

# PACIFIC MEADOWS SUBDIVISION

A portion of Lots 15 & 16, HILSINGER SUBDIVISION  
In the N.E. 1/4 of Sec. 16, T. 38 S., R. 1 W., W.M.  
City of Phoenix Jackson County, Oregon

WALNUT GROVE SUBDIVISION, PHASE I (RS14973)

SURVEY FOR:

RANDY WILLIAMS, ET AL  
3960 HILSINGER ROAD  
PHOENIX, OR 97535

SURVEY BY:

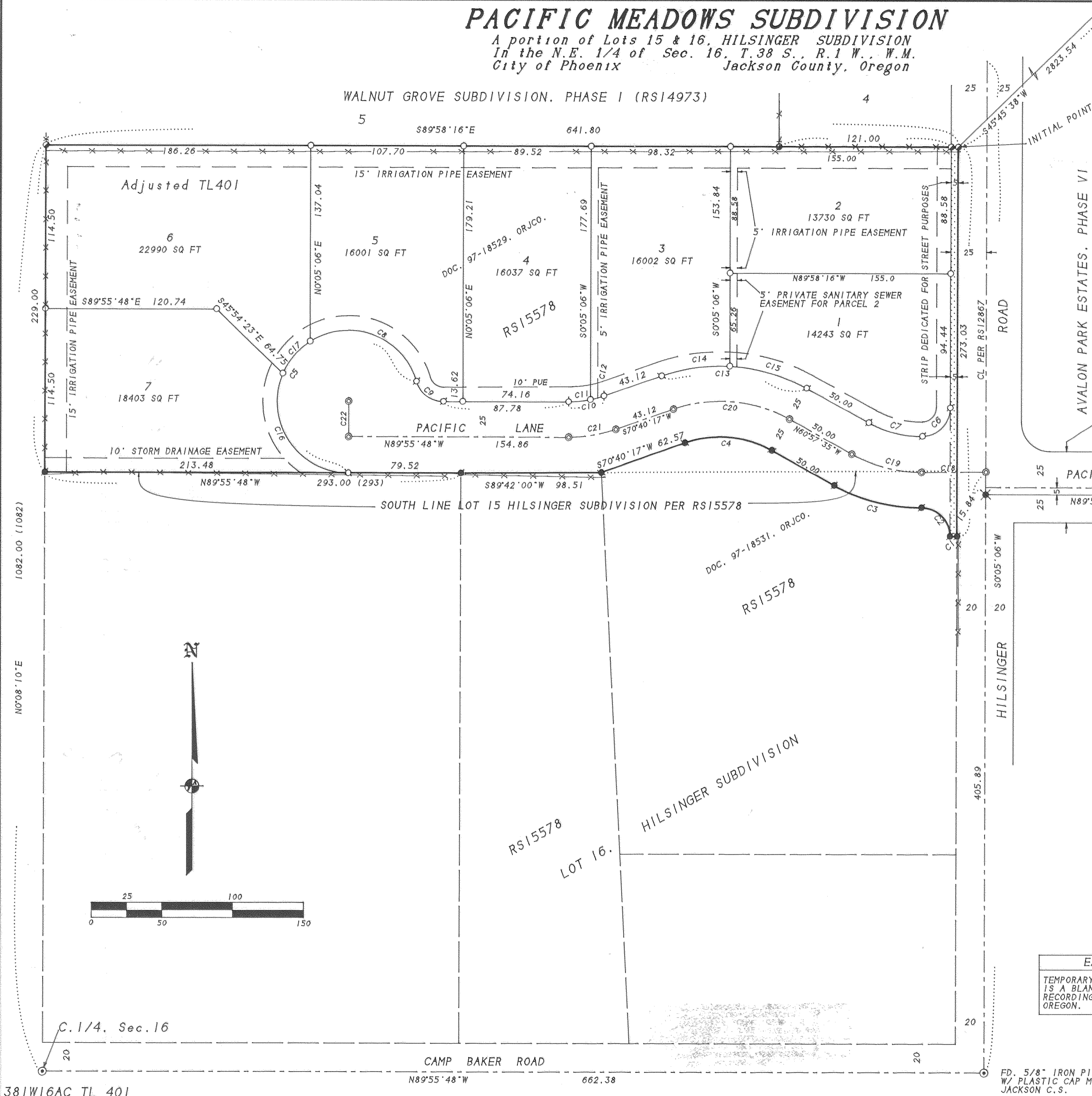
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

### LEGEND:

- ⊙ - FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ✕ - FD. 3/4" IRON PIN PER HILSINGER SUBDIVISION.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER WALNUT GROVE SUBDIVISION, PHASE I (RS14973).
- ⦿ - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15578.
- - 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.
- ⊗ - SET 2.5" BRASS CAP MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- RS - RECORDED SURVEY #. JCDR - JACKSON COUNTY DEED RECORDS.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. WC - WITNESS CORNER.
- PUE - PUBLIC UTILITY EASEMENT CI - SEE COURSE DATA TABLE.
- ( ) - PLAT RECORD DATA PER HILSINGER SUBDIVISION.
- CL - CENTERLINE.

BASIS OF BEARINGS: Survey No. 12867.  
UNIT OF MEASUREMENT: Feet

SCALE: 1" = 50'  
DATE: July 14, 1998



COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1				N89°54'54"W 5.00
C2	20.00	90°23'06"	31.55	N45°06'27"W 28.38
C3	125.00	29°20'25"	64.01	N75°37'48"W 63.31
C4	75.00	48°22'08"	63.31	N85°08'39"W 61.45
C5	50.00	25°23'54"	221.13	N36°46'09"E 80.18
C6	20.00	88°59'05"	31.06	S44°34'39"W 28.03
C7	75.00	29°58'14"	39.23	S75°56'42"E 38.79
C8	50.00	106°04'07"	92.56	N69°33'57"W 79.90
C9	20.00	73°23'54"	25.62	S53°13'51"E 23.90
C10	75.00	19°23'55"	25.39	N80°22'14"E 25.27
C11	75.00	11°48'53"	15.46	S84°09'45"W 15.44
C12	75.00	07°35'02"	9.93	S74°27'48"W 9.92
C13	125.00	48°22'08"	105.52	S85°08'39"W 102.42
C14	125.00	22°25'02"	48.90	S81°52'48"W 48.60
C15	125.00	25°57'06"	56.62	N73°56'08"W 56.14
C16	50.00	112°57'09"	98.57	S33°27'13"E 83.36
C17	50.00	34°22'38"	30.00	S40°12'40"W 29.55
C18				S89°42'00"W 45.30
C19	100.00	29°20'25"	51.21	N75°37'48"W 50.65
C20	100.00	48°22'08"	84.42	N85°08'39"W 81.94
C21	100.00	19°23'55"	33.86	S80°22'14"W 33.70
C22				N00°04'12"E 25.00

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250  
 PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET OF PACIFIC MEADOWS SUBDIVISION.  
 PROCEDURE: THE EXTERIOR OF THE SUBDIVISION WAS MONUMENTED BY THIS OFFICE DURING WALNUT GROVE SUBDIVISION AND RS15578. CALCULATED THE POSITION OF THE LOT CORNERS PER THE TENTATIVE PLAT AND SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

EASEMENTS PER SUBDIVISION GUARANTEE  
 TEMPORARY PUBLIC UTILITY EASEMENT PER DOC. 98-12212, ORJCO IS A BLANKET EASEMENT AND WILL BE EXTINGUISHED UPON THE RECORDING OF THIS PLAT IN THE RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Friar  
 OREGON  
 JULY 17, 1988  
 JAMES E. FRIAR  
 2234  
 Renewal Date 6-30-99

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

**PACIFIC MEADOWS SUBDIVISION**  
A portion of Lots 15 & 16, HILSINGER SUBDIVISION  
In the N.E. 1/4 of Sec. 16, T.38 S., R.1 W., W.M.  
City of Phoenix Jackson County, Oregon

\*\*\*\*\* APPROVALS \*\*\*\*\*

I CERTIFY THAT PURSUANT to authority granted by the Subdivision Ordinance of the City of Phoenix this Plat is hereby approved.

Dennis Munay Planning Director JULY 30, 1998 Date

EXAMINED AND APPROVED this 30 day of JULY 1998.

Mercedes RE. Phoenix City Engineer

EXAMINED AND APPROVED this 27 day of July 1998.

Gregory Roberts County Surveyor 30 July 1998

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

ron Lindsey Assessor - Department of Assessment

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

Colleen Stanford Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that we, RANDALL LYLE WILLIAMS, VICKI L. WILLIAMS, JERRY L. PEASE, ROSEMARY R. PEASE, JEFFREY JIM MOTT and DIANA LOUISE MOTT, are the owners in fee, of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the Lots and Street as shown hereon, and that we hereby dedicate to the public for public use (1) the street, (2) the 5' strip along the West line of Hilsinger Road and (3) that portion shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that T.C.I. Cablevision, its successors or assigns in interest have the right to use said PUE. We do hereby establish the Irrigation Pipe Easements, Private Sanitary Sewer Easement and Storm Drainage Easement as shown on Sheet 2. We do hereby designate said Subdivision as PACIFIC MEADOWS SUBDIVISION.

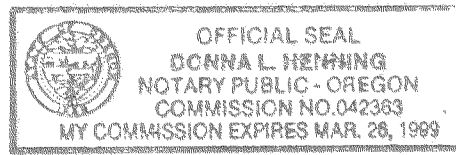
Randall Lyle Williams RANDALL LYLE WILLIAMS  
Vicki L. Williams VICKI L. WILLIAMS  
Jerry L. Pease JERRY L. PEASE  
Rosemary R. Pease ROSEMARY R. PEASE  
Jeffrey Jim Mott JEFFREY JIM MOTT  
Diana Louise Mott DIANA LOUISE MOTT

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Randall Lyle Williams and Vicki L. Williams and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 27th day of July 1998.

Before me: Donna L. Henning Notary Public of Oregon.

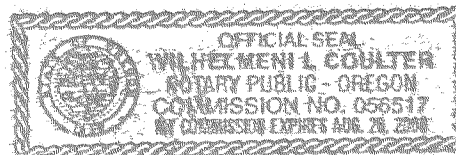


STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Jerry L. Pease and Rosemary R. Pease and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 27 day of July 1998.

Before me: Wilhelmina S. Coates Notary Public of Oregon.



381W16AC TL 401

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

For order approving this Plat, see Volume 24 Page 33 of the County Commissioner's Journal of Proceedings.

Filed for record this 6th day of August 1998 at 12:03 o'clock PM, M., and recorded in Volume 24 of Plats at Page 33 of the records of Jackson County, Oregon.

Kathleen S. Bockett County Clerk Kathy McBrat Deputy

Covenants, Conditions & Restrictions recorded as Doc. # 98-36185 ORJCO.

\*\*\*\*\* 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, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Southeast corner of WALNUT GROVE SUBDIVISION, PHASE I, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the East lines of Lots 15 and 16 of HILSINGER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon, South 0°05'06" West, 273.03 feet to a 5/8 inch iron pin; thence North 89°54'54" West, 5.00 feet to a 5/8 inch iron pin; thence along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 90°23'06", a distance of 31.55 feet (the long chord of which bears North 45°06'27" West, 28.38 feet) to a 5/8 inch iron pin; thence along the arc of a tangent curve to the right having a radius of 125.00 feet and a central angle of 29°20'25", a distance of 64.01 feet (the long chord of which bears North 75°37'48" West, 63.31 feet) to a 5/8 inch iron pin; thence North 60°57'35" West, 50.00 feet to a 5/8 inch iron pin; thence along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 48°22'08", a distance of 63.31 feet (the long chord of which bears North 85°08'39" West, 61.45 feet) to a 5/8 inch iron pin; thence South 70°40'17" West, 62.57 feet to a 5/8 inch iron pin on the South line of said Lot 15; thence along said South line, South 89°42'00" West, 98.51 feet to an angle point in said South line; thence continue along said South line, North 89°55'48" West, 293.00 feet to the Southwest corner of said Lot 15; thence along the West line of said Lot 15, North 0°08'10" East, 229.00 feet to the Southwest corner of said WALNUT GROVE SUBDIVISION, PHASE I; thence along the South line of said SUBDIVISION, South 89°58'16" East, 641.80 feet to the INITIAL POINT OF BEGINNING.

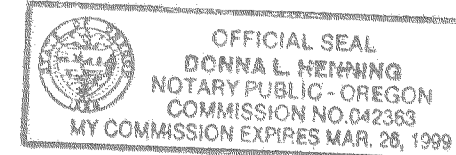
James E. Hibbs SURVEYOR

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Jeffrey Jim Mott and Diana Louise Mott and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 27th day of July 1998.

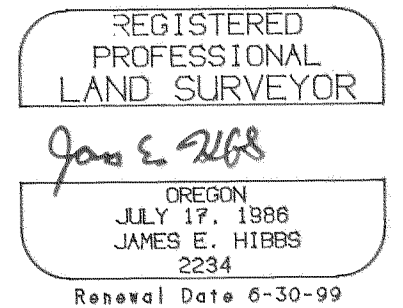
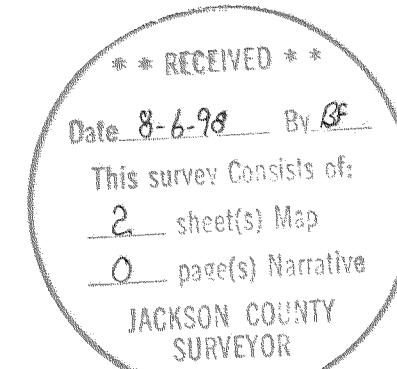
Before me: Donna L. Henning Notary Public of Oregon.



\*\*\*\*\* AFFIDAVIT OF CONSENT \*\*\*\*\*

FROM WESTERN BANK RECORDED AS DOC. \_\_\_\_\_ ORJCO.

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



Sheet 1 of 2