

# PHOENIX HILLS SUBDIVISION, PHASE 2

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.

Denis L. Murray Planning Director JULY 3, 2001 Date

EXAMINED AND APPROVED this 5th day of July, 2001.

Scott D. Pingle Phoenix City Engineer

EXAMINED AND APPROVED this 23rd day of May, 2001.

Robert Robb Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of July 9th, 2001.

John M. Deane Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of July 9, 2001.

Linda Admitt Deputy 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, together with the Public Utility Easements (PUE) shown on Sheets 2 & 3, with the condition that Charter Communications, its 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 dedicate to the City of Phoenix the Storm Drainage Easement (SDE) and Sanitary Sewer Easement (SSE) shown on Sheets 2 & 3. We do hereby make and establish the Mutual Driveway Easement for the benefit of Lots 97 & 98 providing access to Phoenix Hills Drive. We do hereby make and establish the Private Water Line Easements (PWLE) and Private Sanitary Sewer Easements (PSSE) shown on Sheets 2 and 3 for the benefit of the Lots shown. We do hereby make and establish the Landscape Maintenance Easement (LME) and Wetland Protection Easement (WPE) as shown on Sheet 2, the particulars of which are set forth in the Covenants, Conditions and Restrictions to recorded simultaneously with this Plat. We do hereby designate said Subdivision as PHOENIX HILLS SUBDIVISION, PHASE 2.

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

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 24 day of May, 2001.

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

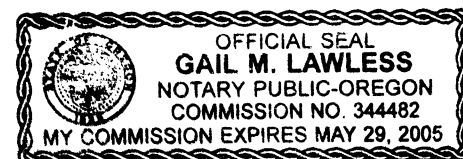


STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON )

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

Dated this 24 day of May, 2001.

Before me: Gail M. Lawless Notary Public of 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

DATE: May 23, 2001

## RECORDER'S CERTIFICATE

Filed for record this 11 day of JULY, 2001, at 3:53 o'clock P.M., and recorded in Volume 27 of Plats at Page 38 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk

Susan Kelley Deputy

Covenants, Conditions & Restrictions recorded as Doc.# 01 32342, 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 PHOENIX HILLS SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of Breckinridge Drive, South 00°07'02" West, 527.84 feet; thence South 79°51'04" West, 56.60 feet; thence along the arc of a 200.00 foot radius tangent curve to the left having a central angle of 14°43'37", a distance of 51.41 feet (the long chord of which bears South 72°29'15" West, 51.27 feet) thence South 65°07'26" West, 128.78 feet; thence South 59°07'42" West, 103.63 feet; thence along the arc of a 250.00 foot radius non-tangent curve to the left having a central angle of 34°24'28", a distance of 150.13 feet (the long chord of which bears South 41°35'13" West, 147.89 feet); thence North 45°19'01" West, 65.66 feet; thence South 00°06'43" West, 364.21 feet to the \* South line of Tract B as described in Document No. 99-36068, Official Records of Jackson County, Oregon; thence along the South line thereof, South 89°46'16" West, 312.72 feet to the Southwest corner thereof; thence along the West line of said tract, North 00°06'43" East, 1046.94 feet to the Southwest corner of said PHASE 1; thence along said South line, South 89°47'29" East, 155.00 feet to an angle point; thence North 00°06'43" East, 15.83 feet to an angle point; thence South 89°47'29" East, 110.00 feet to an angle point; thence North 58°47'57" East, 58.52 feet to an angle point; thence South 89°47'29" East, 452.61 feet to the INITIAL POINT OF BEGINNING.

\* AFFIDAVIT OF CORRECTION  
Doc. No. 01-32760 (SN 16993)  
ARR C.S.  
Aug 7, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-03

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF PHOENIX HILLS SUBDIVISION, PHASE 2.

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 & 4. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEETS 2, 3 & 4.

\*\*\* RECEIVED \*\*\*  
DATE 7-11-01 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

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

Sheet 1 of 3

# PHOENIX HILLS SUBDIVISION, PHASE 2

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:
- = 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.
  - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCMAHAN LS1913 PER MVES, 1 OR 2.
  - = 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.
  - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONC.

- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- PUE = PUBLIC UTILITY EASEMENT.
- L1 C1 = SEE COURSE DATA TABLE ON SHEET 4.
- ( ) = RECORD DATA AS SHOWN.
- CL = CENTERLINE.
- MDE = MUTUAL DRIVEWAY EASEMENT.
- MVES = MOUNTAIN VIEW ESTATES SUBD., PHASE 1 OR 2.
- IWC = 1 FOOT WITNESS CORNER.
- 2WC = 2 FOOT WITNESS CORNER.
- 3WC = 3 FOOT WITNESS CORNER.
- SSE = SANITARY SEWER EASEMENT.
- SDE = STORM DRAINAGE EASEMENT.
- PWLE = PRIVATE WATER LINE EASEMENT (LOT #).
- PSSE = PRIVATE SANITARY SEWER EASEMENT (LOT #).
- LME = LANDSCAPE MAINTENANCE EASEMENT.
- WPE = WETLAND PROTECTION EASEMENT.
- [Hatched] = PORTION OF SSE PER DOC.92-40075, ORJCO TO BE EXTINGUISHED.
- SSMH = EXISTING SANITARY SEWER MANHOLE.

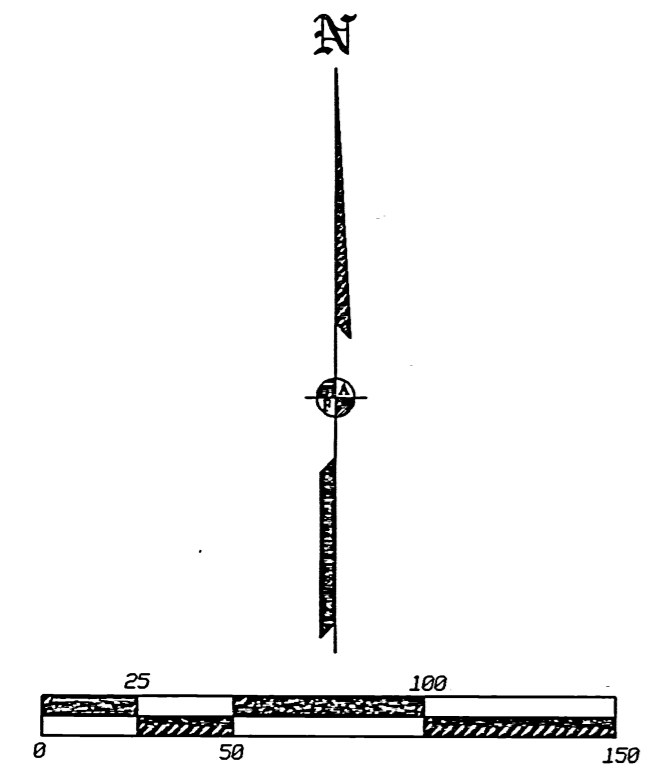
BASIS OF BEARINGS: PHOENIX HILLS SUBDIVISION, PHASE 1 SCALE: 1" = 50'  
UNIT OF MEASUREMENT: Feet DATE: May 23, 2001

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

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
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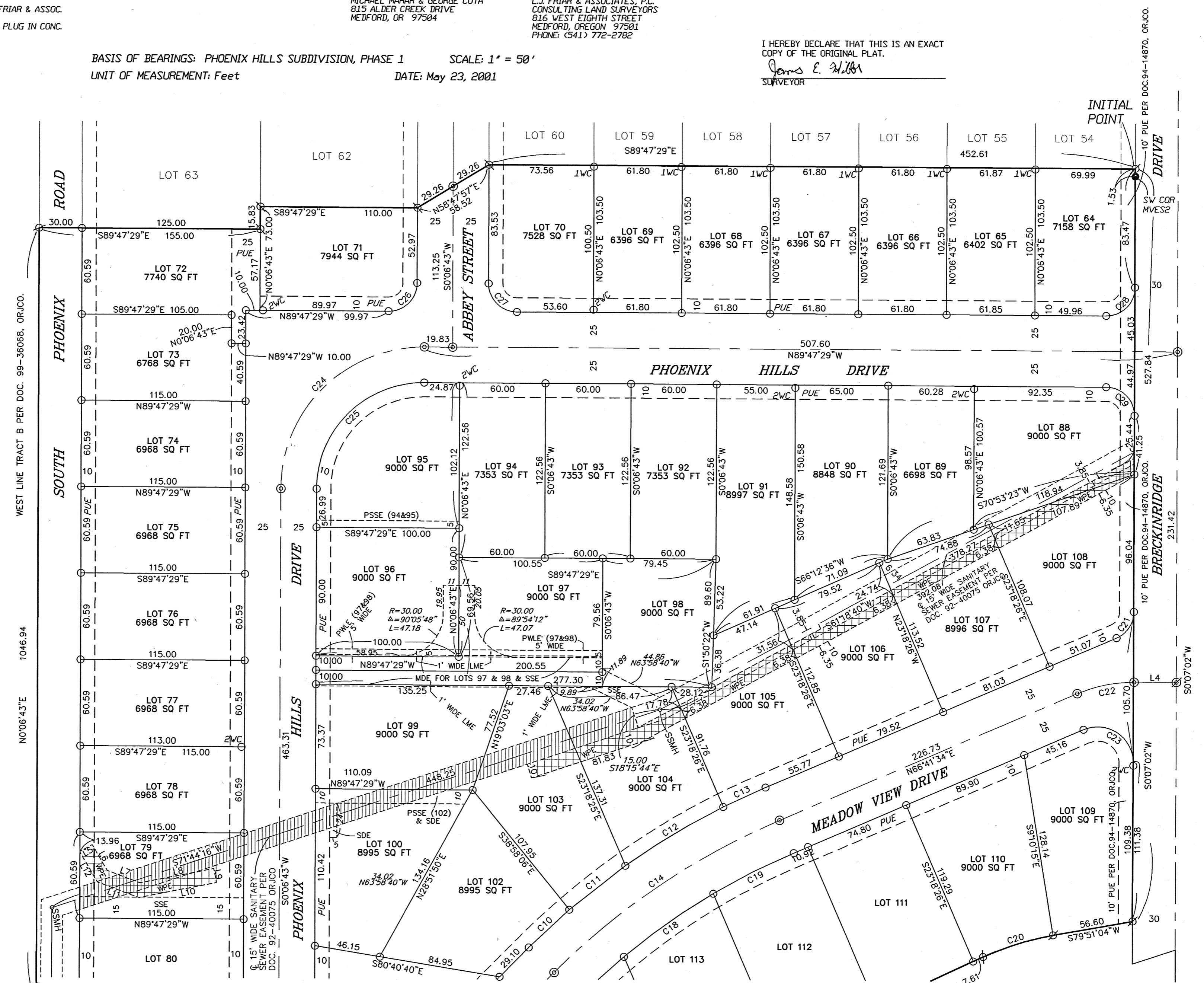
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR

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.



RECEIVED  
DATE 7-11-01 BY *KB*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
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2234  
RENEWAL DATE 6-30-03



12/2/57

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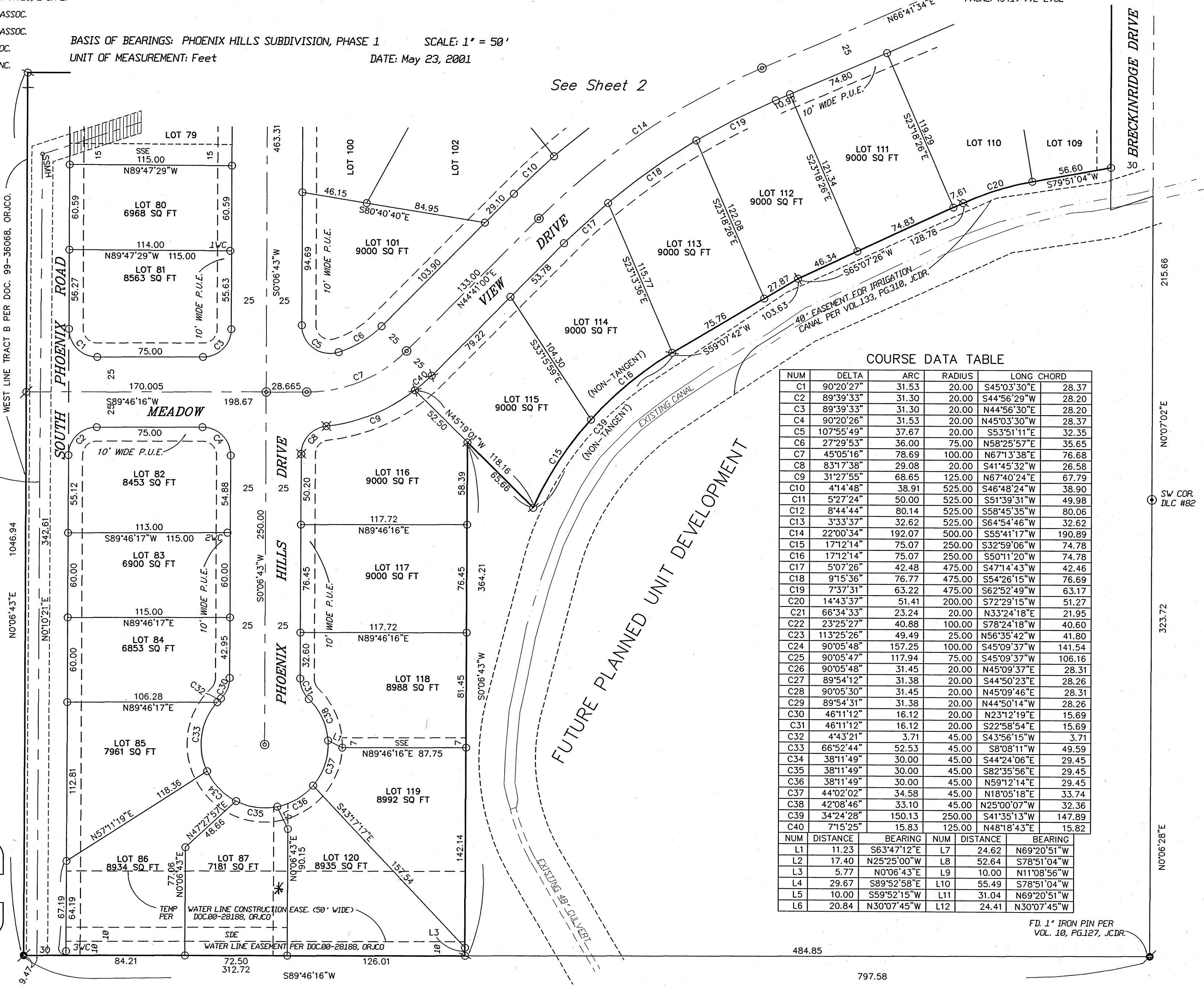
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- = PORTION OF SSE PER DOC.92-40075, ORJCO TO BE EXTINGUISHED.
- SSMH = EXISTING SANITARY SEWER MANHOLE.

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) EASEMENTS FOR IRRIG CANAL PER VOL.131, PG. 493, & VOL.133, PG.310. JCDR ARE NOT LOCATED ON THE SUBJECT PROPERTY.
- 2) R/W FOR ELECTRICITY PER VOL.462, PGS. 306 & 308. JCDR ARE BLANKET EASEMENTS.
- 3) EASEMENT FOR IRRIGATION PIPELINE PER VOL.520, PG.6. JCDR IS NOT LOCATED ON THE SUBJECT PROPERTY.
- 4) VEHICULAR ACCESS EASEMENT PER DOC.00-38664, ORJCO IS NOT LOCATED ON THE SUBJECT PROPERTY.
- 5) ROADWAY EASEMENT PER DOC.00-28434, ORJCO IS NOT LOCATED ON THE SUBJECT PROPERTY.
- 6) THE PORTION OF THE SANITARY SEWER EASEMENT PER DOC.92-40075, ORJCO LYING WITHIN LOTS 79, 100, 103 & 104 (SHOWN AS HATCHED ON SHEET 2) IS TO BE RELOCATED IN TO THE SSE TO BE DEDICATED HEREON & IS TO BE EXTINGUISHED.

BASIS OF BEARINGS: PHOENIX HILLS SUBDIVISION, PHASE 1  
UNIT OF MEASUREMENT: Feet  
SCALE: 1" = 50'  
DATE: May 23, 2001

See Sheet 2

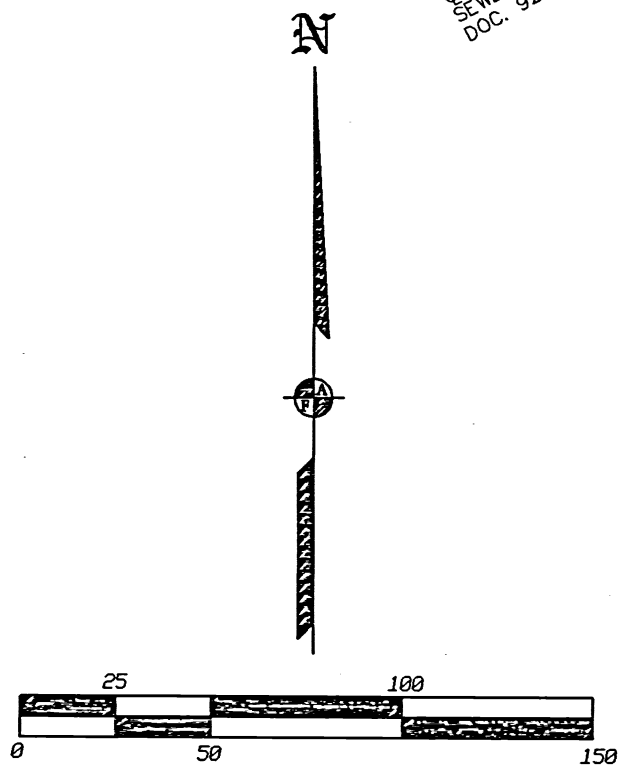


**COURSE DATA TABLE**

| NUM | DELTA      | ARC    | RADIUS | LONG CHORD         |
|-----|------------|--------|--------|--------------------|
| C1  | 90°20'27"  | 31.53  | 20.00  | S45°03'30"E 28.37  |
| C2  | 89°39'33"  | 31.30  | 20.00  | S44°56'29"W 28.20  |
| C3  | 89°39'33"  | 31.30  | 20.00  | N44°56'30"E 28.20  |
| C4  | 90°20'26"  | 31.53  | 20.00  | N45°03'30"W 28.37  |
| C5  | 107°55'49" | 37.67  | 20.00  | S53°51'11"E 32.35  |
| C6  | 27°29'53"  | 36.00  | 75.00  | N58°25'57"E 35.65  |
| C7  | 45°05'16"  | 78.69  | 100.00 | N67°13'38"E 76.68  |
| C8  | 83°17'38"  | 29.08  | 20.00  | S41°45'32"W 26.58  |
| C9  | 31°27'55"  | 68.65  | 125.00 | N67°40'24"E 67.79  |
| C10 | 41°4'48"   | 38.91  | 525.00 | S46°48'24"W 38.90  |
| C11 | 5°27'24"   | 50.00  | 525.00 | S51°39'31"W 49.98  |
| C12 | 8°44'44"   | 80.14  | 525.00 | S58°45'35"W 80.06  |
| C13 | 3°33'37"   | 32.62  | 525.00 | S64°54'46"W 32.62  |
| C14 | 22°00'34"  | 192.07 | 500.00 | S55°41'17"W 190.89 |
| C15 | 17°12'14"  | 75.07  | 250.00 | S32°59'06"W 74.78  |
| C16 | 17°12'14"  | 75.07  | 250.00 | S50°11'20"W 74.78  |
| C17 | 5°07'26"   | 42.48  | 475.00 | S47°14'43"W 42.46  |
| C18 | 9°15'36"   | 76.77  | 475.00 | S54°26'15"W 76.69  |
| C19 | 7°37'31"   | 63.22  | 475.00 | S62°52'49"W 63.17  |
| C20 | 14°43'37"  | 51.41  | 200.00 | S72°29'15"W 51.27  |
| C21 | 66°34'33"  | 23.24  | 20.00  | N33°24'18"E 21.95  |
| C22 | 23°25'27"  | 40.88  | 100.00 | S78°24'18"W 40.60  |
| C23 | 113°25'26" | 49.49  | 25.00  | N56°35'42"W 41.80  |
| C24 | 90°05'48"  | 157.25 | 100.00 | S45°09'37"W 141.54 |
| C25 | 90°05'47"  | 117.94 | 75.00  | S45°09'37"W 106.16 |
| C26 | 90°05'48"  | 31.45  | 20.00  | N45°09'37"E 28.31  |
| C27 | 89°54'12"  | 31.38  | 20.00  | S44°50'23"E 28.26  |
| C28 | 90°05'30"  | 31.45  | 20.00  | N45°09'46"E 28.31  |
| C29 | 89°54'31"  | 31.38  | 20.00  | N44°50'14"W 28.26  |
| C30 | 46°11'12"  | 16.12  | 20.00  | N23°12'19"E 15.69  |
| C31 | 46°11'12"  | 16.12  | 20.00  | S22°58'54"E 15.69  |
| C32 | 4°43'21"   | 3.71   | 45.00  | S43°56'15"W 3.71   |
| C33 | 66°52'44"  | 52.53  | 45.00  | S8°08'11"W 49.59   |
| C34 | 38°11'49"  | 30.00  | 45.00  | S44°24'06"E 29.45  |
| C35 | 38°11'49"  | 30.00  | 45.00  | S82°35'56"E 29.45  |
| C36 | 38°11'49"  | 30.00  | 45.00  | N59°12'14"E 29.45  |
| C37 | 44°02'02"  | 34.58  | 45.00  | N18°05'18"E 33.74  |
| C38 | 42°08'46"  | 33.10  | 45.00  | N25°00'07"W 32.36  |
| C39 | 34°24'28"  | 150.13 | 250.00 | S41°35'13"W 147.89 |
| C40 | 7°15'25"   | 15.83  | 125.00 | N48°18'43"E 15.82  |

| NUM | DISTANCE | BEARING     | NUM | DISTANCE | BEARING     |
|-----|----------|-------------|-----|----------|-------------|
| L1  | 11.23    | S63°47'12"E | L7  | 24.62    | N69°20'51"W |
| L2  | 17.40    | N25°25'00"W | L8  | 52.64    | S78°51'04"W |
| L3  | 5.77     | N0°06'43"E  | L9  | 10.00    | N11°08'56"W |
| L4  | 29.67    | S89°52'58"E | L10 | 55.49    | S78°51'04"W |
| L5  | 10.00    | S59°52'15"W | L11 | 31.04    | N69°20'51"W |
| L6  | 20.84    | N30°07'45"W | L12 | 24.41    | N30°07'45"W |



RECEIVED  
DATE 7-11-01 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hibbs  
OREGON JULY 17, 1986  
JAMES E. HIBBS 2234  
RENEWAL DATE 6-30-03

\* 10' wide PUE  
See Affidavit of Correction  
2001-32760 07/13/2001

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

FD. 1" IRON PIN PER VOL. 10, PG.127, JCDR.

12/2/01



