

13277

LDS-92-24
LDS-91-12

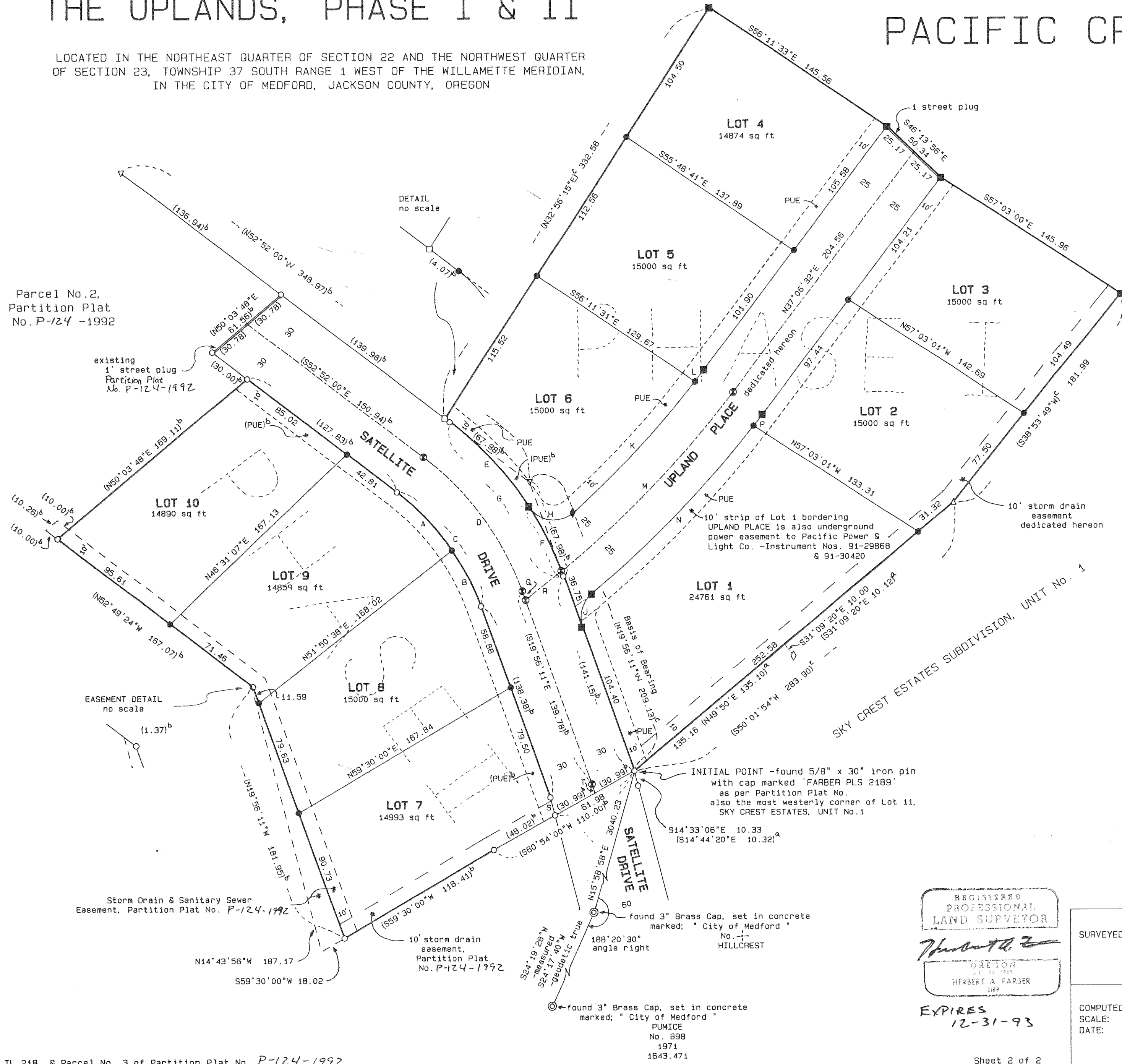
THE UPLANDS, PHASE I & II

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

PACIFIC CREST PROPERTIES

for

Parcel No. 2,
Partition Plat
No. P-124-1992



LEGEND:

- Basis of Bearing is SN 12861, as shown.
 SN indicates "as per Filed Survey Number".
 Inst. No. is of the Official Records of Jackson County, Oregon.
 Volume and Page is of the Deed Records of Jackson County, Oregon.
 SN indicates "as per Filed Survey Number".
- ⊙ found 2 1/2 inch Brass Cap, or as described.
 - △ found 5/8 inch iron pin as per SN 12861.
 - ▽ found 5/8 inch iron pin as per SN 4327.
 - found 5/8 inch iron pin, not of record, with cap marked "McMahan LS 1913".
 - found 5/8 inch iron pin set by this office on SN 13257, with cap marked "FARBER PLS 2189".
 - ◇ found 5/8 inch iron pin as per the Official Plat for SKY CREST ESTATES SUBDIVISION, UNIT No. 1, Volume 10, Page 20, Plat Records; Witness Corner to the most northerly corner of Lot 11, destroyed during construction; set 5/8 inch x 30 inch iron pin with cap marked "FARBER PLS 2189", at found position.
 - set 5/8 inch x 24 inch iron pin with cap marked "FARBER PLS 2189".
 - set 5/8 inch x 30 inch iron pin with cap marked "FARBER PLS 2189".
 - ⊙ set 2 inch Brass Cap marked "PLS 2189", in an 8 inch x 24 inch concrete monument with a 5/8 inch x 24 inch iron rod deposited within.
 - ◆ set nail with 1 1/2 inch Brass Washer marked "PLS 2189", with epoxy, in native rock outcrop.
 - ()^A indicates record data, as per the Official Plat for SKY CREST ESTATES SUBDIVISION, UNIT No. 1, Volume 10, Page 20, Plat Records.
 - ()^B indicates data, record and measured, as per Partition Plat No. P-124-1992.
 - ()^C indicates data, record and measured, as per SN 12861.
 - PUE indicates 10' Public Utilities Easement, dedicated hereon.
 - (PUE)^B indicates 10' Public Utilities Easement, as per Partition Plat No. P-124-1992.

NOTE: A royalty of \$0.10 per ton, for all commercial coal removed from premises, as per Volume 392, Page 636.
 An easement described in Volume 392, Page 354, and an easement described in Instrument No. 69-02030 are not on the property.

CURVE DATA:

curve or tangent	radius	delta	length	chord bearing & distance
A	170.00	18°26'54"	54.74	S43°38'33"E 54.50
B	170.00	14°28'54"	42.97	S27°10'39"E 42.85
C	170.00	32°55'48"	97.71	S36°24'06"E 96.37
D	200.00	32°55'48"	114.95	S36°24'06"E 113.37
E	230.00	19°46'01"	79.35	S42°59'00"E 78.96
F	230.00	13°09'47"	52.84	S26°31'06"E 52.72
G	230.00	32°55'48"	132.19	N36°24'06"W 130.38
H	20.00	98°34'45"	34.41	S82°23'22"E 30.32
J	20.00	70°27'29"	24.59	N15°17'34"E 23.07
K	675.00	10°22'12"	122.17	N43°08'10"E 122.00
L	675.00	0°50'32"	9.92	N37°31'48"E 9.92
M	700.00	13°50'30"	169.11	N44°01'47"E 168.70
N	725.00	12°37'58"	159.85	N44°12'19"E 159.53
P	725.00	0°46'48"	9.87	N37°29'56"E 9.87
Q				S19°56'11"E 6.48
R				N50°57'02"E 31.75
S				S14°33'06"E 12.71
T				S14°33'06"E 6.33

I, Herbert A. Farber, hereby certify that this is an exact copy of the original.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

HERBERT A. FARBER

SURVEYED BY: FARBER & SONS, INC.
 FARBER SURVEYING
 P.O. BOX 5286
 CENTRAL POINT, OREGON 97502

OFFICE:
 908 EAST JACKSON
 MEDFORD, OREGON 97504
 PHONE: (503) 776-0846

COMPUTED BY: HAF
 SCALE: 1 inch = 50 feet
 DATE: 10 OCT 1992

ROTATION: 0°
 ORIGIN: 11175.000 N 8650.000 E
 JOB No.: 0197-91

EXPIRES 12-31-93

13277 10/88

13277

LDS-92-24
LDS-91-12

THE UPLANDS, PHASE I & II

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES

SURVEYOR'S CERTIFICATE:

State of Oregon)
) SS
County of Jackson)

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8 inch iron pin at the most westerly corner of Lot 11, SKY CREST ESTATES SUBDIVISION, UNIT No. 1, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon and the Initial Point of THE UPLANDS SUBDIVISION, PHASE I and II; thence Northwesterly along the Northeastly right of way of Satellite Drive as follows: North 19°56'11" West 141.15 feet to a 5/8 inch iron pin; thence along the arc of a curve to the left, having a radius of 230.00 feet, a central angle of 32°55'48", a distance of 132.19 feet to a 5/8 inch iron pin; thence North 52°52'00" West 4.07 feet to a 5/8 inch iron pin; thence leaving said right of way North 32°56'15" East 332.58 feet; thence South 56°11'33" East 145.56 feet; thence South 46°13'56" East 50.34 feet; thence South 57°03'00" East 145.96 feet to a point on the Northwesterly line of said SKY CREST ESTATES SUBDIVISION, UNIT No. 1; thence Southwesterly along the Northwesterly line of said Subdivision as follows: South 38°53'49" West 181.99 feet to a 5/8 inch iron pin; thence South 50°01'54" West 283.90 feet to the Initial Point.

TOGETHER WITH the following described parcel:

Commencing at said 5/8 inch iron pin at the most westerly corner of Lot 11, SKY CREST ESTATES SUBDIVISION, UNIT No. 1, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence Southwesterly along the Northwesterly line of said Subdivision as follows: South 60°54'00" West 61.98 feet to a 5/8 inch iron pin and the Point of Beginning; thence continuing South 60°54'00" West 48.02 feet to a 5/8 inch iron pin; thence South 59°30'00" West 118.41 feet to a 5/8 inch iron pin; thence leaving said Northwesterly Subdivision line North 19°56'11" West 181.95 feet to a 5/8 inch iron pin; thence North 52°49'24" West 167.07 feet to a 5/8 inch iron pin; thence North 50°03'48" East 169.11 feet to a 5/8 inch iron pin on the Westerly right of way of Satellite Drive; thence along said Westerly right of way line as follows: South 52°52'00" East 127.83 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right, having a radius of 170.00 feet, a central angle of 32°55'48", a distance of 97.71 feet to a 5/8 inch iron pin; thence South 19°56'11" East 138.38 feet; thence South 14°33'06"E 12.71 feet to the Point of Beginning.

Herbert A. Farber
Herbert A. Farber, PLS 2189

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 24, 1995
HERBERT A. FARBER
2189

EXPIRES 12-31-93

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Pacific Crest Properties, Inc., an Oregon Corporation, Gary T. Whittle, President, and Gary T. Whittle, and Sandra J. Whittle, husband and wife, as tenants by the entirety are the owners of the lands hereon described, and that we have subdivided the same into lots and street as shown hereon and the size of the lots and the lengths of all the lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do hereby dedicate to the public for public use, the street and easements shown hereon, and hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a street plug. By its approval of the plat, the City of Medford declares that upon the approved dedication of the extension of the affected street, it hereby dedicates this street plug for public street purposes. We hereby designate said subdivision as THE UPLANDS, PHASE I & II.

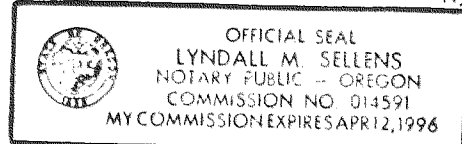
Gary T. Whittle
Pacific Crest Properties, Inc.
Gary T. Whittle, President

Gary T. Whittle *Sandra J. Whittle*
Gary T. Whittle Sandra J. Whittle

State of Oregon)
) SS
County of Jackson)

Personally appeared the above named Pacific Crest Properties, Inc., an Oregon Corporation, Gary T. Whittle, President and and Gary T. Whittle, and Sandra J. Whittle, husband and wife, and acknowledged the foregoing to be their voluntary act and deed.

before me *Lyndall M. Sellens* this 8th day of December, 1992
Notary Public for the State of Oregon.
My commission expires 4-12-96



BANK RELEASE

We, BANK OF SOUTHERN OREGON, the undersigned beneficiary of certain Trust Deeds recorded as Instrument Nos. 91-29085, 92-17304 and 92-22513, of the Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public use.

Signed this 7 day of December, 1992.

Michael Vogt
PRESIDENT, BANK OF SOUTHERN OREGON

The foregoing instrument was acknowledged before me: _____
Notary Public for the State of Oregon.

Judith Elmore
JUDITH ELMORE
NOTARY PUBLIC - OREGON
My Commission Expires April 93

APPROVALS:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved. File No. LDS-92-24, LDS-91-12.

James McEill
Planning Director

DEC 14, 1992
Date

Examined and approved this 9th day of DECEMBER, 1992.

Lawrence J. Beckner
City Engineer
For: ROBERT DEVEL

Paul D. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of Dec. 16, 1992

Richard B. Mills, Deputy
Deputy

Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S.

92.095 have been paid as of December 16, 1992

Barbara E. Weide
Tax Collector

WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

RECORDER:

For order of the County Court approving this plat see Volume _____, Page _____, of County Commissioner's Journal of Proceedings.
Filed for record this 17 day of December, 1992, at 10:28 'clock

A .M. and recorded in Volume 17 of Plats on Page 39 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Angria
Deputy

SUBDIVISION PLAT CONSENT AFFIDAVIT:

From Amblewood Developments, as tenants by the entirety, recorded as Instrument

No. 92-38939 of the Official Records of Jackson County, Oregon.

95-15559
BY: ROGER ROBERTS
CO. SURVEYOR 4/9/96

I, Herbert A. Farber, hereby certify that this is an exact copy of the original

Herbert A. Farber

SURVEYED BY: FARBER & SONS, INC.
FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: HAF
SCALE: 1 inch = 50 feet
DATE: 10 OCT 1992

ROTATION: 0°
ORIGIN: 11200.000 N 8650.000 E
JOB No.: 0197-91

Survey No. 13277

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

Survey for: Pacific Crest Properties, Inc.
P.O. Box 1488
Medford, Oregon, 97501

Location: Located in the Northeast Quarter of Section 22, and
all Quarters of Section 23, Township 37 South, Range 1
West of the Willamette Meridian, in the City of
Medford, Jackson County, Oregon

Purpose: To survey and monument THE UPLANDS SUBDIVISION, PHASES
I AND II as approved by the Medford Planning Commission,
Planning File No. LDP-92-24.

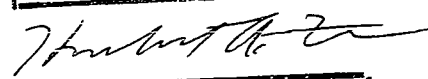
Procedure: I used control established in the performance of Filed
Survey No. 13257 as the basis of my survey. I then
computed positions and set monuments as shown on the
accompanying map.

Bearing is based on Filed Survey No. 13257 as shown.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: 10 October 1992

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

Expires 12-31-92

** RECEIVED **
Date 12-17-92 By SK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR