

***** APPROVALS *****

SPRINGBROOK PARK, PHASE 6
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-20-032/LDS-20-100)

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

File PUD-20-032/LDS-20-100

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

[Signature]
Planning Director

NOVEMBER 12, 2021
Date

Filed for record this 19 day of November, 2021, at 1:34 o'clock P.M., and recorded in Volume 47 of Plats at Page 23 of the records of Jackson County, Oregon and recorded as Document No. 2021-048159, Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 as of Nov. 2, 2021.

[Signature]
City Surveyor

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

Christine Walker
County Clerk

[Signature]
Deputy

EXAMINED AND APPROVED this 9 day of NOVEMBER, 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. 2021-048158, 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:

Tract B per SPRINGBROOK PARK, PHASES 1 & 2, according to the official plat thereof, now of record, in Volume 45, Page 20 of plats of Jackson County, Oregon AND Tract C per SPRINGBROOK PARK, PHASES 3-5, according to the official plat thereof, now of record, in Volume 47, Page 15 of plats of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of NOVEMBER 18TH, 2021.

[Signature]
Assessor, Department of Assessment

DATE:
September 18, 2021

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

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of NOVEMBER 12, 2021.

[Signature]
Tax Collector

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

***** 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, Tracts and street 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 Street, Public Utility Easements (PUE1) and Public Storm Drainage Easement (SDE); and does hereby make and establish the Private Sanitary Sewer Easement (PSSE (53)) for the benefit of Lot 53 and the Shared Access Easement (SAE (55/56)) for the benefit of Lots 55 & 56; and does hereby make and establish the Water Facilities Easement to Medford Water Commission (MWCE); and does hereby designate said Subdivision as SPRINGBROOK PARK, PHASE 6.

[Signature]
STEVEN SWARTSLEY, Member of
SPRINGBROOK PARK LLC

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

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 20 day of October, 2021.

[Signature]
S. Blaisdell
Notary Public - Oregon

Commission No. 1003427

My Commission Expires 8/25/24

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, PHASE 6", A SUBDIVISION. SEE CITY OF MEDFORD FILE NOS. PUD-20-032/LDS-20-100. THE PARENT TRACT BEING TRACT B PER SPRINGBROOK PARK, PHASES 1 & 2 & TRACT C PER SPRINGBROOK PARK, PHASES 3-5.

PROCEDURE: FROM EXISTING CONTROL POINTS AND MONUMENTS SET BY THIS OFFICE DURING SP1-2 & SP-3-5 AND USING TRIMBLE R10 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. 2021-048157, ORJCO.

From HAYDEN HOMES, LLC recorded as Document No. _____, ORJCO.
From HAYDEN HOMES, LLC DOC. NO. 2021-048156, ORJCO.

371W08BD TL'S 515 & 516

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

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

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

11/19/21
DATE

FILED
Date 11/19/21 By SS
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 3

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 97504

DATE:

September 18, 2021

SPRINGBROOK PARK, PHASE 6

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-20-032/LDS-20-100)

BASIS OF BEARINGS:

SPRINGBROOK PARK, PHASES 1 & 2 AS SHOWN.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 60'

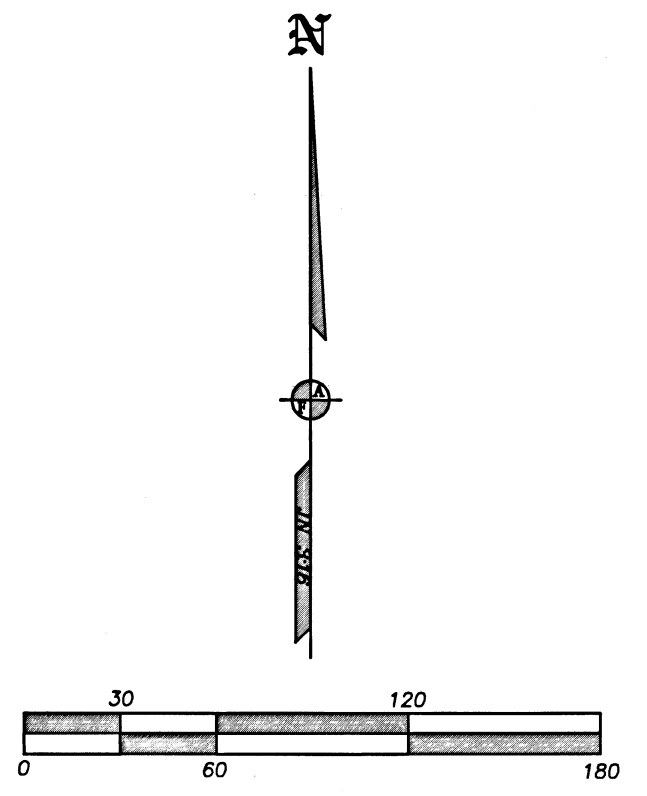
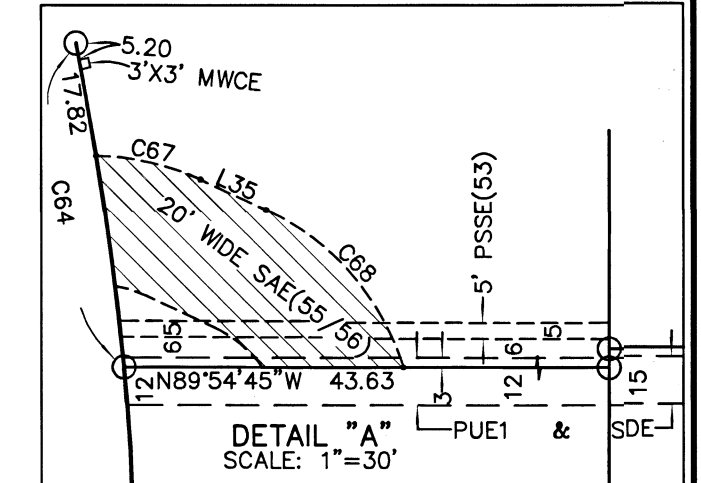
SEE SHEET 3 FOR LEGEND, COURSE DATA TABLES & EASEMENT LISTING

LEGEND:

- ⊗ = FD. 1" IRON PIPE & 2" BRASS CAP PER FS11857.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS19320. OR AS NOTED.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SP1-2. OR SP 3-5.
- ⊘ = FD. 2" BRASS CAP IN CONC. MKD. LS1913 PER FS16711.
- = FD. 2" BRASS CAP IN CONC. MKD. LS1913 PER FS16711.
- ⊚ = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER SP 3-5.
- ⊗ = 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 BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.

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 = 10' PUBLIC UTILITY EASEMENT PER SP1-2.
- PE = 20' PUBLIC PEDESTRIAN ACCESS EASEMENT PER SP1-2.
- R/W = RIGHT OF WAY.
- RS = MONUMENT DESTROYED DURING CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
- X- = FENCE LINE.
- OP2 = OWEN PARK SUBDIVISION, UNIT 2 (FS13153).
- PUE1 = 10' PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SP1-2 = SPRINGBROOK PARK, PHASES 1 & 2.
- C1/L1 = SEE COURSE DATA TABLE.
- SAE(55/56) = 20' SHARED ACCESS EASEMENT FOR LOTS 55 & 56 PER THIS PLAT.
- SDE = 10' PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- SP3-5 = SPRINGBROOK PARK, PHASES 3-5.
- RRVID = ROGUE RIVER IRRIGATION DISTRICT.
- IFE&SDE = RRVID AND CITY OF MEDFORD STORM DRAIN-IRRIGATION FACILITIES EASEMENT PER SP1-2.
- DCRAE = DECLARATION OF COVENANTS & RESTRICTIONS & ACCESS EASEMENT PER DOC. 2020-005922, ORJCO.
- W1 = SEE DCRAE COURSE DATA TABLE.
- MWCE = WATER FACILITY EASEMENT TO MEDFORD WATER COMMISSION PER THIS PLAT.
- PSSE(53) = PRIVATE SANITARY SEWER EASEMENT FOR LOT 53 PER THIS PLAT.



REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-23

FILED
 Date 11/19/21 By SS
 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 97504

DATE:
September 18, 2021

SPRINGBROOK PARK, PHASE 6

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-20-032/LDS-20-100)

EASEMENTS PER FIRSTAM PRRS #7169-3802322

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) 3) THESE PREMISES ARE SITUATED IN THE ROGUE RIVER IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

6) EASEMENT FOR IRRIGATION DITCH OR PIPE RESERVED IN VOL. 165, PGS. 180-181 & VOL. 168, PG. 424, JCDR. EXTINGUISHED VIA SP1-2.

7) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL. 565, PG. 451 & VOL. 572, PG. 132, JCDR. NO SPECIFIC LOCATION GIVEN.

10, 11, 12, 13) PUE, PE, IFE & SDE PER SP1-2 & SP3-5. SHOWN.

14) LAND DIVISION AGREEMENT PER DOC. 2019-027044, ORJCO. BLANKET.

15) DCRAE PER DOC. 2020-005922, ORJCO. SHOWN.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C14	41°08'12"	318.06	443.00	S24°30'24"E 311.27
C15	19°38'03"	151.81	443.00	N20°47'59"W 151.07
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
C50	30°41'44"	237.33	443.00	N15°16'08"W 234.50
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
C57	27°41'43"	213.39	45.00	N89°55'44"W 62.69
C58	70°49'44"	55.63	45.00	N10°30'21"E 52.15
C59	26°23'11"	20.72	45.00	N38°06'07"W 20.54
C60	83°01'23"	65.21	45.00	S87°11'37"W 59.65
C61	25°48'11"	20.27	45.00	S32°46'50"W 20.09
C62	65°39'25"	51.57	45.00	S12°56'58"E 48.79
C63	05°42'30"	51.51	517.00	N02°46'31"W 51.49
C64	05°39'45"	51.095	517.00	N08°27'39"W 51.08
C65	11°03'41"	85.52	443.00	N05°27'06"W 85.39
C66	33°46'59"	304.835	517.00	N28°11'01"W 300.44
C67	24°06'08"	16.83	40.00	N77°10'13"W 16.70
C68	48°06'50"	33.59	40.00	N41°03'44"W 32.61

COURSE DATA TABLE

NUM	BEARING	DISTANCE
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
L19	S63°58'43"W	53.63
L20	S84°05'43"W	82.26
L21	N45°55'13"E	15.82
L22	N45°46'40"W	15.80
L23	S53°42'32"W	10.17
L24	S38°41'55"W	10.00
L25	S70°07'25"E	9.95
L26	S62°27'38"E	32.15
L27	N83°59'38"E	32.56
L28	N74°51'55"E	44.34
L29	N24°32'02"E	41.29
L30	S14°58'33"W	22.71
L31	N64°55'53"W	39.47
L32	S70°17'33"W	21.51
L33	S00°05'15"W	36.42
L34	S00°04'44"W	99.92
(OP2)	N00°04'50"E	99.87
L35	S65°07'09"E	11.295

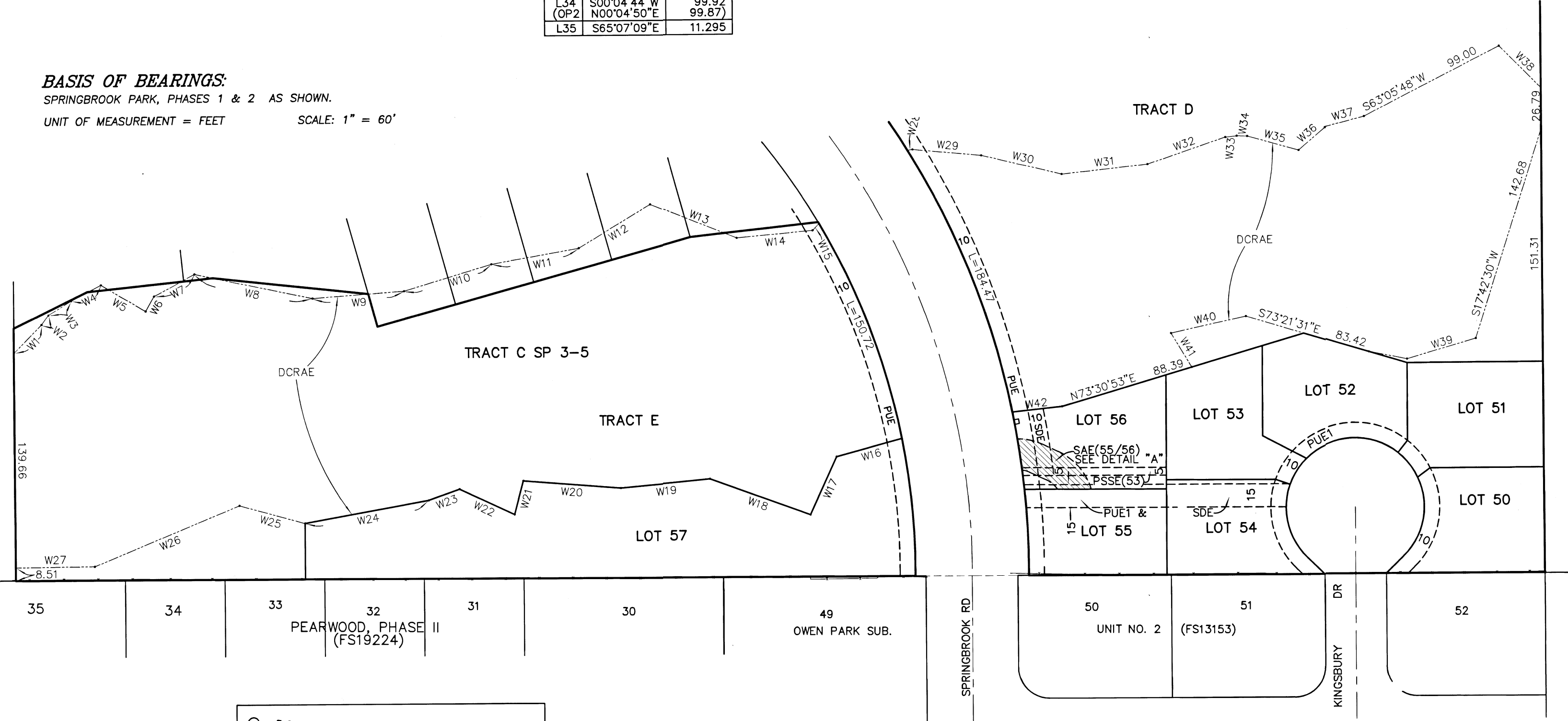
LEGEND:

- 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 = 10' PUBLIC UTILITY EASEMENT PER SP1-2.
- PE = 20' PUBLIC PEDESTRIAN ACCESS EASEMENT PER SP1-2.
- R/W = RIGHT OF WAY.
- RS = MONUMENT DESTROYED DURING CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
- X- = FENCE LINE.
- OP2 = OWEN PARK SUBDIVISION, UNIT 2 (FS13153).
- PUE1 = 10' PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SP1-2 = SPRINGBROOK PARK, PHASES 1 & 2.
- C1/L1 = SEE COURSE DATA TABLE.
- SAE(55/56) = 20' SHARED ACCESS EASEMENT FOR LOTS 55 & 56 PER THIS PLAT.
- SDE = 10' PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- SP3-5 = SPRINGBROOK PARK, PHASES 3-5.
- RRVID = ROGUE RIVER IRRIGATION DISTRICT.
- IFE&SDE = RRVID AND CITY OF MEDFORD STORM DRAIN-IRRIGATION FACILITIES EASEMENT PER SP1-2.
- DCRAE = DECLARATION OF COVENANTS & RESTRICTIONS & ACCESS EASEMENT PER DOC. 2020-005922, ORJCO.
- W1 = SEE DCRAE COURSE DATA TABLE.
- MWCE = WATER FACILITY EASEMENT TO MEDFORD WATER COMMISSION PER THIS PLAT.
- PSSE(53) = PRIVATE SANITARY SEWER EASEMENT FOR LOT 53 PER THIS PLAT.

BASIS OF BEARINGS:

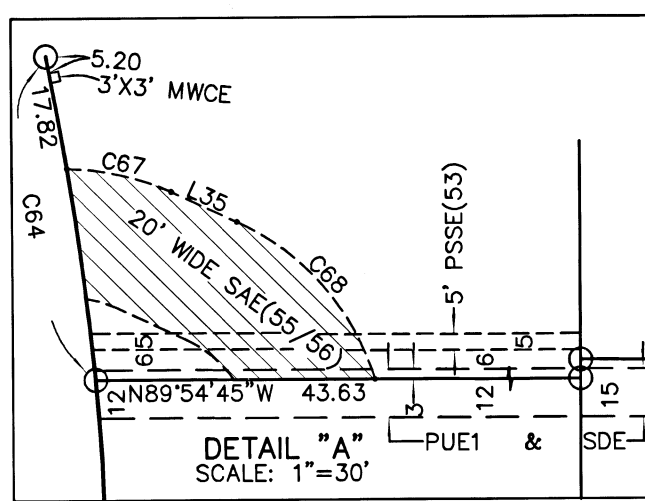
SPRINGBROOK PARK, PHASES 1 & 2 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'



DCRAE COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
W1	N44°38'04"E	25.72	W22	N64°55'53"W	39.47
W2	N36°11'03"E	7.69	W23	S70°17'33"W	21.51
W3	N58°14'48"E	17.40	W24	S79°51'28"W	81.97
W4	N62°09'29"E	22.12	W25	N74°34'35"W	44.34
W5	S59°14'04"E	33.86	W26	S67°32'29"W	102.33
W6	N29°40'37"E	11.20	W27	S89°37'47"W	51.46
W7	N61°39'55"E	29.91	W28	N80°45'30"E	3.29
W8	S78°05'52"E	78.69	W29	S84°44'44"E	44.96
W9	N85°47'02"E	59.80	W30	S76°35'18"E	53.82
W10	N73°15'15"E	59.66	W31	N83°51'33"E	56.32
W11	N79°59'00"E	57.93	W32	N71°10'52"E	53.75
W12	N58°39'54"E	54.66	W33	N83°54'04"E	7.43
W13	S68°03'40"E	60.58	W34	S88°28'45"E	6.84
W14	N84°45'23"E	49.78	W35	S74°22'32"E	34.74
W15	N43°26'55"E	6.09	W36	N49°24'19"E	22.68
W16	S74°51'55"W	44.34	W37	N75°25'21"E	26.26
W17	S24°32'02"W	41.29	W38	S45°03'19"E	38.42
W18	N70°00'48"W	69.57	W39	S73°49'39"W	46.80
W19	S84°44'44"W	58.15	W40	S77°41'22"W	50.11
W20	N85°27'35"W	63.88	W41	S31°17'12"E	25.93
W21	S14°58'33"W	22.71	W42	S83°59'38"W	32.56



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: 6-30-23

FILED
Date 11/19/21 By SS
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 3 OF 3 1719774