

APPROVALS

CHERRY MEADOWS, PHASE 2

RECORDER'S CERTIFICATE

File LDS-20-219

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

A Subdivision of Tract 1 of CHERRY MEADOWS, PHASE 1 located in the N.E. 1/4 of Sec. 35, T.37S, R.2W., W.M. & in the City of Medford, Jackson County, Oregon (File No. LDS-20-219)

Filed for record this 22nd day of JUNE, 2022, at 2:26 o'clock P.M., and recorded in Volume 48 of Plats at Page 03 of the records of Jackson County, Oregon and recorded as Document No. 2022-019992 Official Records of Jackson County, Oregon.

MAA Planning Director JUNE 21, 2022 Date

EXAMINED AND APPROVED: City Surveyor June 13, 2022 Date

City Engineer (Acting) June 13, 2022 Date

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of JUNE 22, 2022.

Assessor, Department of Assessment AGENT

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of JUNE 22, 2022.

Tax Collector (Deputy)

EXAMINED AND APPROVED this JUNE day of JUNE, 2022.

ROGUE VALLEY SEWER SERVICES

DECLARATION

Know all men by these presents that RD PROPERTIES OREGON LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the 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 grant 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, Official Records of Jackson County, Oregon.

STATE OF OREGON) ss. COUNTY OF JACKSON)

ANGELA HIBBARD, Manager RD Properties Oregon LLC

PERSONALLY appeared the above named Angela Hibbard and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of RD Properties Oregon LLC.

Dated this 20th day of May, 2022.

Notary Public - Oregon Commission No. 978818 My Commission Expires September 12 2022

AFFIDAVIT OF CONSENT

From DAVID JASON PATTERSON recorded as Document No. 2022-019988, ORJCO.

SURVEY FOR: RD Properties Oregon LLC 171 Ehrman Way Medford, OR 97501

SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors PO Box 1947 Phoenix, OR 97535 Phone: (541) 772-2782 l.j.friarandassociates@charter.net www.friarandassociates.com

DATE: May 5, 2022

Christine D Walker County Clerk Heather Simpson Deputy

Covenants, Conditions and Restrictions --> Document No. 2015-039257, ORJCO. Private Shared Driveway Maintenance Agreement --> Document No. 2022-019989, ORJCO. Operation & Maintenance Agreement for Stormwater Facility --> Document No. 2022-019991, ORJCO. Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities --> Document No. 2022-019990, 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:

Tract 1 per CHERRY MEADOWS SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Volume 41, Page 17 of plat records of Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs 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 LOTS AND STREET RIGHT OF WAY OF CHERRY MEADOWS, PHASE 2. SEE MEDFORD FILE NO. LDS-20-219. THE PARENT TRACT BEING TRACT 1 OF CHERRY MEADOWS, PHASE 1.

PROCEDURE: THE EXTERIOR OF THIS PHASE WAS SURVEYED BY THIS OFFICE DURING CHERRY MEADOWS, PHASE 1. RECOVERED THESE EXTERIOR MONUMENTS IN GOOD CONDITION USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, COMPUTED THE INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS SHOWN ON SHEET 2.

APPROVED FOR RECORDING.

COUNTY COMMISSIONER/ADMINISTRATOR

FILED Date 6/22/22 By PB This Survey Consists Of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

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

**SURVEY FOR:**  
RD Properties Oregon, LLC  
171 Ehrman Way  
Medford, OR 97501

**SURVEY BY:**  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
PO Box 1947  
Phoenix, OR 97535  
Phone: (541) 772-2782  
Email: ljfriar@charter.net  
www.friarandassociates.com

**DATE:**  
May 5, 2022

# CHERRY MEADOWS, PHASE 2

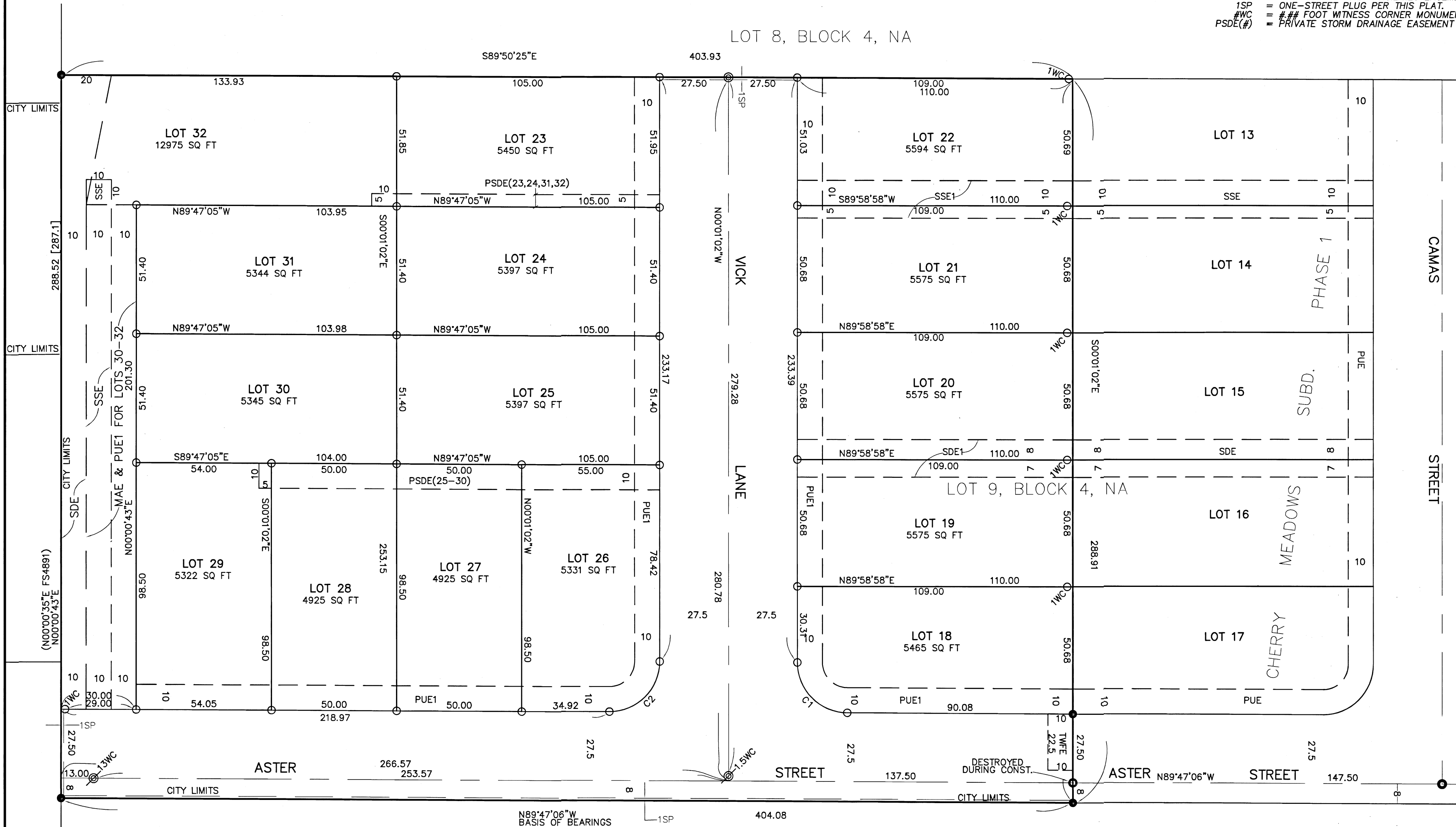
A Subdivision of Tract 1 of CHERRY MEADOWS, PHASE 1  
located in the N.E. 1/4 of Sec. 35, T.37S., R.2W., W.M.  
& in the City of Medford, Jackson County, Oregon  
(File No. LDS-20-219)

- LEGEND:**
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CMS1.
  - = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER CMS1.
  - = 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" BERTSTEN COPPER PLUG MKD. L.J. FRIAR & ASSOC IN CONCRETE.
- 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.  
 PSD#(##) = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT. (LOTS BENEFITTING)

**COURSE DATA TABLE**

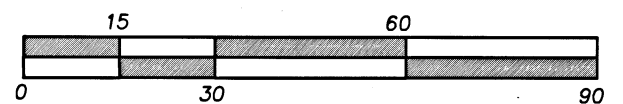
NUM	DELTA	ARC	RADIUS	CHORD
C1	89°46'04"	31.33	20.00	S44°54'04"E 28.23
C2	90°13'56"	31.50	20.00	N45°05'56"E 28.34

**BASIS OF BEARINGS:**  
CHERRY MEADOWS SUBDIVISION, PHASE 1 (FS21851) AS SHOWN HEREON  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



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

FILED  
 Date 6/22/22 By PB  
 This Survey Consists Of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR



**EASEMENTS PER STATUS OF RECORD TITLE REPORT**  
 RIGHT OF WAY FOR DITCHES, CANALS AND RESERVOIR SITES RESERVED PER V.61, P.500, JCDR CANNOT BE LOCATED BUT MAY AFFECT SUBJECT PROPERTY.

**PLANNING COMMISSION REQUIRED NOTE:**  
 1) PARKING IS NOT ALLOWED IN MAE.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
 SURVEYOR