

***** APPROVALS *****

MARSHA MEADOWS, PHASES 1 & 2

***** RECORDER'S CERTIFICATE *****

File LDS-18-077

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

A SUBDIVISION
In the N.E. 1/4 of Sec. 26, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-18-077)

Filed for record this 15th day of December, 2020, at
10:32 o'clock A.M., and recorded in Volume 46 of Plats at Page 26
of the records of Jackson County, Oregon and recorded as Document No. 2020-047613.
Official Records of Jackson County, Oregon.

Acting Planning Director
November 13, 2020
Date

EXAMINED AND APPROVED:
City Surveyor
Nov. 5, 2020
Date

SURVEY FOR:
ED FLEMING
PO BOX 4684
MEDFORD, OR 97501

Christine D. Walker County Clerk
Jean Shing Deputy

City Engineer
NOVEMBER 12, 2020
Date

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

Declaration of Covenants, Conditions & Restrictions = / Doc. # / / / / ORJCO.

EXAMINED AND APPROVED by Rogue Valley Sewer Services (RVSS). RVSS does hereby extinguish the sewer easement recorded as Document No. 2009-036344, ORJCO.

NICK BAKKE District Engineer
RVSS
10/6/2020
Date

***** 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:

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of December 14th, 2020.

Assessor, Department of Assessment

DATE:
OCTOBER 5, 2020

Commencing at the Southwest corner of Donation Land Claim No. 88, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the South line of said Claim, North 89°59'58" East (record EAST), 300.00 feet to the Northwest corner of Tract E described in Document No. 2014-010642, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of Tracts C, D & E per said Document, North 89°59'58" East (record EAST), 320.00 feet to the Northeast corner of said Tract C; thence along the East line thereof, South 00°05'40" West (record SOUTH), 435.16 feet to the centerline line of Sweet Road; thence along said centerline, South 89°43'47" West, 330.00 feet to the Southwest corner of said Tract E; thence along the East line thereof, North 00°05'40" East (record NORTH), 130.16 feet to an angle point; thence North 89°59'51" East (record EAST), 10.00 feet to an angle point; thence North 00°05'40" East (record NORTH), 306.55 feet to the initial point of beginning.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of November 17, 2020.

Tax Collector



***** DECLARATION *****

Know all men by these presents that EDWARD D. FLEMING, Trustee of the Fleming Elected Bypass Trust and The Fleming Non-Elected Bypass Trust under the Marsha K. Fleming Trust dated 09/10/08, 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 Street Right of Way labeled as Sweet Road, Nicholas Lee Drive and Fleming Way, together with the Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE) and (2) does hereby grant to the City of Medford in fee the Street Plugs (1SP) with the condition that upon approved and accepted dedication of the extension of the affected street(s) the affected Street Plug(s) shall automatically be dedicated as Street right of way and (3) does hereby make and establish the Private Storm Drainage Easements (PSDE) to benefit the Lots as noted, the Drainage Easement (DE) and Drainage Access Easement (DAE) to protect the existing drainage and does (4) hereby terminate that certain Access and Utility Easement per Document No. 2010-034470, Official Records of Jackson County, Oregon and (5) does hereby designate said Subdivision as MARSHA MEADOWS, PHASES 1 & 2.

EDWARD D. FLEMING, Trustee
The Fleming Elected Bypass Trust and The Fleming Non-Elected Bypass Trust under the Marsha K. Fleming Trust dated 09/10/08

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Edward D. Fleming and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on the above stated Trusts.

Dated this 22nd day of October, 2020.

Tamra L. Smith Notary Public - Oregon
Commission No. 917215
My Commission Expires 02/04/2022

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF MARSHA MEADOWS, PHASES 1 & 2. SEE MEDFORD FILE NO. LDS-18-077. THE PARENT TRACT BEING DESCRIBED AS TRACTS C, D & E PER DOC. 2014-010642, ORJCO.

PROCEDURE: USING TRIMBLE R8 & R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS AS SHOWN ON SHEET 2. THE N.W. & N.E. CORNERS OF THE SUBDIVISION WERE HELD AT DEED RECORD DISTANCE FROM THE S.W. CORNER OF DLC #88. THE EAST AND WEST LINES WERE HELD PARALLEL TO THE EAST LINE OF DLC #72 AND THEN TERMINATED AT THE CENTERLINE OF SWEET ROAD. THE CENTERLINE OF SWEET ROAD WAS POSITIONED AS SHOWN. THE 3/8" IRON BOLT AT THE INTERSECTION OF MCANDREWS & SWEET ROAD WAS TIED BY THIS OFFICE IN 2002 DURING THE SURVEY PLAT OF ISH RANCH ESTATES (FS17356) AND AGAIN IN 2009 WHEN THIS PROJECT BEGAN. THIS MONUMENT WAS ALSO TIED BY OTHERS IN 2010 AS SHOWN ON FS20930. SINCE 2010 THIS MONUMENT APPEARS TO HAVE BEEN EITHER DESTROYED OR PAVED OVER. THEREFORE ITS POSITION AS TIED BY THIS OFFICE IS SHOWN ON SHEET 2. AS I COULD NOT FIND ANY RECORD OF A DEDICATION FOR SWEET ROAD (SHOWN AS 60' R/W), THIS SUBDIVISION WILL DEDICATE 30' NORTH OF THE CENTERLINE AS SHOWN ON SHEET 2. WITH THE BOUNDARY RESOLVED, COMPUTED THE INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEETS 2.

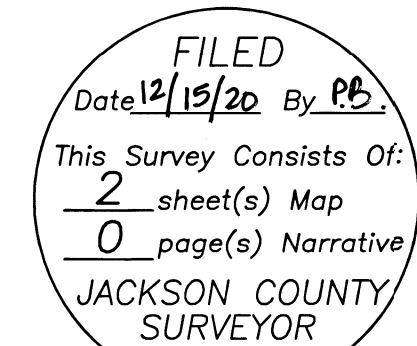
CONSENT FROM PEOPLE'S BANK = Doc. 2020-047612, ORJCO.

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

APPROVED FOR RECORDING.

COUNTY COMMISSIONER/ADMINISTRATOR

DATE 12/17/20



SHEET 1 OF 2

SURVEY FOR:
ED FLEMING
PO BOX 4684
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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DATE:
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in the City of Medford Jackson County, Oregon
(Planning File No. LDS-18-077)

LEGEND:

- = FOUND BRASS CAP MONUMENT PER FS11121.
- ⊙ = FOUND COUNTY SURVEYORS BRASS CAPPED MONUMENT PER <YEAR> RE-ESTAB.
- = POSITION OF 3/8" IRON BOLT TIED BY THIS OFFICE IN 2009.
- = FOUND 5/8" IRON PIN PER FS5731
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER SP3.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS19367.
- ⊙ = 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.

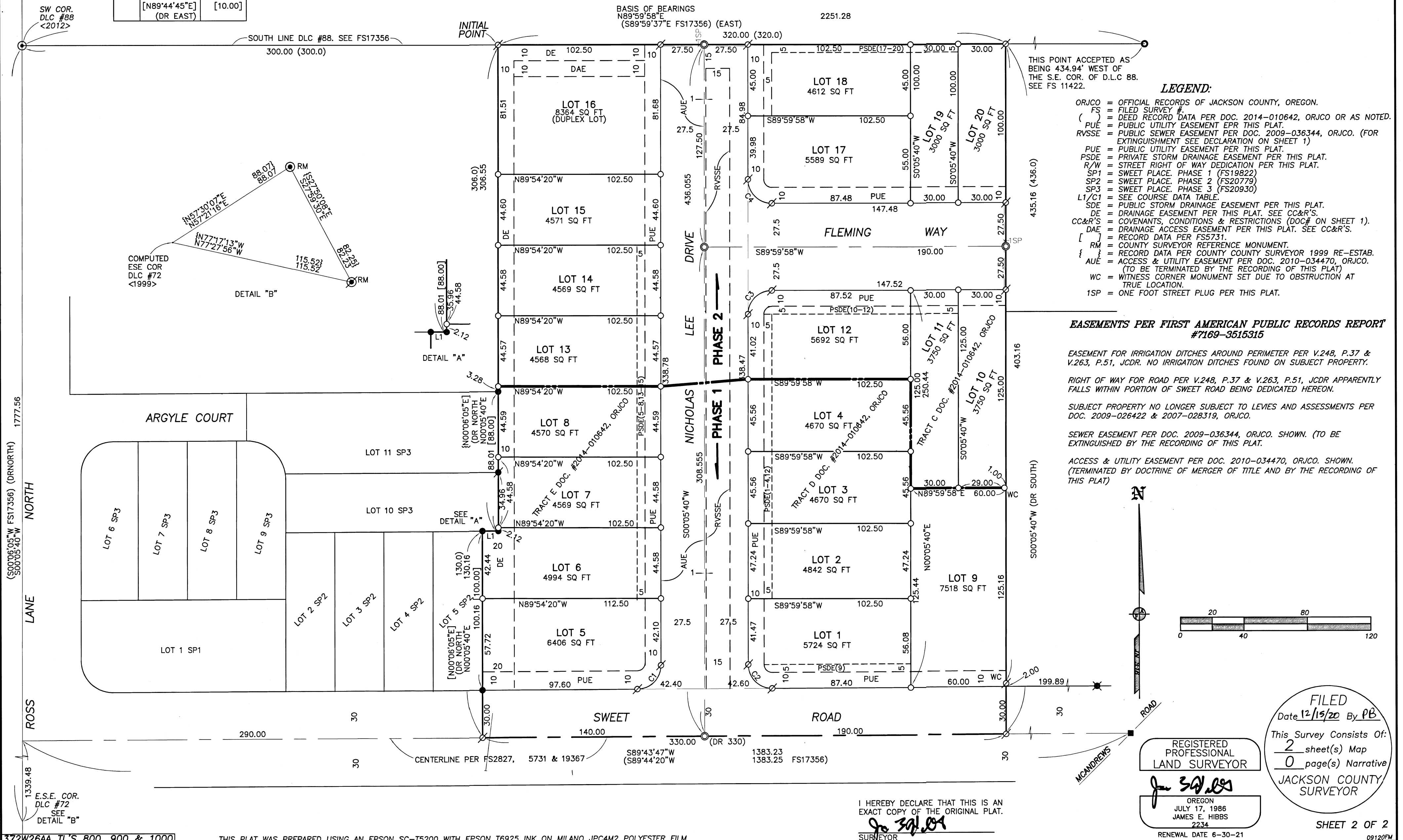
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	89°38'07"	23.47	15.00	N44°54'44"E 21.15
C2	90°21'53"	23.66	15.00	S45°05'16"E 21.28
C3	89°54'18"	23.54	15.00	S45°02'49"W 21.20
C4	90°05'42"	23.59	15.00	S44°57'11"E 21.23

NUM	BEARING	DISTANCE
L1	N89°59'51"E [N89°44'45"E] (DR EAST)	10.00 [10.00]

BASIS OF BEARINGS:

SURVEY NO. 19210 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



- LEGEND:**
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - FS = FILED SURVEY #
 - DE = DEED RECORD DATA PER DOC. 2014-010642, ORJCO OR AS NOTED.
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 - RVSSE = PUBLIC SEWER EASEMENT PER DOC. 2009-036344, ORJCO. (FOR EXTINGUISHMENT SEE DECLARATION ON SHEET 1)
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 - PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
 - R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
 - SP1 = SWEET PLACE, PHASE 1 (FS19822)
 - SP2 = SWEET PLACE, PHASE 2 (FS20779)
 - SP3 = SWEET PLACE, PHASE 3 (FS20930)
 - L1/C1 = SEE COURSE DATA TABLE.
 - SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
 - DE = DRAINAGE EASEMENT PER THIS PLAT. SEE CC&R'S.
 - CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS (DOC# ON SHEET 1).
 - DAE = DRAINAGE ACCESS EASEMENT PER THIS PLAT. SEE CC&R'S.
 - [] = RECORD DATA PER FS5731.
 - RM = COUNTY SURVEYOR REFERENCE MONUMENT.
 - { } = RECORD DATA PER COUNTY SURVEYOR 1999 RE-ESTAB.
 - AUE = ACCESS & UTILITY EASEMENT PER DOC. 2010-034470, ORJCO. (TO BE TERMINATED BY THE RECORDING OF THIS PLAT)
 - WC = WITNESS CORNER MONUMENT SET DUE TO OBSTRUCTION AT TRUE LOCATION.
 - 1SP = ONE FOOT STREET PLUG PER THIS PLAT.

EASEMENTS PER FIRST AMERICAN PUBLIC RECORDS REPORT #7169-3515315

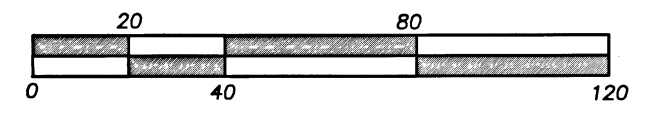
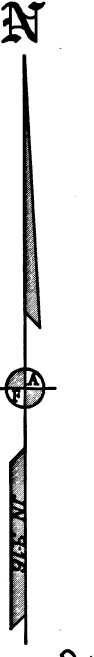
EASEMENT FOR IRRIGATION DITCHES AROUND PERIMETER PER V.248, P.37 & V.263, P.51, JCDR. NO IRRIGATION DITCHES FOUND ON SUBJECT PROPERTY.

RIGHT OF WAY FOR ROAD PER V.248, P.37 & V.263, P.51, JCDR APPARENTLY FALLS WITHIN PORTION OF SWEET ROAD BEING DEDICATED HEREON.

SUBJECT PROPERTY NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS PER DOC. 2009-026422 & 2007-028319, ORJCO.

SEWER EASEMENT PER DOC. 2009-036344, ORJCO. SHOWN. (TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAT.)

ACCESS & UTILITY EASEMENT PER DOC. 2010-034470, ORJCO. SHOWN. (TERMINATED BY DOCTRINE OF MERGER OF TITLE AND BY THE RECORDING OF THIS PLAT)



FILED
Date 12/15/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

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