

OAK GROVE ESTATES, PHASES 3 AND 4 (A PLANNED UNIT DEVELOPMENT)

Located In: The Southwest 1/4 of Section 26 Township 37 South, Range 2 West, W.M., in the City of Medford, Jackson County, Oregon Tax Lot 102

INDEX OF SHEETS table with 2 columns: SHEET NO. OF 3 and DESCRIPTION (DECLARATION, SIGNATURES, SURVEYOR'S CERTIFICATE, APPROVALS, EXCEPTIONS, NARRATIVE, SUBDIVISION MAP, EXISTING & PROPOSED EASEMENTS)

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

KNOW ALL MEN BY THESE PRESENTS THAT ORCHARD GLEN SOUTH, LLC, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS, OPEN SPACES, PUBLIC STREETS (DARLINGTON STREET AND FULHAM STREET) AND PRIVATE STREETS (OVERCUP STREET AND EMORY LANE) AS SHOWN HEREON...

ORCHARD GLEN SOUTH LLC IN WITNESS WHEREOF, SIGNED THIS THE 12th DAY OF September, 2023.

BY: [Signature]

STATE OF OREGON ) COUNTY OF JACKSON )SS TITLE: Member

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF September, 2023, BY Milo Smith, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF ORCHARD GLEN SOUTH LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY



NOTARY PUBLIC-OREGON COMMISSION NO. 1006774 MY COMMISSION EXPIRES: 12/7/2024

MEDFORD CITY PLANNING: FILE NO. LDS 21-181 APPROVALS

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature] PLANNING DIRECTOR MATT BRINKLEY

SEPT 22, 2023 DATE

EXAMINED AND APPROVED THIS 21 DAY OF September, 2023.

[Signature] Acting CITY ENGINEER DENNIS HART

[Signature] CITY SURVEYOR JON M. FROD

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 11th DAY OF OCTOBER, 2023.

[Signature] AND FOR ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 11th DAY OF October, 2023.

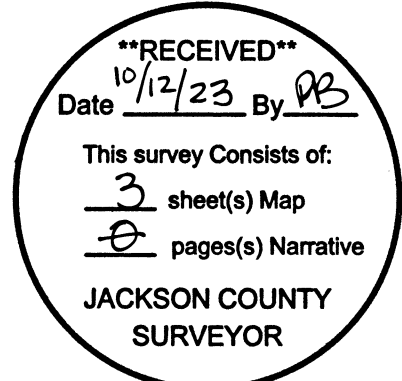
[Signature] ss Deputy TAX COLLECTOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF TAX LOT DESCRIBED IN DOCUMENT NO. 2021-028602. (CITY OF MEDFORD PLANNING FILE NO. LDS-21-181)

PROCEDURE: I RECOVERED MONUMENTS SET OR FOUND PREVIOUSLY ON THE PLAT OF OAK GROVE ESTATES, PHASES 1 AND 2 AND SURVEY NO. 23422 DONE BY THIS OFFICE. SOME OF THE MONUMENTS HAD BEEN DESTROYED AND WERE REPLACED IN RECORD POSITION. THE EXTERIOR MONUMENTS WERE SET AS SHOWN AND THE INTERIOR MONUMENTS WERE DEFERRED PENDING CONSTRUCTION.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.



I certify this plat to be an exact copy of the original David M. Minnecci SURVEYOR



David M. Minnecci OREGON JULY 26, 1998 DAVID M. MINNECCI 2349 EXPIRES 12/31/24

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, DAVID M. MINNECCI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE SOUTHEAST CORNER OF OAK GROVE ESTATES, PHASE 2 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 19, 2009 IN VOLUME 35 OF PLATS AT PAGE 9 OF RECORDS AND FILED IN THE OFFICE OF THE COUNTY SURVEYOR AS NO. 20347, SAID POINT BEING ON THE EASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2021-028602, SAID OFFICIAL RECORDS AND BEING THE INITIAL POINT OF BEGINNING OF OAK GROVE ESTATES, PHASES 3 AND 4; THENCE, ALONG SAID EASTERLY LINE, SOUTH 00°13'00" WEST 776.60 TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, SOUTH 89°40'17" WEST 378.08 FEET (TO THE SOUTHWEST CORNER THEREOF); THENCE, ALONG THE WESTERLY LINE OF SAID TRACT, NORTH 00°13'00" EAST 25.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2021-012742, SAID OFFICIAL RECORDS; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, SOUTH 89°40'17" WEST 338.67 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT, NORTH 00°00'21" WEST 598.77 FEET; THENCE, LEAVING SAID WESTERLY LINE, SOUTH 89°51'00" EAST 340.98 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°13'00" EAST 258.76 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID OAK GROVE ESTATES, PHASE 2; THENCE, ALONG THE SOUTHERLY LINE OF SAID PHASE 2 AS FOLLOWS: SOUTH 89°47'00" EAST 75.00 FEET; THENCE SOUTH 00°13'00" WEST 22.50 FEET; THENCE SOUTH 89°47'00" EAST 117.07 FEET; THENCE SOUTH 00°13'00" WEST 77.00 FEET; THENCE SOUTH 89°47'00" EAST 186.00 FEET TO THE POINT OF BEGINNING.

[Signature] David M. Minnecci SURVEYOR

EXCEPTIONS PER FIRST AMERICAN TITLE PUBLIC RECORD REPORT NO. 7169-4053061:

- 1.) CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
2.) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO, THE LEVIES AND ASSESSMENTS OF THE ROGUE VALLEY SEWER SERVICES.
3.) 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.
4.) RIGHTS OR INTERESTS ARISING FROM THAT PORTION LYING WITHIN THE ABANDONED ROGUE RIVER VALLEY RAILROAD ALONG THE SOUTH BOUNDARY HEREOF.
5.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF JACKSONVILLE HIGHWAY WATER DISTRICT FOR PIPELINE FACILITIES PER DOC. NO. 79-004148. (SHOWN ON SHEET 3).
6.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF CITY OF MEDFORD BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR WATER MAINS AND FACILITIES PER DOC. NO. 2023-004148. (EASEMENTS ARE APPURTENANT TO SUBJECT PROPERTY).
7.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF ROGUE VALLEY SEWER SERVICES FOR SEWER LINES AND FACILITIES PER DOCUMENT NO 2023-009914. (SHOWN ON SHEET 3) SEWER LINES PER DOCUMENT NO. 2023-009914. (SHOWN ON SHEET 3)
8.) LOSS OR DAMAGE BY REASON THAT THERE APPEARS TO EXIST NO INSURABLE RIGHT OF ACCESS TO AND FROM THE LAND HEREIN DESCRIBED TO A PUBLIC RIGHT-OF-WAY. UNLESS THIS MATTER IS SOLVED TO THE SATISFACTION OF THE COMPANY, THE FORTHCOMING POLICY/ENDORSEMENT WILL CONTAIN AN EXCEPTION TO COVERAGE FOR LOSS OR DAMAGE BY REASON OF LACK OF RIGHT OF ACCESS TO AND FROM THE LAND.

APPROVAL FOR RECORDING

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

10/12/23 DATE

FILED FOR RECORD THIS 12th DAY OF October, 2023 AT 1:58 O'CLOCK P.M.

AND RECORDED IN VOLUME 49 OF PLATS AT PAGE 20 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] CHRISTINE D WALKER COUNTY CLERK

[Signature] HEATHER SIMPSON DEPUTY

# OAK GROVE ESTATES, PHASES 3 AND 4

(SEE SHEET 3 FOR EASEMENT INFORMATION)

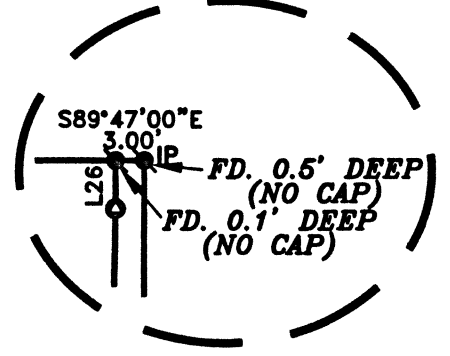
(A PLANNED UNIT DEVELOPMENT)

Located in:  
The Southwest 1/4 of Section 26  
Township 37 South, Range 2 West, W.M.,  
in the City of Medford, Jackson County, Oregon  
Tax Lot 102

(N89°47'00"W PER S/N 20347)  
N89°46'23"W 254.67'  
254.57' (HELD)  
(RECORD PER S/N 20347)

### DETAIL B

SCALE: 1" = 20'

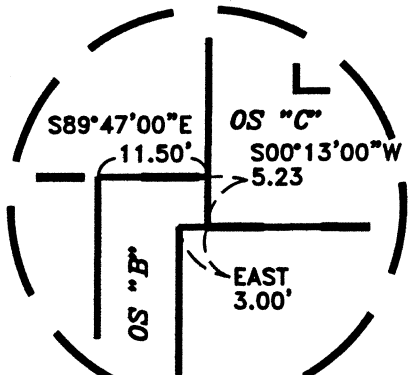


### LINE TABLE

LINE	BEARING	DISTANCE
L1	EAST	17.75'
L2	EAST	16.00'
L3	EAST	18.50'
L4	EAST	19.78'
L5	EAST	11.99'
L6	EAST	8.89'
L7	EAST	0.55'
L8	EAST	10.94'
L9	S00°13'00"W	17.75'
L10	S00°13'00"W	16.00'
L11	S00°13'00"W	18.50'
L12	SOUTH	19.00'
L13	SOUTH	18.50'
L14	SOUTH	20.50'
L15	SOUTH	17.00'
L16	SOUTH	16.00'
L17	S00°13'00"W	11.49'
L18	WEST	11.20'
L19	EAST	6.41'
L20	EAST	8.86'
L21	WEST	7.93'
L22	SOUTH	9.90'
L23	S00°13'00"W	17.50'
L24	EAST	16.77'
L25	EAST	8.89'
L26	S00°13'00"W	5.00'
L27	S89°47'00"E	63.00'

### DETAIL A

SCALE: 1" = 20'

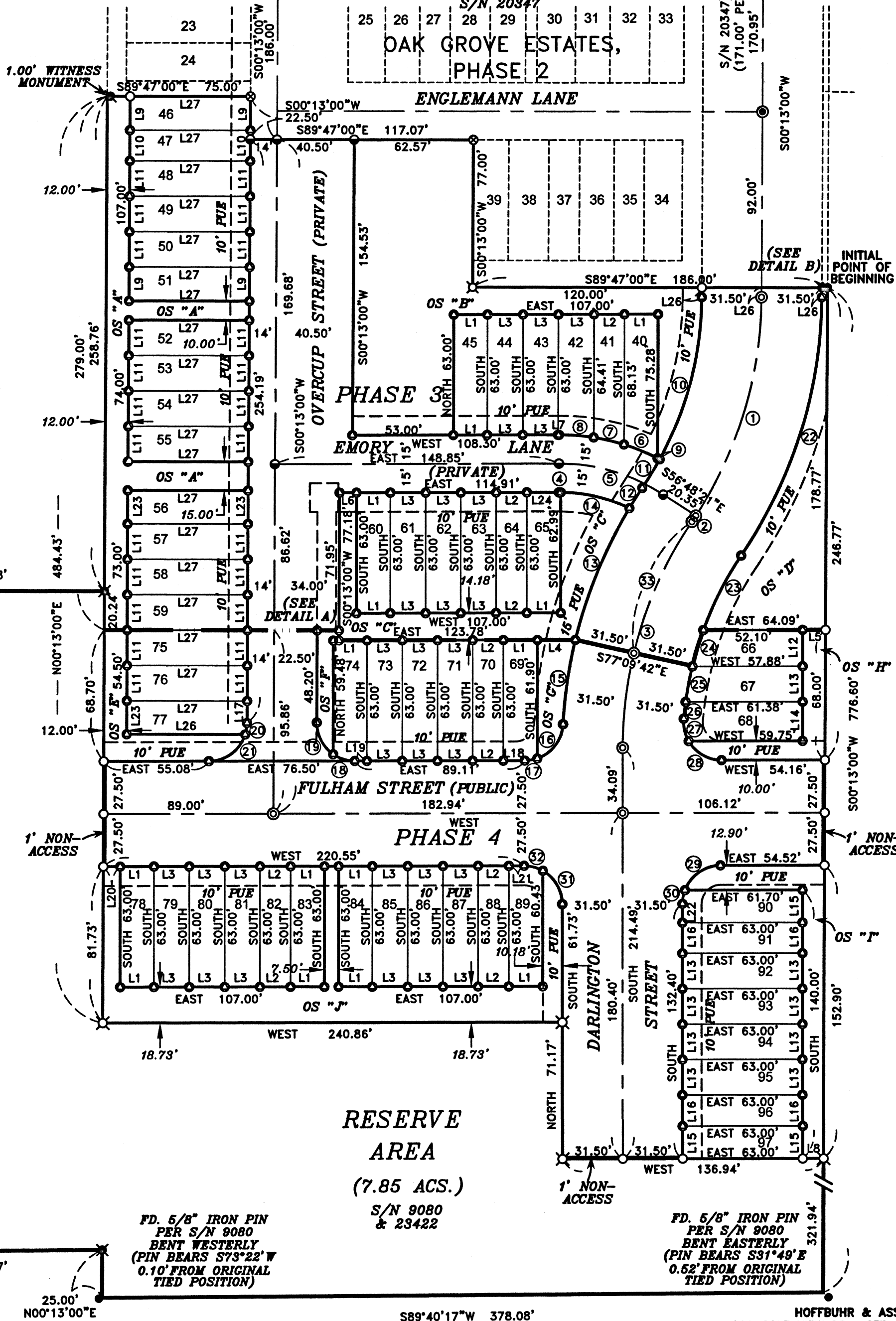


### PHASE 3 LOT SIZE

LOT NUMBER	SQUARE FEET
40	1,268
41	1,057
42	1,174
43	1,166
44	1,166
45	1,118
46	1,118
47	1,008
48	1,166
49	1,166
50	1,166
51	1,118
52	1,166
53	1,166
54	1,166
55	1,166
56	1,102
57	1,166
58	1,166
59	1,166
60	1,118
61	1,166
62	1,166
63	1,166
64	1,008
65	1,118
OS A	4,923
OS B	11,868
OS C	3,768
OS D	4,353

### PHASE 4 LOT SIZE

LOT NUMBER	SQUARE FEET
66	1,048
67	1,106
68	1,266
69	1,116
70	1,008
71	1,166
72	1,166
73	1,166
74	1,105
75	1,166
76	1,166
77	1,101
78	1,118
79	1,166
80	1,166
81	1,166
82	1,008
83	1,118
84	1,118
85	1,166
86	1,166
87	1,166
88	1,008
89	1,110
90	1,068
91	1,008
92	1,166
93	1,166
94	1,166
95	1,166
96	1,008
97	1,071
OS E	1,625
OS F	530
OS G	872
OS H	1,354
OS I	2,447
OS J	6,113



RESERVE AREA  
(7.85 ACS.)

FD. 5/8" IRON PIN PER S/N 9080 BENT WESTERLY (PIN BEARS S73°22'W 0.10' FROM ORIGINAL TIED POSITION)

S/N 9080 & 23422

FD. 5/8" IRON PIN PER S/N 9080 BENT EASTERLY (PIN BEARS S81°49'E 0.62' FROM ORIGINAL TIED POSITION)

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	32°58'39"	210.00'	120.87'	119.21'	S16°42'22"W
2	01°00'36"	210.00'	3.70'	3.70'	S33°40'36"W
3	34°12'15"	210.00'	125.36'	123.51'	S17°06'08"W
4	00°39'34"	85.00'	0.98'	0.98'	S89°36'00"E
5	33°11'39"	100.00'	57.93'	57.13'	S73°24'10"E
6	09°32'43"	115.00'	19.16'	19.14'	N68°03'13"W
7	08°11'27"	115.00'	16.44'	16.43'	N76°15'17"W
8	08°58'54"	115.00'	18.03'	18.01'	N85°30'44"W
9	00°37'14"	115.00'	1.25'	1.25'	S62°58'27"E
10	28°21'00"	178.50'	88.32'	87.42'	N14°23'30"E
11	05°38'15"	178.50'	17.56'	17.56'	S31°23'08"W
12	02°59'04"	241.50'	12.58'	12.58'	S32°42'44"W
13	17°42'45"	241.50'	74.66'	74.36'	S22°21'49"W
14	25°02'59"	85.00'	37.16'	36.87'	S76°48'58"E
15	10°34'07"	241.50'	44.55'	44.48'	S08°13'23"W
16	67°55'54"	20.00'	23.71'	22.35'	S36°54'17"W
17	19°07'46"	20.00'	6.68'	6.65'	S80°26'07"W
18	34°31'59"	20.00'	12.05'	11.87'	N72°44'01"W
19	55°41'01"	20.00'	19.44'	18.68'	N27°37'31"W
20	17°28'55"	20.00'	6.10'	6.08'	N08°57'29"E
21	72°18'06"	20.00'	25.24'	23.60'	S53°50'56"W
22	33°59'15"	241.50'	143.26'	141.17'	S17°12'38"W
23	14°04'56"	178.50'	43.87'	43.76'	S27°08'47"W
24	06°22'42"	178.50'	19.87'	19.86'	S16°55'58"W
25	06°02'47"	178.50'	18.84'	18.83'	S10°43'13"W
26	02°50'41"	178.50'	8.86'	8.86'	S06°16'29"W
27	34°51'09"	20.00'	12.17'	11.98'	S12°34'25"E
28	60°00'00"	20.00'	20.94'	20.00'	S60°00'00"W
29	69°11'30"	20.00'	24.15'	22.71'	S55°24'15"W
30	20°48'30"	20.00'	7.26'	7.22'	S10°24'14"W
31	60°36'26"	20.00'	21.16'	20.18'	S30°18'13"E
32	29°33'24"	20.00'	10.26'	10.15'	S75°18'13"E
33	20°35'47"	210.00'	75.49'	75.08'	S23°54'21"W

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON  
(541) 779-4841

BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 50' APRIL 12, 2023  
BASIS OF BEARING: SURVEY NUMBER 23422 EAST LINE

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = SET LEAD PLUG WITH TACK AND METAL WASHER WASHER STAMPED "LS 2349".
- \* ⊙ = DEFERRED 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- \* ⊙ = DEFERRED MONUMENT
- ⊙ = FOUND LEAD PLUG WITH TACK AND METAL WASHER WASHER STAMPED "LS 2349" PER S/N 20347 OR 23422.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 20347.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 20347.
- ⊙ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" PER S/N 20347.
- = FOUND 5/8" IRON PIN PER S/N 9080 AS NOTED.
- ⊙ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- OS = OPEN SPACE
- — — = PHASELINE

FILED  
Date 10/12/23 by PB  
This Survey Consist Of:  
3 sheets: Map  
6 pages: Narrative  
JACKSON COUNTY SURVEYOR

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN  
DECEMBER 31, 2023.

*David M. Minnecci*  
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT  
NO. 2024-006356 OF OFFICIAL RECORDS THIS 3rd  
DAY OF April, 2024

APPROVED: *David M. Minnecci*  
JACKSON COUNTY SURVEYOR  
City of Medford Surveyor  
Darren Gonen

REGISTERED PROFESSIONAL LAND SURVEYOR

*David M. Minnecci*

OREGON  
JULY 26, 1908  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/24

\* See Survey 24108

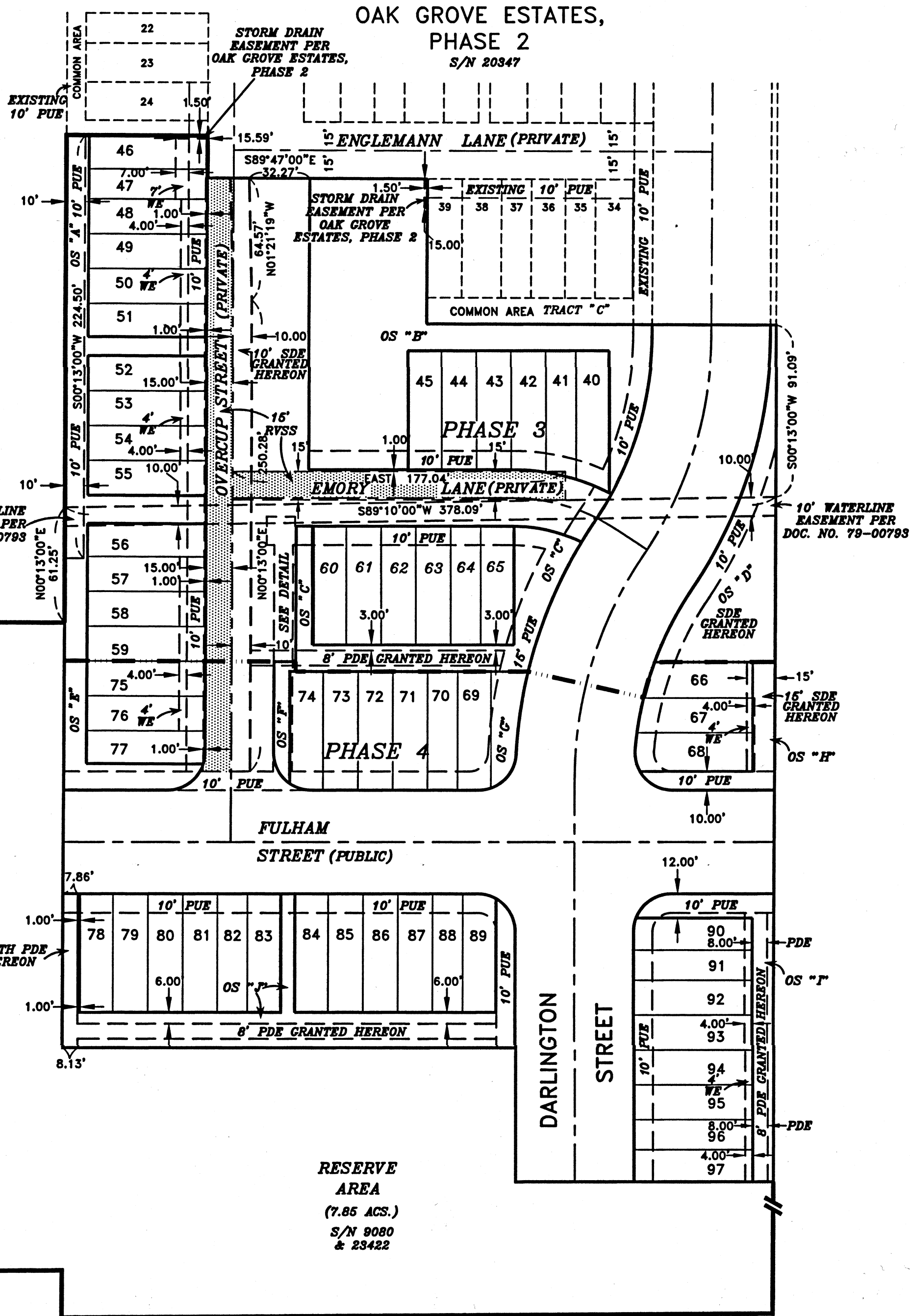
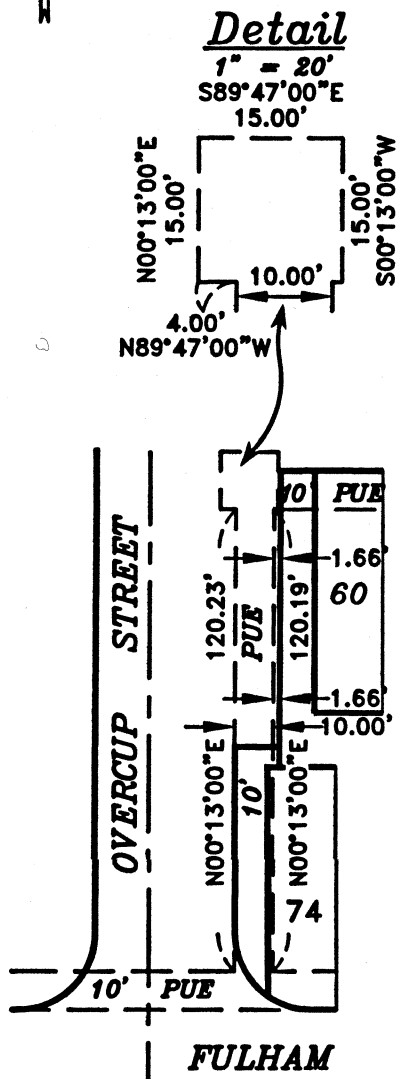
I certify this plat to be an exact copy of the original  
*David M. Minnecci*  
SURVEYOR

# OAK GROVE ESTATES, PHASES 3 AND 4

(A PLANNED UNIT DEVELOPMENT)

(SEE SHEET 1 FOR EASEMENT REFERENCES)

Located In:  
The Southwest 1/4 of Section 26  
Township 37 South, Range 2 West, W.M.,  
in the City of Medford, Jackson County, Oregon  
Tax Lot 102



FILED  
Date 10/12/23 By PB  
This Survey Consist Of:  
3 sheets; Map  
4 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON  
(541) 779-4841  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 50' APRIL 12, 2023

- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- SDE = PUBLIC STORM DRAIN EASEMENT
- WE = PRIVATE WATERLINE EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- OS = OPEN SPACE
- [Pattern] = RVSS EASEMENT PER DOC. NO. 2023-009914.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David M. Minnecci

OREGON  
JULY 29, 1909  
DAVID M. MINNECCI  
2349

EXPIRES 12/31/24

I certify this plat to be an exact copy of the original  
David M. Minnecci  
SURVEYOR

NOTE:

1.) OPEN SPACES ARE TO BE CONSIDERED COMMON AREA AND SUBJECT TO USE OF PRIVATE UTILITIES FOR WATER AND STORM DRAINAGE.

24004  
17R/70