

APPROVALS

SSP, PHASES 1 & 2

RECORDER'S CERTIFICATE

File LDS-20-386

I certify that pursuant to authority granted in MLDC 10.273 this plat is hereby approved.

In the S.E. 1/4 & N.E. 1/4 of Sec. 1, T.38S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (Planning File No. LDS-20-386)

Filed for record this 16th day of MARCH, 2023, at 9:22 o'clock A.M., and recorded in Volume 49 of Plats at Page 20 of the records of Jackson County, Oregon and recorded as Document No. 2023-004796 Official Records of Jackson County, Oregon.

Planning Director MATT BRINKLEY, FEBRUARY 22, 2023

City Surveyor ION PROUD, FEBRUARY 23, 2023

City Engineer ALEX GEORGEVITCH, FEBRUARY 24, 2023

RVSS Engineer (Nick Bakke), 3/13/2023

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of March 14, 2023.

David Maxsmith, Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 14, 2023.

ROBERT CRAWFORD Tax Collector, Declaration

Know all men by these presents that KDA HOMES BY MDA DEVELOPMENT, LLC, an OREGON limited liability company, is the owner in fee of the lands shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate on this Sheet and has subdivided the same into the Lots, Tracts and Common Areas as shown on Sheets 2 & 3 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets, Street Right of Way and the Public Pedestrian Access Way (PPAW) together with the Public Utility Easements (PUE), Public Storm Drainage Easement (SDE) and the Temporary Public Storm Drainage Access & Maintenance Easement (TAE) with the condition that upon approved dedication of the extension of the affected streets the TAE shall automatically be extinguished and (2) do hereby grant to the City of Medford in fee the Street Plugs (ISP) with the condition that upon approved dedication of the extension of the affected streets the affected Street Plugs shall automatically be extinguished and dedicated as street right of way and (3) do hereby make and establish the Private Storm Drain Easements (PSDE(#)) for the benefit of the lots as noted, the Private Alley and Private Utility Easement (PA), the Private Irrigation & Storm Drainage Easement (PISDE) and the Sewer Easement for Rogue Valley Sewer Services (RVSSSE) and (4) do hereby designate said Subdivision as SSP, PHASES 1 & 2.

STATE OF OREGON) COUNTY OF JACKSON) ss.

ROBERT MAYERS, Manager, KDA Homes by MDA Development, LLC

PERSONALLY appeared the above named Robert Mayers and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of KDA Homes by MDA Development, LLC.

Dated this 17th day of February, 2023.

Lori A. DeBerry, Notary Public - Oregon, Commission No. 994284, My Commission Expires 12-02-2023

AFFIDAVIT OF CONSENT

From PMDA Properties, LLC recorded as Doc. # 2023-004515, ORJCO. From Lazaro Ayala Family Trust recorded as Doc. # 2023-004516, ORJCO. From Evergreen Federal Bank recorded as Doc. # 2023-004514, ORJCO.

SURVEY FOR:

MDA DEVELOPMENT, LLC, 604 FAIR OAKS CT. ASHLAND, OR 97520

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 1, 2022

SHEET INDEX:

SHEET 1: SIGNATURES SHEET 2: OVERALL BOUNDARY SHEET 3: PHASE 1 & 2 LOTS

POST MONUMENTATION

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY June 30, 2023

Surveyor signature

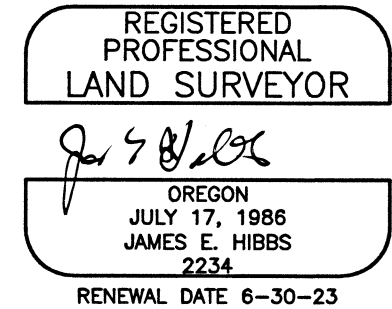
THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2023-006449 ORJCO, THIS 7th DAY OF April, 2023

APPROVED: Medford City Surveyor signature

See survey # 23864

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:

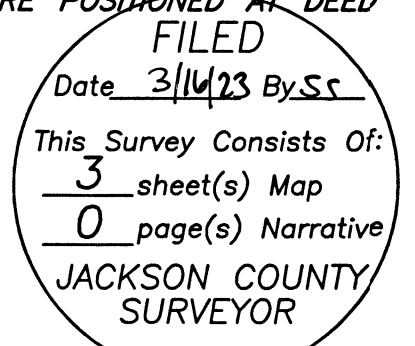
Beginning at the Southeast corner of Lot 7 of SHAFER VILLAGE SUBDIVISION, according to the official plat thereof, now of record, in Volume 28, Page 16 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of that tract set forth in Volume 67, Page 626, Jackson County Deed Records, South 89°52'53" East, 820.10 feet to the West line of Kings Highway set forth in Document No. 80-03219, Official Records of Jackson County, Oregon; thence along said West line the following three courses: South 00°06'30" West, 205.17 feet; thence South 02°01'03" West, 600.33 feet; thence South 00°06'30" West, 448.13 feet to the North line of South Stage Road set forth in Document No. 98-36612, said Official Records; thence along said North line the following two courses: North 87°02'21" West, 1064.19 feet; thence North 76°25'08" West, 250.03 feet to the Southwest corner of that tract set forth in Document No. 2018-036462, said Official Records; thence along the West line of said tract, the following three courses: NORTH, 209.26 feet to an angle point; thence South 89°40'24" East, 330.77 feet (record South 89°48'30" East, 330.70 feet) to a 1 inch iron pipe; thence North 00°22'45" West (record North 00°22'50" West), 934.29 feet to the North line of that tract set forth in Volume 67, Page 626, Jackson County Deed Records; thence along said North line, South 89°52'53" East, 183.50 feet to the initial point of beginning.



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS, TRACTS, COMMON AREAS AND STREET RIGHT OF WAY OF SSP, PHASES 1 & 2, A SUBDIVISION OF THAT PROPERTY SET FORTH IN DOC. #2021-042673, ORJCO. SEE MEDFORD FILE NO. LDS-20-386. ALSO TO SET THE S.W. & S.E. CORNERS OF DOC. 2007-000887, ORJCO.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS MADE TIES TO MONUMENTS AS SHOWN ON SHEETS 2 & 3 TO CONTROL THE EXTERIOR BOUNDARY RESOLUTION. THE NORTH LINE OF V.67, P.626 WAS HELD AS FOUND MONUMENTED BY VARIOUS SURVEYS. THE EAST LINE WAS CONTROLLED BY DOC. 80-03219, ORJCO. THE SOUTH LINE WAS HELD AS FOUND MONUMENTED. THE WEST LINE OF THE SUBJECT TRACT WAS COMPUTED AT DEED RECORD COURSES TO A POINT "A" IN SOUTH STAGE ROAD AND ALSO POINT "B". FROM POINT "B", I THEN COMPUTED A LINE TO THE FOUND 1" IRON PIPE CALLED FOR IN V.329, P.393, JCDR. FROM POINT "A", I HELD DEED RECORD BEARING NORTH TO INTERSECT THE NORTH LINE OF V.67, P.626, JCDR. FROM THIS POINT HELD DEED RECORD DISTANCE EAST TO POSITION THE N.W. CORNER OF THE SUBJECT PROPERTY. FROM THIS POINT COMPUTED A LINE TO THE FOUND 1" IRON PIPE CALLED FOR IN V.329, P.393, JCDR. WITH THE BOUNDARY RESOLVED, I THEN COMPUTED THE INTERIOR LOT, TRACT AND STREET RIGHT OF WAY CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS SHOWN ON SHEET 2. THE INTERIOR MONUMENTS ARE BEING DEFERRED UNTIL IMPROVEMENTS ARE COMPLETE. THE S.W. & S.E. CORNER OF DOC. 2007-000887, ORJCO WERE POSITIONED AT DEED RECORD DISTANCES WEST FROM THE D.L.C. LINE.



APPROVED FOR RECORDING

County Commissioner/Administrator signature, DATE 3/14/2023

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

SURVEY FOR:
MDA DEVELOPMENT, LLC
604 FAIR OAKS CT.
ASHLAND, OR 97520

DATE:
AUGUST 1, 2022

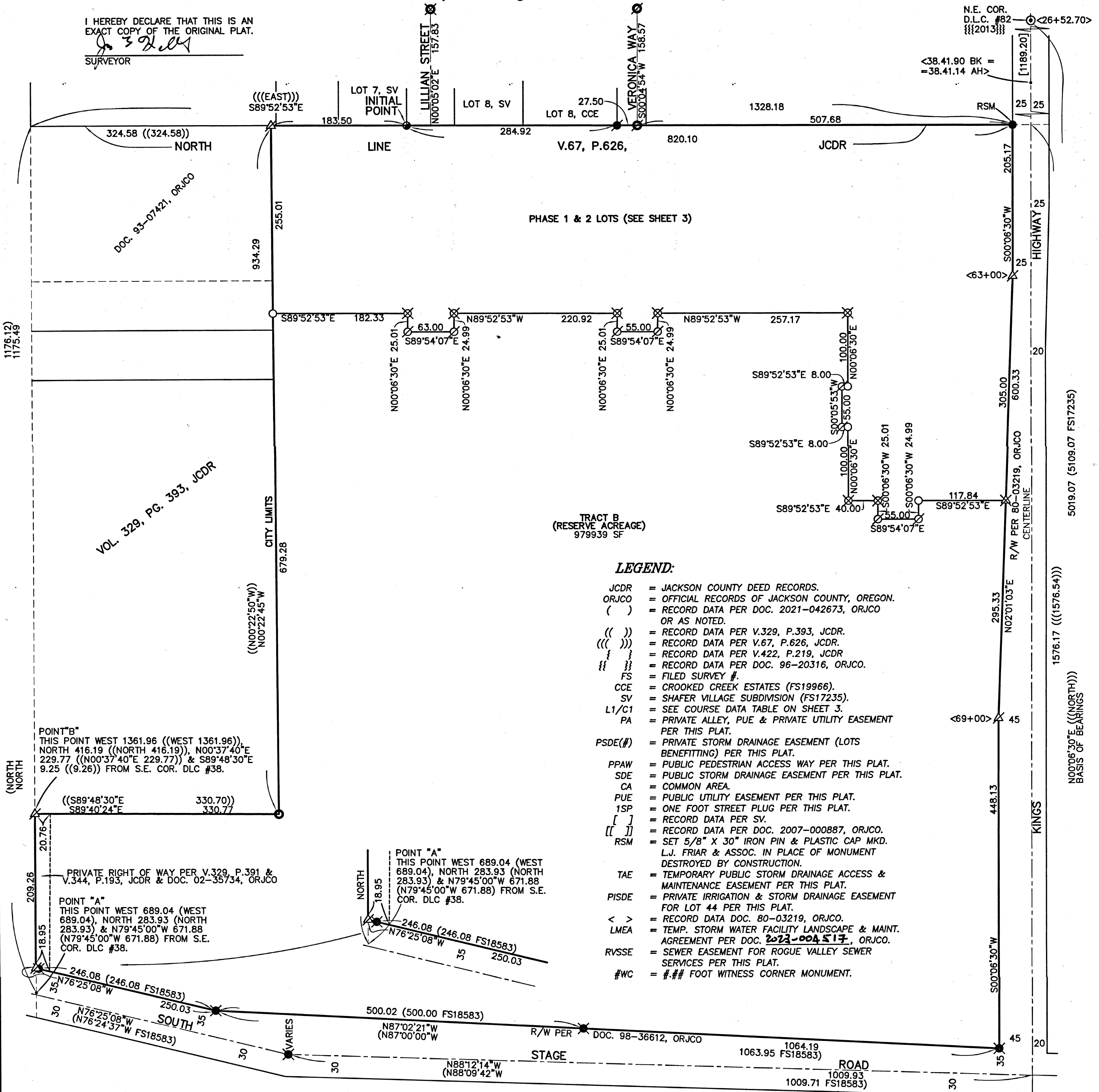
SSP, PHASES 1 & 2

A SUBDIVISION
In the S.E. 1/4 & N.E. 1/4 of Sec. 1, T.38S, R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-20-386)

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

23841
17R156

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



LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER DOC. 2021-042673, ORJCO OR AS NOTED.
- (()) = RECORD DATA PER V.329, P.393, JCDR.
- ((()) = RECORD DATA PER V.67, P.626, JCDR.
- { } = RECORD DATA PER V.422, P.219, JCDR.
- { { } = RECORD DATA PER DOC. 96-20316, ORJCO.
- FS = FILED SURVEY #.
- CCE = CROOKED CREEK ESTATES (FS19966).
- SV = SHAFER VILLAGE SUBDIVISION (FS17235).
- L1/C1 = SEE COURSE DATA TABLE ON SHEET 3.
- PA = PRIVATE ALLEY, PUE & PRIVATE UTILITY EASEMENT PER THIS PLAT.
- PSDE(#)= PRIVATE STORM DRAINAGE EASEMENT (LOTS BENEFITTING) PER THIS PLAT.
- PPAW = PUBLIC PEDESTRIAN ACCESS WAY PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- CA = COMMON AREA.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- [] = RECORD DATA PER SV.
- [[] = RECORD DATA PER DOC. 2007-000887, ORJCO.
- RSM = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF MONUMENT DESTROYED BY CONSTRUCTION.
- TAE = TEMPORARY PUBLIC STORM DRAINAGE ACCESS & MAINTENANCE EASEMENT PER THIS PLAT.
- PISDE = PRIVATE IRRIGATION & STORM DRAINAGE EASEMENT FOR LOT 44 PER THIS PLAT.
- < > = RECORD DATA DOC. 80-03219, ORJCO.
- LMEA = TEMP. STORM WATER FACILITY LANDSCAPE & MAINT. AGREEMENT PER DOC. 2023-004517, ORJCO.
- RVSSE = SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICES PER THIS PLAT.
- #WC = ### FOOT WITNESS CORNER MONUMENT.

POINT "B"
THIS POINT WEST 1361.96 ((WEST 1361.96)), NORTH 416.19 ((NORTH 416.19)), N00°37'40"E 229.77 ((N00°37'40"E 229.77)) & S89°48'30"E 9.25 ((9.26)) FROM S.E. COR. DLC #38.

((S89°48'30"E 330.70))
S89°40'24"E 330.77

PRIVATE RIGHT OF WAY PER V.329, P.391 & V.344, P.193, JCDR & DOC. 02-35734, ORJCO

POINT "A"
THIS POINT WEST 689.04 (WEST 689.04), NORTH 283.93 (NORTH 283.93) & N79°45'00"W 671.88 (N79°45'00"W 671.88) FROM S.E. COR. DLC #38.

246.08 (246.08 FS18583)
N76°25'08"W 250.03

500.02 (500.00 FS18583)
N87°02'21"W (N87°00'00"W)

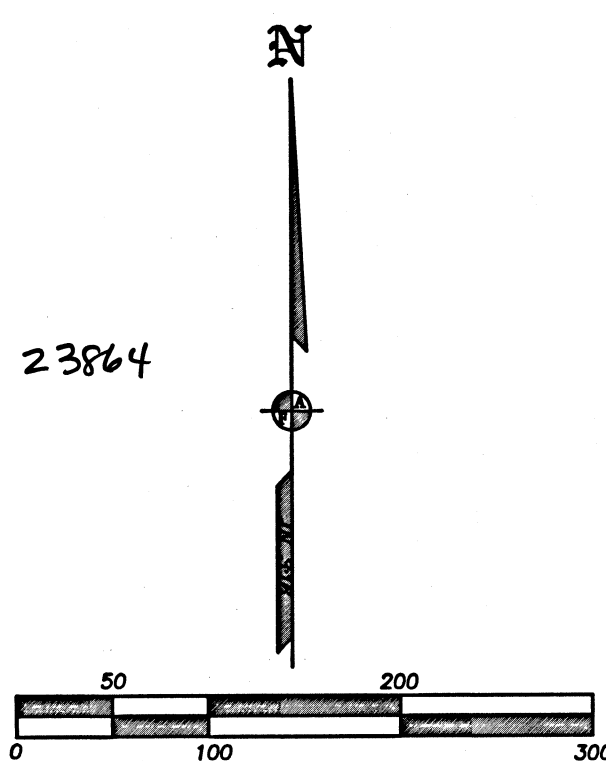
BASIS OF BEARINGS:
SURVEY NO. 17235 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

7. EASEMENT FOR WELL & WATER PIPE LINE PER V.211, P.384 & V.226, P.253, JCDR. NO SPECIFIC LOCATION GIVEN AND NO WELL WAS FOUND ON PROPERTY.
8. EASEMENT FOR PRIVATE RIGHT OF WAY PER V.329, P.391 & V.344, P.193, JCDR. SHOWN.
9. EASEMENT FOR PRIVATE RIGHT OF WAY PER DOC. 02-35734, ORJCO. SHOWN

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR BRASS CAPPED MONUMENT PER {{{YEAR}}} RE-ESTAB.
 - = FD. 1" IRON PIPE PER V.329, P.393, JCDR.
 - = FD. 5/8" IRON PIN PER FS3913.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER CCE.
 - ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. FARBER PLS2189 PER CCE.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN LS2359 PER SV.
 - ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. TEMPLIN LS2359 PER SV.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. JACKSON CO. ROAD & PKS PER FS18583.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) *
 - ⊙ = SET 5/8" X 30" 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) *
 - △ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 1.5" BERNSTEIN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
 - ⊙ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT. (DEFERRED) *

* See Survey 23864



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

FILED
Date 3/16/23 By S.C.
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 3

382W01AD TL1000/382W01D TL100

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T8925 INK ON MILANO JPC4M2 POLYESTER FILM.

191577M

SURVEY FOR:

MDA DEVELOPMENT, LLC
604 FAIR OAKS CT.
ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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DATE:

AUGUST 1, 2022

SSP, PHASES 1 & 2

A SUBDIVISION

In the S.E. 1/4 & N.E. 1/4 of Sec. 1, T.38S, R.2W., W.M. &
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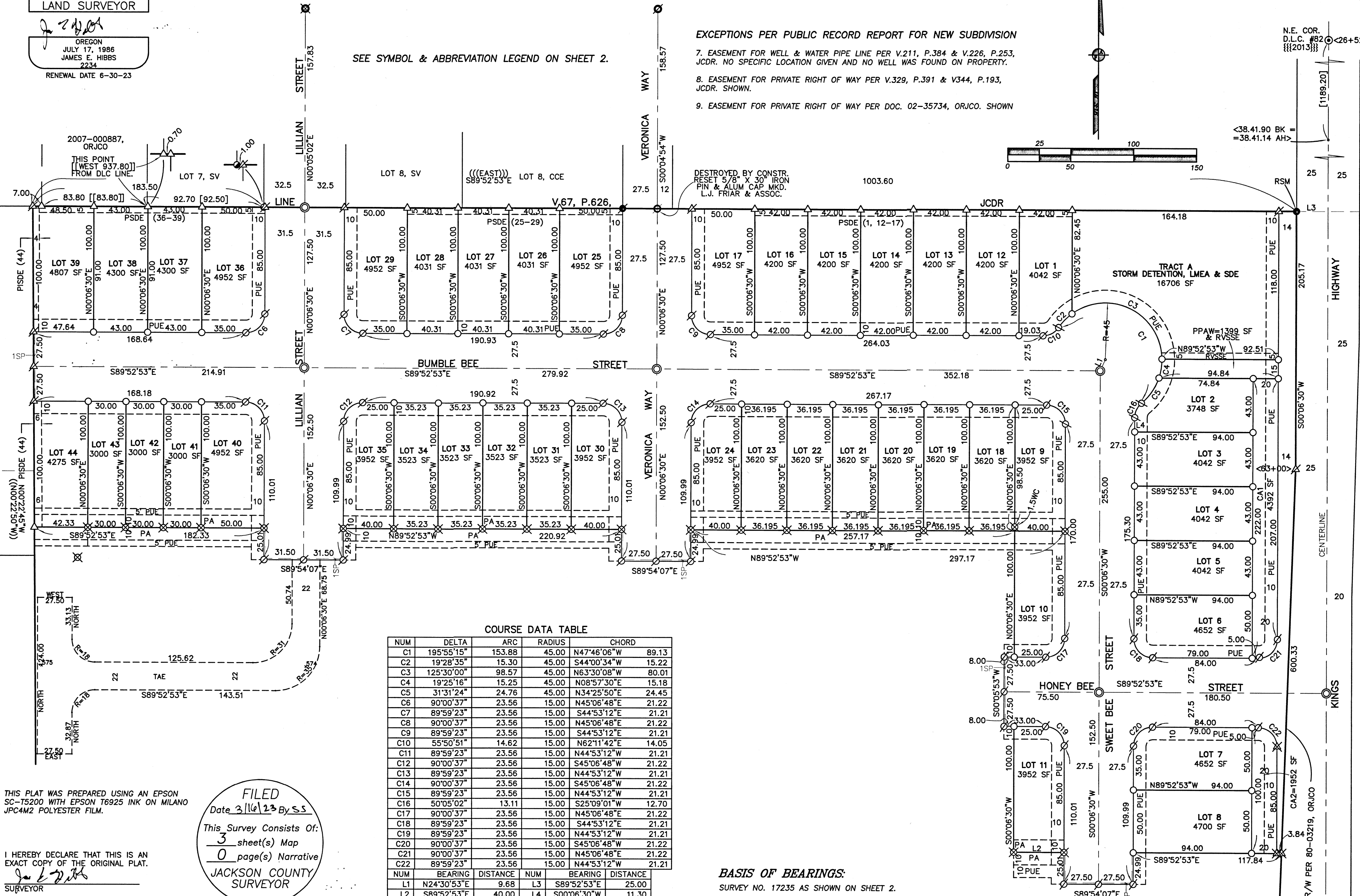
REGISTERED PROFESSIONAL LAND SURVEYOR

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

SEE SYMBOL & ABBREVIATION LEGEND ON SHEET 2.

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

- EASEMENT FOR WELL & WATER PIPE LINE PER V.211, P.384 & V.226, P.253, JCDR. NO SPECIFIC LOCATION GIVEN AND NO WELL WAS FOUND ON PROPERTY.
- EASEMENT FOR PRIVATE RIGHT OF WAY PER V.329, P.391 & V344, P.193, JCDR. SHOWN.
- EASEMENT FOR PRIVATE RIGHT OF WAY PER DOC. 02-35734, ORJCO. SHOWN



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	195°55'15"	153.88	45.00	N47°46'06"W 89.13
C2	19°28'35"	15.30	45.00	S44°00'34"W 15.22
C3	125°30'00"	98.57	45.00	N63°30'08"W 80.01
C4	19°25'16"	15.25	45.00	N08°57'30"E 15.18
C5	31°31'24"	24.76	45.00	N34°25'50"E 24.45
C6	90°00'37"	23.56	15.00	N45°06'48"E 21.22
C7	89°59'23"	23.56	15.00	S44°53'12"E 21.21
C8	90°00'37"	23.56	15.00	N45°06'48"E 21.22
C9	89°59'23"	23.56	15.00	S44°53'12"E 21.21
C10	55°50'51"	14.62	15.00	N62°11'42"E 14.05
C11	89°59'23"	23.56	15.00	N44°53'12"W 21.21
C12	90°00'37"	23.56	15.00	S45°06'48"W 21.22
C13	89°59'23"	23.56	15.00	N44°53'12"W 21.21
C14	90°00'37"	23.56	15.00	S45°06'48"W 21.22
C15	89°59'23"	23.56	15.00	N44°53'12"W 21.21
C16	50°05'02"	13.11	15.00	S25°09'01"W 12.70
C17	90°00'37"	23.56	15.00	N45°06'48"E 21.22
C18	89°59'23"	23.56	15.00	S44°53'12"E 21.21
C19	89°59'23"	23.56	15.00	N44°53'12"W 21.21
C20	90°00'37"	23.56	15.00	S45°06'48"W 21.22
C21	90°00'37"	23.56	15.00	N45°06'48"E 21.22
C22	89°59'23"	23.56	15.00	N44°53'12"W 21.21

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N24°30'53"E	9.68	L3	S89°52'53"E	25.00
L2	S89°52'53"E	40.00	L4	S00°06'30"W	11.30

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

FILED
Date 3/16/23 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.
SURVEYOR

BASIS OF BEARINGS:
SURVEY NO. 17235 AS SHOWN ON SHEET 2.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'