

*** APPROVALS ***

SPRINGBROOK PARK, PHASES 1 & 2

*** RECORDER'S CERTIFICATE ***

File PUD-18-031/LDS-18-044

I certify that, pursuant to authority granted in M.L.D.C. 10.162, this plat is hereby approved.

A SUBDIVISION
In the N.W. 1/4 of Sec. 8, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(File PUD-18-031/LDS-18-044)

Filed for record this 4th day of September, 2019, at
10:45 o'clock A.M., and recorded in Volume 45 of Plats at Page 20
of the records of Jackson County, Oregon and recorded as Document No. 2019-25994.
Official Records of Jackson County, Oregon.

Planning Director
8/30/2019
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of AUGUST 30, 2019.

ACTING City Surveyor

EXAMINED AND APPROVED this 30th day of AUGUST, 2019.

City Engineer - ACTING

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of September 4th, 2019.

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of September 4th, 2019.

Tax Collector

*** DECLARATION ***

Know all men by these presents that SPRINGBROOK PARK LLC, an Oregon limited liability company, is the
owner in fee of the lands shown on Sheets 2 and 3, more particularly described in the Surveyor's
Certificate, and has subdivided the same into the Lots, Tract and streets as shown on Sheets 2 and 3
and does hereby dedicate to the public for public use, under the jurisdiction of the City of Medford, the
Streets, Public Utility Easements (PUE) and Public Pedestrian Access Easement (PE); and does hereby
make and establish the Storm Drain-Irrigation Facilities Easement (SDE & IFE) for the benefit of the
Rogue River Irrigation District (RRVID) and the City of Medford; and does hereby designate said Subdivision
as SPRINGBROOK PARK, PHASES 1 & 2.

Thomas R. Becker
THOMAS R. BECKER, Manager of
Becker Estate Properties LLC, Member of
Becker Properties LLC, Member of
SPRINGBROOK PARK LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Thomas R. Becker and acknowledged the foregoing instrument to be
his voluntary act and deed and was signed on behalf of Becker Estates Properties LLC, Becker Properties LLC
& Springbrook Park LLC..

Dated this 27 day of August, 2019.

Lisa V. Witnauer
Notary Public - Oregon

Commission No. 990534
My Commission Expires August 14, 2023

*** AFFIDAVIT OF CONSENT ***

From BANNER BANK recorded as Document No. 2019-25996, ORJCO.
From HAYDEN HOMES, LLC recorded as Document No. 2019-25997, ORJCO.

SURVEY FOR:

Springbrook Park LLC
1175 E. Main St., Suite 2B
Medford, OR 97501

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriarandassociates@charter.net

DATE:

AUGUST 23, 2019

SHEET INDEX:

SHEET 1 - SIGNATURE PAGE
SHEET 2 - NORTHERLY PORTION
SHEET 3 - SOUTHERLY PORTION

Christine D. Walker
County Clerk

Naini L. Foote
Deputy

CC&R's recorded as Document No. 2019-25995, 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 AS NOW SURVEYED:

Beginning at the Northeast corner of Lot 3 of PAPIILLION ESTATES SUBDIVISION, UNIT 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 of Hondeleau Lane, South 89°40'05" East, 342.18 feet to the North-Northeast corner
of Parcel 1 described in Document No. 2014-005838, Official Records of Jackson County, Oregon; thence
along the East line thereof, South 00°06'35" East, 635.87 feet to the interior ell corner thereof; thence
along the North line thereof the following three courses: South 89°40'05" East, 426.57 feet (record 426.95
feet) to an angle point; thence South 56°28'05" East, 131.68 feet; thence South 79°58'05" East, 119.82
feet (record 119.16 feet) to intersect the North-South centerline of Section 8, Township 37 South, Range
1 West, Willamette Meridian, Jackson County, Oregon; thence along said North-South centerline, South
00°06'26" East, 559.22 feet to the center one-quarter corner of said Section 8; thence along the
East-West centerline of said Section 8, North 89°54'45" West, 996.71 feet to the Southeast corner of Lot
33 of PAPIILLION ESTATES SUBDIVISION, UNIT 2, according to the official plat thereof, now of record, in
Jackson County, Oregon; thence along the East lines of said UNITS 1 & 2, North 00°05'26" West (record
North 00°05'29" West), 1291.64 feet to the initial point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

*** R.R.V.I.D. APPROVAL ***

I declare that, the Rogue River Irrigation District release and relinquishes all right, title and interest of
the grantor in the premises by the reason of that certain easement granted in Volume 165, Page 180 &
Volume 168, Page 424, JCDR, lying with the boundaries of this subdivision and hereby approves the
easement created as Rogue River Irrigation District and City of Medford Storm Drain-Irrigation easement
(IFE & SDE) as shown hereon.

Brian Hampson
BRIAN HAMPSON, Manager
Rogue River Irrigation District

8-28-19
DATE

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS, TRACT AND STREET R/W OF "SPRINGBROOK PARK,
PHASES 1 & 2", A SUBDIVISION. SEE CITY OF MEDFORD FILE NOS. PUD-18-031/LDS-18-044. THE PARENT
TRACT IS SET FORTH IN DOC. 2018-022618, ORJCO.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES
TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE EXTERIOR OF SUBJECT TRACT. THE S.W.
CORNER WAS ESTABLISHED AT THE INTERSECTION OF MONUMENTED EAST LINE OF PAPIILLION ESTATES PHASES
1 AND 2 AND THE EAST-WEST CENTERLINE OF SECTION 8. COMPUTED THE POSITION OF THE STREET RIGHT
OF WAY, LOTS AND TRACT PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON.
THE MONUMENTS SET ALONG THE UNIMPROVED SECTION OF SPRINGBROOK ROAD (SOUTH OF LOT 15) WILL
ULTIMATELY BE DESTROYED BY THE FUTURE CONSTRUCTION OF THIS ROAD. THEREFORE THIS PLAT WILL SERVE
AS A PRECONSTRUCTION SURVEY MONUMENT PERPETUATION MAP PER O.R.S. 209-150 & 209.155. UPON
CONSTRUCTION OF IMPROVEMENTS THE MONUMENTS BEING DESTROYED WILL BE RESET BY THE SURVEYOR
THEN IN CHARGE.

APPROVED FOR RECORDING.

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

County Commissioner/Administrator
9/4/19
DATE

FILED
Date 9/4/19 By PP
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriarandassociates@charter.net

SURVEY FOR:
Springbrook Park LLC
1175 E. Main St., Suite 2B
Medford, OR 97501

DATE:
AUGUST 23, 2019

SPRINGBROOK PARK, PHASES 1 & 2

A SUBDIVISION
In the N.W. 1/4 of Sec. 8, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(File PUD-18-031/LDS-18-044)

LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- ⊗ = FD. BRASS CAP MKD. LS2359 IN MON. CASE PER FS15504.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS2359 PER FS15504.
- ⊗ = FD. ALUMINUM CAP MKD. NEATHAMER SURVEYING PER FS19287.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS16029.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS19320. OR AS NOTED.
- ⊗ = FD. 1" IRON PIPE & 2" BRASS CAP PER FS11857.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC PER FS19274.
- ⊗ = FD. 2" BRASS CAP IN CONC. MKD. LS1913 PER FS16711.
- ⊙ = 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.
- ⊗ = SET 1" COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN SIDEWALK, N89°53'25"E, 0.50 FROM TRUE CORNER.

- LEGEND:**
- JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - ###WC = ### FOOT WITNESS CORNER MONUMENT.
 - # = DEED RECORD DATA AS NOTED.
 - FS = FILED SURVEY #.
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 - PE = 20' PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT.
 - WFE = WATER FACILITIES EASEMENT PER DOC. #93-41150, ORJCO.
 - R/W = RIGHT OF WAY.
 - CE = APPROX. LOCATION CANAL EASEMENT RESERVED IN V. 165, PGS. 180-181 & V.168, P. 424, JCDR. TO BE EXTINGUISHED.
 - SSE = SANITARY SEWER & STORM DRAIN EASEMENT PER DOC. 2004-52886, ORJCO
 - RS = MONUMENT DESTROYED DURING CONSTRUCTION. RESET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
 - RS1 = MONUMENT DESTROYED DURING CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
 - RRVD = ROGUE RIVER IRRIGATION DISTRICT.
 - X- = FENCE LINE.
 - IFE&SDE = RRVD AND CITY OF MEDFORD STORM DRAIN-IRRIGATION FACILITIES EASEMENT PER THIS PLAT.
 - OP2 = OWEN PARK SUBDIVISION, UNIT 2 (FS13153).

BASIS OF BEARINGS:

CENTERLINE OF HONDELEAU DRIVE PER FS20101 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'

COURSE DATA TABLE

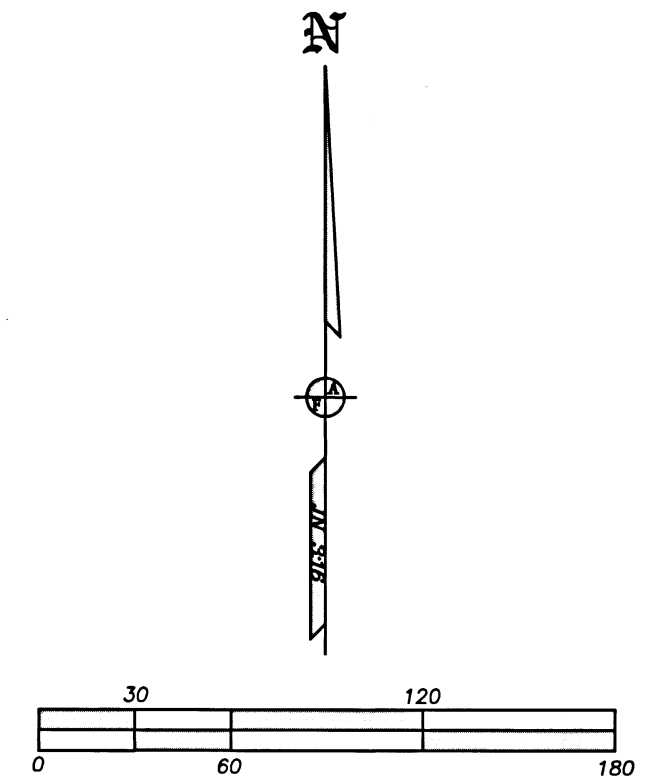
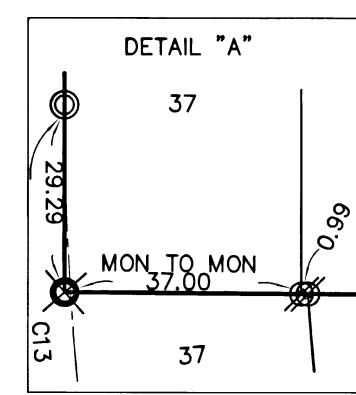
NUM	DELTA	ARC	RADIUS	CHORD
C1	89°33'30"	31.26	20.00	N44°53'20"W 28.18
C2	90°27'08"	31.57	20.00	N45°06'59"E 28.40
C3	89°32'52"	31.26	20.00	N44°53'01"W 28.17
C4	08°58'24"	15.66	100.00	S85°10'15"E 15.65
C5	08°59'02"	15.68	100.00	N85°10'34"W 15.66
C6	08°59'02"	19.99	127.50	N85°10'34"W 19.97
C7	08°58'24"	11.35	72.50	S85°10'15"E 11.34
C8	08°58'24"	19.97	127.50	S85°10'15"E 19.95
C9	08°59'02"	11.37	72.50	N85°10'34"W 11.36
C10	49°42'35"	338.36	390.00	N24°46'06"W 327.85
C11	49°30'33"	354.28	410.00	N24°52'07"W 343.36
C12	44°57'55"	405.74	517.00	S22°35'33"E 395.41
C13	44°57'55"	376.70	480.00	S22°35'33"E 367.11
C14	41°08'12"	318.06	443.00	S24°30'24"E 311.27
C15	45°09'14"	349.12	443.00	N22°29'53"W 340.16
C16	45°09'14"	378.28	480.00	N22°29'53"W 368.57
C17	45°09'14"	407.44	517.00	N22°29'53"W 396.98

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N89°39'27"W	13.60
L2	S89°39'27"E	14.01
L3	N89°40'05"W	14.80
L4	N89°40'05"W	15.20
L5	N89°40'05"W	15.00
L6	S00°04'44"W	4.57
L7	S00°04'44"W	4.57
L8	S00°04'44"W	4.58
L9	N00°04'44"E	99.96
L10	N00°04'50"E	99.88
L10	N89°54'45"W	37.00

EASEMENTS PER TITLE REPORT

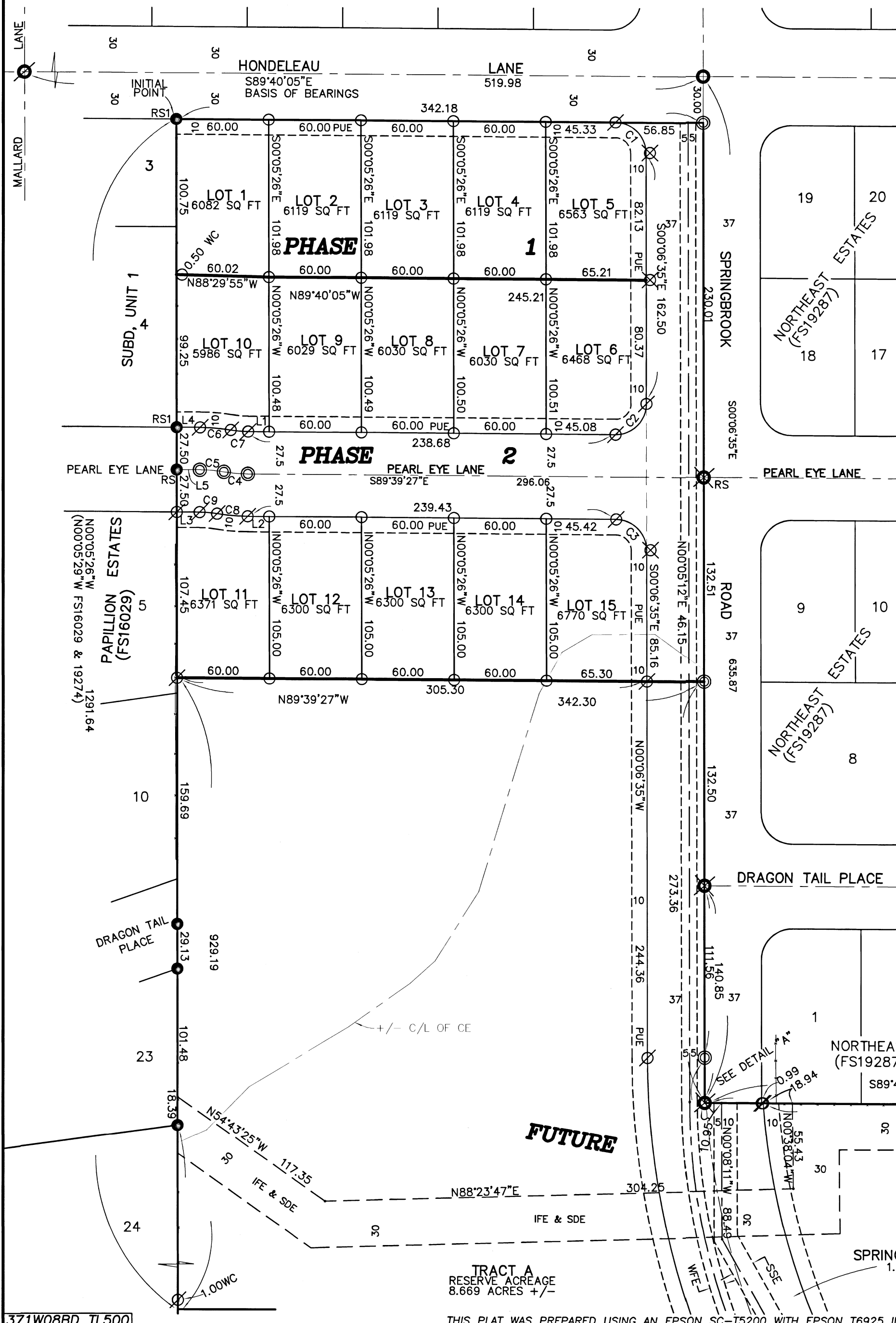
- 1) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2) EASEMENT FOR IRRIGATION DITCH OR PIPE RESERVED IN VOL. 165, PGS. 180-181 & VOL. 168, PG. 424, JCDR. APPROX. LOCATION OF CENTERLINE SHOWN. NO WIDTH STATED IN DOCUMENTS BUT NOTED AS 50' WIDE ON FS22720. EASEMENTS BEING EXTINGUISHED VIA THIS PLAT.
- 3) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL. 565, PG. 451 & VOL. 572, PG. 132, JCDR. NO SPECIFIC LOCATION GIVEN.
- 3) DECLARATION OF RESTRICTIONS PER VOL. 571, PGS. 328 AND VOL. 572, PG. 439, JCDR. BLANKET DESCRIPTION. AS STATED IN DOCUMENT "THESE EFFECT OF THESE RESTRICTIONS SHALL CONTINUE ONLY UNTIL THE DATE OF JULY 15, 1973".
- 4) EASEMENT FOR WATER LINE PURPOSES PER DOC. 93-41150, ORJCO. SHOWN.
- 5) EASEMENT FOR SANITARY SEWER, STORM DRAIN PER DOC. 2004-52886, ORJCO. SHOWN.



REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-21

FILED
 Date 9/4/19 By RB
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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



SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriarandassociates@charter.net

SURVEY FOR:
Springbrook Park LLC
1175 E. Main St., Suite 2B
Medford, OR 97501

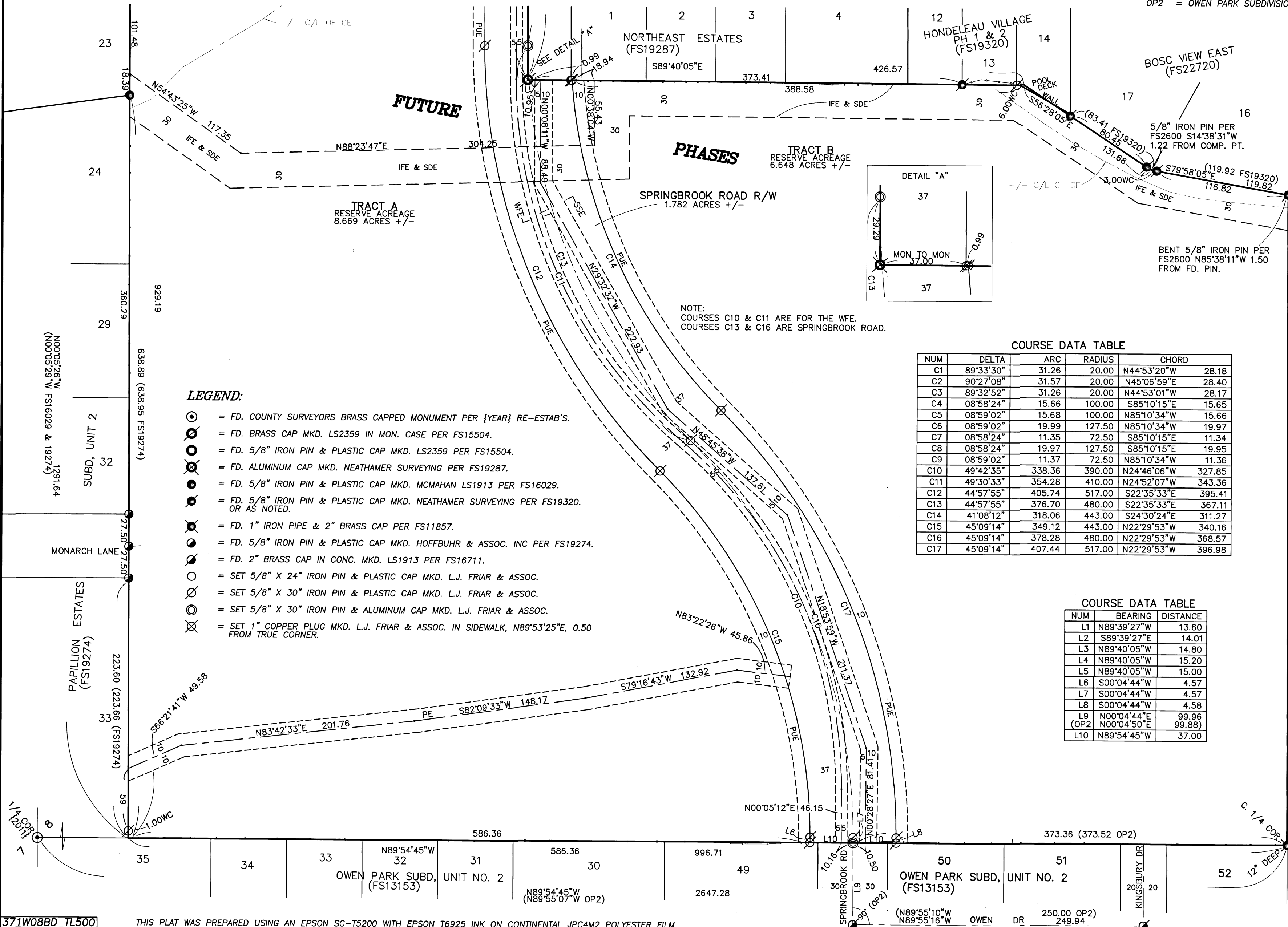
DATE:
AUGUST 23, 2019

SPRINGBROOK PARK, PHASES 1 & 2

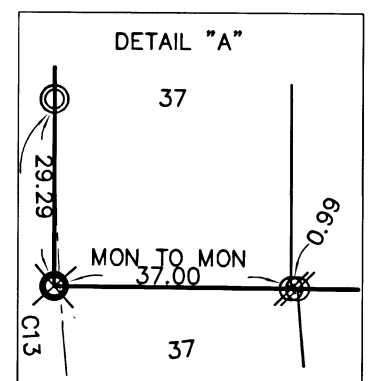
A SUBDIVISION
In the N.W. 1/4 of Sec. 8, T.37S, R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(File PUD-18-031/LDS-18-044)

LEGEND:
JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
= FOOT WITNESS CORNER MONUMENT.
(#) = DEED RECORD DATA AS NOTED.
FS = FILED SURVEY #.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PE = 20' PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT.
WFE = WATER FACILITIES EASEMENT PER DOC. #93-41150, ORJCO.
R/W = RIGHT OF WAY.
CE = APPROX. LOCATION CANAL EASEMENT RESERVED IN V. 165, PGS. 180-181 & V.168, P. 424, JCDR, TO BE EXTINGUISHED.
SSE = SANITARY SEWER & STORM DRAIN EASEMENT PER DOC. 2004-52886, ORJCO.
RS = MONUMENT DESTROYED DURING CONSTRUCTION. RESET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
RS1 = MONUMENT DESTROYED DURING CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
RRVID = ROGUE RIVER IRRIGATION DISTRICT.
-X- = FENCE LINE.
IFE&SDE = RRVID AND CITY OF MEDFORD STORM DRAIN-IRRIGATION FACILITIES EASEMENT PER THIS PLAT.
OP2 = OWEN PARK SUBDIVISION, UNIT 2 (FS13153).

BASIS OF BEARINGS:
CENTERLINE OF HONDELEAU DRIVE PER FS20101 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'



NOTE:
COURSES C10 & C11 ARE FOR THE WFE.
COURSES C13 & C16 ARE SPRINGBROOK ROAD.



COURSE DATA TABLE

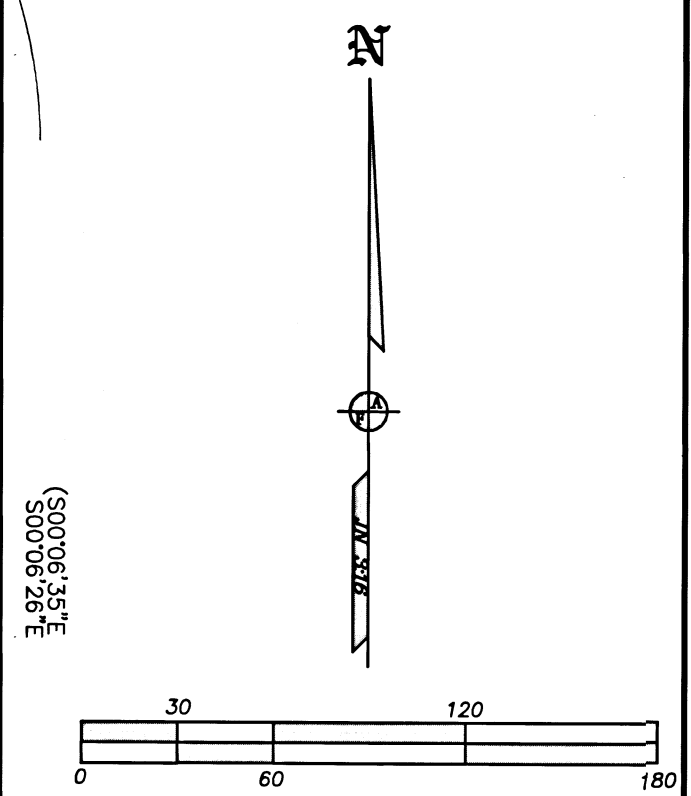
NUM	DELTA	ARC	RADIUS	CHORD
C1	89°33'30"	31.26	20.00	N44°53'20"W 28.18
C2	90°27'08"	31.57	20.00	N45°06'59"E 28.40
C3	89°32'52"	31.26	20.00	N44°53'01"W 28.17
C4	08°58'24"	15.66	100.00	S85°10'15"E 15.65
C5	08°59'02"	15.68	100.00	N85°10'34"W 15.66
C6	08°59'02"	19.99	127.50	N85°10'34"W 19.97
C7	08°58'24"	11.35	72.50	S85°10'15"E 11.34
C8	08°58'24"	19.97	127.50	S85°10'15"E 19.95
C9	08°59'02"	11.37	72.50	N85°10'34"W 11.36
C10	49°42'35"	338.36	390.00	N24°46'06"W 327.85
C11	49°30'33"	354.28	410.00	N24°52'07"W 343.36
C12	44°57'55"	405.74	517.00	S22°35'33"E 395.41
C13	44°57'55"	376.70	480.00	S22°35'33"E 367.11
C14	41°08'12"	318.06	443.00	S24°30'24"E 311.27
C15	45°09'14"	349.12	443.00	N22°29'53"W 340.16
C16	45°09'14"	378.28	480.00	N22°29'53"W 368.57
C17	45°09'14"	407.44	517.00	N22°29'53"W 396.98

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N89°39'27"W	13.60
L2	S89°39'27"E	14.01
L3	N89°40'05"W	14.80
L4	N89°40'05"W	15.20
L5	N89°40'05"W	15.00
L6	S00°04'44"W	4.57
L7	S00°04'44"W	4.57
L8	S00°04'44"W	4.58
L9	N00°04'44"E	99.96
(OP2)	N00°04'50"E	99.88
L10	N89°54'45"W	37.00

LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- ⊙ = FD. BRASS CAP MKD. LS2359 IN MON. CASE PER FS15504.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS2359 PER FS15504.
- ⊙ = FD. ALUMINUM CAP MKD. NEATHAMER SURVEYING PER FS19287.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS16029.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS19320. OR AS NOTED.
- ⊙ = FD. 1" IRON PIPE & 2" BRASS CAP PER FS11857.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC PER FS19274.
- ⊙ = FD. 2" BRASS CAP IN CONC. MKD. LS1913 PER FS16711.
- ⊙ = 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.
- ⊙ = SET 1" COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN SIDEWALK, N89°53'25"E, 0.50 FROM TRUE CORNER.



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 6-30-21

FILED
Date 9/4/19 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR