

***** APPROVALS *****

CITY OF MEDFORD
File LDS-20-249

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

[Signature] Planning Director
Date DECEMBER 2, 2021

EXAMINED AND APPROVED:
[Signature] City Surveyor
Date Nov 22, 2021

[Signature] City Engineer
Date 11-29-21

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 6TH, 20 21.
[Signature] AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 6, 20 21.
[Signature] Tax Collector

CARRERA HILLS

A SUBDIVISION

Of Parcel 2 per Partition Plat No. P-12-2015
In the N.E. 1/4 of Sec. 20, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No., LDS-20-249)

SURVEY FOR:

SPRINGBROOK PARK, LLC
1175 E. MAIN ST., SUITE 2B
MEDFORD, OR 97504

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

DATE:

AUGUST 20, 2021

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

Filed for record this 7th day of December, 20 21, at
3:02 o'clock P.M., and recorded in Volume 47 of Plats at Page 28
of the records of Jackson County, Oregon and recorded as Document No. 2021-50013,
Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk
Sonya J. Morgan Deputy

C.C.&R'S recorded as Document No. 2021-050012, 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:

Parcel 2 of Partition Plat No. P-12-2015 in Jackson County, Oregon and filed March 17, 2015 and recorded in the record of Partition Plats as Index Volume 26, Page 12, Survey No. 21678 in the Office of the Jackson County Surveyor.



***** 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 Sheet 2, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots, and street 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 Streets, Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE) and (2) does hereby make and establish the Major Minimum Access Easement (MMAE) for the benefit of and use by Lots 10-13, inclusive and the Private Storm Drainage Easements (PSDE) for benefit of and use by Lots 1-13, inclusive and (3) does hereby designate said Subdivision as CARRERA HILLS.

[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 14 day of October, 20 21.

[Signature] Randi Lea Tober Notary Public - Oregon
Commission No. 979854
My Commission Expires 6-13-22

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY December 31, 20 22.

SURVEYOR [Signature]

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2022-004991
ORJCO, THIS 11th DAY OF February, 20 22.

APPROVED: [Signature]
CITY OF MEDFORD SURVEYOR

See Survey #
23574

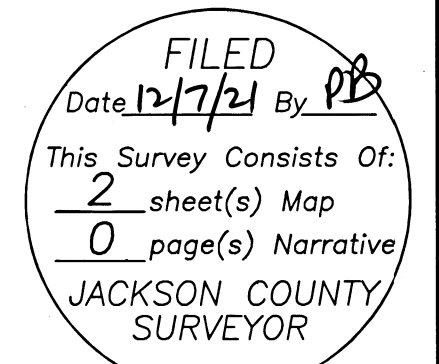
* AFFIDAVIT OF CONSENT *

From Banner Bank recorded as Doc. # 2021-050011, ORJCO.

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

PURPOSE: To survey and monument the exterior and exterior Lot corners and graphically depict the interior lots and street right of way of CARRERA HILLS, A Subdivision of Parcel 2 per Partition Plat No. P-12-2015. See Medford File No. LDS-20-249.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble S6 Robotic Total Station made ties to the monuments as shown on Sheet 2 to control the exterior boundary. Computed the lot and street right of way per the approved tentative plat and set monuments along the exterior boundary as shown on Sheet 2. The remaining interior monuments are being deferred until construction of civil improvements has been completed.



APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR
Date 12/17/21

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

SURVEY FOR:

SPRINGBROOK PARK, LLC
1175 E. MAIN ST., SUITE 2B
MEDFORD, OR 97504

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

DATE:

AUGUST 20, 2021

CARRERA HILLS

A SUBDIVISION

Of Parcel 2 per Partition Plat No. P-12-2015
In the N.E. 1/4 of Sec. 20, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No., LDS-20-249)

LEGEND:

- = FD. BRASS CAP IN MONUMENT CASE.
- ⊗ = FD. BRASS CAP MKD. LS1913 IN CONCRETE PER FS12810.
- = FD. 5/8" IRON PIN PER FS1313.
- ⊙ = FD. 5/8" IRON PIN PER FS11927.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS21678.
- ⊗ = FD. 60D SPIKE & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN RETAINING WALL PER FS21304.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS7147.
- = SET 5/8" X 24" 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 & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) *
- = MARKED.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1/L1 = SEE COURSE DATA TABLE.
- () = RECORD DATA AS SHOWN.
- PE1 = POWER FACILITIES EASEMENT PER DOC. 78-23646, ORJCO.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- FD = FOUND.
- PUE1 = PUBLIC UTILITY EASEMENT PER PP# P-12-2015.
- PP# = PARTITION PLAT NO.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- MMAE = MAJOR MINIMUM ACCESS EASEMENT PER THIS PLAT.
- 4WC = 4.00 WITNESS CORNER MONUMENT.
- 1WC = 1.00 WITNESS CORNER MONUMENT.
- WVT2 = VALLEY VIEW TERRACE, UNIT NO. 2
- [] = RECORD DATA PER FS21678.

* See Survey
23574

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	89°53'03"	23.53	15.00	S45°02'12"E 21.19
C2	90°06'57"	23.59	15.00	S44°57'48"W 21.23
C3	54°53'20"	19.16	20.00	N62°34'37"E 18.44
C4	39°26'03"	13.77	20.00	N70°15'42"W 13.50
C5	274°19'23"	241.78	50.50	N07°42'22"W 68.67
C6	43°25'03"	38.27	50.50	S56°50'28"W 37.36
C7	74°30'29"	65.67	50.50	N64°11'45"W 61.14
C8	26°50'51"	23.66	50.50	N13°31'05"W 23.45
C9	26°50'51"	23.66	50.50	N13°19'45"E 23.45
C10	74°30'29"	65.67	50.50	N64°00'25"E 61.14
C11	28°11'40"	24.85	50.50	S64°38'30"E 24.60
NUM	BEARING	DISTANCE		
L1	N00°01'08"E	20.29		
	[N00°19'46"W]	[20.40]		
L2	N00°01'17"E	6.95		

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

THIS PROPERTY IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS IMPOSED BY MEDFORD IRRIGATION DISTRICT PURSUANT TO DOC. NO. 2007-013187, ORJCO.

PUBLIC UTILITY EASEMENT PER PP# P-12-2015. SHOWN.

RESTRICTIVE COVENANTS ON THE RECORDED PLAT/PARTITION AS FOLLOWS: DECLARANT HEREBY CREATES A RESTRICTIVE COVENANTS THAT NO RESIDENTIAL DEVELOPMENT SHALL BE CONSTRUCTED ON PARCEL 2 CREATED BY THIS PARTITION UNTIL SUCH TIME WHERE THE CITY OF MEDFORD HAS APPROVED A SUBSEQUENT FINAL PLAT FOR A SINGLE FAMILY AND/OR DUPLEX RESIDENTIAL DEVELOPMENT. BLANKET. WILL EXTINGUISH UPON RECORDING OF THIS PLAT.

PIPELINE EASEMENT PER VOL. 69, PG. 256, JCDR. SPECIFIC LOCATION NOT GIVEN IN DOCUMENT.

POWER FACILITIES EASEMENT PER VOL. 166, PG. 201, JCDR. SPECIFIC LOCATION NOT GIVEN IN DOCUMENT.

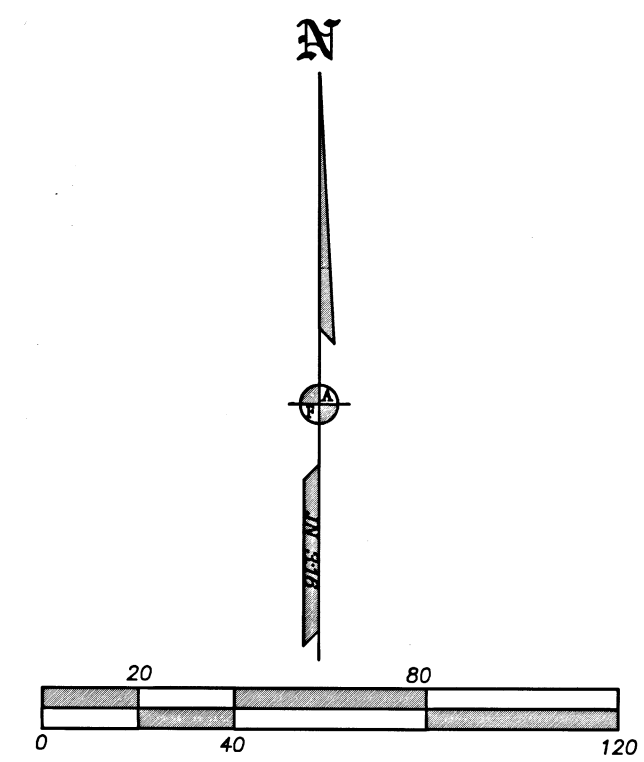
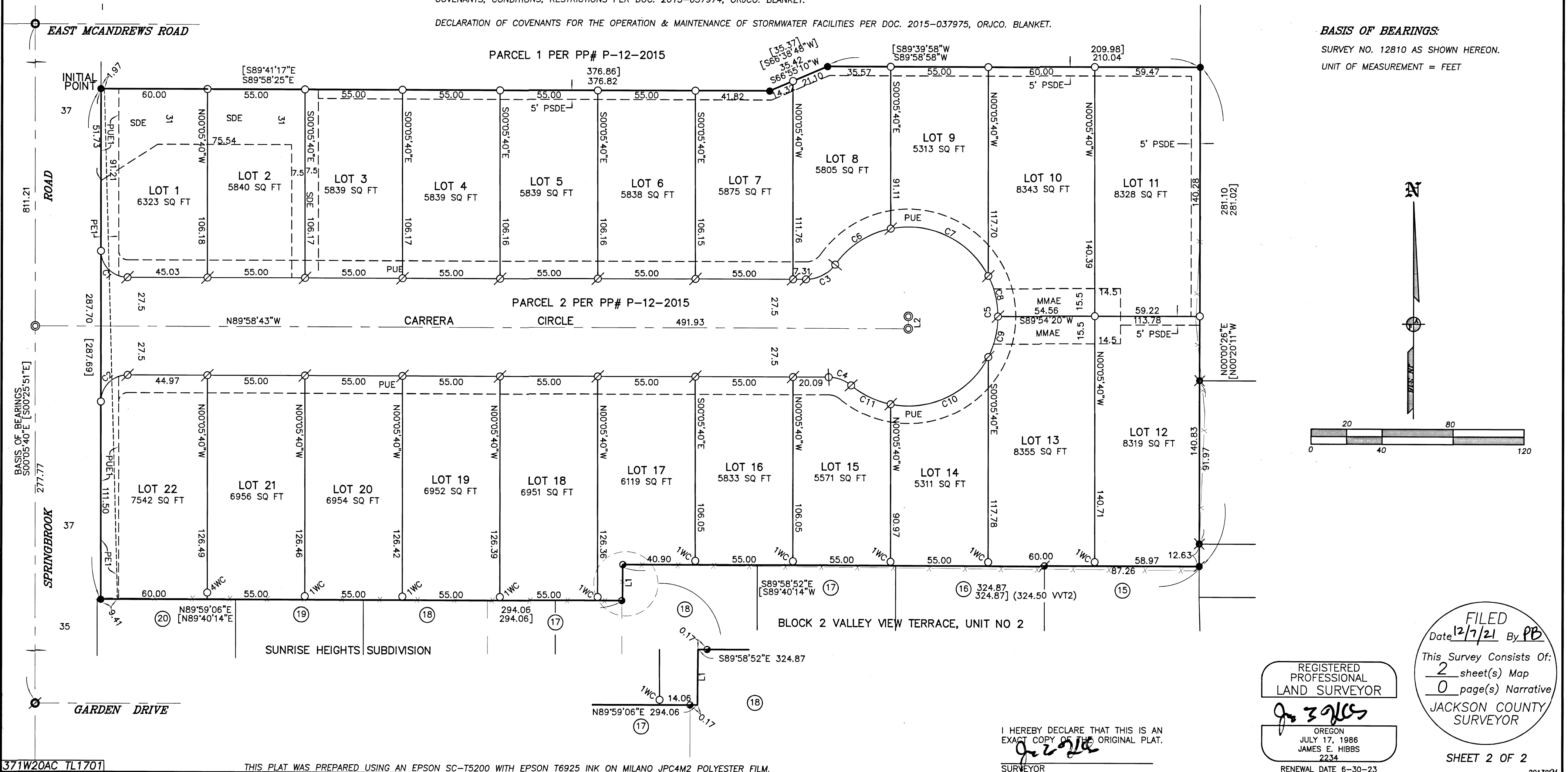
POWER FACILITIES EASEMENT PER DOC. 78-23646, ORJCO. SHOWN. DECLARATION OF RESTRICTIVE COVENANT RESTRICTING THE USE OF REAL PROPERTY PER DOC. 2006-055958, ORJCO. BLANKET.

COVENANTS, CONDITIONS, RESTRICTIONS PER DOC. 2015-037974, ORJCO. BLANKET.

DECLARATION OF COVENANTS FOR THE OPERATION & MAINTENANCE OF STORMWATER FACILITIES PER DOC. 2015-037975, ORJCO. BLANKET.

BASIS OF BEARINGS:

SURVEY NO. 12810 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET



371W20AC TL1701

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.
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-23

FILED
 Date 12/7/21 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR
 SHEET 2 OF 2