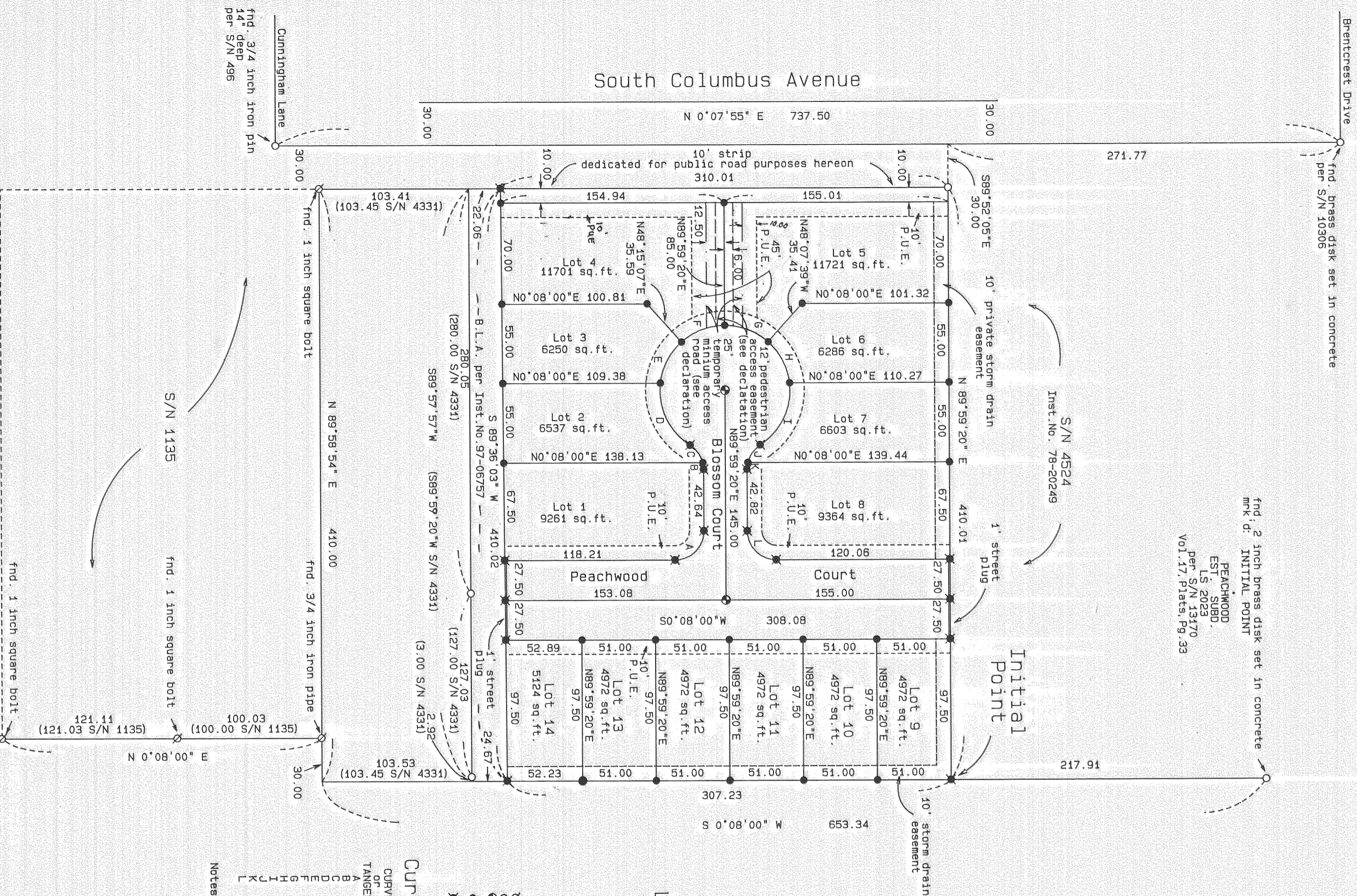


Pear Valley
a Subdivision
Located in the southwest quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.
for

Wayne Van Wey

P.O. Box 841
Medford, Oregon 97501

found 2 inch brass disk set in concrete
mark of INITIAL POINT
PEACHWOOD
EST. S. 2023
per S/N 13170
Vol. 17, Plats. Pg. 33



Legend:

- Basis of Bearing is NAD-83 True North as determined by Global Positioning Satellite observations.
- S/N is survey number on file at the Jackson County Surveyor's Office.
- Inst. No. is Instrument Number of the Official Records of Jackson County, Oregon.
- Vol. Pg. are Volume and Page of the Records of Jackson County, Oregon as shown.
- B.L.A. is boundary line agreement.
- Q found monument per S/N 1135 as shown.
- O found 5/8 inch iron pin monument per S/N 4331 or as shown.
- ⊕ set 2 1/2 inch brass cap in well monument per City of Medford standards.
- set 5/8 by 2 1/2 inch iron pin monument with yellow plastic cap.
- ⊙ set 5/8 by 3/4 inch iron pin monument with yellow plastic cap marked FARBBER PLS 2189.
- ⊙ set 5/8 by 3/4 inch iron pin monument with yellow plastic cap marked FARBBER PLS 2198.

Curve Data:

CURVE OR TANGENT	RADIUS	DELTA	LENGTH	BEARING LONG CHORD & DISTANCE OF
A	20.00	90°08'40"	31.47	N44°56'20"W 28.32
B	20.00	13°55'11"	4.86	S83°01'45"W 4.85
C	20.00	43°30'05"	15.18	S54°19'07"W 14.82
D	45.00	63°56'41"	50.22	S64°32'25"W 47.66
E	45.00	41°44'15"	32.78	N62°37'07"W 32.06
F	45.00	41°44'19"	32.78	N20°52'51"W 32.05
G	45.00	41°52'56"	32.89	N62°48'44"E 32.17
H	45.00	41°52'59"	32.89	N62°48'44"E 32.17
I	50.00	63°39'52"	30.00	S84°57'25"E 17.56
J	50.00	43°43'23"	13.52	S83°09'58"E 14.77
K	20.00	89°51'20"	31.37	N45°03'40"E 28.25

Notes:

- There will be no direct access to South Columbus Avenue from Lots 4 and 5.
- the temporary utility easement described in Inst. No. 97-03985 is temporary in nature and is extinguished upon the City of Medford's approval of this plat, its concerning the temporary minimum access road and its closure.
- The City of Medford is responsible for placing a barricade and closing the minimum access off of all but pedestrian traffic upon the connection of Peachwood Court to other streets, per City of Medford Staff Report dated October 3, 1996, File No. LDS-96-35.

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBBER

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

RENEWAL DATE 12-31-97

SURVEYED BY:
FARBBER & SONS, INC.
dba FARBBER SURVEYING
(541) 776-0846

OFFICE LOCATION:
120 WISTLETTLE
MEDFORD, OREGON 97502

MAILING ADDRESS:
P. O. BOX 5286
CENTRAL POINT, OREGON 97502

COMPUTED BY: FAF
SCALE = 1 inch = 60 feet
DATE: 18 MAR 1997

ROTATION: 90°
JOB No. 0600-96

Pear Valley

a Subdivision
Located in the southwest quarter of Section 36, Township 37
South, Range 2 West of the Willamette Meridian, City of
Medford, Jackson County, Oregon.
for

Wayne Van Wey

P.O. Box 841
Medford, Oregon 97501

Surveyor's Certificate:

State of Oregon }
County of Jackson } ss

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:

Commencing at a brass disk monumenting the Initial Point of Peachwood Estates Subdivision as recorded in Volume 17, Page 33 of the Plat Records of Jackson County, Oregon, located in the southwest quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, said County and State; thence South 0°08'00" West, along the east line of Block 4, Orchard Home Association Tract as Recorded in Volume 1, Page 67 of said Plat Records, 217.91 feet, to a 5/8 by 30 inch iron pin monumenting the Initial POINT OF BEGINNING of this subdivision; thence continue South 0°08'00" East, along said east line, 307.23 feet, to a 5/8 inch iron pin monument; thence South 89°36'03" West, 410.02 feet, to a 5/8 inch iron pin monument on the east right of way line of South Columbus Avenue; thence North 0°07'55" East, along said east right of way line, 310.01 feet, to a 5/8 inch iron pin monumenting the southwest corner of that tract described in Instrument No. 78-20249 of the Official Records of said County and State; thence North 89°59'20" East, along the south line of said tract, 410.01 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189



RENEWAL DATE 12-31-97

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Wayne Van Wey Pension Trust and Dale Van Wey, are the owners of the land hereon described, and that we have subdivided the same into lots as shown hereon and the size of the lots and the lengths of all 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, easements and streets shown hereon, and do hereby grant an easement for public use for ingress and egress the area shown hereon as a minimum access road, this easement is temporary and is extinguished upon the City of Medford's approval of the connection of Peachwood Court to the City of Medford streets, at which time it will be replaced with a public pedestrian easement for ingress and egress, 6 feet on both sides of the center line of said minimum access road, and do hereby grant to the City of Medford in fee simple the areas shown hereon as street plugs. By its approval of the plat, the City of Medford declares that on the approved extension of the affected street, it thereby dedicates these street plugs for public street purposes. We hereby designate said Subdivision as Pear Valley.

Wayne Van Wey
Wayne Van Wey Pension Trust
Wayne Van Wey, Trustee

Dale Van Wey
Dale Van Wey
Wayne Van Wey attorney in fact
see Instrument No. 97-03984
Official Records of Jackson County, Oregon

State of Oregon }
County of Jackson } ss

Personally appeared the above named Wayne Van Wey, and acknowledge the foregoing to be his voluntary act and deed.

Before me: 3-19-97

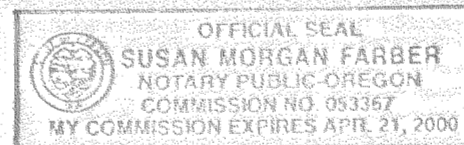
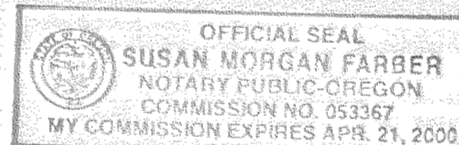
Susan Morgan Farber
Notary Public, State of Oregon

State of Oregon }
County of Jackson } ss

Personally appeared the above named Wayne Van Wey, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Dale Van Wey and that he executed the foregoing instrument by authority of and in behalf of said principal, and that he acknowledged said instrument to be the act and deed of said principal.

Before me: 3-19-97

Susan Morgan Farber
Notary Public, State of Oregon



Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. Eismann MARCH 31, 1997
Planning Director Date

Examined and approved this 20th day of March 1997.

Laura J. Benson *Paul D. Lewis*
Acting City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 this

20th day of April 1997 at 10:08 o'clock
John W. Math
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 4/2/97

Lynette Smith
Tax Collector

For the order of the County Court approving this plat see Volume _____ Page _____ of the Commissioner's Journal of Proceedings.

Recorder:

Filed for record this 8 day of April, 1997 at 10:08 o'clock
A. M. and recorded in Volume 22 at Page 8 of the Plat
Records of Jackson County, Oregon

Kathleen S. Berkett *Glendon E. Bartlett*
County Clerk Deputy

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

Purpose: To survey and monument the subdivision approved by the City of Medford Planning Commission City planning file LDS-96-35, dated October 24, 1996.
Procedure: -Utilizing Global Positioning Satellite observations, Nikon Total Station and a Sokkia SDR-33 data collector, I tie the monuments shown here on.
-I located the property and set the exterior boundary, lot corners and center line monuments as shown hereon.

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

Herbert A. Farber

SURVEYED BY:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0848
OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501
MAILING ADDRESS: P. O. BOX 5286 CENTRAL POINT, OREGON 97502

COMPUTED BY: FAF
SCALE = 1 inch : 60 feet
DATE: 26 FEB 1997
ROTATION: 0°
JOB No. 0600-96

ORIGIN: 9750.000 N 19540.000 E