

\*\*\*\*\* APPROVALS \*\*\*\*\*

File No. LDS-20-276

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

*[Signature]*  
Planning Director

FEBRUARY 4, 2022  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of FEB 3 2022

*[Signature]*  
City Surveyor

EXAMINED AND APPROVED this 3 day of FEBRUARY 2022

*[Signature]*  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as

of FEBRUARY 9 2022

*[Signature]* AGENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of FEBRUARY 9<sup>th</sup> 2022

*[Signature]*  
Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that MAPLE 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 as shown on Sheet 2 and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, Trinity Way, the additional street right of way along Agate Street and Archer Drive (R/W), the Public Pedestrian Access Ways (PAW1 & PAW2), the Public Storm Drainage Easement, together with the Public Utility Easements (PUE) and (2) does hereby make and establish the Private Storm Drainage Easement for Lots 1 & 2 and (3) does hereby designate said Subdivision as SUDDEN VALLEY, PHASES 1-3.

*[Signature]*  
RONALD L. HORTON, Member  
Maple Park LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Ronald L. Horton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Maple Park LLC.

Dated this 12<sup>th</sup> day of January 2022

*[Signature]*  
*[Signature]* Notary Public - Oregon

Commission No. 976295

My Commission Expires 7/11/2022

# SUDDEN VALLEY, PHASES 1-3

A Subdivision

in the N.E. 1/4 of Sec. 1, T.38S., R.2W., W.M. &  
in the City of Medford, Jackson County, Oregon  
(File LDS-20-276)

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

Filed for record this 9<sup>th</sup> day of February 2022 at  
10:5 o'clock A.M., and recorded in Volume 48 of Plats at Page 6  
of the records of Jackson County, Oregon and recorded as Document No. 2022-4734  
Official Records of Jackson County, Oregon.

*[Signature]*  
Christine D. Walker  
County Clerk

*[Signature]*  
Gisa Hall  
Deputy

### SURVEY FOR:

Maple Park LLC  
P.O. BOX 3354  
Central Point, OR 97502

### SURVEY BY:

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

### DATE:

NOVEMBER 19, 2021

\*\*\*\*\* 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

Beginning at the Northeast corner of MCKENNEL SUBDIVISION, PHASE II, according to the official plat thereof, now of record, in Volume 33, Page 35 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof, South 00°07'02" West, 479.57 feet (record South 00°05'46" West, 479.45 feet) to the Southeast corner thereof; thence along the South line of that tract set forth in Document No. 2020-045097, Official Records of Jackson County, Oregon, North 89°59'39" East, 164.96 feet to the Southwest corner of TRINITY ESTATES, according to the official plat thereof, now of record, in Volume 26, Page 25 of plats of Jackson County, Oregon; thence along the West line thereof, North 00°07'30" East (record North 00°06'28" East), 291.87 feet to the Northwest corner of Trinity Way; thence along the North line thereof, South 89°56'32" East (record South 89°57'11" East), 2.00 to the East-Southeast corner of tract set forth in Document No. 2020-045097, said Official Records; thence along the Easterly line of said tract the following three courses: North 00°08'02" East, (record North 00°07'00" East), 70.78 feet; thence North 02°23'36" East, 19.255 feet (record North 02°22'42" East, 19.24 feet); thence North 00°37'02" East (record North 00°36'00" East), 90.02 feet to the North line of Lot 25 of said TRINITY ESTATES; thence along said North line, North 89°57'04" West (record North 89°57'11" West), 3.55 feet to the Northwest corner of said Lot 25; thence along the West line of said TRINITY ESTATES, North 00°07'30" East (record North 00°06'28" East), 7.50 feet to the Northwest corner of said TRINITY ESTATES; thence along the North line of that tract set forth in Document No. 2020-045097, said Official Records, North 89°57'04" West, 165.02 feet to the initial point of beginning.

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31 2022

*[Signature]*  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2022-022206  
ORJCO, THIS 13<sup>th</sup> DAY OF July 2022

APPROVED: *[Signature]*  
MEDFORD CITY SURVEYOR

See S/N #23689

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

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

PURPOSE: To survey and monument the exterior boundary of and depict the Lots, PAW and streets of SUDDEN VALLEY, PHASES 1-3 being a subdivision of that tract set forth in Document No. 2020-045097, ORJCO. See City of Medford File LDS-20-276.

PROCEDURE: Using Trimble R10 G.P.S. receivers and a Trimble S6 Robotic Total Station, made ties to monuments of record as shown on Sheet 2. The West line was held as found monumented per ME2. The East line was held as found monumented per TE and by using deed record data per Doc. 2020-045097, ORJCO. The South line was held as found monumented by NE2 & SCE1-2. The South line of Agate Street was held by monuments per LS1 & FS4461. Computed the Lot and Tract corner positions as shown on Sheet 2 and set monuments as shown on Sheet 2. The interior monuments are being deferred until construction of civil improvements is complete.

APPROVED FOR RECORDING.

*[Signature]*  
COUNTY COMMISSIONER/ADMINISTRATOR

2/9/22  
DATE

FILED  
Date 2/9/22 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

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

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

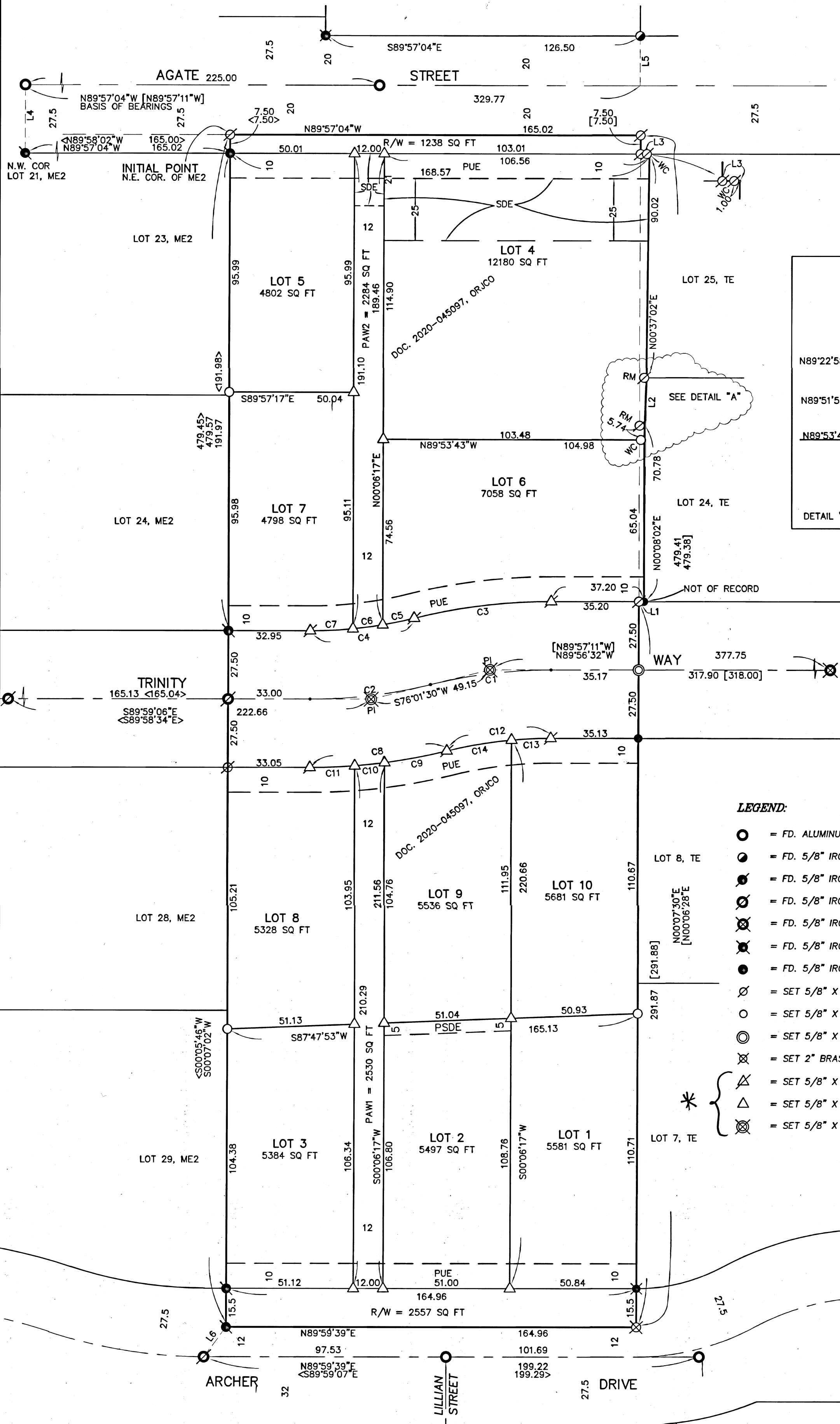
**SURVEY FOR:**  
Maple Park LLC  
P.O. Box 3354  
Central Point, OR 97502  
**DATE:**  
NOVEMBER 19, 2021

# SUDDEN VALLEY, PHASES 1-3

A Subdivision  
in the N.E. 1/4 of Sec. 1, T.38S., R.2W., W.M. &  
in the City of Medford, Jackson County, Oregon  
(File LDS-20-276)

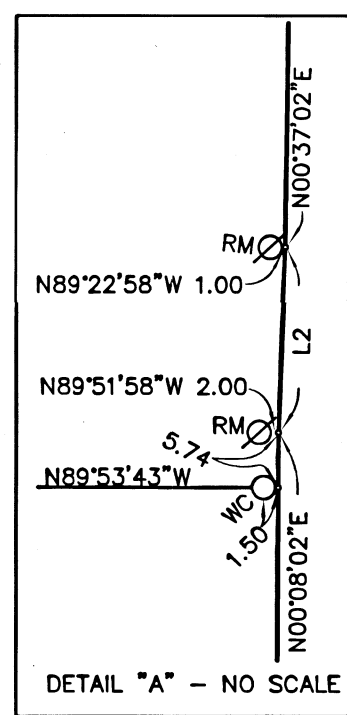
COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	14°01'57"	48.98	200.00	S83°02'29"W 48.86
C2	13°59'24"	48.83	200.00	N83°01'12"E 48.71
C3	14°01'57"	55.72	227.50	S83°02'29"W 55.58
C4	13°59'24"	42.12	172.50	N83°01'12"E 42.01
C5	4°16'28"	12.87	172.50	N78°09'44"E 12.87
C6	4°01'26"	12.11	172.50	N82°18'41"E 12.11
C7	5°41'30"	17.14	172.50	N87°10'09"E 17.13
C8	13°59'24"	55.55	227.50	N83°01'12"E 55.41
C9	6°24'23"	25.44	227.50	N79°13'42"E 25.42
C10	3°02'24"	12.07	227.50	N83°57'06"E 12.07
C11	4°32'36"	18.04	227.50	N87°44'36"E 18.04
C12	14°01'57"	42.25	172.50	S83°02'29"W 42.14
C13	5°15'08"	15.81	172.50	S87°25'54"W 15.81
C14	8°46'49"	26.43	172.50	S80°24'55"W 26.41

**BASIS OF BEARINGS:**  
LILYBROOK SUBDIVISION, PHASE 1 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

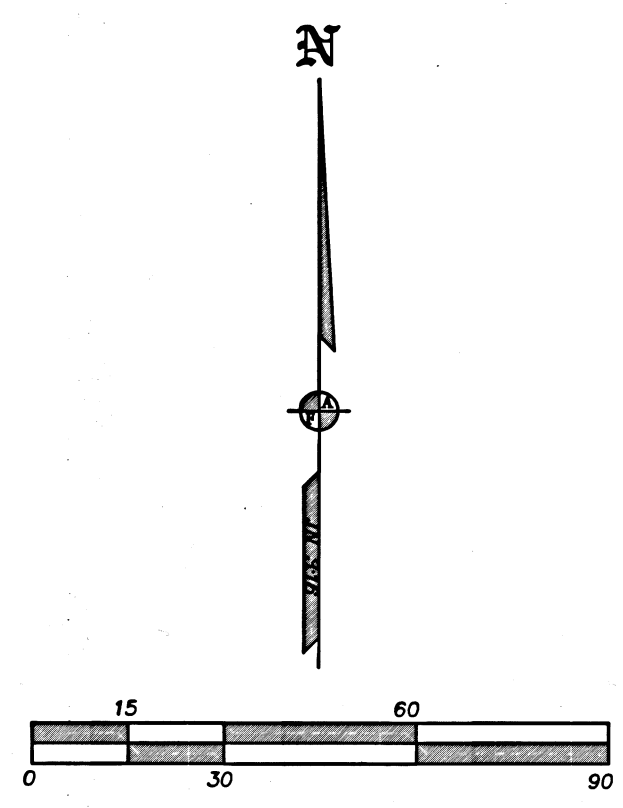


**LEGEND:**

- ME = MCKENNEL SUBDIVISION (FS19492)
- ME2 = MCKENNEL SUBDIVISION PHASE II (FS19664)
- SCE1-2 = SOUTH CREEK ESTATES, PHASES 1 & 2 (FS16822)
- TE = TRINITY ESTATES (FS16580)
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- C1/L1 = SEE LINE DATA TABLE THIS SHEET.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PAW = PUBLIC PEDESTRIAN ACCESS WAY & PUE PER THIS PLAT.
- R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- > = RECORD DATA PER ME2
- < = RECORD DATA PER TE
- WC = WITNESS CORNER MONUMENT.
- RM = REFERENCE MONUMENT.
- PI = POINT OF CENTERLINE INTERSECTION.
- LS1 = LILYBROOK SUBDIVISION, PHASE 1 (FS22913)
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 1 & 2 PER THIS PLAT.



COURSE DATA TABLE		
NUM	BEARING	DISTANCE
L1	N89°56'32\"/>	



**LEGEND:**

- = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER LS1 OR SCE1-2.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HURST LS483 PER FS4461.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER ME2.
- ⊗ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LS56545 PER ME OR ME2.
- ⊘ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LS2349 PER TE.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER LS1 OR SCE1-2.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER TE.
- ⊗ = 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.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ = 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)

\* See Survey 23689

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

FILED  
Date 2/9/22 By JS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

23573  
17R/33

23573

23573