

PHEASANT MEADOWS SUBDIVISION PHASE 1

A Replat of a portion of Lots
1, 2, 3, 4 & 5 of BLOCK 1,
MRS. CARDWELL'S ADDITION TO JACKSONVILLE
Located in:
in the Northeast 1/4 of Section 32,
Township 37 South, Range 2 West, W.M.,
City of Jacksonville, Jackson County, Oregon

LOT SIZE			
LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	14731	21	10695
2	15398	22	11704
3	24231	23	9703
4	9600	24	8925
5	10589	25	8500
6	14176	26	8372
7	10267	27	16069
8	8492	28	14227
9	9522	29	14341
10	10000	30	11011
11	9500	31	15539
12	9180	32	10552
13	10592	33	9790
14	14663	34	11050
15	17881	35	11289
16	12275	36	11598
17	11657	37	12388
18	12926	38	11226
19	11060	39	12183
20	10707	40	11717

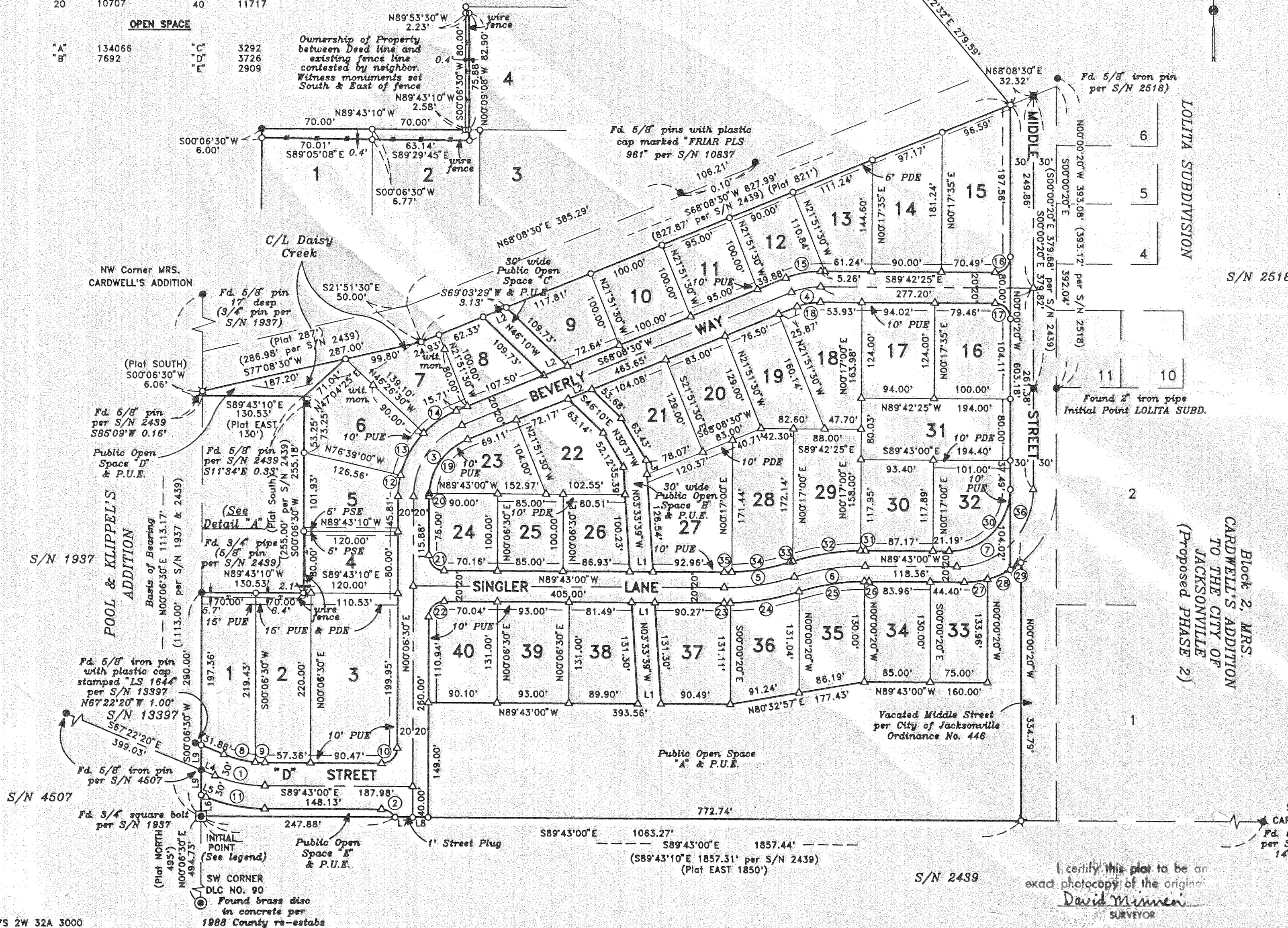
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°43'00"E	30.07'
L2	N68°08'30"E	32.92'
L3	S03°33'39"E	18.31'
L4	S67°22'20"E	19.44'
L5	S67°22'20"E	7.00'
L6	N00°06'30"E	27.68'
L7	S89°43'00"E	22.65'
L8	S89°43'00"E	20.00'
L9	N00°06'30"E	32.48'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	22°20'40"	170.00'	66.30'	65.88'	S78°32'40"E
2	60°00'00"	20.00'	20.94'	20.00'	S59°43'00"E
3	68°02'00"	100.00'	118.74'	111.89'	N34°07'30"E
4	22°09'05"	100.00'	38.66'	38.42'	N79°13'02"E
5	17°53'11"	300.00'	93.65'	93.27'	N81°20'24"E
6	17°53'11"	300.00'	93.65'	93.27'	N81°20'24"E
7	44°42'57"	100.00'	78.04'	76.08'	N67°55'31"E
8	17°09'46"	140.00'	41.94'	41.78'	N75°57'13"W
9	05°10'54"	140.00'	12.66'	12.66'	N87°07'33"W
10	90°10'30"	20.00'	31.48'	28.33'	S45°11'45"W
11	22°20'40"	200.00'	78.00'	77.50'	S78°32'40"E
12	13°14'30"	120.00'	27.73'	27.67'	S06°43'45"W
13	30°12'30"	120.00'	63.27'	62.54'	N28°27'15"E
14	24°35'00"	120.00'	51.49'	51.09'	S55°51'24"W
15	22°09'05"	120.00'	46.39'	46.11'	N79°13'02"E
16	90°17'55"	20.00'	31.52'	28.36'	N45°08'37"E
17	89°42'05"	20.00'	31.31'	28.21'	S44°51'23"E
18	22°09'05"	80.00'	30.93'	30.74'	S79°13'02"W
19	65°07'26"	80.00'	90.93'	86.11'	S35°34'47"W
20	02°54'34"	80.00'	4.06'	4.06'	S01°33'47"E
21	89°49'30"	20.00'	31.35'	28.24'	S44°48'15"E
22	90°10'30"	20.00'	31.48'	28.33'	N45°11'45"E
23	01°29'48"	320.00'	8.36'	8.36'	S89°32'06"W
24	16°23'23"	320.00'	91.54'	91.23'	N80°35'30"E
25	17°40'27"	280.00'	86.37'	86.03'	N81°14'02"E
26	00°12'45"	280.00'	1.04'	1.04'	S89°49'22"E
27	14°45'59"	120.00'	30.93'	30.84'	S82°54'00"W
28	15°31'21"	120.00'	32.51'	32.41'	S67°45'20"W
29	75°58'56"	120.00'	16.72'	16.70'	S56°00'12"W
30	90°17'20"	80.00'	126.07'	113.42'	N45°08'20"E
31	01°06'59"	320.00'	6.24'	6.24'	S89°43'30"W
32	16°00'37"	320.00'	89.42'	89.13'	N81°09'42"E
33	00°45'35"	320.00'	4.24'	4.24'	S72°46'36"W
34	15°49'51"	280.00'	77.36'	77.12'	S80°18'44"W
35	02°03'21"	280.00'	10.05'	10.05'	S89°15'20"W
36	45°34'23"	100.00'	79.54'	77.46'	N22°46'51"E

OPEN SPACE			
"A"	"B"	"C"	"D"
134066	7692	3292	3726
		2909	

DETAIL "A"
(Scale - 1" = 60')

"STATION 64" Found punched-marked nail in A/C per S/N 7044



All deferred monuments will be set no later than
July 1, 1998
David Minnecci
Surveyor

All deferred monuments are now set, see Document
No. 01-57600 of Official Records this 30th day of
November, 2001
Approved: *David Minnecci*
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
(541) 779-4641
By: David M. Minnecci RPLS No. 2349
Scale: 1 inch = 100' April 18, 1997
Basis of Bearing: Survey Number 2439
(West line)

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECCI LS 2349"
- ⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349"
- = Set brass disc stamped "INITIAL POINT LS 2349" in 8" x 8" x 24" concrete
- ⊠ = Found 5/8" pin per S/N 2439
- = Found monument as noted
- ⊙ = Found brass cap monument
- △ = Deferred Monument See CS 17134
- S/N = Survey number
- PDE = Private easement for storm drainage construction and maintenance
- PSE = Private easement for sanitary sewer construction and maintenance
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- wh. mon. = Witness monument

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349
Expires 12-31-98

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

15420 11R/42

**PHEASANT MEADOWS SUBDIVISION
PHASE 1**

A Replat of a portion of Lots
1, 2, 3, 4 & 5 of BLOCK 1,
MRS. CARDWELL'S ADDITION TO JACKSONVILLE
Located in:
in the Northeast 1/4 of Section 32,
Township 37 South, Range 2 West, W.M.,
City of Jacksonville, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, MOUNTAIN PARK DEVELOPMENT, L.L.C., an Oregon limited liability company, are the owners in fee simple of the land hereon described and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length 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 the streets shown hereon, together with those easements labeled as public utility easements, and we hereby create, for those affected lots, private storm drainage and sanitary sewer easements. We hereby grant to the City of Jacksonville in fee simple, those areas portrayed and designated as Open Space, and that area portrayed and designated as a 1-foot street plug. By its approval of this plat, the City of Jacksonville declares that upon dedication of the extension of the affected streets, it hereby dedicates the street plug for public street purposes. We hereby designate said subdivision as PHEASANT MEADOWS SUBDIVISION, PHASE 1.

MOUNTAIN PARK DEVELOPMENT, L.L.C.

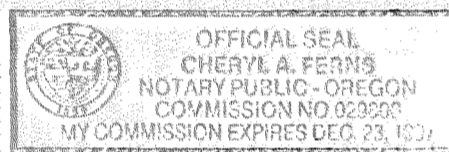
IN WITNESS HEREOF, signed this 10th day of JUNE, 1997.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Douglass A. Neuman
Douglass A. Neuman
Managing Partner,
MOUNTAIN PARK DEVELOPMENT, L.L.C.

The foregoing instrument was acknowledged before me this 10th day of JUNE, 1997, by Douglass A. Neuman, known to me as the person who executed the within instrument on behalf of MOUNTAIN PARK DEVELOPMENT, L.L.C.

Before me:



Cheryl A. Ferns

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

KEY BANK OF OREGON, an Oregon banking corporation, the undersigned beneficiary of a certain Trust Deed recorded February 18, 1997 as Document No. 97-05212, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

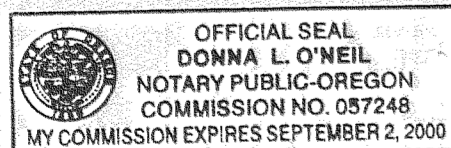
IN WITNESS HEREOF, signed this 23rd day of June, 1997.

James W. Bowman
Authorized Representative,
KEY BANK OF OREGON
AVP
Title

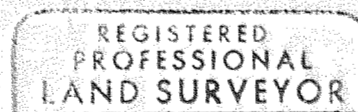
STATE OF OREGON }
COUNTY OF JACKSON } ss.
minnecci

The foregoing instrument was acknowledged before me this 23rd day of June, 1997, by James W. Bowman, known to me as the person who executed the within instrument on behalf of KEY BANK OF OREGON.

Before me:



Donna L. O'Neil



David M. Minnecci
OREGON
JULY 26, 1998
DAVID M. MINNECCI
2349

Expires 12/31/98

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

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:

Commencing at the Southwest corner of Donation Land Claim No. 90 in Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 00°06'30" East, along the Westerly line of said Claim, 494.73 feet to a brass disc in concrete marking the INITIAL POINT OF BEGINNING of PHEASANT MEADOWS SUBDIVISION, PHASE 1; thence South 89°43'00" East (Plat EAST), to and along the Southerly line of MRS. CARDWELL'S ADDITION TO JACKSONVILLE, according to the Official Plat thereof, 1063.27 feet; thence, leaving said Southerly line, North 00°00'20" West 334.79 feet to the Southerly line of Middle Street; thence, along said Southerly line, along the arc of a 120.00 foot radius curve to the right (the long chord to which bears South 56°00'12" West 16.70 feet), an arc distance of 16.72 feet to the Westerly right-of-way line of said Middle Street; thence North 00°00'20" West, along said Westerly line, 603.18 feet to the Northerly line of Block 1 of said Addition; thence, along the boundary of said Block 1, the following courses: South 68°08'30" West 827.99 feet (Plat 821 feet); thence South 77°08'30" West 287.00 feet; thence South 00°06'30" West (Plat SOUTH) 6.06 feet; thence South 89°43'10" East 130.53 feet (Plat EAST 130 feet); thence South 00°06'30" West (Plat SOUTH) 255.18 feet; thence, leaving said Block boundary, North 89°43'10" West 130.53 feet to the aforesaid Westerly line of Donation Land Claim No. 90; thence South 00°06'30" West, along said Westerly line, 290.00 feet to the Initial Point of Beginning.

David M. Minnecci
SURVEYOR

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 3 day of JULY, 1997 at 12:59 O'Clock P.M. and recorded in Volume 22 of Plats at page 16 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Robb Kelley
Deputy

*** APPROVALS ***

I certify that, pursuant to authority granted to us by the JACKSONVILLE PLANNING COMMISSION in open meeting of FEBRUARY 7th, 1996, the above named Plat is hereby approved this 25th day of JUNE, 1997.

Joyce Coleman
President

Debbi Sharp
Secretary

Examined and approved this 25th day of June, 1997.

Paul G. Lan, P.E.
City Engineer

Examined and approved this 30th day of June, 1997.

Roger Roberts
County Surveyor

Examined and approved as required by O.R.S. 92.100 this 1st day of July, 1997.

Ron Lindsey Depts
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 1st day of July, 1997.

Carol Applegate, Deputy
Tax Collector

SURVEY NO. 15420

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: MOUNTAIN PARK DEVELOPMENT, L.L.C.
4240 Highway 99 South
Ashland, Oregon 97520

Location: Lots 1, 2, 3, 4 and 5 of MRS. CARDWELL'S ADDITION TO
JACKSONVILLE in the Northeast One-Quarter (1/4) of Section 32,
Township 37 South, Range 2 West, Willamette Meridian, City of
Jacksonville, Jackson County, Oregon

Purpose: To survey, monument and prepare a Subdivision Plat for
PHEASANT MEADOWS SUBDIVISION, PHASE 1.

Procedure: Utilizing found monumentation from Surveys No. 1937, 2439, 2518,
4507 and 13397, I set monuments as shown on the accompanying
Subdivision Plat.

Basis of
Bearing: West line of Survey No. 2439.

Date: April 18, 1997

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minneci

OREGON
JULY 26, 1998
DAVID M. MINNECI
2349

David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/98
1062 E. Jackson Street
Medford, Oregon 97504