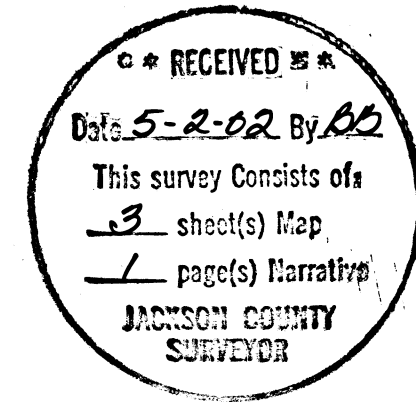


# NAVIGATOR'S LANDING

A SUBDIVISION  
LOCATED IN:

Parcel No. 1 of Partition Plat No. P-27-2000 in  
the N.E. 1/4 and the S.E. 1/4 of Section 12, T.37S., R.2W., W.M.,  
City of Medford, Jackson County, Oregon



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

KNOW ALL MEN BY THESE PRESENTS, that NAVIGATOR'S LANDING LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and street as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and the easements labeled as public access easements across Lots 10 and 11, and hereby create the easements shown hereon within Lots 11 and 42 for access for installation and maintenance of storm drainage and detention basins and related facilities, and does also hereby create the storm drainage access and maintenance easement along Lone Pine Creek across Lot 1-11 as shown hereon, for the benefit of the City of Medford and its assignees. Navigator's Landing LLC does hereby designate said subdivision as NAVIGATOR'S LANDING.

IN WITNESS WHEREOF, We have set our hands and seals this 8<sup>th</sup> day of April, 2002.

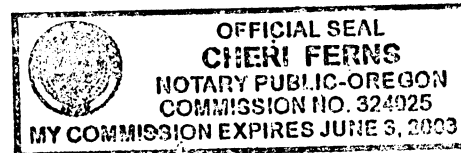
NAVIGATOR'S LANDING, LLC:

John Pierce  
John Pierce, Manager  
of Navigator's Landing, LLC

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2002 by L. John Pierce, known to me as the person who executed the within instrument as, Manager, on behalf of said Navigator's Landing, LLC, freely and voluntarily.

Before me: Cheri Ferns  
Notary



\*\*\* CONSENT TO SUBDIVISION \*\*\*

Cearley Enterprises, Inc., an Oregon Corporation, the undersigned beneficiary of certain Trust Deed recorded July 31, 2000, as Document No. 00-31547, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

By: Kenneth W. Cearley  
Kenneth W. Cearley, President

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2002, by Kenneth W. Cearley known to me as the person who executed the within instrument as, President on behalf of Cearley Enterprises, Inc., freely and voluntarily.

Before me: Cheri Ferns  
Notary



I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

The Beneficiaries of a certain Trust Deed recorded November 1, 2001 as Document No. 01-52453, in the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from lien of said Trust Deed all property shown hereon as dedicated to the public for public use, as per Affidavit of Consent recorded this 15<sup>th</sup> day of April, 2002 as Document No. 02-20845 said Official Deed Record.

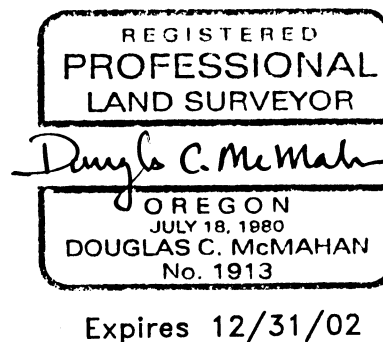
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 2<sup>ND</sup> day of MAY, 2002 at 3:30 P.O'Clock P.M. and recorded in Volume 28 of Plats at Page 24 of Records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

KIRBY L. BARON  
Deputy



\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, 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 tract:

BEGINNING at a point on the Southwesterly right-of-way line of Biddle Road, said point being the Southeast corner of Parcel No. 1 of Partition Plat recorded May 16, 2000 as Partition Plat no. P-27-2000 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 16506 in the office of the Jackson County Surveyor, said point being marked with a 3 inch brass disc for the INITIAL POINT OF BEGINNING; thence along said right-of-way line South 33°45'02" East 544.56 feet; thence along the arc of a 666.25 foot radius curve to the right (the long chord to which bears South 17°57'25" East 362.67 feet) an arc distance of 367.31 feet to a point on the Southerly boundary of Donation Land Claim (DLC) No. 57 in Township 37 South, Range 2 West, Willamette Meridian in Jackson County, Oregon; thence leaving said right-of-way line, North 89°53'28" West along said Southerly boundary of DLC No. 57, a distance of 2149.63 feet to a point for the South-southwest corner of said DLC, said point also being the South-southeast corner of DLC No. 58 in said Township 37 South, Range 2 West, Willamette Meridian; thence South 89°51'40" West along the Southerly boundary of said DLC No. 58, a distance of 93.50 feet to the Southwest corner of Tract "A" described in Instrument No. 93-43787 of the Deed Records of Jackson County, Oregon; thence North 00°01'46" East, along the Westerly boundary of said tract, 644.03 feet to a point which bears South 00°01'46" West, 153.39 feet from the Southwest corner of Parcel No. 3 of Partition Plat recorded July 27, 1995 as Partition Plat No. P-53-1995 of "Record of Partition Plats" in said Jackson County, and filed as Survey No. 14606 in the office of the Jackson County Surveyor; thence leaving said Westerly boundary South 89°53'28" East 292.50 feet; thence North 00°01'46" East 153.39 feet to a point on the Southerly boundary of the aforementioned Parcel No. 3 of Partition Plat No. P-53-1995; thence South 89°53'28" East 57.50 feet to the Southwest corner of Parcel No. 1 of the aforementioned Parcel No. 1 of Partition Plat No. P-27-2000; thence along the boundary of said Parcel No. 1, North 00°01'46" East 259.74 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 44°56'06" East 28.27 feet) an arc distance of 31.39 feet; thence South 89°53'58" East 428.86 feet; thence North 00°01'46" East 300.00 feet; thence South 89°53'58" East 668.02 feet to a point for the Northeast corner of said Parcel No. 1, said point being on the aforementioned Southwesterly right-of-way line of Biddle Road; thence South 33°45'02" East along said right-of-way line, 650.19 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

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

MEDFORD CITY PLANNING:

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Paul O. Acatt 22 April 2002  
Planning Director Date

Examined and approved this 10<sup>th</sup> day of APRIL, 2002  
Robert Sewell Paul D. Lewis  
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of April 29, 2002  
William J. Depate  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of April 29, 2002.  
Patty Bindson  
Tax Collector

# NAVIGATOR'S LANDING A SUBDIVISION

LOCATED IN:  
Parcel No. 1 of Partition Plat No. P-27-2000 and in the N.E. 1/4  
and The S.E. 1/4 of Section 12, T.37S., R.2W., W.M.,  
City of Medford, Jackson County, Oregon

I certify this plat to be an  
exact photocopy of the original.  
*Douglas C. McMAHAN*  
SURVEYOR

(PARCEL 1 OF PARTITION PLAT  
NO. P-108-1992)

Found 5/8" rebar  
with cap stamped  
"MARQUESS & ASSOC."  
per S/N 13185

Set 5/8"x30" Rebar with cap  
stamped "D.McMAHAN LS 1913" in  
position of found 5/8" iron pin  
with cap stamped "MARQUESS & ASSOC."  
per S/N 13185 (DESTROYED  
BY CONSTRUCTION)

LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
1	119,614	32	108,901
2	96,330	33	48,278
3	57,166	34	84,227
4	36,718	35	50,471
5-8	36,110	36	72,528
21	24,000	37	53,963
22	23,913	38	65,713
23-25	28,320	39	50,869
26	29,390	40	45,385
27	24,885	41	45,000
28-30	24,800	42	45,000
31	35,914		

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 100' March 5, 2002  
BASIS OF BEARING: S/N 13185 (SOUTHERLY  
BOUNDARY OF S/N 16506)

- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- = Found 5/8" iron pin, unless otherwise noted.
- ⦿ = Found 5/8" rebar with cap stamped "D.McMAHAN LS 1913", per S/N 16506.
- ⊙ = Found brass cap monument as shown.
- ⊕ = Set 5/8"x30" rebar with metal cap stamped "LS 1913" reference points on file at City Engineering.
- △ = Deferred Monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	60.00	94.25	84.85	N78°45'02"W
2	90°00'00"	60.00	94.25	84.85	N11°14'58"E
3	02°48'09"	332.50	16.26	16.26	N57°39'02"E
4	31°03'25"	332.50	180.23	178.03	N74°34'49"E
5	33°51'34"	267.50	158.08	155.79	N73°10'45"E
6	89°55'14"	20.00	31.39	28.26	S44°55'51"E
7	90°04'46"	20.00	31.44	28.30	N45°04'09"E
8	89°55'14"	20.00	31.39	28.26	S44°55'51"E
9	90°04'46"	20.00	31.44	28.30	N45°04'09"E
10	89°55'44"	20.00	31.39	28.27	N44°56'06"W
11	90°04'16"	20.00	31.44	28.30	S45°03'54"W
12	20°20'23"	232.50	82.54	82.10	N79°43'47"W
13	21°51'54"	232.50	88.73	88.19	N58°37'38"W
14	13°50'02"	232.50	56.14	56.00	N40°46'40"W
15	56°02'19"	167.50	163.82	157.37	N61°52'49"W
16	33°53'25"	167.50	99.08	97.64	S16°54'57"E
17	33°53'25"	232.50	137.52	135.53	N16°54'57"W
18	00°21'29"	666.25	4.16	4.16	N02°20'32"W
19	33°51'34"	300.00	177.29	174.72	N73°10'45"E
20	56°02'19"	200.00	195.61	187.91	N61°52'49"W
21	33°53'25"	200.00	118.30	116.58	N16°54'57"W
22	31°35'14"	666.25	367.31	362.67	S17°57'25"E

● SEE LINE TABLE ON SHEET 3 OF 3.

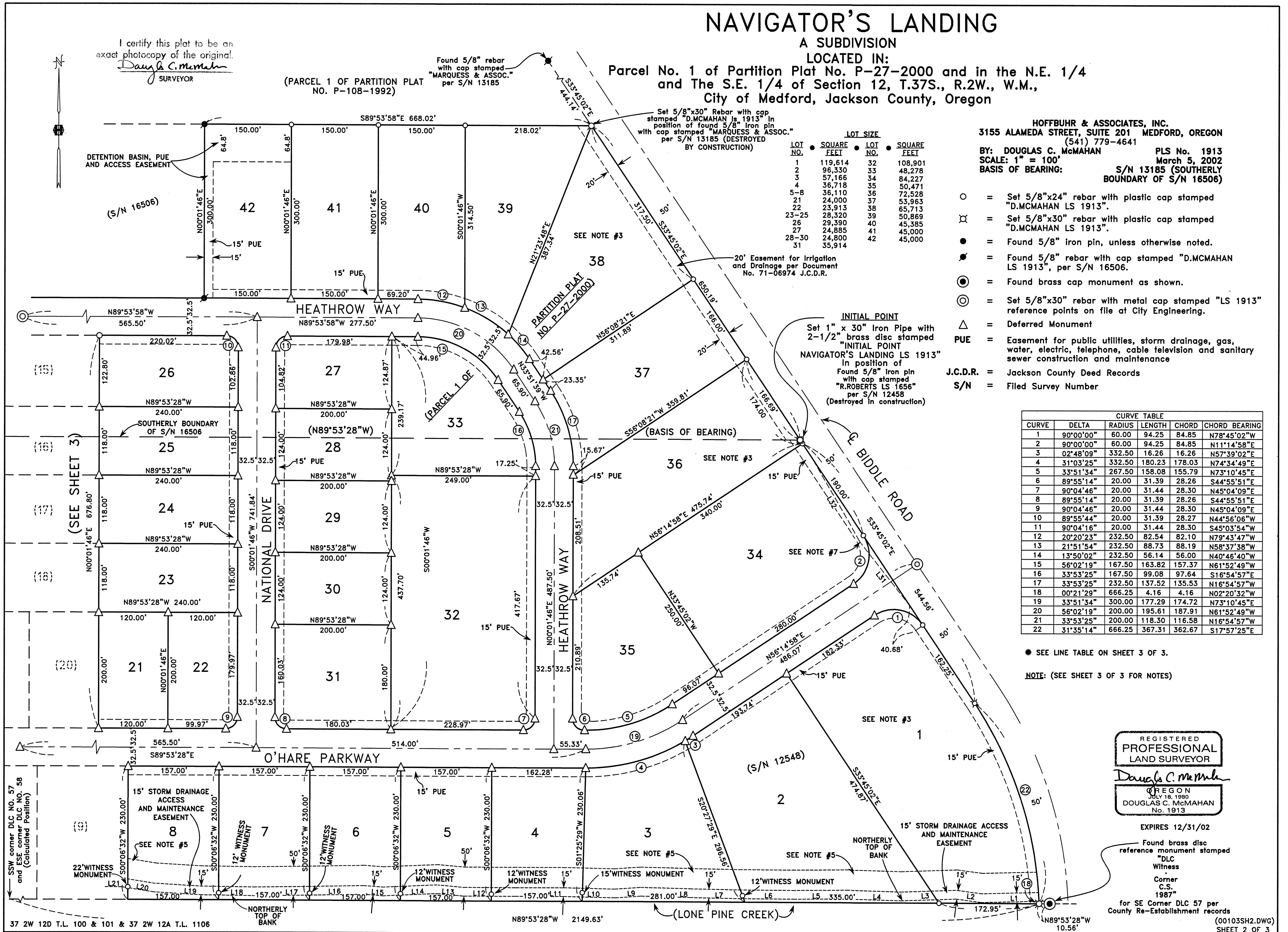
NOTE: (SEE SHEET 3 OF 3 FOR NOTES)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMAHAN*  
OREGON  
JULY 18, 1999  
DOUGLAS C. McMAHAN  
No. 1913

EXPIRES 12/31/02

Found brass disc  
reference monument stamped  
"DLC  
Witness  
Corner  
C.S.  
1987"

for SE Corner DLC 57 per  
County Re-Establishment records  
(00103SH2.DWG)  
SHEET 2 OF 3



# NAVIGATOR'S LANDING

A SUBDIVISION

LOCATED IN:

Parcel No. 1 of Partition Plat No. P-27-2000 and in the N.E. 1/4 and The S.E. 1/4 of Section 12, T.37S., R.2W., W.M., City of Medford, Jackson County, Oregon

All deferred monuments will be set or reset no later than December 31, 2002.

*Douglas C. McMah*  
Surveyor

All deferred monuments are now set, see Document No. 02-48429 of Official Records this 22<sup>nd</sup> day of September, 2002

Approved: *Roger R. Justice* (See CS 17477)  
Jackson County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

*Douglas C. McMah*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

EXPIRES 12/31/02

FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "MARQUESS & ASSOC." PER S/N 13185

**NOTES:**

- 1.) FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 16506.
- 2.) TRANSMISSION LINE EASEMENT FOR PACIFIC POWER AND LIGHT COMPANY PER DOCUMENT NO. 66-06146 J.C.D.R. MAY AFFECT THIS PROPERTY (NO SPECIFIC LOCATION IS GIVEN).
- 3.) NO VEHICULAR ACCESS WILL BE ALLOWED ALONG BIDDLE ROAD FROM LOTS 1, 34 & 36-39.
- 4.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR CALIFORNIA OREGON POWER COMPANY PER VOLUME 289, PAGE 123, J.C.D.R. MAY AFFECT THIS PROPERTY (NO SPECIFIC LOCATION IS GIVEN).
- 5.) 50' DEVELOPMENT SET BACK FROM TOP OF BANK PER CITY OF MEDFORD RIPARIAN CORRIDOR ORDINANCE.
- 6.) RIGHT OF WAY AND EASEMENT GRANTED TO FISH LAKE WATER COMPANY BY INSTRUMENT RECORDED APRIL 9, 1907 IN VOLUME 59 PAGE 78 OF THE DEED RECORDS OF JACKSON COUNTY MAY AFFECT THIS PROPERTY.
- 7.) EASEMENT CREATED BY DOCUMENT NO. 70-07930 IN FAVOR OF BEAR CREEK VALLEY SANITARY AUTHORITY.
- 8.) TEMPORARY EASEMENT FOR VEHICULAR "TURN-A-ROUND" TO BE QUITCLAIMED BY THE CITY OF MEDFORD PER DOCUMENT NO. 94-28821.

**LOT SIZE**

LOT NO.	SQUARE FEET
9	36,110
10	43,700
11	48,946
12	58,443
13	43,875
14	43,875
15	32,819
16	31,129
17	30,739
18	30,739
19	27,565
20	24,000

**LINE TABLE**

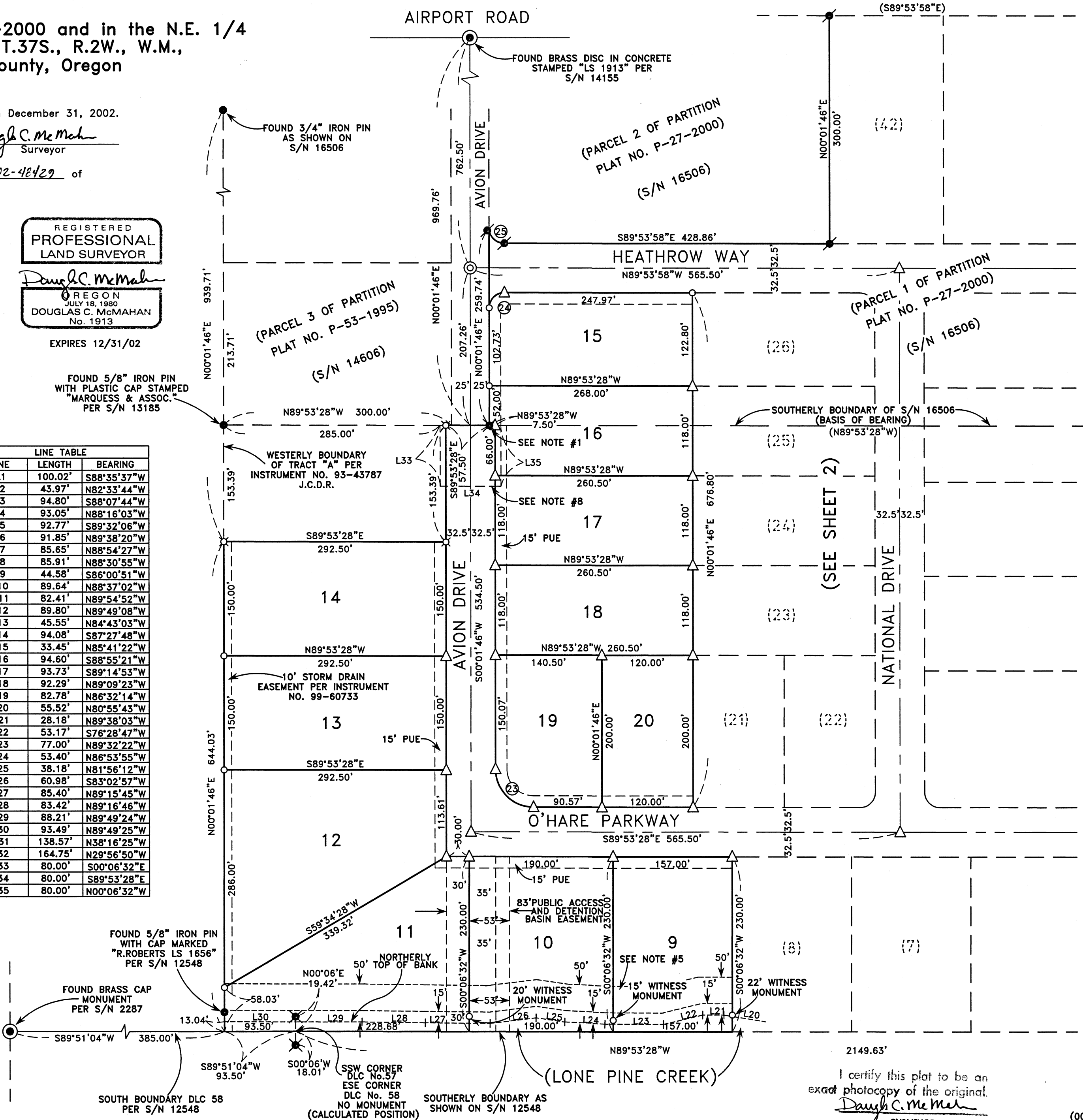
LINE	LENGTH	BEARING
L1	100.02'	S88°35'37"W
L2	43.97'	N82°33'44"W
L3	94.80'	S88°07'44"W
L4	93.05'	N88°16'03"W
L5	92.77'	S89°32'06"W
L6	91.85'	N89°38'20"W
L7	85.65'	N88°54'27"W
L8	85.91'	N88°30'55"W
L9	44.58'	S86°00'51"W
L10	89.64'	N88°37'02"W
L11	82.41'	N89°54'52"W
L12	89.80'	N89°49'08"W
L13	45.55'	N84°43'03"W
L14	94.08'	S87°27'48"W
L15	33.45'	N85°41'22"W
L16	94.60'	S88°55'21"W
L17	93.73'	S89°14'53"W
L18	92.29'	N89°09'23"W
L19	82.78'	N86°32'14"W
L20	55.52'	N80°55'43"W
L21	28.18'	N89°38'03"W
L22	53.17'	S76°28'47"W
L23	77.00'	N89°32'22"W
L24	53.40'	N86°53'55"W
L25	38.18'	N81°56'12"W
L26	60.98'	S83°02'57"W
L27	85.40'	N89°15'45"W
L28	83.42'	N89°16'46"W
L29	88.21'	N89°49'24"W
L30	93.49'	N89°49'25"W
L31	138.57'	N38°16'25"W
L32	164.75'	N29°56'50"W
L33	80.00'	S00°06'32"E
L34	80.00'	S89°53'28"E
L35	80.00'	N00°06'32"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
23	89°55'14"	50.00	78.47	70.66	S44°55'51"E
24	90°04'16"	20.00	31.44	28.30	S45°03'54"W
25	89°55'44"	20.00	31.39	28.27	S44°56'06"E

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 100' March 5, 2002  
BASIS OF BEARING: S/N 13185 (SOUTHERLY BOUNDARY OF S/N 16506)

- = Set 5/8"x24" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- = Found 5/8" iron pin, unless otherwise noted.
- ⊙ = Found 5/8" rebar with cap stamped "D.MCMAHAN LS 1913" per S/N 16506.
- ⊗ = Found iron pipe with Jackson County Plastic Cap.
- ⊙ = Found brass cap monument as shown.
- ⊙ = Set 5/8"x30" rebar with metal cap stamped "LS 1913" reference points on file at City Engineering.
- △ = Deferred Monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance.
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number



I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMah*  
SURVEYOR

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

SURVEY FOR: Navigator's Landing, LLC  
1175 East Main Street, Suite 1C  
Medford, Oregon 97504

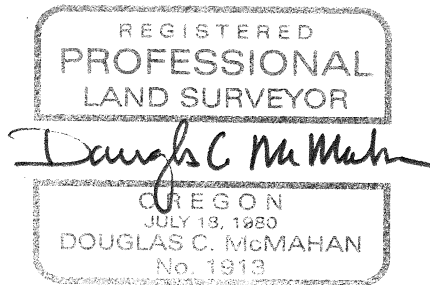
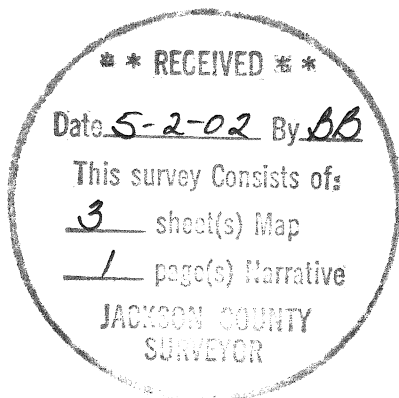
LOCATION: In Parcel No. 1 of Partition Plat No. P-27-2000 in the Northeast one-quarter (1/4) and the Southeast one-quarter (1/4) of Section 12, Township 37 South, Range 2 West Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat of NAVIGATOR'S LANDING per the City of Medford Planning Department File No. LDS-00-100 and per client's request.

PROCEDURE: Utilizing found monumentation and information per Filed Surveys No. 2287, 10868, 12548, 13185 and 16506 for control, I establish proper monuments as shown hereon. An electronic total station was used to make all measurements.

BASIS OF BEARING: Filed Survey No. 16506 (Southerly Boundary)

DATE: March 5, 2002



Douglas C. McMahan  
L.S. 1913 – Oregon  
Expires 12/31/02  
Hoffbuhr & Associates, Inc.  
3155 Alameda Street, Suite 201  
Medford, Oregon 97504