

CLEARWATER ESTATES, PHASE III  
A SUBDIVISION

located within

A PORTION OF LOTS 7 THRU 10, BLOCK 4,  
ORCHARD HOME ASSOCIATION TRACT,  
CITY OF MEDFORD, IN THE  
NORTHWEST ONE-QUARTER OF SECTION 36,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES, INC.

P.O. BOX 1488  
MEDFORD, OREGON 97501

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at a 5/8 inch iron pin marking the northeast corner of Lot 12 of CLEARWATER ESTATES, PHASE I as recorded in Volume 27, Page 28 of the Plat Records of Jackson County, Oregon, said pin being the INITIAL POINT of this subdivision; thence North 00°07'41" East, along the west line of Donation Land Claim No. 84 in Township 37 South, Range 2 West of the Willamette Meridian in said County, 234.14 feet; thence, leaving said west line, North 89°58'48" West 150.00 feet; thence North 00°07'41" East 5.00 feet; thence North 89°58'48" West 260.05 feet to a point on the easterly right-of-way of South Columbus Avenue; thence South 00°07'37" West, along said easterly right-of-way, 303.52 feet to the northwest corner of said Phase I; thence, leaving said easterly right-of-way, South 89°58'43" East, along the north line of said Phase I, a distance of 145.04 feet to the southwest corner of CLEARWATER ESTATES, PHASE II as recorded in Volume 27, Page 51 of said Plat Records; thence, leaving said north line, North 00°07'41" East, along the west line of said Phase II, 68.50 feet to the northwest corner of said Phase II; thence South 89°58'43" East, along the north line of said Phase II, a distance of 110.00 feet to a point on the westerly right-of-way of Clearwater Drive; thence, leaving said westerly right-of-way and continuing along said north line, South 85°52'35" East 65.16 feet to a point, on the easterly right-of-way of Clearwater Drive, marking the northwest corner of said Lot 12; thence, leaving said easterly right-of-way, North 89°40'30" East, along the north line of said Lot 12, a distance of 90.00 feet to the INITIAL POINT OF BEGINNING.

*Herbert A. Farber*

Herbert A. Farber, PLS 2189

For Release Affidavits:

For, Walter Scott Gibbs and Kaye Francis Gibbs, husband and wife, or the survivor thereof, beneficiaries of that Trust Deed dated September 20, 2000 and recorded September 28, 2000, as Instrument Number 00-39717 of the Official Records of

Jackson County, Oregon, see Instrument No. 02-49777

For, Russell K. Vaughan and Laura L. Vaughan, husband and wife, Mortgagee of that Mortgage dated January, 2001 and recorded January 19, 2001, as Instrument No. 01-02447 of the Official Records of Jackson County, Oregon and re-recorded May 24, 2001 as Instrument No. 01-23618, said Records,

see Instrument No. 02-49778

For, Harold C. Munson and A. E. Munson, Trustees of the Munson Living Trust, Mortgagee of that Mortgage dated February 20, 2002 and recorded May 10, 2002, as Instrument No. 02-26207 of the Official Records of Jackson County,

Oregon, see Instrument No. 02-49779

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Pacific Crest Properties, Inc., an Oregon corporation, is the owner of the lands hereon described, and has subdivided the same into lots and streets as shown hereon and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby create the private storm drain easements for the benefit of Lots 18 thru 24, as shown hereon, and does hereby dedicate to the public for public use, as shown hereon, the streets and public utility easements, and do hereby grant to the City of Medford, in fee simple, those areas portrayed and designated hereon as street plugs. By its approval of the plat, the City of Medford declares that upon the approved extension of the affected street, it thereby dedicates the street plug for public street purposes. We hereby designate said Subdivision as Clearwater Estates, Phase III.

*Gary T. Whittle Pres.*  
Gary T. Whittle, President

State of Oregon )  
                          )  
County of Jackson )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of Sept, 2002, by Gary T. Whittle, as President of PACIFIC CREST PROPERTIES, INC., an Oregon Corporation, on behalf and authority of the corporation.

Notary Public for Oregon *Susan Farber*



Easement Notes:

Volume 368, Page 126, a right-of-way for transmission and distribution of electricity, does not lie within the boundaries of this plat.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

Approvals:

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

This 17 day of September, 2002.

*[Signature]*  
Planning Director

Examined and approved this 11<sup>th</sup> day of September, 2002.

*[Signature]*  
City Surveyor

*[Signature]*  
City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Sept. 18, 2002

*[Signature]*  
Tax Collector

9/18/02  
Date

Examined and approved as required by O.R.S. 92.100 this 18<sup>th</sup> day of SEPTEMBER, 2002.

*[Signature]*  
Assessor

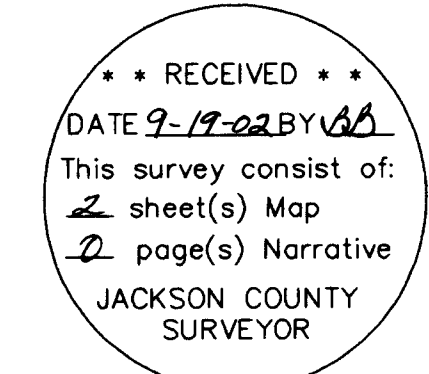
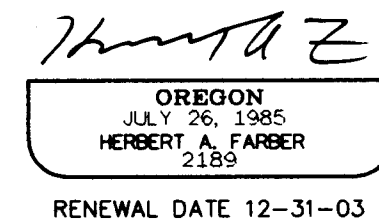
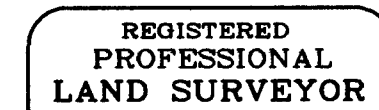
9-18-2002  
Date

Recorder:

Filed for record this 19 day of Sept., 2002 at 11:28 o'clock A. M. and recorded in Volume 28, Page 47 of the Plat Records of Jackson County, Oregon.

*[Signature]*  
County Clerk

Sept. 19, 2002  
Date



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

RECEIVED  
 DATE 9-19-02 BY VLB  
 This survey consist of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

FOUND 2 1/2" BRASS CAP IN MONUMENT CASE (SEE S/N 15116 AFFIDAVIT OF CORRECTION, INST. No.98-58555)

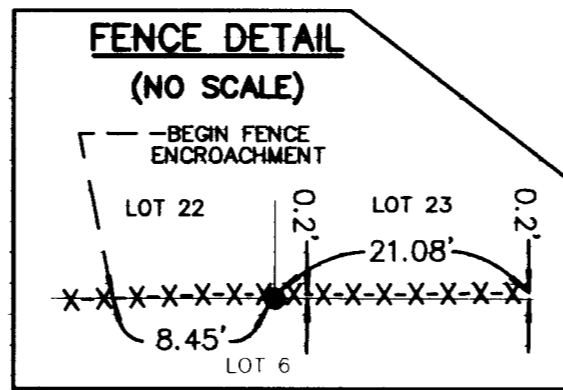
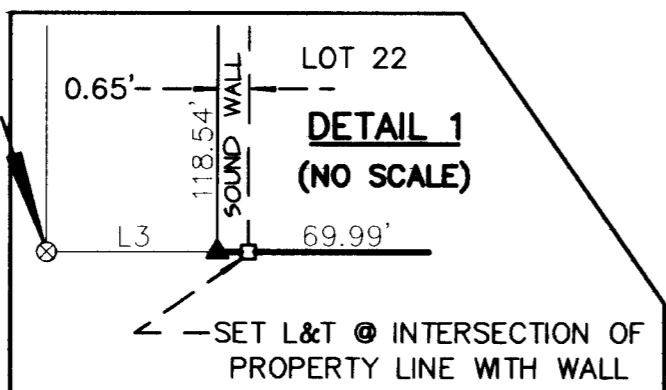
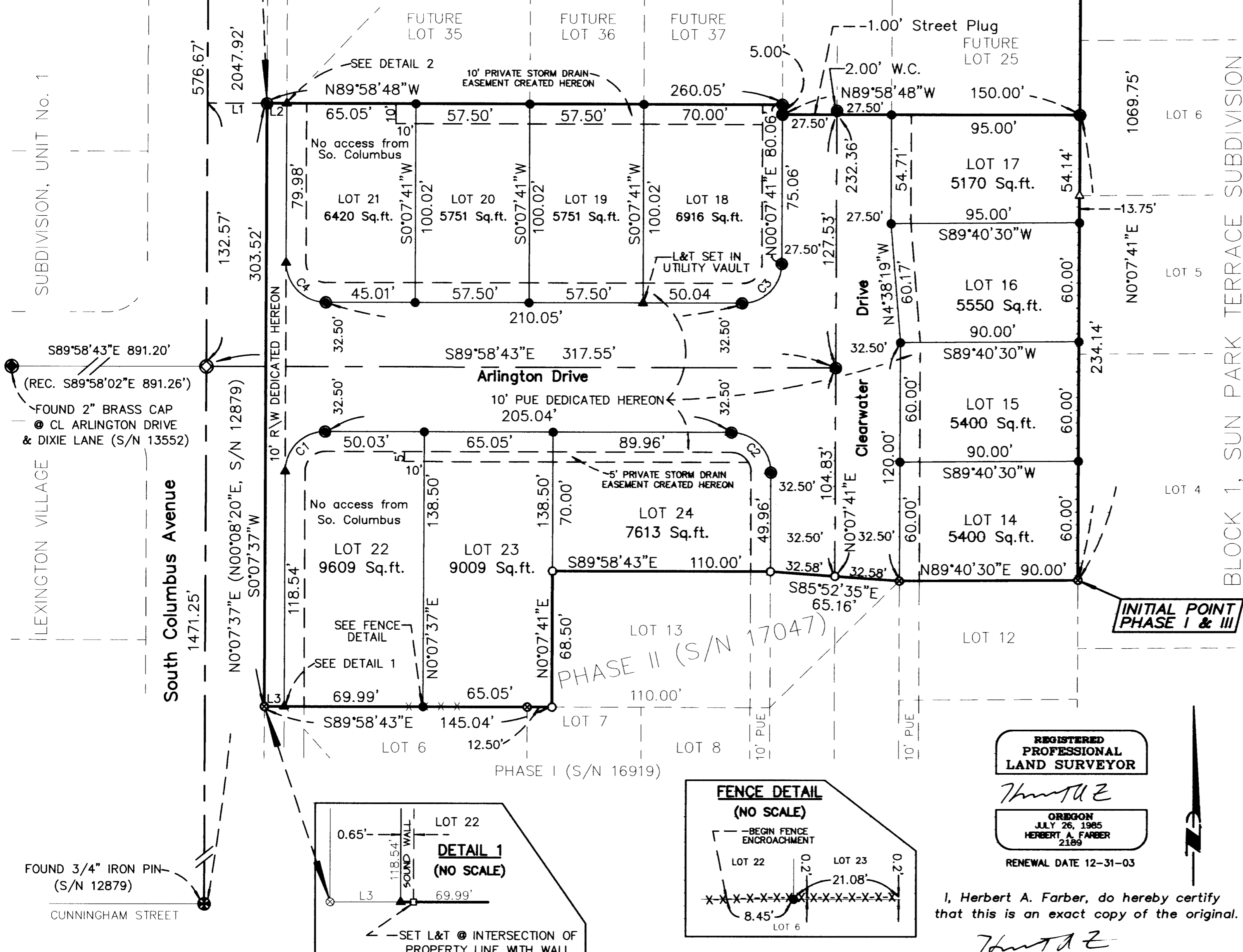
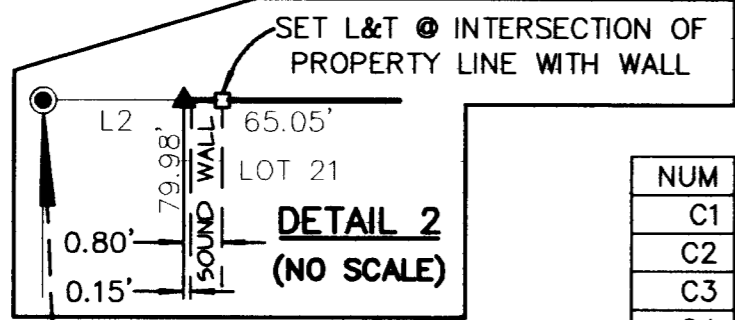
**LINE TABLE**

NUM	DISTANCE	BEARING
L1	30.00'	N89°52'23"W
L2	10.00'	N89°58'48"W
L3	10.00'	S89°58'43"E

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°53'40"	31.38'	20.00'	S45°04'27"W	28.26'
C2	90°06'23"	31.45'	20.00'	N44°55'31"W	28.31'
C3	89°53'36"	31.38'	20.00'	N45°04'29"E	28.26'
C4	90°06'19"	31.45'	20.00'	S44°55'29"E	28.31'

NW CORNER DLC 84  
 [FOUND BRASS CAP  
 IN MONUMENT CASE]



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 [Signature]  
 OREGON  
 JULY 26, 1985  
 HERBERT A. FARBER  
 2189  
 RENEWAL DATE 12-31-03

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.  
 [Signature]

**CLEARWATER ESTATES, PHASE III  
 A SUBDIVISION**  
 located in  
 A PORTION OF LOTS 7 THRU 10, BLOCK 4,  
 ORCHARD HOME ASSOCIATION TRACT,  
 CITY OF MEDFORD, IN THE  
 NORTHWEST ONE-QUARTER OF SECTION 36,  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON  
 for  
**PACIFIC CREST PROPERTIES, INC.**  
 P.O. BOX 1488  
 MEDFORD, OREGON 97501

- LEGEND**
- = FOUND 2" BRASS CAP, S/N 13294 - CENTERLINE INTERSECTION, DESTROYED DURING CONSTRUCTION, REPLACED WITH 5/8" x 30" IRON PIN W/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
  - = FOUND 2" BRASS CAP, S/N 13552 - CENTERLINE INTERSECTION
  - = FOUND 3/4" IRON PIN, S/N 12879 - CENTERLINE INTERSECTION
  - = FOUND 2 1/2" BRASS CAP, S/N 15116 - CENTERLINE PI
  - = FOUND BRASS CAP - NW CORNER DLC 84
  - = FOUND 5/8" IRON PIN, S/N 17074
  - = FOUND 5/8" IRON PIN, S/N 16919
  - △ = FOUND 5/8" IRON PIN, S/N 6226
  - ▲ = SET LEAD AND TACK, w/ WASHER MARKED "LS 2189", IN SIDEWALK, OR AS NOTED
  - = SET LEAD AND TACK W.C., w/ WASHER MARKED "LS 2189", IN WALL
  - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
  - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER  
 PI = POINT OF INTERSECTION  
 W.C. = WITNESS CORNER  
 L&T = LEAD & TACK
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.  
 - RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.  
 - INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 - PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

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

**PURPOSE:** TO SURVEY AND MONUMENT CLEARWATER ESTATES, PHASE III, A SUBDIVISION, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT, FILE No. LDS-01-88.

**PROCEDURE:** UTILIZING CONTROL ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF PRIOR SURVEYS IN THE AREA, I LOCATED THE AFFECTED PROPERTY AND MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON.

**NOTE**

INFORMATION REGARDING REFERENCE MONUMENTS TO THE CENTERLINE MONUMENTS, SHOWN HEREON, IS ON FILE AT THE CITY OF MEDFORD ENGINEERING DEPARTMENT.

Surveyed by:  
**FARBER & SONS, INC.**  
 dba FARBER SURVEYING  
 (541) 776-0846

OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501  
 MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

SCALE: 1" = 40'  
 DATE: SEPTEMBER 9, 2002  
 JOB NO.: 0905-00C  
 JOBS\MEDFORD\_SW\SOUTH COLUMBUS\CLEARWATER\CLEAR\_PHS\_3\_FINAL.FLX