

# EASTLAND COTTAGES SUBDIVISION

A portion of Lot 1, Block 3, PIERCE SUBDIVISION,  
in the N.W. 1/4 of Sec. 21, T.37 S., R.1 W., W.M.  
City of Medford Jackson County, Oregon  
(City of Medford Planning File #LDS-93-46)

**SURVEY FOR:**  
PAC CORP BUILDERS  
P.O. BOX 1091  
GRANTS PASS, OR 97526

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

**LEGEND:**

- ⊙ - FD. COUNTY SURVEYOR'S BRASS DISK IN CONCRETE PER RE-ESTAB'S.
- - FD. CITY OF MEDFORD BRASS DISK IN CONCRETE. DR - DEED RECORD.
- - FD. 5/8" IRON PIN PER RS 5106. MEAS. - MEASURED DATA.
- - FD. MONUMENT PER RS 12416 AS SHOWN. CI LI - SEE COURSE DATA TABLE.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PUE - PUBLIC UTILITY EASEMENT FOR SANITARY SEWER, STORM SEWER, CABLE TV, TELEPHONE, POWER, GAS AND WATER.
- JCDR - JACKSON COUNTY DEED RECORDS. RS - RECORDED SURVEY #.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. -X-X- - FENCE LINE.
- PSDE - PRIVATE STORM DRAINAGE EASEMENT. FHS - FOX HOLLOW SUBDIVISION

BASIS OF BEARINGS: CENTERLINE OF BROOKDALE AVENUE PER RS 12416.

DATE: MAY 20, 1998 SCALE: 1" = 30' UNIT OF MEASUREMENT - FEET

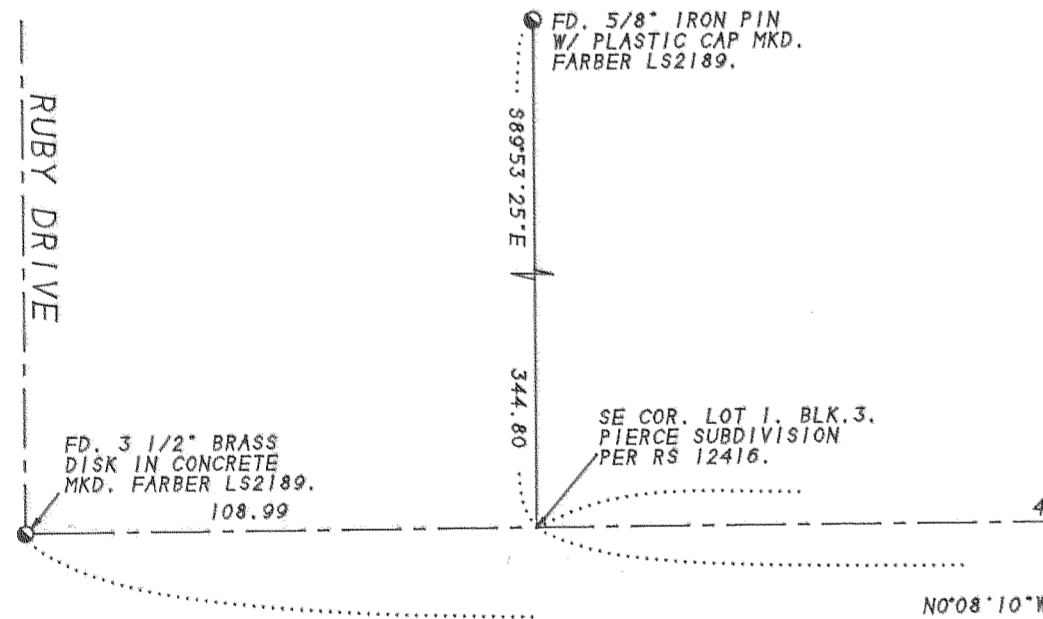
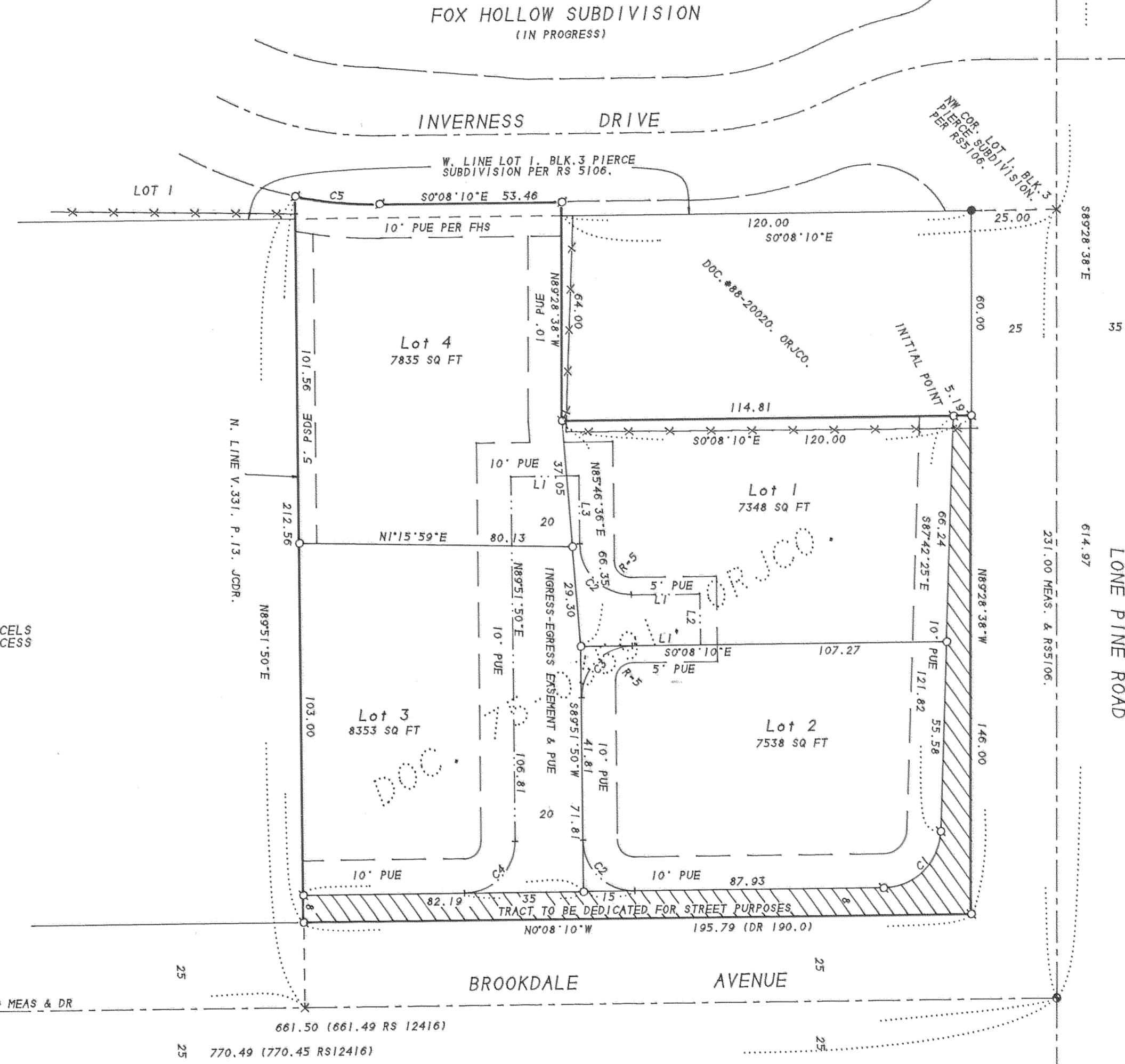
**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THE LOTS OF EASTLAND COTTAGES SUBDIVISION. SEE CITY OF MEDFORD FILE NO. LDS-93-46.

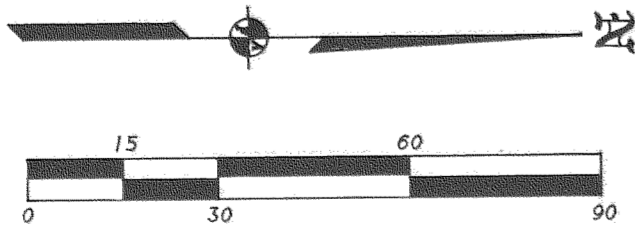
**PROCEDURE:** MADE TIES TO MONUMENTS PER VARIOUS SURVEYS IN THE AREA AS SHOWN. HELD MAP RECORD DISTANCE WESTERLY FROM THE INTX. MONUMENT AT LONE PINE & BROOKDALE PER RS5106 TO POSITION THE NW CORNER OF LOT 1, BLOCK 3, PIERCE SUBDIVISION. THE BEARING OF THE WEST LINE OF SAID LOT 1 WAS HELD PARALLEL TO BROOKDALE AVENUE AS MONUMENTED. THE SE COR OF SAID LOT 1 WAS COMPUTED FROM A BEARING-BEARING INTX. FROM THE FOUND MONUMENTS PER RS12416. HELD DEED RECORD DISTANCE NLY FROM SAID SE COR. TO POSITION THE SOUTH LINE OF THIS SUBDIVISION. DEED RECORD DISTANCES WERE HELD FOR THE WLY. LINE OF THE SUBDIVISION. THE MOST WLY. LINE WAS COMPUTED AS THE R/W OF INVERNESS DRIVE PER FOX HOLLOW SUBDIVISION. THE R/W TAKE ALONG LONE PINE ROAD AND BROOKDALE AVENUE WAS OBTAINED FROM THE CITY OF MEDFORD PUBLIC WORKS DEPARTMENT. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

**PLANNING NOTE:**

NO ACCESS IS ALLOWED TO LONE PINE ROAD. ACCESS FOR PARCELS 1, 2 & 3 IS LIMITED TO THE INGRESS-EGRESS EASEMENT. ACCESS FOR LOT 4 IS LIMITED TO INVERNESS DRIVE.



COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	17.00	87°34'15"	25.98	S43°55'18"E 23.53
C2	15.00	90°00'00"	23.56	S44°51'50"W 21.21
C3	15.00	90°00'00"	23.56	N45°08'10"W 21.21
C4	15.00	90°00'00"	23.56	S45°08'10"E 21.21
C5	120.00	11°53'47"	24.92	S05°48'43"W 24.87
L1				N00°08'10"W 20.00
L2				S89°51'50"W 15.00
L3				S89°51'50"W 20.00



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

SHEET 2 OF 2

# EASTLAND COTTAGES SUBDIVISION

A portion of Lot 1, Block 3, PIERCE SUBDIVISION,  
in the N.W. 1/4 of Sec. 21, T.37 S., R.1 W., W.M.  
City of Medford Jackson County, Oregon  
(City of Medford Planning File #LDS-93-46)

### APPROVALS

CITY OF MEDFORD PLANNING

I hereby certify that pursuant to authority granted in Ordinance No. 5785,  
this plat is hereby approved. (File LDS-93-46)

James M. Erimlund Director JULY 24, 1998 Date

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Paul D. Lewis City Surveyor Laura J. Bunker Acting City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of 31st July, 1998.

Ron Ambrey Jackson County Assessor

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been  
paid as of July 31, 1998.

Linda Admitt Jackson County Tax Collector

### DECLARATION

Know all men by these presents that PAC CORP., is the owner in fee of the real property shown hereon, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots shown hereon and does hereby dedicate to the public for public use that portion shown hereon labeled Area to Dedicated for Street Purposes together with those easements shown hereon labeled as Public Utility Easement (PUE) and that we hereby establish that area shown hereon labeled as Ingress-Egress Easement to be appurtenant to Lots 1, 2 and 3, for Ingress from and Egress to Brookdale Avenue. PAC CORP does hereby establish the Private Storm Drainage Easement shown hereon and does hereby designate said subdivision as EASTLAND COTTAGES SUBDIVISION.

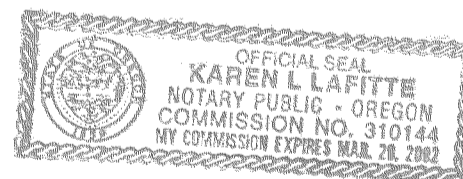
Martin McKenna  
MARTIN MCKENNA, President  
PAC CORP. CHAIRMAN

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Martin McKenna, as CHAIRMAN President of PAC CORP. and and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 18th day of June, 1998.

Before me: Karen L. Lafitte  
Notary Public of Oregon.



### AFFIDAVITS OF CONSENT

- FROM JOANN AND KENT POHLMANN RECORDED AS DOC. 98-35329, ORJCO.
- FROM A.L. BRUNER RECORDED AS DOC. 98-35330, ORJCO.
- FROM THE SANDY FISHER PROFIT SHARING PLAN RECORDED AS DOC. 98-35328, ORJCO.

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SURVEY BY:  
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CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs  
SURVEYOR

### SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Northwest corner of Lot 1, Block 3, PIERCE SUBDIVISION, from which the corner common to Sections 16, 17, 20 & 21, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon bears North 89°28'38" West, 383.97 feet; thence along the West line of said Lot 1, South 00°08'10" East, 25.00 feet to the South right-of-way line of Lone Pine Road; thence along said South right-of-way line, South 89°28'38" East, 60.00 feet to the most Northerly Northwest corner of that tract described in Doc. #75-03591, Official Records of Jackson County, Oregon; thence along the Westerly line of said tract, South 00°08'10" East, 5.19 feet to the INITIAL POINT OF BEGINNING; thence continue along said Westerly line, South 00°08'10" East, 114.81 feet to an angle point in said Westerly line; thence along said Westerly line and its Westerly prolongation, North 89°28'38" West, 64.00 feet; thence South 00°08'10" East, 53.46 feet; thence along the arc of a tangent curve to the right having a radius of 120.00 feet and a central angle of 11°53'47", a distance of 24.92 feet (the long chord of which bears South 05°48'43" West, 24.87 feet) to the Westerly prolongation of the South line of the above said tract; thence along the South line of said tract and its Westerly prolongation, North 89°51'50" East, 212.56 to the Southeast corner thereof; thence along the East line of said tract, North 00°08'10" West, 195.79 feet (record 190.0 feet) to the Northeast corner thereof; thence along the North line of said tract, North 89°28'38" West, 146.00 feet to the most Northerly Northwest corner thereof; thence along the Westerly line of said tract, South 00°08'10" East, 5.19 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

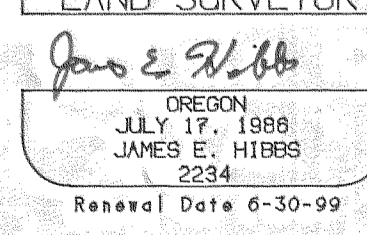
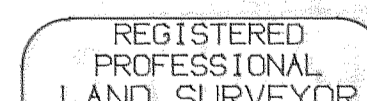
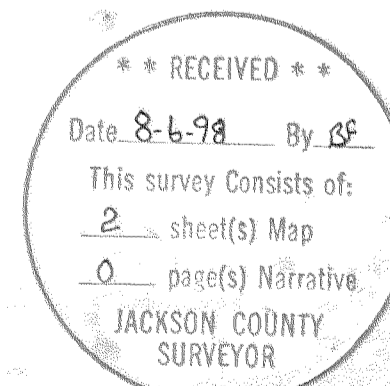
### RECORDER'S CERTIFICATE

For order of the County Court approving this Plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

Filed for record this 6 day of AUGUST, 1998, at 9:42 o'clock A.M. and recorded in Volume 24 of Plats on Page 31 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk John Kelley Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. \_\_\_\_\_, Official Records of Jackson County, Oregon.



SHEET 1 OF 2