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

* * * * * APPROVALS * * * * * * CHERR	Y MEADOWS, PI	HASE 2 *** RECORDER'S CERTIFICATE ****
	I MEADOND, II	A A A REPORT DENTIFICATE A A A A
File LDS-20-219 A Subdivision of 3	Tract 1 of CHERRY MEE	ADOWS, PHASE 1 Filed for record this 2 day of JUNE 2022 a
I certify that, pursuant to authority granted in M.L.D.C. 10.162, this plat is hereby approved. IOCALEA IN THE	N.E. 1/4 OI Sec. 30, T.37	S_{ij} , R_{ij} , W_{ij} , W_{ij} , W_{ij}
& in the City	of Medford, Jackson Cou	IIII.V. OTEOOII
	(File No. LDS-20-219)	of the records of Jackson County, Oregon and recorded as Document Na ley Color Official Records of Jackson County, Oregon.
Planning Director Date		e merch necestae en eachtein ecunty, enegon.
EXAMINED AND APPROVED: , , , , (
	SURVEY FOR:	Obsider DI bloom II - Has Cin
	RD Properties Oregon LLC	Christing D watter Theother SIMPSON
City Surveyor Date	171 Ehrman Way Medford, OR 97501	County Clerk Deputy
		Covenants, Conditions and Restrictions ——> Document No. 2015—039257, ORJCO.
City Engineer Date	SURVEY BY:	Private Shared Driveway Mainenance Agreement ——> Document No. 2022— <u>519989</u> , ORu
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96	L.J. Friar & Associates, P.C.	Operation & Maintenance Agreement for Stormwater Facility> Document No.
	Consulting Land Surveyors PO Box 1947	1000
as of JNNE 22, 20 22.	Phoenix, OR 97535	2022- <u>017971</u> , ORJCO
	Phone: (541) 772-2782 Ijfriarandassociates@charter.net	Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities ——> Docume
AGENT	www.friarandassociates.com	No. 2022- <u>019990</u> , ORJCO
Assessor, Department of Assessment	D.4.55	
· · ·	DATE:	
ALL TAYES FEES ASSESSMENTS AND OTHER CHARGES TO THE CHARGES	May 5, 2022	de de de CIDITERADIO ADDRIDIO ADD
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have		* * * * SURVEYOR'S CERTIFICATE * * * *
been paid as of June 22		I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY TH
(Deputy)		HAVE CURRECILY SURVEYED AND MARKED. WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT
Tax Collector		LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:
14		
EXAMINED AND APPROVED this / day of June, 2022.		Tract 1 per CHERRY MEADOWS SUBDIVISION, PHASE 1, according to the official plat thereof, now record, in Volume 41, Page 17 of plat records of Jackson County, Oregon.
7/9		REGISTERED
POCIJE VALJEV SERVICES		PROFESSIONAL)
ROGUE VALLEY SEWER SERVICES		LAND SURVEYOR
		Ja 3 9/01
* * * * DECLARATION * * * *		
Know all men by these presents that RD PROPERTIES OREGON LLC, is the owner in fee of the lands shown		JAMES E. HIBBS
on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the		RENEWAL DATE 6-30-23
Lots and Streets 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 together with the Public Utility Easements		
(PUE1) and Public Storm Drainage Easement (SDE1) and (2) does hereby make and establish the Minimum Access and Private Utility Easement (MAE) for the benefit of and use by the Lots as noted, the Sanitary		
Sewer Easement (SSE1) for the benefit of Rogue Valley Sewer Services (RVSS) and the Private Storm		
Drainage Easements (PSDE) for the benefit of the lots as noted and (3) does hereby arant to the City of		
Medford in fee the one-foot Street Plugs (1SP) with the condition that upon approved and accepted dedication of right of way adjacent to these strips the affected Street Plugs will automatically be dedicated		
to the public as street right of way and (4) does hereby designate said Subdivision as CHERRY MEADOWS		
SUBDIVISION, PHASE 2, which shall be subject to a Declaration of Covenants. Conditions and Restrictions		
recorded as Document No. 2015—039257, Ófficial Records of Jackson County, Oregon.		
An cook Hipper		SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250
STATE OF OREGON) ANGELA HIBBARD, Manager		
RD Properties Oregon LLC		<u>PURPOSE</u> : TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF CHER MEADOWS, PHASE 2. SEE MEDFORD FILE NO. LDS—20—219. THE PARENT TRACT BEING TRACT
COUNTY OF JACKSON)		OF CHERRY MEADOWS, PHASE 1.
PERSONALLY appeared the above named Angela Hibbard and acknowledged the foregoing instrument to be		PROCEDURE: THE EXTERIOR OF THIS PHASE WAS SURVEYED BY THIS OFFICE DURING CHER.
her voluntary act and deed and was signed on behalf of RD Properties Oregon LLC.		MEADOWS, PHASE 1. RECOVERED THESE EXTERIOR MONUMENTS IN GOOD CONDITION USIN
never with a short		TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, COMPUTED TO INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER THE APPROVED TENTATION
Dated this 20^{12} day of May , $20 22$.		PLAT AND SET MONUMENTS AT THE LOCATIONS SHOWN ON SHEET 2.
Kelles melux		
$\sqrt{2}$		
<u>Kathteen Meleose</u> Notary Public - Oregon		
Commission No. 979818		
My Commission Expires Septembel 17 2022		FILEU S
		/ Date 6/22/22 By 1
		This Survey Consists
		sheet(s) Map
* * AFFIDAVIT OF CONSENT * * * 0199.88		ADDROLLED FOR DEGODDING
		APPROVED FOR RECORDING. JACKSON COUNTHAT THIS IS AN
From DAVID JASON PATTERSON recorded as Document No. <u>2つに 😝 1988 </u> , ORJCO.	I HEREBY DECLARE EXACT COPY OF THE	ORIGINAL PLAT.
	for 12.86	(a/22/22
372W35AA TL819 THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYES		COUNTY COMMISSIONER/ADMINISTRATOR SHEET 1 OF 2

LEGEND: CHERRY MEADOWS, PHASE 2 SURVEY FOR: SURVEY BY: DATE: = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CMS1. RD Properties Oregon, LLC May 5, 2022 L.J. Friar & Associates, P.C. A Subdivision of Tract 1 of CHERRY MEEADOWS, PHASE 1 Consulting Land Surveyors
PO Box 1947 = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER CMS1. 171 Ehrman Way Medford, OR 97501 located in the N.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. Phoenix, OR 97535 Phone: (541) 772–2782 Email: Ijfriar@charter.net & in the City of Medford, Jackson County, Oregon = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (File No. LDS-20-219) = SET2" BERTSTEN COPPER PLUG MKD. L.J. FRIAR & ASSOC IN CONCRETE. www.friarandassociates.com JCDR = JACKSON COUNTY DEED RECORDS.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

NA = NICKELL ADDITION TO THE CITY OF MEDFORD.

FS = FILED SURVEY #.

PUE = PUBLIC UTILITY EASEMENT PER CMS1.

PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.

-X- = FENCE LINE.

RVSS = ROGUE VALLEY SEWER SERVICES.

C1 = SEE COURSE DATA TABLE THIS SHEET.

CMS1 = CHERRY MEADOWS SUBDIVISION, PHASE 1 (FS21851).

SSE = SANITARY SEWER EASEMENT TO RVSS PER CMS1.

SSE1 = SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.

SDE = PUBLIC STORM DRAINAGE EASEMENT PER CMS1.

SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.

MAE = MINIMUM ACCESS & PRIVATE UTILITY EASEMENT PER THIS PLAT.

TWFE = TEMPORARY WATER FACILITIES EASEMENT PER DOC. 2007-045421, ORJCO.

1SP = ONE-STREET PLUG PER THIS PLAT.

#WC = ### FOOT WITNESS CORNER MONUMENT.

PSDE(#) = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT. (LOTS BENEFITTING) COURSE DATA TABLE DELTA ARC RADIUS CHORD BASIS OF BEARINGS: C1 89°46'04" | 20.00 S44*54'04"E CHERRY MEADOWS SUBDIVISION, PHASE 1 (FS21851) AS SHOWN HEREON C2 90°13'56" 31.50 20.00 N45°05'56"E 28.34 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'LOT 8, BLOCK 4, NA S89°50'25"E 403.93 133.93 105.00 109.00 110.00 CITY LIMITS LOT 32 LOT 13 LOT 22 LOT 23 12975 SQ FT 5594 SQ FT 5450 SQ FT PSDE(23,24,31,32) <u>1</u>0 10 10 10 -SSE1 SSE N 105.00 N89*47'05"W N89'47'05"W 103.95 5 10 10 LOT 24 SE LOT 31 LOT 14 LOT 21 5397 SQ FT 5344 SQ FT PHA 5575 SQ FT N89'58'58"E 110.00 N89°47'05"W 103.98 N89°47'05"W 105.00 109.00 CITY LIMITS SUBD. LOT 20 LOT 30 LOT 15 LOT 25 5575 SQ FT 5345 SQ FT 5397 SQ FT _SDE1_ 110.00 [©] ∞ N89°58'58"E S89*47'05"E 104.00 N89'47'05"W 105.00 109.00 54.00 50.00 55.00 21 PSDE(25-30) LOT 9, BLOCK LOT 16 LOT 19 5575 SQ FT \checkmark LOT 26 LOT 29 LOT 27 5331 SQ FT 5322 SQ FT 4925 SQ FT N89'58'58"E LOT 28 109.00 27.5 27.5 CHERRY LOT 18 **LOT 17** 5465 SQ FT REGISTERED PROFESSIONAL 10 LAND SURVEYOR PUE1 <u>50.00</u> 34.92 o 20118 10 PUE 50.00 90.08 218.97 OREGON JULY 17, 1986 JAMES E. HIBBS 2234 266.57 253.57 RENEWAL DATE 6-30-23 **ASTER** ASTER N89'47'06"W STREET STREET CITY LIMITS Date 6/22/22 By PB N89'47'06"W BASIS OF BEARINGS 404.08 —1SP This_Survey Consists Of: 2 sheet(s) Map LOT 10, BLOCK 4, NA EASEMENTS PER STATUS OF RECORD TITLE REPORT PLANNING COMMISSION REQUIRED NOTE: O_page(s) Narrative RIGHT OF WAY FOR DITCHES, CANALS AND RESERVOIR SITES RESERVED PER V.61, P.500, JCDR CANNOT BE LOCATED BUT MAY AFFECT SUBJECT PROPERTY. 1) PARKING IS NOT ALLOWED IN MAE. JACKSON COUNTY I HEREBY DECLARE THAT THIS IS AN SURVEYOR EXACT COPY OF THE ORIGINAL PLAT. SHEET 2 OF 2 2016 OFM THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM. 372W35AA TL819