

***** APPROVALS *****

SPRINGBROOK PARK, PHASES 3-5

***** 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.

[Signature]

Planning Director

JUNE 29, 2021 Date

A SUBDIVISION
Of Tract A, Springbrook Park, Phases 1 & 2
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 7th day of JULY, 2021 at 9:01 o'clock A.M., and recorded in Volume 47 of Plats at Page 15 of the records of Jackson County, Oregon and recorded as Document No. 2021-29689 Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 14, 2021

[Signature]

City Surveyor

SURVEY FOR:

Springbrook Park LLC
1175 E. Main St., Suite 2B
Medford, OR 97504

Christine D. Walker
County Clerk

Heather Simpson
Deputy

EXAMINED AND APPROVED this 22 day of JUNE, 2021

[Signature]

City Engineer

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

CC&R's recorded as Document No. 2021-029688, 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:

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 7th, 2021

[Signature]

Assessor, Department of Assessment

DATE:

APRIL 19, 2021

TRACT A per SPRINGBROOK PARK, PHASES 1 & 2, according to the official plat thereof, now of record, in Jackson County, Oregon.

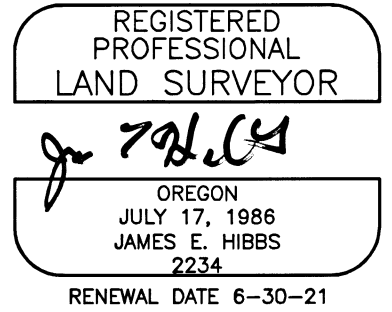
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 7th, 2021

[Signature]

Tax Collector

SHEET INDEX:

SHEET 1 - SIGNATURE PAGE
SHEET 2 - LOT LAYOUT
SHEET 3 - LEGENDS, COURSE DATA TABLE & EASEMENT LIST



***** 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 (PUE1) and Public Pedestrian Access Way (PAW) and does hereby designate said Subdivision as SPRINGBROOK PARK, PHASES 3-5.

[Signature]
STEVEN SWARTSLEY, Member
SPRINGBROOK PARK LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Steven Swartsley and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Springbrook Park LLC.

Dated this 19 day of April, 2021

[Signature]

Lisa Vilstrup Wittnauer Notary Public - Oregon

Commission No. 990534

My Commission Expires 08.14.2023

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 3-5", A SUBDIVISION. SEE CITY OF MEDFORD FILE NOS. PUD-18-031/LDS-18-044. THE PARENT TRACT BEING TRACT A PER SPRINGBROOK PARK, PHASES 1 & 2.

PROCEDURE: FROM EXISTING CONTROL POINTS AND MONUMENTS SET BY THIS OFFICE DURING SP1-2 AND USING TRIMBLE R6 & R8 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION, SET MONUMENTS AS SHOWN ON SHEET 2 PER THE APPROVED TENTATIVE PLAT.

***** AFFIDAVIT OF CONSENT *****

From BANNER BANK recorded as Document No. 2021-029687, ORJCO.

From HAYDEN HOMES, LLC recorded as Document No. 2021-029686, ORJCO.

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

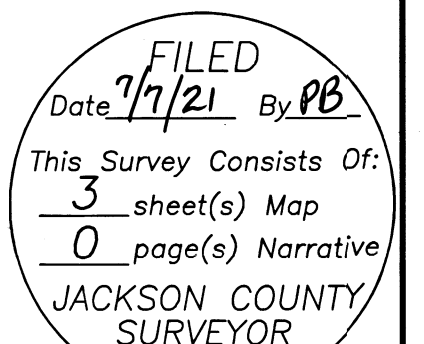
[Signature]

SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

7/7/21 DATE



SHEET 1 OF 3

23384

SURVEY FOR:
Springbrook Park LLC
1175 E. Main St., Suite 2B
Medford, OR 97504

DATE:
APRIL 19, 2021

SPRINGBROOK PARK, PHASES 3-5

A SUBDIVISION

Of Tract A, Springbrook Park, Phases 1 & 2
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)

BASIS OF BEARINGS:

SPRINGBROOK PARK, PHASES 1 & 2 AS SHOWN.

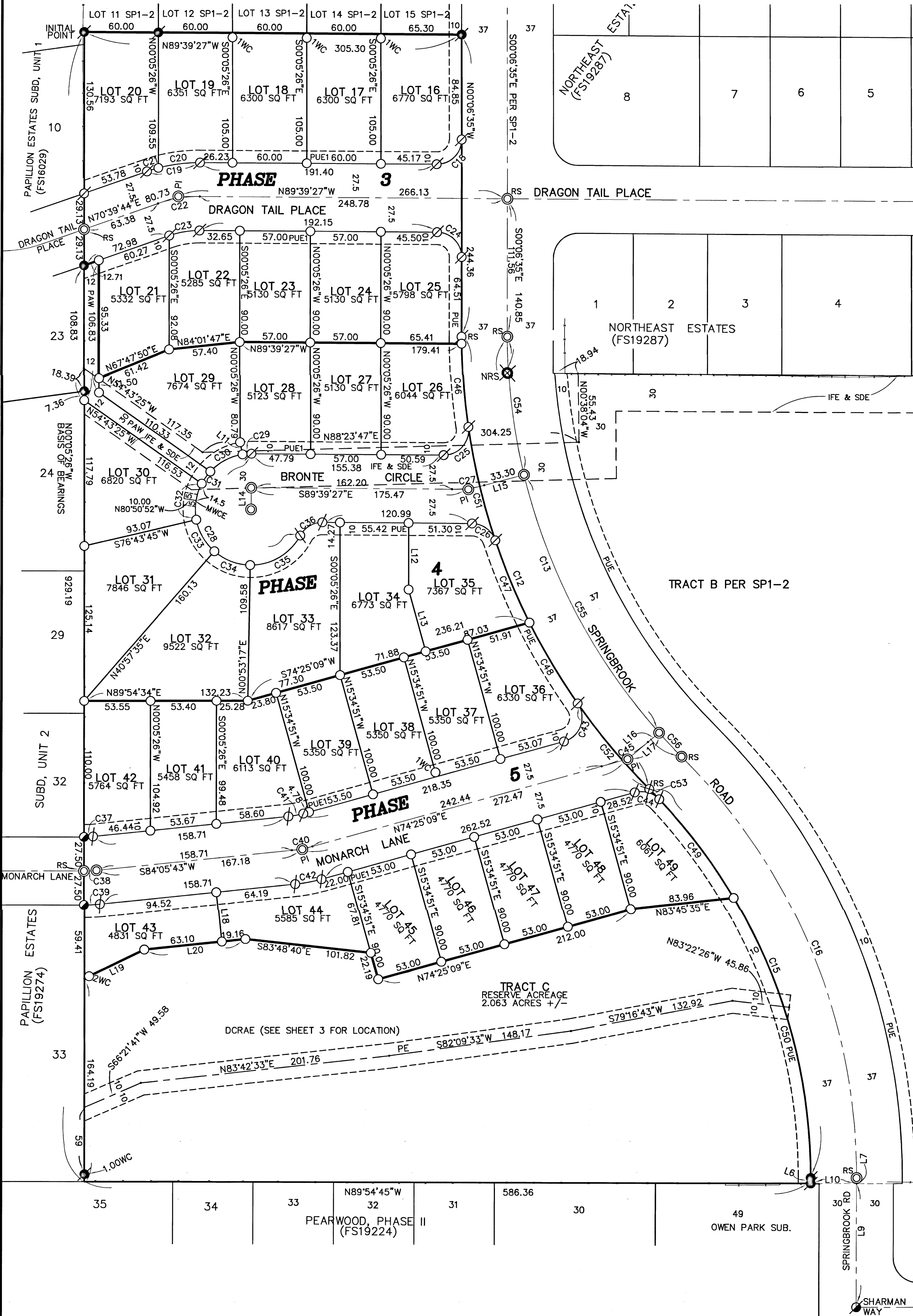
UNIT OF MEASUREMENT = FEET

SCALE: 1" = 60'

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

SEE SHEET 3 FOR LEGEND, COURSE DATA TABLES & EASEMENT LISTING



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 7/7/21 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

371W08BD TL515

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

SHEET 2 OF 3 17197FM

23384

23384
17R/17

SURVEY BY:
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LEGEND:

- ⊗ = 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. HOFFBUHR & ASSOC. INC PER FS19274.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SP1-2.
- = 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 CONCRETE.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
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
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
C18	90°27'08"	31.57	20.00	N45°06'59"E 28.40
C19	19°40'49"	43.79	127.50	S80°30'09"W 43.58
C20	15°20'31"	34.14	127.50	S82°40'18"W 34.04
C21	04°20'18"	9.65	127.50	S72°49'53"W 9.65
C22	19°40'49"	34.35	100.00	S80°30'09"W 34.18
C23	19°40'49"	24.90	72.50	S80°30'09"W 24.78
C24	89°32'52"	31.26	20.00	N44°53'01"W 28.17
C25	98°32'17"	34.40	20.00	N41°04'25"E 30.31
C26	71°00'42"	24.79	20.00	N54°09'06"W 23.23
C27	15°06'56"	26.38	100.00	N82°47'05"E 26.30
C28	242°30'49"	190.47	45.00	S30°54'51"E 76.94
C29	09°12'24"	7.23	45.00	S85°44'21"W 7.22
C30	38°11'50"	30.00	45.00	S62°02'14"W 29.45
C31	15°19'28"	12.04	45.00	S35°16'35"W 12.00
C32	38°11'50"	30.00	45.00	S08°30'56"W 29.45
C33	38°11'50"	30.00	45.00	S29°40'54"E 29.45
C34	40°19'54"	31.68	45.00	S68°56'46"E 31.03
C35	63°03'33"	49.53	45.00	N59°21'31"E 47.06
C36	62°30'49"	21.82	20.00	S59°05'09"W 20.75
C37	05°48'51"	7.36	72.50	N87°00'09"E 7.35
C38	05°48'51"	10.15	100.00	N87°00'09"E 10.14
C39	05°48'51"	12.94	127.50	N87°00'09"E 12.93
C40	09°40'35"	16.89	100.00	N79°15'26"E 16.87
C41	09°40'35"	12.24	72.50	N79°15'26"E 12.23
C42	09°40'35"	21.53	127.50	N79°15'26"E 21.51
C43	109°28'53"	38.22	20.00	N19°40'42"E 32.66
C44	62°00'20"	21.64	20.00	N74°34'41"W 20.60
C45	24°20'21"	42.48	100.00	N62°14'58"E 42.16
C46	07°27'36"	67.31	517.00	S04°27'56"E 67.27
C47	07°59'06"	72.05	517.00	S22°38'18"E 71.99
C48	08°25'54"	76.08	517.00	S30°50'48"E 76.01
C49	12°57'31"	100.19	443.00	N37°05'46"W 99.98
C50	30°41'44"	237.33	443.00	N15°16'08"W 234.50
C51	10°27'01"	94.30	517.00	S13°25'14"E 94.17
C52	10°00'46"	90.35	517.00	S40°04'08"E 90.23
C53	01°29'59"	11.59	443.00	N44°19'31"W 11.59
C54	13°25'11"	112.43	480.00	S06°49'11"E 112.17
C55	28°22'30"	237.71	480.00	S27°43'01"E 235.29
C56	03°10'14"	26.56	480.00	S43°29'23"E 26.56

COURSE DATA TABLE

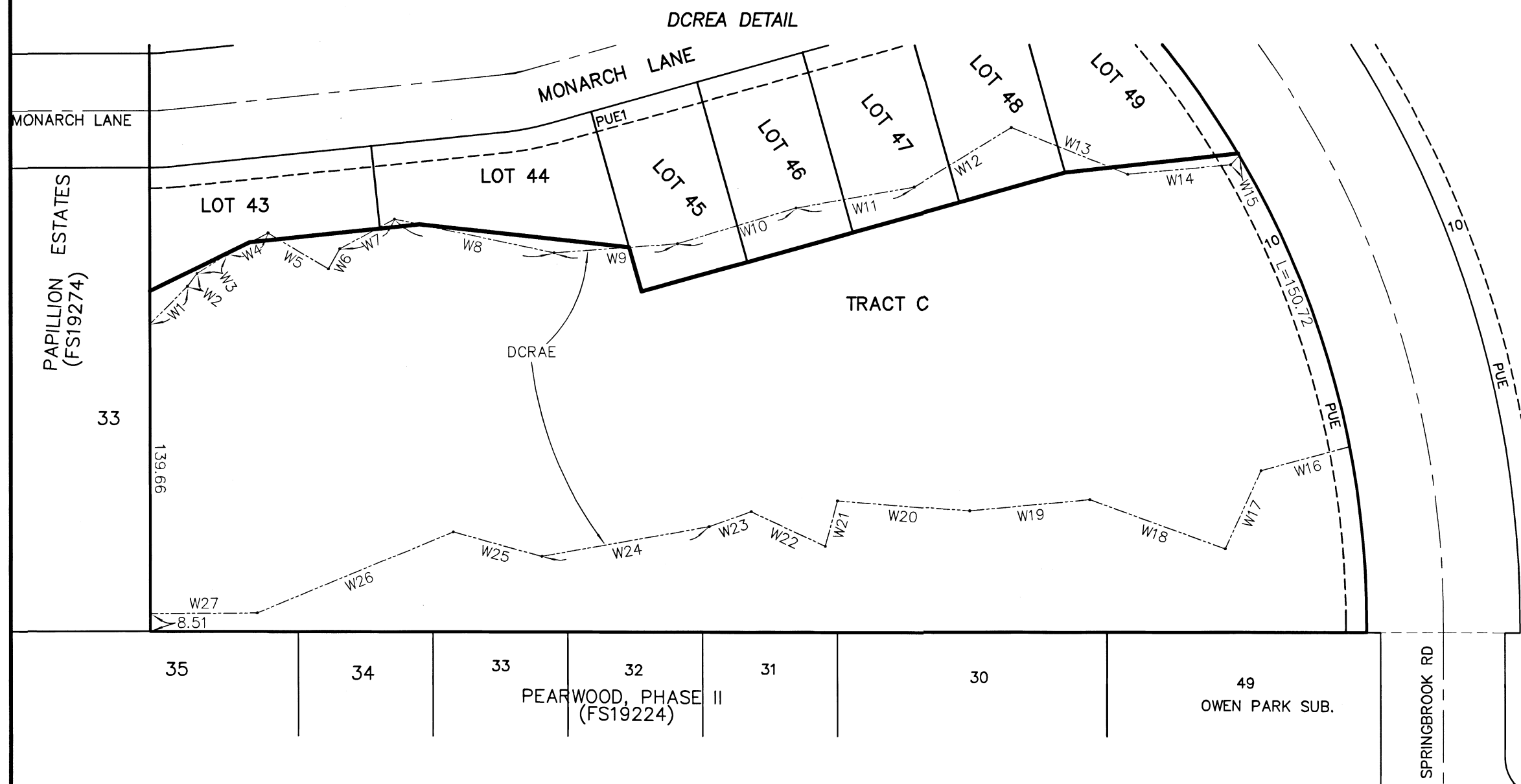
NUM	BEARING	DISTANCE
L6	S00°04'44"W	4.57
L7	S00°04'44"W	4.57
L9	N00°04'44"E	99.96
(OP2)	N00°04'50"E	99.88
L10	N89°54'45"W	37.00
L11	N11°38'20"W	10.01
L12	S00°05'26"E	53.80
L13	S15°34'51"E	51.84
L14	S00°20'33"W	17.50
L15	N75°13'38"E	46.57
L16	N50°04'47"E	11.77
L17	N50°04'47"E	33.34
L18	S05°54'17"E	40.00
L19	S63°58'43"W	53.63
L20	S84°05'43"W	82.26
W1	N44°38'04"E	25.72
W2	N36°11'03"E	7.69
W3	N58°14'48"E	17.40
W4	N62°09'29"E	22.12
W5	S59°14'04"E	33.86
W6	N29°40'37"E	11.20
W7	N61°39'55"E	29.91
W8	S78°05'52"E	78.69
W9	N85°47'02"E	59.80
W10	N73°15'15"E	59.66
W11	N79°59'00"E	57.93
W12	N58°39'54"E	54.66
W13	S68°03'40"E	60.58
W14	N84°45'23"E	49.78
W15	N43°26'55"E	6.09
W16	S74°51'55"W	44.34
W17	S24°32'02"W	41.29
W18	N70°00'48"W	69.57
W19	S84°44'44"W	58.15
W20	N85°27'35"W	63.88
W21	S14°58'33"W	22.71
W22	N64°55'53"W	39.47
W23	S70°17'33"W	21.51
W24	S79°51'28"W	81.97
W25	N74°34'35"W	44.34
W26	S67°32'29"W	102.33
W27	S89°37'47"W	51.46

EASEMENTS PER TITLE REPORT

- 2) 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) EASEMENT FOR IRRIGATION DITCH OR PIPE RESERVED IN VOL. 165, PGS. 180-181 & VOL. 168, PG. 424, JCDR. EXTINGUISHED VIA SP1-2.
- 5) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL. 565, PG. 451 & VOL. 572, PG. 132, JCDR. NO SPECIFIC LOCATION GIVEN.
- 6) 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".
- 7) EASEMENT FOR WATER LINE PURPOSES PER DOC. 93-41150, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY..
- 8) EASEMENT FOR SANITARY SEWER, STORM DRAIN PER DOC. 2004-52886, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY.
- 11, 12, 13) PUE, PE, IFE & SDE PER SP1-2. SHOWN.
- 14) DCRAE PER DOC.2020-005922, ORJCO. SHOWN.
- 15) PENDING PROCEEDINGS PER CIRCUIT COURT CASE #20CV35458.

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER SP1-2.
- PE = 20' PUBLIC PEDESTRIAN ACCESS EASEMENT PER SP1-2.
- RRVID = ROGUE RIVER IRRIGATION DISTRICT.
- X- = FENCE LINE.
- IFE&SDE = RRVID AND CITY OF MEDFORD STORM DRAIN-IRRIGATION FACILITIES EASEMENT PER SP1-2.
- OP2 = OWEN PARK SUBDIVISION, UNIT 2 (FS13153).
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SP1-2 = SPRINGBROOK PARK, PHASES 1 & 2.
- 1WC = ONE FOOT WITNESS CORNER MONUMENT.
- 2WC = TWO FOOT WITNESS CORNER MONUMENT.
- NRS = MONUMENT DESTROYED DURING CONSTRUCTION. NOT RESET.
- PAW = 12' WIDE PUBLIC PEDESTRIAN ACCESS WAY PER THIS PLAT.
- PI = POINT OF INTERSECTION.
- DCRAE = DECLARATION OF COVENANTS & RESTRICTIONS & ACCESS EASEMENT PER DOC. 2020-005922, ORJCO.
- = SEE COURSE DATA TABLE.
- L1/C1/W1 = MONUMENT SHOWN ON SP1-2 DESTROYED DURING CONSTRUCTION. RESET MONUMENT AS SHOWN IN PLACE OF FOUND MONUMENT.
- RS =



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

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

FILED
Date 7/7/21 By JLF
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR