

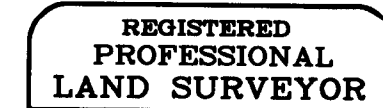
CLEARWATER ESTATES, PHASE V
A SUBDIVISION a PLANNED Community
located in

LOT 3 and A PORTION OF LOT 4, 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

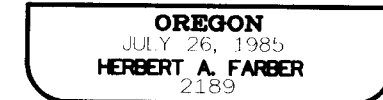
for

PACIFIC CREST PROPERTIES

P.O. BOX 1488
MEDFORD, OREGON 97501



[Signature]



RENEWAL DATE 12-31-03

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this
plat is hereby approved this 14 day of October, 2003.

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, on the west line of Donation Land Claim
No.84 in Township 37 South, Range 2 West of the Willamette Meridian, Jackson
County, Oregon, marking the northeast corner of Clearwater Estates, Phase IV
as recorded in Volume 29, Page 15 of the Plat Record of said County and
filed as Survey No. 17733 in the Office Of the Jackson County Surveyor, said
pin also being the INITIAL POINT of this Subdivision; thence North
89°58'48" West, along the northerly boundary of said Phase IV, 400.06 feet
to a tack and washer in a sidewalk, marked "LS 2189", said tack and washer
marking the northwest corner of said Phase IV, said tack and washer also
being on the easterly right-of-way line of South Columbus Avenue; thence,
leaving said south line, North 00°07'37" East along said right-of-way line
103.47; thence, continuing along said right-of-way line, along the arc of a
curve to the left having a radius of 375.00 feet, an arc length of 108.95
feet and a delta angle of 16°38'48" (the long chord which bears North
21°27'31" West 108.57 feet); thence, leaving said right-of-way line, North
89°54'34" East (record South 89°59'40" West Survey No. 496) 440.01 feet
to said West line; thence South 00°07'41" West, Along said west line,
205.35 feet to the, INITIAL POINT OF BEGINNING.

Declaration:

KNOWN 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 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 grant to the City of Medford the 15-
foot-wide storm drain easement, including ingress and egress for the
construction and maintenance of said storm drain as shown hereon, and
does hereby create a 15-foot-wide sanitary sewer easement, including
ingress and egress for the construction and maintenance of said
sanitary sewer line, for the benefit of ~~Bear Creek Valley Sanitation~~ Rogue Valley Sanitary Service
Authority; and does hereby create a 5-foot-wide private storm drain
easement for the benefit of Lots 38 and 40 as shown hereon, and does
hereby create a 4-foot-wide landscaping easement, for the benefit of
the Clearwater Phase V Subdivision Home Owners Association, as shown
hereon, and does hereby dedicate to the Public for public use the
Public Utility Easements shown hereon and the 5-foot-wide pedestrian
access easement shown hereon, and does hereby create a private road
for Ingress and Egress for the benefit of Lots 38 though 40 as shown
hereon, and ingress and egress for emergency vehicle turnaround as
shown hereon. We hereby designate said Subdivision as Clearwater
Estates, Phase V.

[Signature]
Planning Director

Examined and approved this 10th day of October, 2003.

[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 October 14, 2003

[Signature]
Tax Collector

10-14-03
Date

Examined and approved as required by O.R.S. 92.100 this 14th
day of October, 2003.

[Signature]
Assessor

10/14/03
Date

Recorder:

Filed for record this 17 day of October, 2003 at 8:15 O'clock
A.M. and recorded in Volume 29, Page 45 of the
Plat Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

For the order of the County Court approving this plat see Volume 205,
Page 256-258 of the Commissioner's Journal of Proceedings.

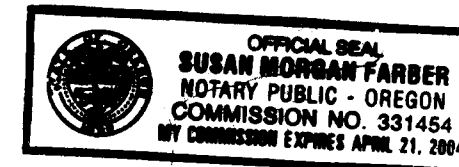
[Signature]
Herbert A. Farber, PLS 2189

[Signature]
Gary T. Whittle, President

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 2ND day of
October, 2003, 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 [Signature]



Release Affidavit:

From Kaye Francis Gibbs, beneficiary of that Trust Deed dated April 4, 2003
and recorded April 11, 2003, as Instrument No. 03-22665 of the Official

Records of Jackson County, Oregon, see Instrument No. 03-72203

Survey Narrative
To Comply with O.R.S. 209.250

Purpose: To survey and monument Clearwater Estates, Phase
V, a subdivision as approved by the City of
Medford Planning Department, File No. PUD-02-147

Procedure: Utilizing control established by this office during
the previous phases of this subdivision I located
and monumented the lots and street as shown
hereon.

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

[Signature]

**CLEARWATER ESTATES,
PHASE V**

A SUBDIVISION AND PLANNED COMMUNITY

located in

LOT 3 and A PORTION OF LOT 4, 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

P.O. BOX 1488
MEDFORD, OREGON 97501

STEWART AVE.

S89°53'47"W 634.42' (S89°54'15"W 634.38' S/N 17035)

Found BC in Monument Case
N.W. COR DLC NO. 84
PER S/N 17035

LEGEND

- ☒ = FOUND STREET CENTERLINE MONUMENTS, AS DESCRIBED
S/N 15116
 - ⊗ = FOUND TACK w/ WASHER MARKED "LS 2189", IN SIDEWALK
S/N 17753
 - = FOUND 5/8" IRON PIN MARKED "FARBER PLS 2189",
S/N 17753, OR AS DESCRIBED
 - = 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", OR AS DESCRIBED
 - [Hatched] = HATCHED AREA REPRESENTS SS EASEMENT
 - [Hatched] = HATCHED AREA REPRESENTS PRIVATE ROAD, PUE,
AND AN EASEMENT FOR INGRESS AND EGRESS
- S/N = RECORD FILED SURVEY NUMBER
W.C. = WITNESS CORNER
SS = SANITARY SEWER
- 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.

NOTE:
CALIFORNIA OREGON POWER
COMPANY VOL. 368 PAGE 126
IS NOT WITHIN THE
BOUNDARIES OF THIS PLAT

Found 3/4" Pin
NOT VISITED THIS SURVEY

PER S/N 15116
& AFFIDAVIT OF
CORRECTION FILED
AS INST. NO 98-58555

NO MONUMENT FOUND

BOUNDARY PER INST. NO
98-04886

FOUND 2 1/2" BC
IN MONUMENT CASE, PI

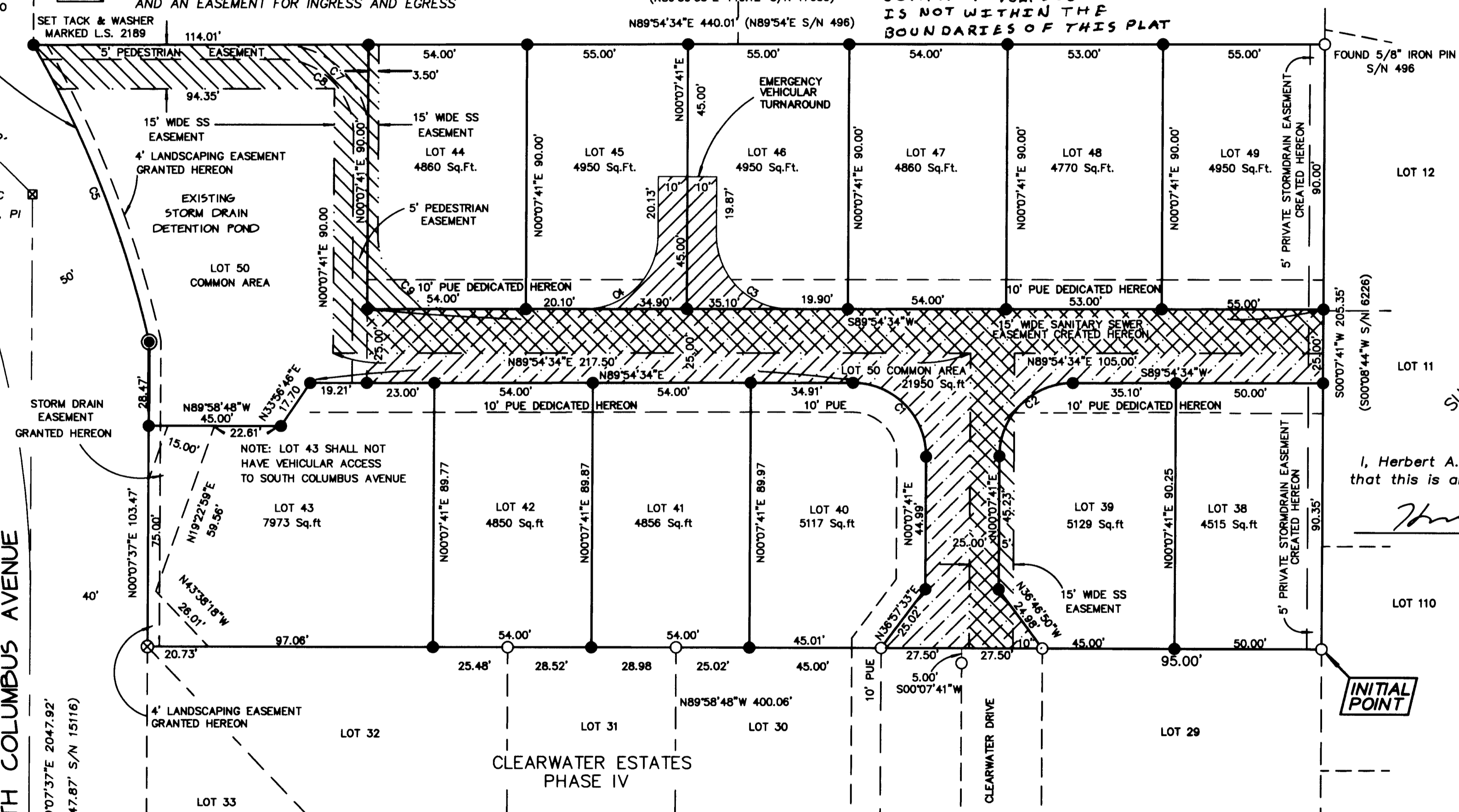
SOUTH COLUMBUS AVENUE

3/4" PIN AT INTERSECTION OF
COLUMBUS & CUNNINGHAM

ASSESSORS MAP FILE NO. 37 2W 36BD TL 5900

RENEWAL DATE 12-31-03

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189



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

**** RECEIVED ****
DATE 12-17-03 BY *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

INITIAL POINT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°13'06"	39.37	25.00	N44°58'52"W	35.42
C2	89°46'53"	39.17	25.00	S45°01'08"W	35.29
C3	90°13'06"	39.37	25.00	S44°58'52"E	35.42
C4	89°46'53"	39.17	25.00	N45°01'08"E	35.29
C5	16°38'48"	108.95	375.00	N21°27'31"W	108.57
C6	45°30'55"	258.18	325.00	N22°37'51"W	251.44
REC.	45°28'20"	257.93	325.00	NONE	251.22
C7	90°13'06"	47.24	30.00	N44°58'52"W	42.51
C8	90°13'06"	39.37	25.00	N44°58'52"W	35.42
C9	90°14'25"	39.37	25.00	S44°58'42"E	35.43

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" = 30'
DATE: OCTOBER 9, 2003
JOB NO.: 0905-00

FILE: JOBS\MEDFORD_SW\SOUTH COLUMBUS\CLEARWATER\FINAL PLATS\PHASE 5 SUB FINAL.DWG