

PHOENIX HILLS SUBDIVISION, PHASE 1

A portion of Donation Land Claim No. 42
In the W. 1/2 of Sec. 10, T.38S., R.1W., 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 12-30-99 Date

EXAMINED AND APPROVED this 30th day of December, 1999.

Harold J. PE
Phoenix City Engineer

EXAMINED AND APPROVED this 7th day of DECEMBER, 1999.

Roger R. Roberts
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of January 03, 192000.

Donna J. Angel
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of January 03, 192000.

Colleen Stanford
Tax Collector

DECLARATION

Know all men by these presents that we, MICHAEL T. MAHAR and GEORGE G. COTA, 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 Streets as shown on Sheets 2 & 3, and that we hereby dedicate to the public for public use the streets and the 15' strip along the South line of Fern Valley Road. We do hereby dedicate the Public Utility Easements (PUE) shown on Sheets 2 & 3, with the condition that Falcon Cable TV, its successors or assigns in interest shall have the right to use said PUE. We do hereby establish the Riparian Conservation Easement, the Private Storm Drainage Easement, Landscape Easements, Sign Easement & Irrigation Easements shown on Sheets 2 & 3. We do hereby designate said Subdivision as PHOENIX HILLS SUBDIVISION, PHASE 1.

Michael T. Mahar MICHAEL T. MAHAR
George G. Cota GEORGE G. COTA

SURVEY FOR:
MICHAEL MAHAR & GEORGE COTA
815 ALDER CREEK DRIVE
MEDFORD, OR 97504

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

SHEET INDEX	
SHEET 2	LOTS 1-21 & 26-35
SHEET 3	LOTS 22-25 & 36-63

RECORDER'S CERTIFICATE

Filed for record this 06 day of January, 192000, at 9:01 o'clock A.M., and recorded in Volume 26 of Plats at Page 01 of the records of Jackson County, Oregon.

William S. Bennett County Clerk
Mark H. Nelson Deputy

Covenants, Conditions & Restrictions recorded as Doc.# 00-00347, 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:

Commencing at the Southwest corner of MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line of Breckinridge Drive, North 00°07'02" East, 1.53 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence North 89°47'29" West, 452.61 feet to a 5/8 inch iron pin; thence South 58°47'57" West, 58.52 feet to a 5/8 inch iron pin; thence North 89°47'29" West, 110.00 feet to a 5/8 inch iron pin; thence South 00°06'43" West, 15.83 feet to a 5/8 inch iron pin; thence North 89°47'29" West, 155.00 feet to a 5/8 inch iron pin on the West line of Tract B as described in Document No. 99-36068, Official Records of Jackson County, Oregon; thence along said West line, North 00°06'43" East, 842.09 feet to a 5/8 inch iron pin on the South line of Fern Valley Road; thence along said South line, South 89°47'29" East, 755.50 feet to a 5/8 inch iron pin; thence along the West line of Breckinridge Drive, along the arc of a 20.00 foot radius curve to the right having a central angle of 66°58'21", a distance of 23.38 feet (the long chord of which bears South 33°23'42" East, 22.07 feet) to a 5/8 inch iron pin; thence continue along said West line, South 00°07'02" West, 777.38 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

AFFIDAVIT OF CONSENT

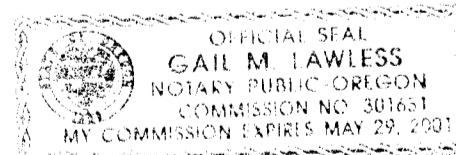
FROM VALLEY OF THE ROGUE BANK RECORDED AS DOC. # 00-00346, ORJCO.

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael T. Mahar and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 3 day of JANUARY, 192000.

Before me: Gail M. Lawless
Notary Public of Oregon.



STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named George G. Cota and acknowledged the foregoing instrument to be his voluntary act and deed.

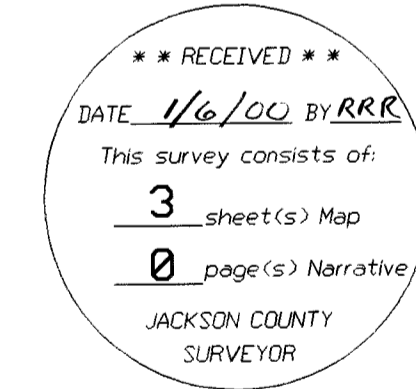
Dated this 3 day of JANUARY, 192000.

Before me: Gail M. Lawless
Notary Public of Oregon.



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

James E. Hibbs
SURVEYOR



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF PHOENIX HILLS SUBDIVISION, PHASE 1.

PROCEDURE: MADE TIES TO MONUMENTS ESTABLISHED BY FS15171, & MEADOW VIEW ESTATES, UNITS 1 & 2 TO CONTROL THE EXTERIOR OF THIS PHASE. COMPUTED THE LOT & STREET R/W AND SET MONUMENTS AS SHOWN ON SHEETS 2 & 3. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEETS 2 & 3.

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

Sheet 1 of 3

PHOENIX HILLS SUBDIVISION, PHASE 1

A portion of Donation Land Claim No. 42
 In the W. 1/2 of Sec. 10, T.38S., R.1W., W.M.
 City of Phoenix Jackson County, Oregon

SURVEY FOR: MICHAEL MAHAR & GEORGE COTA
 815 ALDER CREEK DRIVE
 MEDFORD, OR 97504

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

SEE SHEET 2

EASEMENTS PER SUBDIVISION GUARANTEE

RIGHT-OF-WAY FOR ELECTRICITY DISTRIBUTION PER V.462, P.306, JCDR CANNOT BE DEPICTED HEREON.

OVERHANG EASEMENT PER V.462, P.308, JCDR CANNOT BE DEPICTED HEREON.

PROPERTY SUBJECT TO ANNEXATION AGREEMENTS PER DOC. NOS. 92-21933 & 92-32501, ORJCO.

PROPERTY SUBJECT TO HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY PER DOC.99-47645, ORJCO.

MEADOW VIEW ESTATES SUBD., UNIT 2



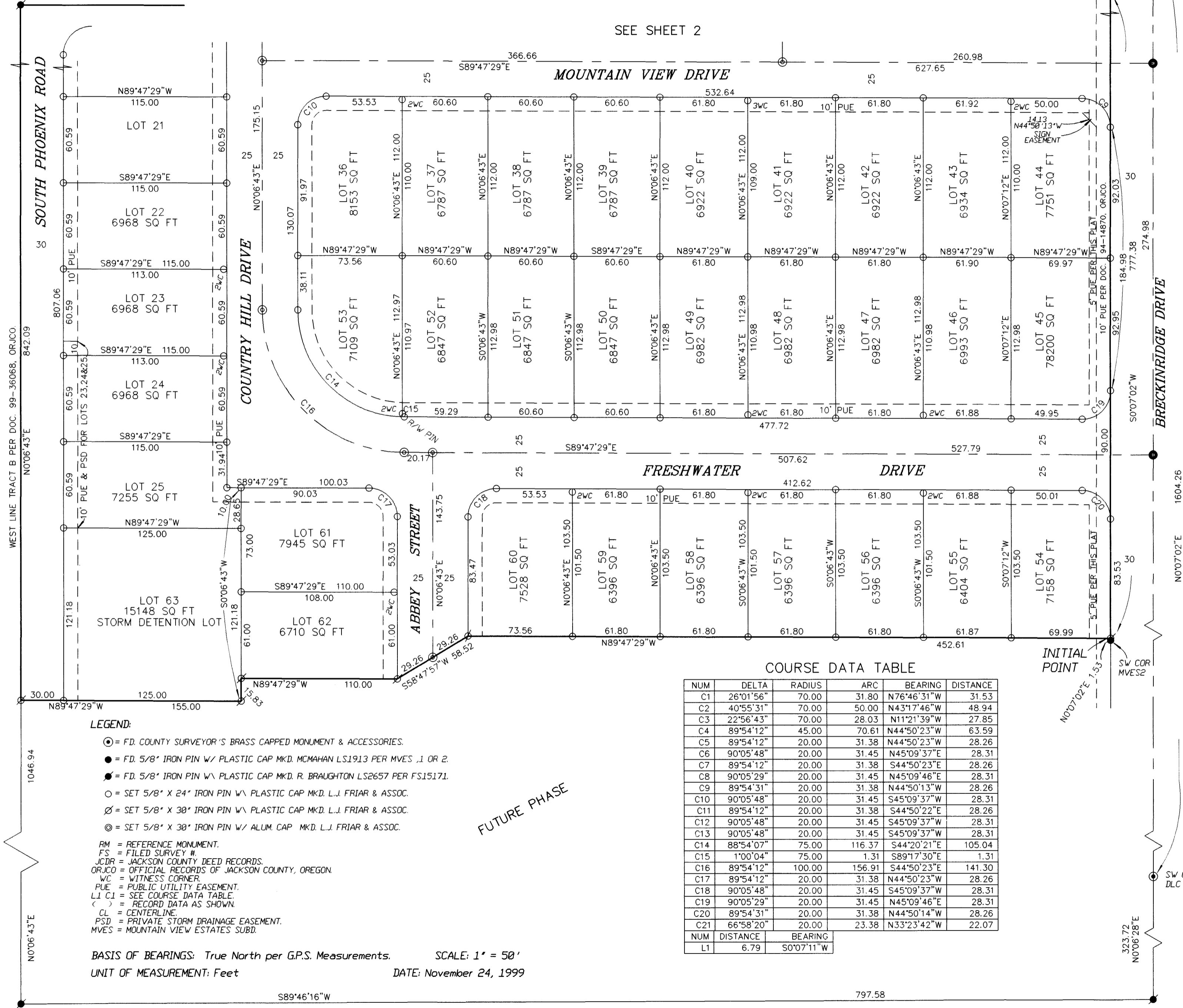
REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-01

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

James E. Hibbs
 SURVEYOR



COURSE DATA TABLE

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	26°01'56"	70.00	31.80	N76°46'31"W	31.53
C2	40°55'31"	70.00	50.00	N43°17'46"W	48.94
C3	22°56'43"	70.00	28.03	N11°21'39"W	27.85
C4	89°54'12"	45.00	70.61	N44°50'23"W	63.59
C5	89°54'12"	20.00	31.38	N44°50'23"W	28.26
C6	90°05'48"	20.00	31.45	N45°09'37"E	28.31
C7	89°54'12"	20.00	31.38	S44°50'23"E	28.26
C8	90°05'29"	20.00	31.45	N45°09'46"E	28.31
C9	89°54'31"	20.00	31.38	N44°50'13"W	28.26
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C11	89°54'12"	20.00	31.38	S44°50'22"E	28.26
C12	90°05'48"	20.00	31.45	S45°09'37"W	28.31
C13	90°05'48"	20.00	31.45	S45°09'37"W	28.31
C14	88°54'07"	75.00	116.37	S44°20'21"E	105.04
C15	1°00'04"	75.00	1.31	S89°17'30"E	1.31
C16	89°54'12"	100.00	156.91	S44°50'23"E	141.30
C17	89°54'12"	20.00	31.38	N44°50'23"W	28.26
C18	90°05'48"	20.00	31.45	S45°09'37"W	28.31
C19	90°05'29"	20.00	31.45	N45°09'46"E	28.31
C20	89°54'31"	20.00	31.38	N44°50'14"W	28.26
C21	66°58'20"	20.00	23.38	N33°23'42"W	22.07
NUM L1	DISTANCE 6.79	BEARING S0°07'11"W			

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCMAHAN LS1913 PER MVES .1 OR 2.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R. BRAUGHTON LS2657 PER FS15171.
- = 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 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC.

RM = REFERENCE MONUMENT.
 FS = FILED SURVEY #.
 JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 WC = WITNESS CORNER.
 PUE = PUBLIC UTILITY EASEMENT.
 LI CI = SEE COURSE DATA TABLE.
 () = RECORD DATA AS SHOWN.
 CL = CENTERLINE.
 PSD = PRIVATE STORM DRAINAGE EASEMENT.
 MVES = MOUNTAIN VIEW ESTATES SUBD.

BASIS OF BEARINGS: True North per G.P.S. Measurements. SCALE: 1" = 50'
 UNIT OF MEASUREMENT: Feet DATE: November 24, 1999

PHOENIX HILLS SUBDIVISION, PHASE 1

A portion of Donation Land Claim No. 42
In the W. 1/2 of Sec. 10, T.38S., R.1W., W.M.
City of Phoenix Jackson County, Oregon

LEGEND:

- ⊙ = F.D. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = F.D. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCMAHAN LS1913 PER MVES, 1 OR 2.
- ⊙ = F.D. 5/8" IRON PIN W\ PLASTIC CAP MKD. R. BRAUGHTON LS2657 PER FS15171.
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- PSD = PRIVATE STORM DRAINAGE EASEMENT.
- MVES = MOUNTAIN VIEW ESTATES SUBD., PHASE 1 OR 2.
- 2WC = 2 FOOT WITNESS CORNER.
- 3WC = 3 FOOT WITNESS CORNER.

BASIS OF BEARINGS: True North per G.P.S. Measurements.
UNIT OF MEASUREMENT: Feet

SCALE: 1" = 50'
DATE: November 24, 1999

SURVEY FOR:
MICHAEL MAHAR & GEORGE COTA
815 ALDER CREEK DRIVE
MEDFORD, OR 97504

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

NOTES PER PLANNING:

SUBJECT PROPERTY IS ADJACENT TO AGRICULTURAL PROPERTY AND WILL BE SUBJECT TO THE EFFECTS OF THE AGRICULTURAL PRACTICES OCCURRING ON THOSE PROPERTIES.

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

J. E. Friar
SURVEYOR

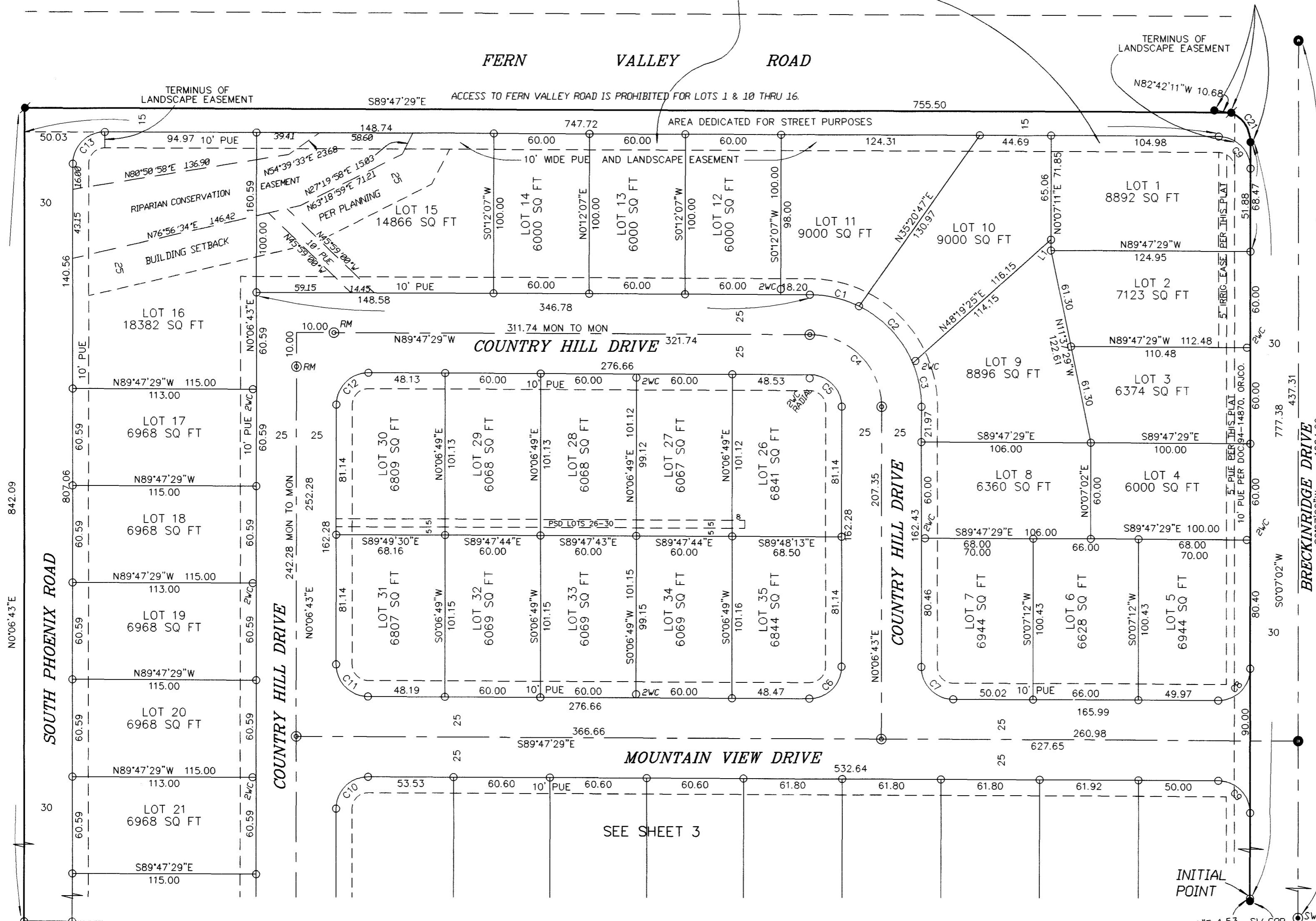
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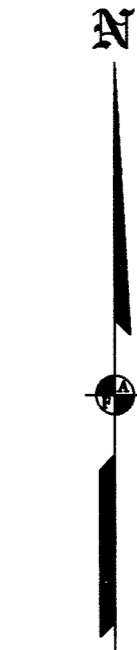
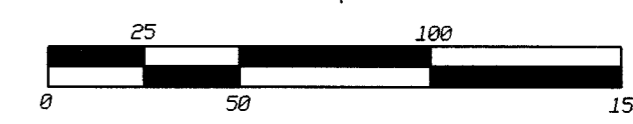
ADDITIONAL EASEMENTS CREATED BY THIS PLAT:

- 1) 10' WIDE IRRIGATION EASEMENT FOR MEDFORD IRRIGATION DISTRICT ALONG THE NORTH LINES OF LOTS 10-13, INCLUSIVE.

THESE PINS WERE DESTROYED BY ROAD CONSTRUCTION



MEADOW VIEW ESTATES SUBD., UNIT 1



REGISTERED PROFESSIONAL LAND SURVEYOR
J. E. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01