

*** APPROVALS ***

MEADOWS AT CROOKED CREEK, PHASE 1 *** RECORDER'S CERTIFICATE ***

File No. LDS-19-040

I certify that, pursuant to authority granted in MLDC 10.297, this plat is hereby approved.

A Subdivision located in the N.W. 1/4 of Sec. 6, T38S., R.1W., W.M. & N.E. 1/4 of Sec. 1, T38S., R.2W., W.M. and in the City of Medford Jackson County, Oregon (File LDS-19-040)

Filed for record this 13th day of August, 2020, at 10:33 o'clock P.M., and recorded in Volume 46 of Plats at Page 16 of the records of Jackson County, Oregon and recorded as Document No. 2020-028694 Official Records of Jackson County, Oregon.

Planning Director August 7, 2020 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of June 27, 2020

City Surveyor

EXAMINED AND APPROVED this 28 day of JULY, 2020

City Engineer

EXAMINED AND APPROVED this 29th day of June, 2020

Nick Bakke ROGUE VALLEY SEWER SERVICES

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of August 13th, 2020

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 9th, 2020

Tax Collector

*** DECLARATION ***

Know all men by these presents that MEADOWS AT CROOKED CREEK, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheets 2-4, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Tracts as shown on Sheets 2-4 and does hereby (1) dedicate to the public for public use, under the jurisdiction of the City of Medford, the Streets, Public Utility Easements (PUE) and Public Storm Drainage Easements (SDE) and Storm Detention/Treatment and does hereby (2) make and establish (A) the Private Storm Drainage Easement (PSDE) for the benefit of Lot 1; (B) the Sanitary Sewer Easement for Rogue Valley Sewer Services (RVSS1); and (C) the Conservation Easement for maintenance of the riparian corridor required under Medford Municipal Code 10.928 and does hereby (3) grant to the City of Medford the 1' Street Plug which shall automatically be dedicated as street right of way upon acceptance by the City of Medford of the extension of the affected street; and does hereby (4) designate said Subdivision as MEADOWS AT CROOKED CREEK, PHASE 1.

Vic Nicolescu, Member MEADOWS AT CROOKED CREEK, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Vic Nicolescu and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Meadows at Crooked Creek, LLC.

Dated this 26 day of June, 2020

Notary Public - Oregon Commission No. 998923 My Commission Expires 4-8-24

*** AFFIDAVIT OF CONSENT ***

FROM STATIONS INVESTMENTS LLC RECORDED AS DOCUMENT NO. 2020-028692, ORJCO.

SURVEY FOR: Meadows at Crooked Creek, LLC 935 Town Centre Dr., Suite A Medford, OR 97504

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

DATE: JUNE 26, 2020

SHEET INDEX

- 1 SIGNATURE PAGE 2 WEST PORTION 3 MIDDLE PORTION 4 EAST PORTION

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2020

SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2021-006316 ORJCO, THIS 11th DAY OF February, 2021

APPROVED: CITY OF MEDFORD SURVEYOR

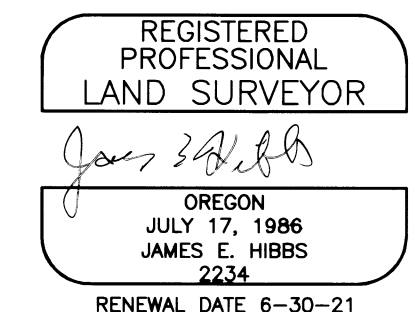
* See Survey # 23271

Christine D. Walker County Clerk Jean Shugar 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:

Commencing at the Southwest corner of Donation Land Claim No. 37, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 00°06'25" East, 2907.53 feet (record North 00°06'30" East, 2907.6 feet); thence South 89°53'35" East (record South 89°53'30" East), 25.00 feet to the Northerly Southwest corner of those Parcels set forth in Document No. 2017-042998, Official Records of Jackson County, Oregon being the same as the Northwest corner of that tract set forth in Document No. 2006-008366, said Official Records and the INITIAL POINT OF BEGINNING; thence along the West line of Kings Highway, North 00°06'25" East, 136.14 feet to the Northwest corner of the above said Parcels; thence along that Boundary Line Agreement set forth in Document No. 80-02995, said Official Records the following 5 courses: North 50°29'35" East, 74.25 feet (record North 50°29'40" East, 74.45 feet); thence North 64°13'15" East (record North 64°13'20" East), 109.66 feet; thence South 89°44'35" East (record South 89°44'30" East), 615.54 feet; thence South 00°15'25" West (record South 00°15'30" West), 12.41 feet; thence South 89°44'35" East (record South 89°44'30" East), 475.00 feet to the Northeast corner of those Parcels set forth in Document No. 2017-042998, said Official Records; thence along the East line thereof, South 00°15'31" West (record SOUTH), 511.33 feet to the Southeast corner thereof; thence along the South line thereof, the following 4 courses: North 76°39'35" West (record North 76°41' West), 180.50 feet; thence North 54°13'35" West (record North 54°15' West), 303.30 feet; thence South 61°41'25" West (record South 61°41' West), 133.42 feet; thence North 89°55'43" West (record North 89°57' West), 705.55 feet to the West line of Kings Highway; thence along said West line, North 00°06'25" East, 20.00 feet to the Southwest corner of that tract set forth in Document No. 2006-008366, said Official Records; thence along the South line thereof, South 89°55'35" East (record South 89°57' East), 192.98 feet to the Southeast corner thereof; thence along the East line thereof, North 00°06'25" East (North 00°05' East), 121.00 feet to the Northeast corner thereof; thence along the North line thereof, North 89°55'35" West (record North 89°57' West), 192.98 feet to the initial point of beginning.

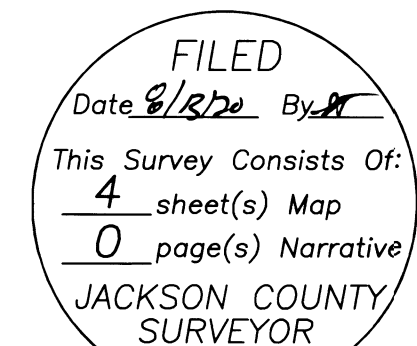


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior corners of and graphically depict the deferred monuments of the Lots, Tracts and Street created by the MEADOWS AT CROOKED CREEK, PHASE 1, being a Subdivision of those Parcels set forth in Doc. 2017-042998, ORJCO. See City of Medford File No. LDS-19-040.

PROCEDURE: Using Trimble R8 G.P.S. receivers and Trimble S6 Robotic Total Station, made ties to monuments of record as shown on Sheets 2-4 to control the R/W and the subject tract. Utilized Map record data & monuments per FS15517 & 16173 to control the exterior boundary of the subject property. Computed the positions of the Lots, Tracts and Street per the approved tentative plat and set monuments along the exterior boundary of the Subdivision. The remaining interior monuments are being deferred until construction of improvements is complete.

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



APPROVED FOR RECORDING.

C. Thomas 8/13/20 COUNTY COMMISSIONER/ADMINISTRATOR DATE

SURVEY FOR:

Meadows at Crooked Creek, LLC
935 Town Centre Dr., Suite A
Medford, OR 97504

MEADOWS AT CROOKED CREEK, PHASE 1

A Subdivision located in the
N.W. 1/4 of Sec. 6, T38S, R.1W, W.M. &
N.E. 1/4 of Sec. 1, T38S, R.2W, W.M.
and in the City of Medford
Jackson County, Oregon
(File LDS-19-040)

SURVEY BY:

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

DATE:

JUNE 26, 2020

EASEMENTS PER TITLE REPORT

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

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.

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

EASEMENT FOR ELECTRICAL FACILITIES PER V.235, P.336, JCDR & DOC.68-10236, ORJCO. SPECIFIC LOCATION NOT DISCLOSED.

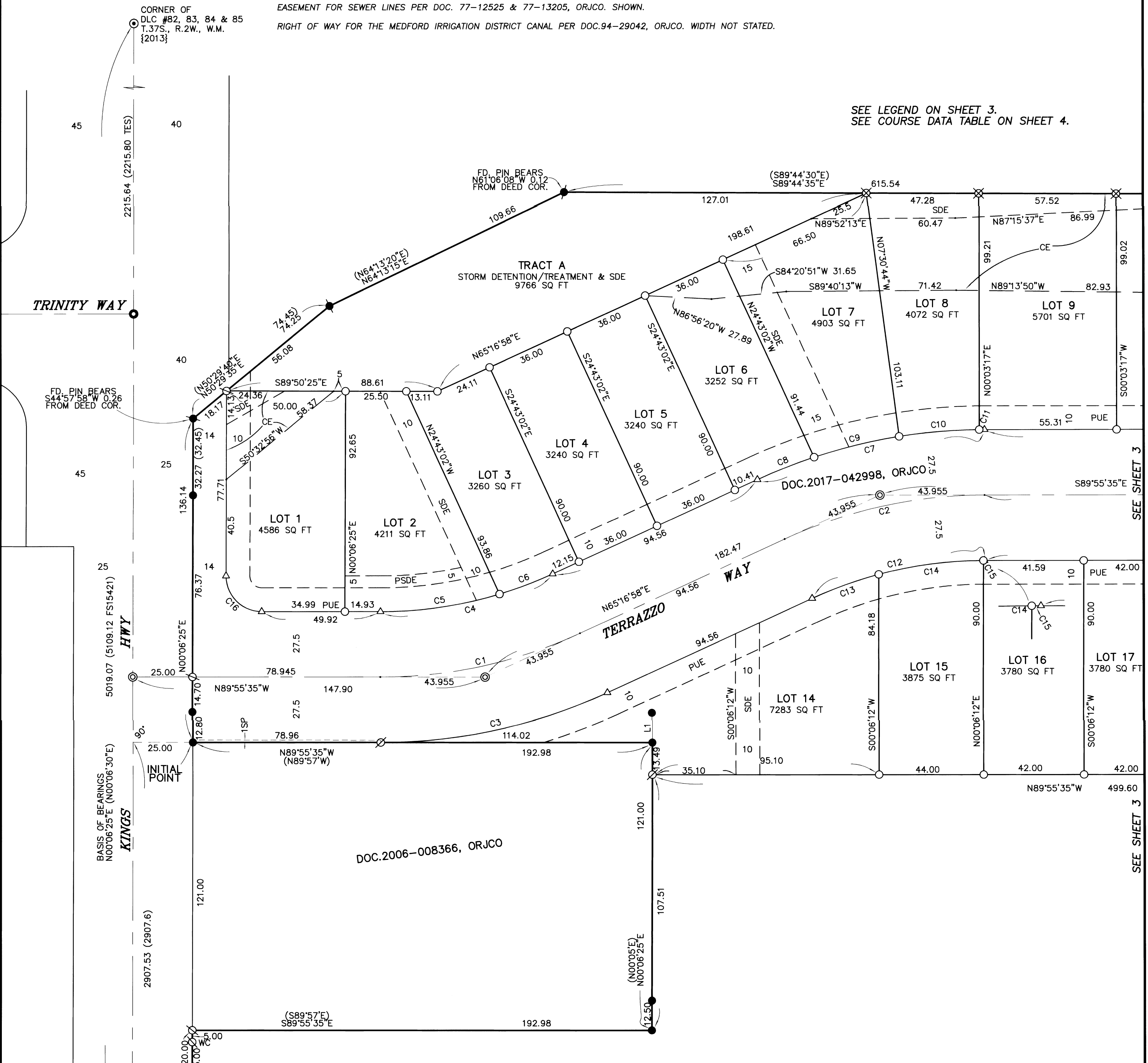
EASEMENT FOR SEWER LINES PER DOC. 77-12525 & 77-13205, ORJCO. SHOWN.

RIGHT OF WAY FOR THE MEDFORD IRRIGATION DISTRICT CANAL PER DOC.94-29042, ORJCO. WIDTH NOT STATED.

N



SEE LEGEND ON SHEET 3.
SEE COURSE DATA TABLE ON SHEET 4.



BASIS OF BEARINGS:
N00°06'25"E (N00°06'30"E)

DOC.2006-008366, ORJCO

DOC.2017-042998, ORJCO

TRUE POSITION LANDS IN
FRONT YARD OF ADJOINER.
W.C. WAS SET SO AS NOT
TO UPSET THE ADJOINER.

BASIS OF BEARINGS:

CENTERLINE OF KINGS HIGHWAY PER KVS.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

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

[Signature]
SURVEYOR

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 8/13/20 By *[Signature]*
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

381W06B TL400
382W01AA TL S3900, 4000 & 4200

23131

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

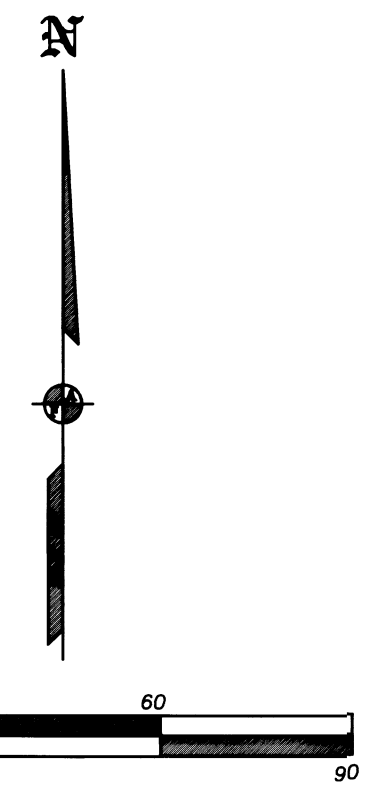
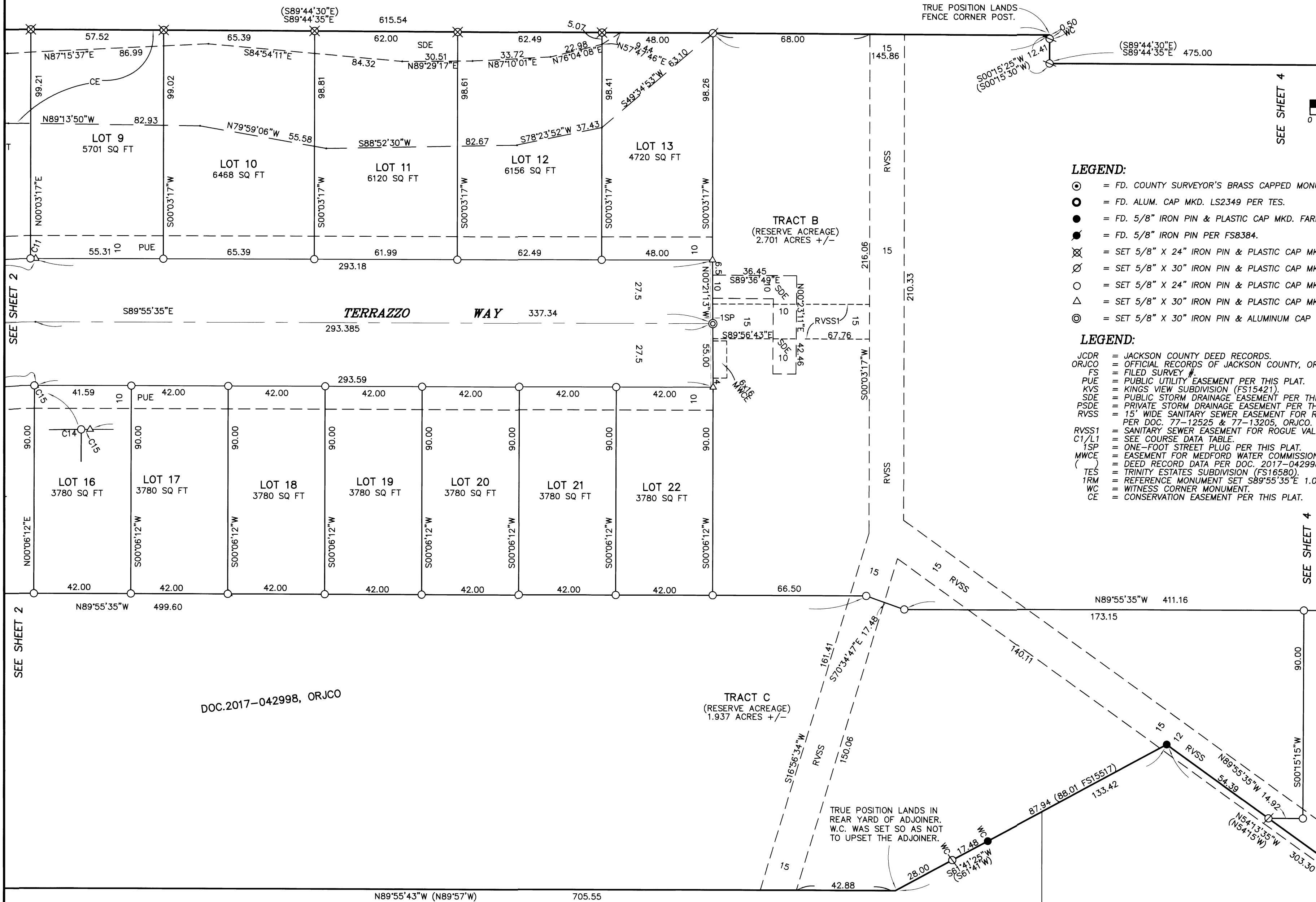
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 N.E. 1/4 of Sec. 1, T38S, R.2W., W.M.
 and in the City of Medford
 Jackson County, Oregon
 (File LDS-19-040)

SEE COURSE DATA TABLE ON SHEET 4.

DATE:
 JUNE 26, 2020



LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. ALUM. CAP MKD. LS2349 PER TES.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS15517 OR 16173.
- = FD. 5/8" IRON PIN PER FS8384.
- ⊗ = 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 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) *
- △ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) *
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) *

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- KVS = KINGS VIEW SUBDIVISION (FS15421).
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- RVSS = 15" WIDE SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 77-12525 & 77-13205, ORJCO.
- RVSS1 = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER THIS PLAT.
- C1/L1 = SEE COURSE DATA TABLE.
- 1SP = ONE-FOOT STREET PLUG PER THIS PLAT.
- MWCE = EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. #2020-028623, ORJCO.
- () = DEED RECORD DATA PER DOC. 2017-042998, ORJCO OR AS NOTED.
- TES = TRINITY ESTATES SUBDIVISION (FS16580).
- 1RM = REFERENCE MONUMENT SET S89°55'35"E 1.00 FROM TRUE CORNER.
- WC = WITNESS CORNER MONUMENT.
- CE = CONSERVATION EASEMENT PER THIS PLAT.

* See survey ~~23271~~
 23271

DOC.2017-042998, ORJCO

TRACT C
 (RESERVE ACREAGE)
 1.937 ACRES +/-

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-21

FILED
 Date 8/13/20 By [Signature]
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 4 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

381W06B TL400
 382W01AA TL'S3900, 4000 & 4200

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 3 OF 4 16226FM

SURVEY FOR:

Meadows at Crooked Creek, LLC
935 Town Centre Dr., Suite A
Medford, OR 97504

MEADOWS AT CROOKED CREEK, PHASE 1

SEE LEGEND ON SHEET 3.

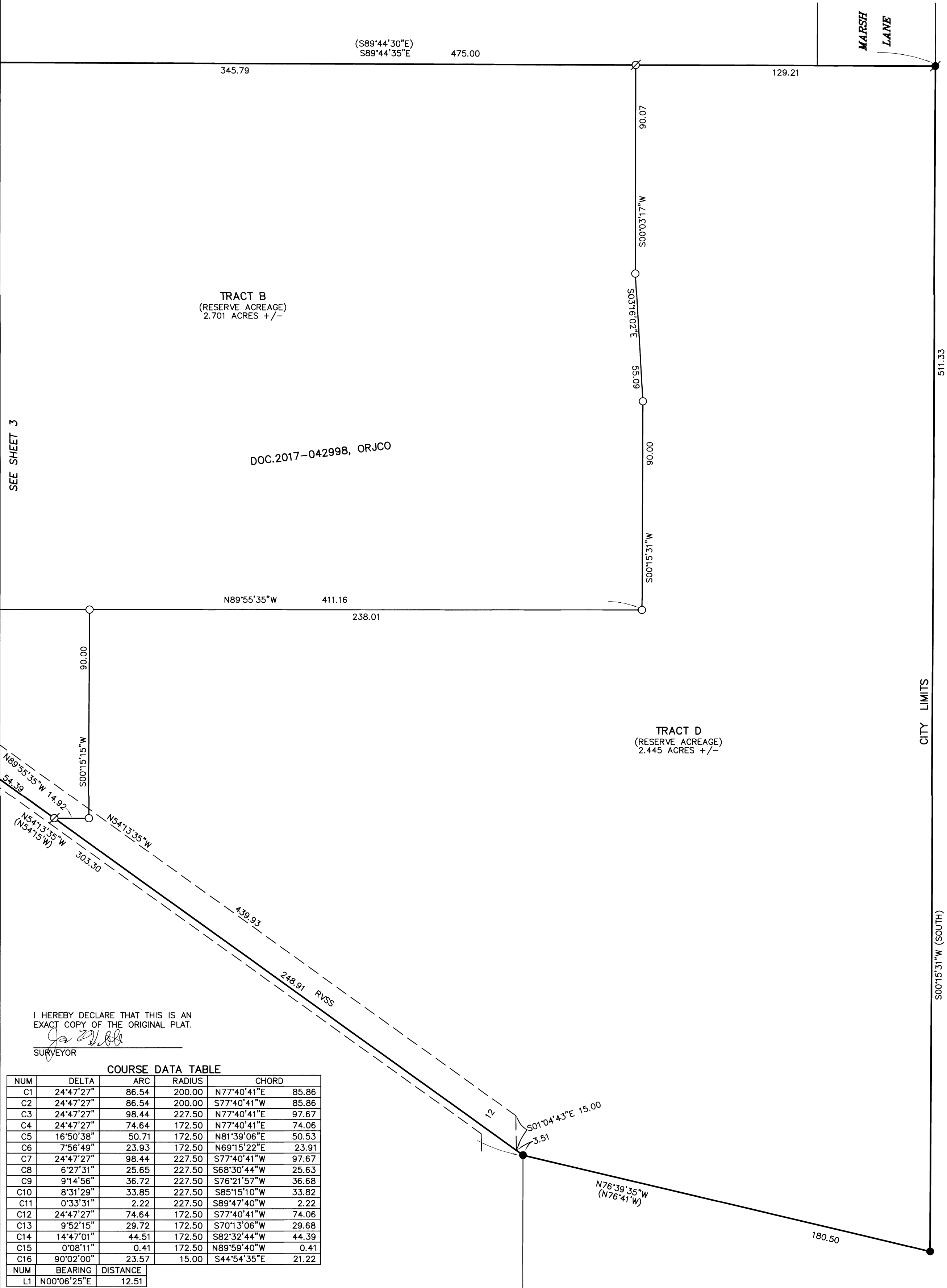
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N.E. 1/4 of Sec. 1, T38S, R.2W, W.M.
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Jackson County, Oregon
(File LDS-19-040)

DATE:

JUNE 26, 2020



SEE SHEET 3

TRACT B
(RESERVE ACREAGE)
2.701 ACRES +/-

DOC.2017-042998, ORJCO

TRACT D
(RESERVE ACREAGE)
2.445 ACRES +/-

CITY LIMITS

S00°15'31\"/>

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

J. Friar
SURVEYOR

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	CHORD
C1	24°47'27"	86.54	200.00	N77°40'41"E	85.86
C2	24°47'27"	86.54	200.00	S77°40'41"W	85.86
C3	24°47'27"	98.44	227.50	N77°40'41"E	97.67
C4	24°47'27"	74.64	172.50	N77°40'41"E	74.06
C5	16°50'38"	50.71	172.50	N81°39'06"E	50.53
C6	7°56'49"	23.93	172.50	N69°15'22"E	23.91
C7	24°47'27"	98.44	227.50	S77°40'41"W	97.67
C8	6°27'31"	25.65	227.50	S68°30'44"W	25.63
C9	9°14'56"	36.72	227.50	S76°21'57"W	36.68
C10	8°31'29"	33.85	227.50	S85°15'10"W	33.82
C11	0°33'31"	2.22	227.50	S89°47'40"W	2.22
C12	24°47'27"	74.64	172.50	S77°40'41"W	74.06
C13	9°52'15"	29.72	172.50	S70°13'06"W	29.68
C14	14°47'01"	44.51	172.50	S82°32'44"W	44.39
C15	0°08'11"	0.41	172.50	N89°59'40"W	0.41
C16	90°02'00"	23.57	15.00	S44°54'35"E	21.22
L1	N00°06'25"E				12.51

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
Date *6/30* By *JF*
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

3B1W06B TL400
3B2W01AA TL'S3900, 4000 & 4200

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SHEET 4 OF 4 16226FM