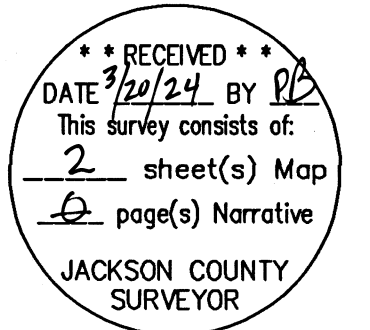


# ROCKLAND PLACE, PHASE 3

Located at:  
NW1/4 Section 34, Township 37 South, Range 1 West, W. M.,  
in the City of Medford, Jackson County, Oregon



### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Brian C. Lovett and Leslie Anne Lovett, co-trustees of the Lovett Survivor's Trust u/d May 7, 2002 are the owners of the lands hereon described and has caused the same to be subdivided into lots and streets as shown on Sheet 2 of this Plat and the number and size of the lots and course and lengths of all lines are plainly set forth and this map is a correct representation of the subdivision. We hereby dedicate to the public of the City of Medford for public use, the streets and public utility easements; and the private storm drain easements as shown on Sheet 2 of this Plat. The dedications and grants are further described thus:

- \* Public Road Rutherford Drive.
- \* Public Utility Easement (10' wide) along all dedicated street frontages, and along the south line of Harbrooke Road as shown on Sheet 2 of this plat.
- \* Private Storm Drain Easement (5' wide) over Lot 18 and Lot 21 for the benefit of Lot 17, Lot 18 and Lot 21.
- \* Private Storm Drain Easement (5' wide) over Lot 24, Lot 25, Lot 26, Lot 28 and Lot 29 for the benefit of Lots 24 through Lot 30.

We hereby designate said subdivision as Rockland Place, Phase 3.

In witness whereof, we have set our hand and seal this 2 day of March, 2024.

Brian C. Lovett, Co-Trustee  
Lovett Survivor's Trust u/d May 7, 2002

Leslie Anne Lovett, Co-Trustee  
Lovett Survivor's Trust u/d May 7, 2002

### SURVEY FOR:

Brian/Leslie Lovett  
3729 Harbrooke Road  
Medford, OR 97504

### SURVEY BY:

Pariani Land Surveying, LLC  
17 South Platt Avenue, Suite C  
Eagle Point, OR 97524

### SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law.

The parcels of land are shown on Sheet 2 of this plat, of which is a correct representation of the same and the following is an accurate description of the parent parcels, as set forth hereon:

Reserve Acreage, ROCKLAND PLACE, PHASES 1 AND 2, in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 43, Page 23 of Plat records. Together with that portion vacated by deed recorded October 11, 2021 by Instrument No. 2021-042843, Official Records of Jackson County, Oregon.

John R. Pariani, PLS

### RECORDER'S CERTIFICATE:

Filed for record this 20<sup>th</sup> day of March, 2024, at 9:34 A.M., and

recorded in Volume 50 of Plats on page 05 of the Records of Jackson County, Oregon

By: CHRISTINE D. WALKER Sonja S. Morgan  
County Clerk: Printed Name, Title Signature Date  
deputy clerk 03-20-24

### APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 20<sup>th</sup> day of March, 2024.

Ryan DeRoos as Deputy Ryan DeRoos 3-20-2024  
County Tax Collector: Printed Name, Title Signature Date

Examined and approved as required by ORS 92.100 this 20<sup>th</sup> day of MARCH, 2024.  
JUSTIN YATES [Signature] 3/20/2024  
County Assessor: Printed Name, Title Signature Date

Examined and approved this 20<sup>th</sup> day of March, 2024.  
Danny Jordan Danny Jordan 03/20/24  
County Administrator/Commissioner: Printed Name, Title Signature Date

Examined and approved this 19 day of MARCH, 2024.  
KEVIN BAIN Kevin Bain 3/19/2024  
City Planning Director: Printed Name, Title Signature Date

Examined and recommended for approval this 14 day of MARCH, 2024.  
ALEX GEORGEVICH, CITY ENGINEER [Signature] 3.14.24  
City Engineer: Printed Name, Title Signature Date

Examined and recommended for approval this 13 day of MARCH, 2024.  
Jon Proud L.S. [Signature] 3/13/24  
City Surveyor: Printed Name, Title Signature Date

### ACKNOWLEDGEMENT:

State of Oregon )  
)S.S.  
County of Jackson)

This certifies that on this 12 day of MARCH, 2024, that before me, a Notary Public, personally appeared Brian C. Lovett, Trustee and Leslie Anne Lovett, Trustee and acknowledged the foregoing instrument to be their voluntary act and deed.

MB  
Notary Signature

1037242  
Commission No.

MASON A BRANDED  
Notary Public - Oregon

JUNE 08, 2027  
My Commission Expires

### TITLE REPORT -

The following encumbrances noted in AmeriTitle Insurance Company, Report for Land Partition Title Number 616983AM with a date of March 11, 2024.

- Item 1: City liens, if any, of the City of Medford.
- Item 2: City liens, if any, of the Medford Utility Department
- Item 3: Regulations, levies assessments, water & irrigation rights for ditches and canals of Talent Irrigation District
- Item 4: Regulations, levies assessments, water & irrigation rights for ditches and canals of Medford Irrigation District
- Item 5: Water & Mineral Rights reserved in US Patent per Book 7, Page 194, Not Draftable
- Item 6: Easement (40' Wide) for the benefit of Medford Irrigation District per Book 130, Page 124, Not Draftable
- Item 7: Covenants, conditions and restrictions per Book 442, Page 159, Restricting to residential use only, etc., Not Draftable
- Item 8: Restrictive Covenant per instrument 2005-051012, Storm Calculations, Not Draftable
- Item 9: Deed declaration per instrument no. 2017-038660, Improvement requirements, Not Draftable
- Item 10: Ordinance no. 2021-119 per instrument no. 2021-042843, 2.50 vacation of Harbrooke Road, Drafted Hereon
- Item 11: Affidavit of posting in the matter of vacation of a portion of Harbrooke Rd per inst. no. 2022-032433, Not Draftable
- Item 12: Order no. 192-22 to vacate a portion of Harbrooke Road per instrument no. 2022-033098, Drafted hereon

I hereby certify that this is an exact duplicate of the original plat.

John R. Pariani

371W34bb, Tax Lot 3300



371W34bb  
Tax Lot 3300

Subdivision Plat  
Rockland Place, Phase 3

Brian/Leslie Lovett  
3720 Harbrooke Road  
Medford, OR 97504

PROJECT NO.	2022-626	SHEET	1 of 2
DATE:	March 4, 2024	DRAWING NO.	Sub-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MNB/TJA		
APPROVED BY:	JRP		
HORZ SCALE: N/A	VERT SCALE:		

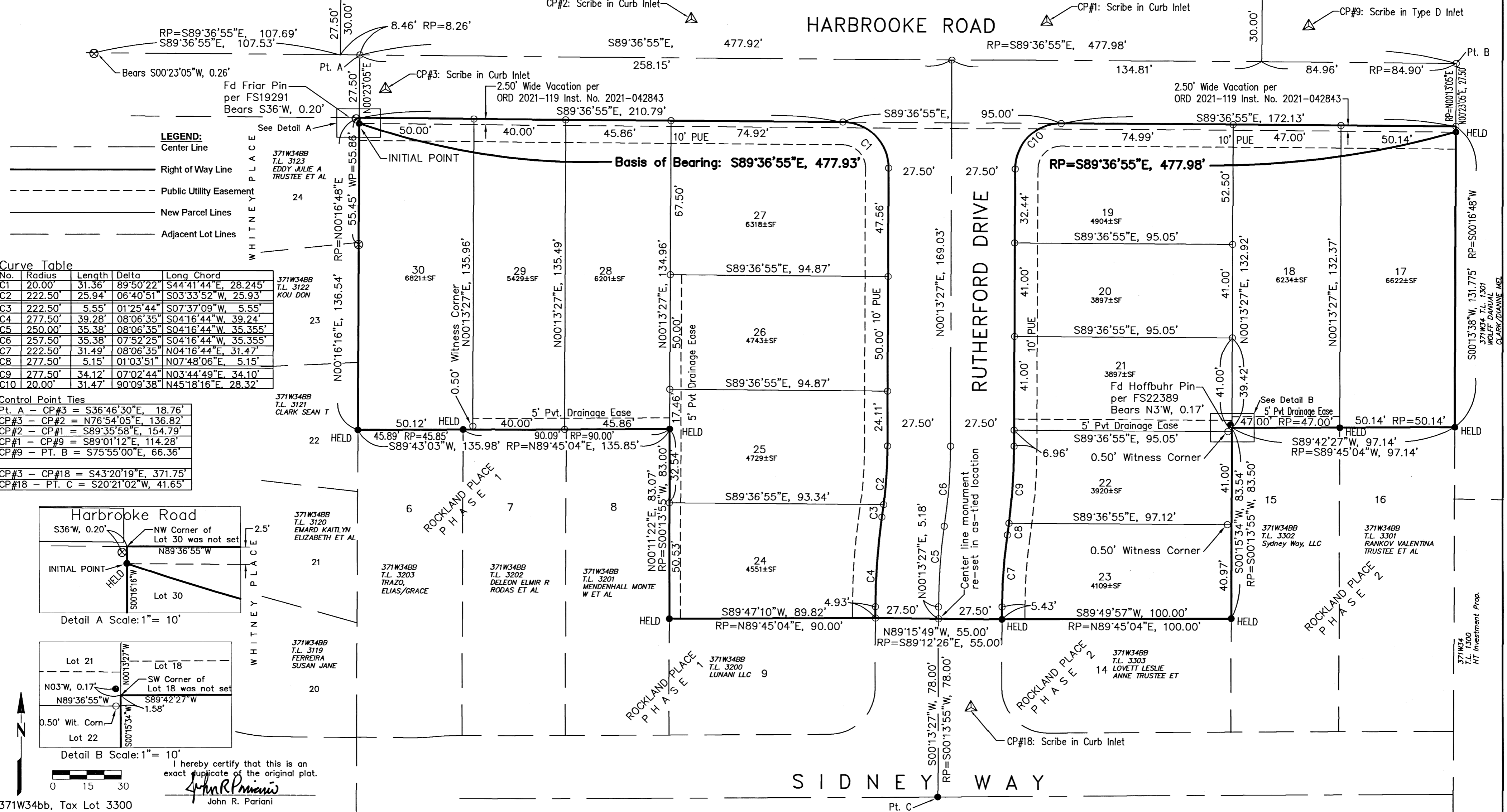
# ROCKLAND PLACE, PHASE 3

Located at:  
NW1/4 Section 34, Township 37 South, Range 1 West, W. M.,  
in the City of Medford, Jackson County, Oregon

RECEIVED  
DATE 3/20/24 BY PB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY  
SURVEYOR  
HOWARD WILLIAM  
BRET TRUSTEE E

- LEGEND:**
- Found 5/8" rebar with Cap Marked "HOFFBUHR & ASSOC, INC" per FS 22389
  - ⊗ Found 5/8" rebar with Cap Marked "LJ FRIAR & ASSOC" per FS 18789 / 19291 / 21219
  - Set 5/8" x 30" Rebar With Cap Marked "PARIANI PLS 51382
  - FS Filed Survey, Jackson County Surveyor's office 13
  - RP= Record Data per Rockland Place, Phases 1 and 2, FS 22389
  - WP= Record Data per Whitney Place, FS 19291
  - △ Survey Control Point as Noted



371W34bb, Tax Lot 3300

I hereby certify that this is an exact duplicate of the original plat.  
*John R. Pariani*  
John R. Pariani

**Pariani Land Surveying**  
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR  
*John R. Pariani*  
OREGON  
July 13, 1989  
JOHN R. PARIANI #51382  
Renews: December 31, 2024

371W34bb  
Tax Lot 3300  
**Subdivision Plat**  
**Rockland Place, Phase 3**

**Brian/Leslie Lovett**  
3720 Harbrooke Road  
Medford, OR 97504

PROJECT NO.	2022-626	SHEET	2 of 2
DATE:	March 4, 2024	DRAWING NO.	Sub-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MNB/TJA		
APPROVED BY:	JRP		
HORZ SCALE: 1" = 30'	VERT SCALE:		