N42°18'41"E | 12.95 |
| L4 | S69°04'34"W | 51.31 |
| L5 | S00°05'42"W | 53.76 |
| L6 | S89°56'28"E | 12.50 |
| L7 | S51°24'54"W | 16.00 |

NOTE REQUIRED BY PLANNING COMMISSION FINAL ORDER:
 LOTS 6 & 7 SHALL NOT HAVE VEHICULAR ACCESS TO DIAMOND STREET, PER MLDC, 10.383.

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

- 1) CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
- 2) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 3) 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.
- 4) RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. NO. 2006-060488, ORJCO. (BLANKET)
- 5) DEED OF TRUST RECORDED AS DOC. 2016-024729, ORJCO. BLANKET.
- 6) AGREEMENT TO DEFER FEES PER DOC. 2016-033540, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES E. HIBBS
 JULY 17, 1986
 2234
 RENEWAL DATE 6-30-19

FILED
 Date: 7-24-17 By: JP
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR
 SHEET 2 OF 2

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