

*** APPROVALS ***

MEADOWS AT CROOKED CREEK, PHASE 2

A Subdivision of Tracts B & D of Meadows of Crooked Creek, Phase 1

File No. LDS-21-202

I certify that, pursuant to authority granted in MLDC 10.297, this plat is hereby approved.

& located in N.W. 1/4 of Sec. 6, T38S., R.1W., W.M. & N.E. 1/4 of Sec. 1, T38S., R.2W., W.M. and in the City of Medford Jackson County, Oregon (File LDS-21-202)

*** RECORDER'S CERTIFICATE ***

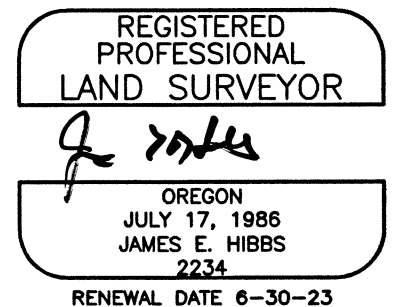
Filed for record this 13th day of April, 2023, at 9:27 o'clock A.M., and recorded in Volume 49 of Plats at Page 07 of the records of Jackson County, Oregon and recorded as Document No. 2023-6937. Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk, Sonya S. Morgan Deputy

*** 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:

Tracts B & D per MEADOWS AT CROOKED CREEK, PHASE 1, according to the official plat thereof, now of record, in Volume 46, Page 16 of plats of Jackson County, Oregon.



SURVEY FOR:

Meadows at Crooked Creek, LLC 613 Market Street Medford, OR 97504

SURVEY BY:

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

DATE:

September 10, 2022

SHEET INDEX

- 1 SIGNATURE PAGE 2 WEST PORTION 3 EAST PORTION

*** POST MONUMENTATION ***

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

J. Zayas Surveyor

* THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2023-017886 ORJCO, THIS 24th DAY OF August, 2023

APPROVED: [Signature] CITY OF MEDFORD SURVEYOR

* See Survey 23974

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

PURPOSE: To survey and monument the exterior corners of and graphically depict the deferred monuments of the Lots, Tracts, Streets and Public Pedestrian Access Way created by the MEADOWS AT CROOKED CREEK, PHASE 2, being a Subdivision of Tracts B & D per Meadows At Crook Creek, Phase 1. See City of Medford File No. LDS-21-202.

PROCEDURE: Computed the position of the interior lot & street right of way corners and set monuments at the positions that fall along the exterior boundary using Trimble R10 G.P.S. receivers and Trimble SB Robotic Total Station. The remaining interior monuments are being deferred until construction of improvements is complete.

[Signature] Kelly Akin Planning Director, April 6, 2023 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 21, 2023

[Signature] City Surveyor Jon M. Ffolie

EXAMINED AND APPROVED this 6 day of APRIL, 2023

[Signature] City Engineer Alex Georgievich

EXAMINED AND APPROVED this 6th day of January, 2023

[Signature] Gen. Toppert Nick Bakke Rogue Valley Sewer Services

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

as of 4-12-23, 2023

[Signature] David [Name] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 10th, 2023

[Signature] M. Menard, deputy Tax Collector

*** DECLARATION ***

Know all men by these presents that MEADOWS AT CROOKED CREEK, 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, and has subdivided the same into the Lots and Tract as shown on Sheets 2-3 and does hereby (1) dedicate to the public for public use, under the jurisdiction of the City of Medford, the Streets, Public Utility Easements (PUE) and Public Pedestrian Access Way (PPAW) and does hereby (2) make and establish (A) the Private Storm Drainage Easement (PSDE) for the benefit of the Lots as noted; (B) the Sanitary Sewer Easement for Rogue Valley Sewer Services (RVSS2); and (C) the Temporary Emergency Access Easement (TEAE) and does hereby (3) grant to the City of Medford the 1' Street Plugs which shall automatically be dedicated as street right of way upon acceptance by the City of Medford of the extension of the affected street(s); and does hereby (4) designate said Subdivision as MEADOWS AT CROOKED CREEK, PHASE 2.

[Signature] VIC NICOLESCU, Member MEADOWS AT CROOKED CREEK, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Vic Nicolescu and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Meadows at Crooked Creek, LLC.

Dated this 26th day of January, 2023

[Signature] Regina Elise Craistor Notary Public - Oregon

Commission No. 985263 My Commission Expires March 12, 2023

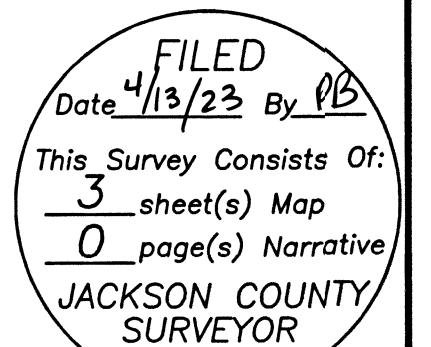
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] Surveyor

APPROVED FOR RECORDING.

[Signature] County Commissioner/Administrator

4/12/2023 DATE



SHEET 1 OF 3

23865

SURVEY FOR:
Meadows at Crooked Creek, LLC
613 Market Street
Medford, OR 97504

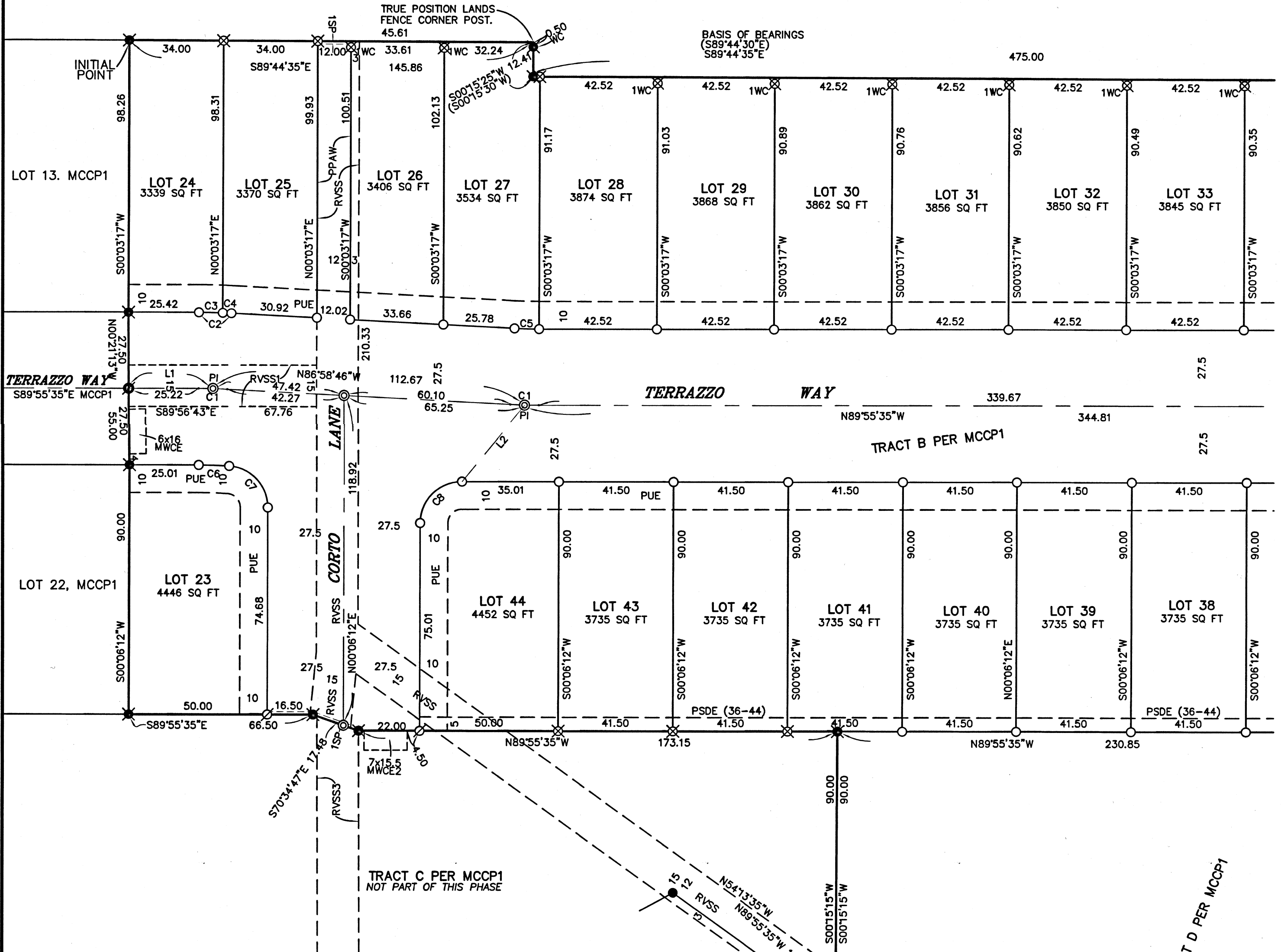
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N.E. 1/4 of Sec. 1, T38S, R2W, W.M.
and in the City of Medford
Jackson County, Oregon
(File LDS-21-202)

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

DATE:
September 10, 2022

SEE LEGEND & COURSE DATA TABLE ON SHEET 3.



SEE SHEET 3

EASEMENTS PER FIRST AM PRRS 7169-3992197 DATED 2022-09-06

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

EASEMENT FOR ELECTRICAL FACILITIES PER V.235, P.336, JCDR & DOC. 68-10236, ORJCO. SPECIFIC LOCATION NOT DISCLOSED.

EASEMENT FOR SEWER LINES PER DOC. 77-12525 & 77-13205, ORJCO. SHOWN.

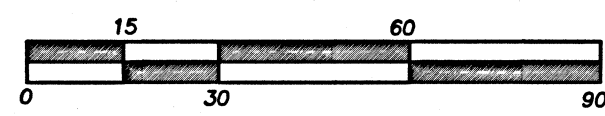
RIGHT OF WAY FOR THE MEDFORD IRRIGATION DISTRICT CANAL PER DOC. 94-29042, ORJCO. WIDTH NOT STATED.

STORM DRAINAGE EASEMENT PER MCCP1. SHOWN.

EASEMENT FOR WATER FACILITIES PER DOC. 2020-028693, ORJCO. SHOWN.

EASEMENT FOR SANITARY SEWER FACILITIES PER MCCP1. SHOWN.

EASEMENT FOR ROAD & UTILITY PURPOSES PER DOC. 94-29041, 94-29044 & 94-29045, ORJCO. EXTINGUISHED UNDER THE DOCTRINE OF MERGER OF TITLE AS THE DOMINANT & SERVENT PROPERTIES ARE OWNED BY THE SAME OWNER.



BASIS OF BEARINGS:
MCCP1 AS SHOWN.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
Date 4/13/23 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

23865

23865
17R/57

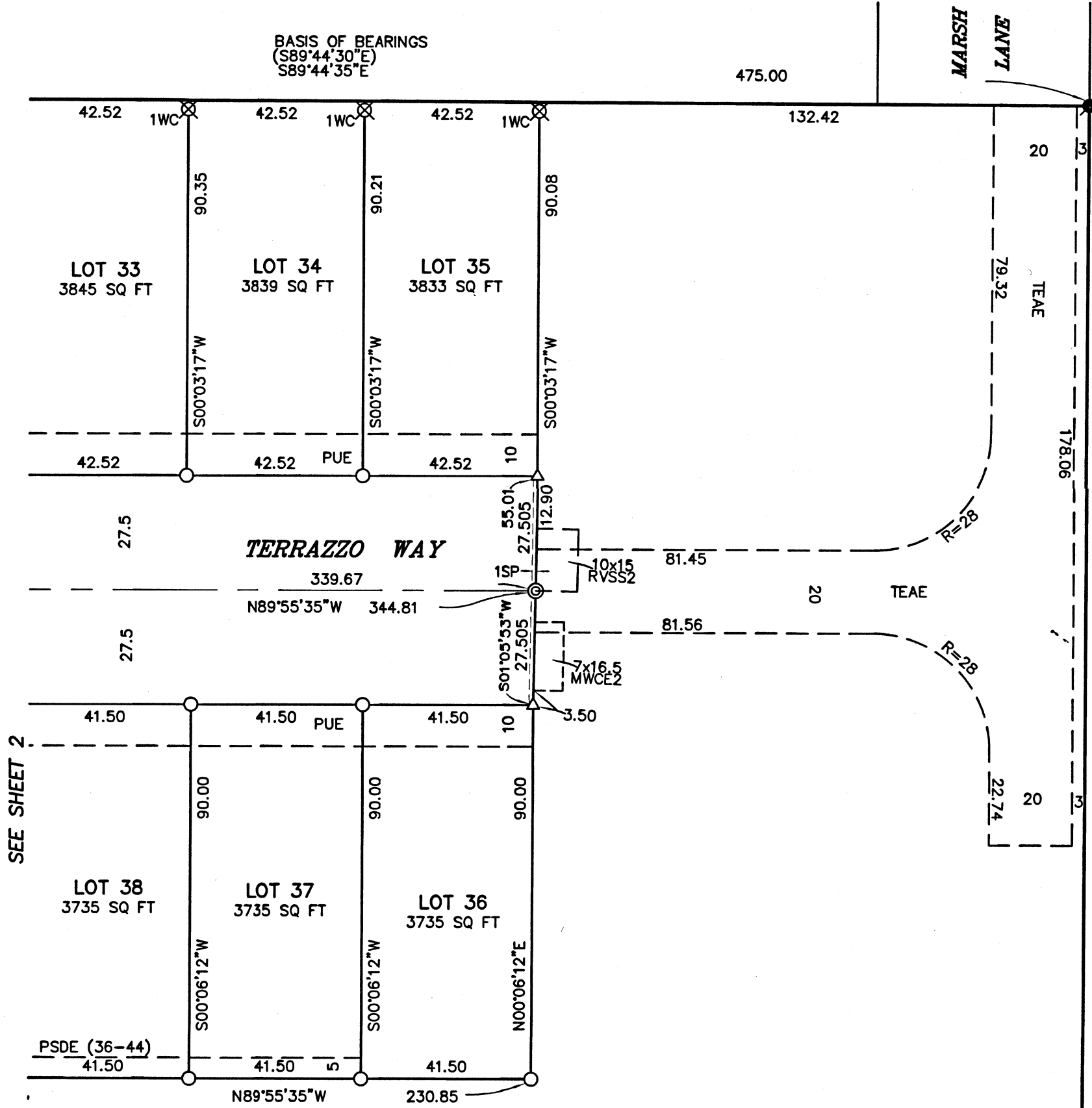
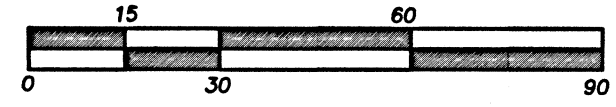
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Phone: (541) 772-2782
lfriarandassociates@charter.net

DATE:
September 10, 2022



LEGEND:

- ⊙ = FD. ALUM. CAP MKD. L.J. FRIAR & ASSOC. PER FS23271.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS15517 OR 16173.
- = FD. 5/8" IRON PIN PER FS8384.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MCCP1 OR FS23271.
- ⊗ = 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 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)

* See Survey 23974

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT (LOTS BENEFITTING).
- RVSS = 15' WIDE SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 77-12525 & 77-13205, ORJCO.
- C1/L1 = SEE COURSE DATA TABLE.
- 1SP = ONE-FOOT STREET PLUG PER THIS PLAT.
- MWCE = EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. #2020-028693, ORJCO.
- () = DEED RECORD DATA PER DOC. 2017-042998, ORJCO OR AS NOTED.
- 1RM = REFERENCE MONUMENT SET S89°55'35"E 1.00 FROM TRUE CORNER.
- #WC = WITNESS CORNER MONUMENT.
- MWCE2 = EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. #2022-_____, ORJCO.
- MCCP1 = MEADOWS AT CROOKED CREEK, PHASE 1 (FS23131).
- PPAW = PUBLIC PEDESTRIAN ACCESS WAY PER THIS PLAT.
- RVSS1 = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER MCCP1.
- TEAE = TEMPORARY EMERGENCY ACCESS EASEMENT PER THIS PLAT.
- RVSS2 = 15' WIDE SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 77-06840, ORJCO.
- IPE = IRRIGATION PIPELINE EASEMENT PER V.485, P.273, JCDR.

BASIS OF BEARINGS:

MCCP1 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	02°56'49"	10.29	200.00	N88°27'11"W 10.29	5.14
C2	02°56'49"	11.70	227.50	N88°27'11"W 11.70	
C3	02°09'37"	8.58	227.50	N88°50'47"W 8.58	
C4	00°47'12"	3.12	227.50	N87°22'22"W 3.12	
C5	02°56'49"	8.87	172.50	S88°27'11"E 8.87	
C6	03°37'56"	10.94	172.50	N88°06'37"W 10.93	
C7	86°23'51"	22.62	15.00	N43°05'43"W 20.54	
C8	89°58'13"	23.55	15.00	S45°05'19"W 21.21	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S89°55'35"E	30.36	L2	S39°35'44"W	35.65

TRACT D PER MCCP1

TRACT E
(RESERVE ACREAGE)
2.473 ACRES +/-

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172/57