

PEARWOOD, PHASE 1
A SUBDIVISION

located within

SOUTHWEST ONE QUARTER OF SECTION 8
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD
JACKSON COUNTY, OREGON

for

FRED OWEN JR.

8787 JOHN DAY DRIVE
GOLDHILL, OREGON 97525

Declaration:

KNOWN BY ALL MEN THESE PRESENTS, that I Fred Owen Jr. am the owner of the lands hereon described and have subdivide the same into 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 I do hereby dedicate to the public for public use, as shown heron, the streets and Public Utility Easements and do hereby create the private storm drain easements designated "X", "Y", and "Z", where easement "X" is for the benefit of Lots 19 through 12 and the future lots located to the north of said Lots 19 through 12, easement "Y" is for the benefit of Lots 5 through 11, and easement "Z" is for the benefit of Lot 1, and I do hereby 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 streets, it thereby dedicates those street plugs for public street purposes. I hereby designate said Subdivision as Pearwood Phase 1.

Fred Owen Jr.
Fred Owen Jr.

State of Oregon)
County of Jackson)^{ss}

The foregoing instrument was acknowledged before me this 23rd day of February, 2004, by Fred Owen Jr.

Notary Public for Oregon *Susan Morgan Farber*



Release Affidavits:

From Premier West Bank, as beneficiary, recorded as
Instrument No. 04-2252
Official Records of Jackson County, Oregon.

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:

Commencing at the Northwest corner of the Southwest quarter of Section 8, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon; thence South 89°54'37" East, along the north line of said Quarter Section, 1323.61 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 8; thence South 00°06'07" East, along the west line of said Quarter Quarter section, 809.14 feet; thence leaving said west line, South 89°54'34" East 111.67 feet to the Initial Point of this subdivision and the POINT OF BEGINNING; thence South 89°54'34" East 520.00 feet; thence South 87°30'32" East 55.06 feet; Thence South 89°54'34" East 100.20 feet to the west line of Owen Park Subdivision, Unit 2, as filed in Volume 17, Page 29, of the Plat Records in said County, and filed as survey number 13153 in the Office of the Jackson County Surveyor; thence South 00°00'20" East 262.71 feet to the north line of Owen Park Subdivision, Unit 1, as Filed in Volume 16, Page 103, of the Plat Records of said County and Filed as Survey Number 12149 in the office of the Jackson County Surveyor, said north line being 250.00 feet north of the south line of said Quarter Quarter section; thence, leaving said west line of said Unit 2, North 89°54'30" West, along said north line of said Unit 1, 703.97 feet; thence, leaving said north line of said Unit 1, North 00°00'45" East 100.00 feet; thence North 23°50'31" East 71.02 feet; thence North 00°00'41" East 100.00 feet, to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

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

PURPOSE: TO SURVEY AND MONUMENT PHASE 1 OF PEARWOOD SUBDIVISION AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER LDS-02-195

PROCEDURE: USING CONTROL ESTABLISHED IN SURVEY NUMBER 13739 AND ON THIS SURVEY, I ESTABLISHED THE BOUNDARY OF THE SUBDIVISION PER INST. NO. 93-38673 AND THE APPROVED TENTATIVE PLAN OF THE PEARWOOD SUBDIVISION. THE NORTH LINE OF THE PROPERTY WAS ESTABLISHED FROM THE FOUND 1/4-CORNER COMMON TO SECTION 7 AND 8 IN TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, AND THE CENTER OF THE SECTION. THE EAST LINE OF THE PROPERTY WAS ESTABLISHED FROM THE NORTHWEST CORNER OF OWEN PARK SUBDIVISION-UNIT 2 AND HOLDING RECORD ANGLE. THE SOUTH LINE OF THE PROPERTY WAS ESTABLISHED FROM THE NORTH LINE OF OWEN PARK SUBDIVISION -UNIT 1 PER THE FOUND MONUMENTS AS RECORDED IN S/N 12419. THE WEST LINE OF THE PROPERTY WAS INTERPRETED AS THE WEST 1/16 LINE OF SAID SECTION 8 WHICH I ESTABLISHED BETWEEN THE INITIAL POINT OF SAID OWEN PARK SUBDIVISION UNIT-1, SAID INITIAL POINT BEING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 8 AND THE CENTER-WEST 1/16 CORNER OF SAID SECTION 8. THE NORTH LINE OF PHASE 1 WAS ESTABLISHED PER THE TENTATIVE 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 19th day of MARCH, 2004

S. Williams
ACTING Planning Director

Examined and approved this 26th day of February, 2004.

Paul D. ... City Surveyor *Dennis ...* City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 22nd of March

Carol ... Deputy Tax Collector 3-22-04 Date

Examined and approved as required by O.R.S. 92.100 this 22nd day of MARCH, 2004

William ... Deputy Assessor 3-22-2004 Date

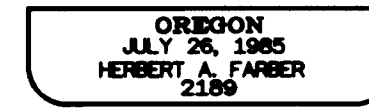
Recorder:

Filed for record this 24 day of March, 2004 at 1:45 o'clock P. M. and recorded in Volume 30, Page 16 of the Plat Records of Jackson County, Oregon.

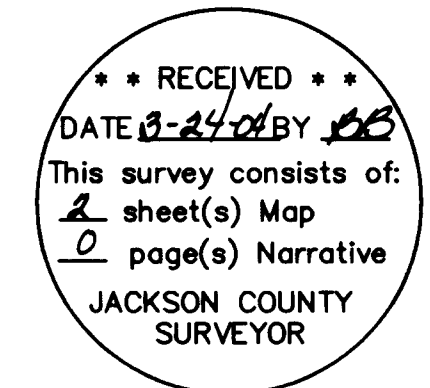
Kathleen ... County Clerk *Geraldine ...* Deputy



Herbert A. Farber



RENEWAL DATE 12-31-05



For the order of the County Court approving this plat see Volume 206, Page 1892, of the Commissioner's Journal of Proceedings.

**PEARWOOD, PHASE I
A SUBDIVISION**

located in
SOUTHWEST ONE QUARTER OF SECTION 8
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, CITY OF MEDFORD
JACKSON COUNTY, OREGON

for
FRED OWEN JR.

8787 JOHN DAY DRIVE
GOLD HILL, OREGON 97525

LEGEND

- = FOUND BRASS CAP - 1/4 CORNER
- ⊕ = FOUND 2" BRASS CAP - STREET CENTERLINE MONUMENT
- ⊙ = FOUND 5/8" IRON PIN "E MCMAHAN LS 1913"
- = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 30" IRON PIN w/ 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- P.S.D.E. = PRIVATE STORM DRAIN EASEMENT
- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVATURE
- S/N = RECORD FILED SURVEY NUMBER

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

- 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 AS DESCRIBED BELOW

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

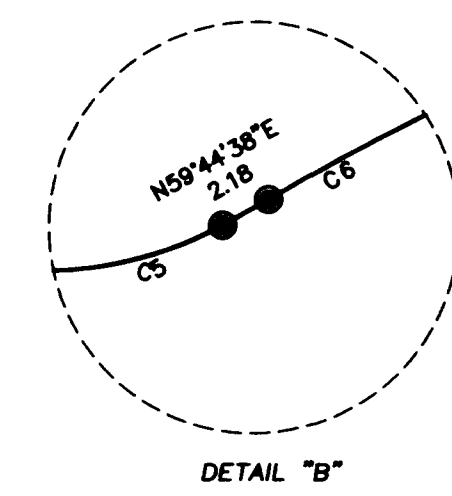
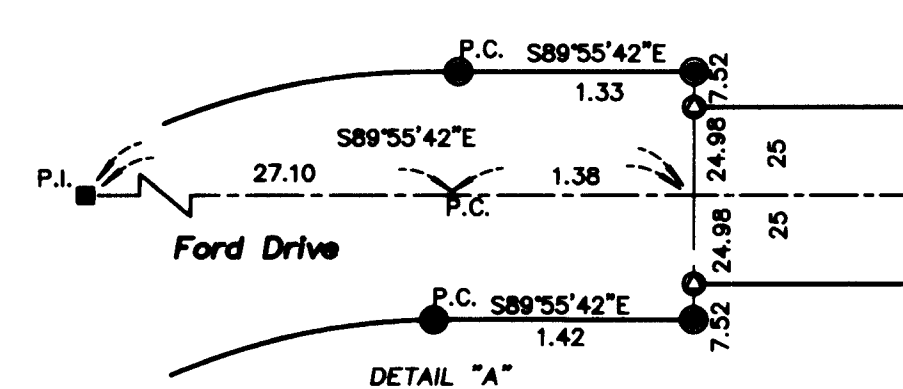
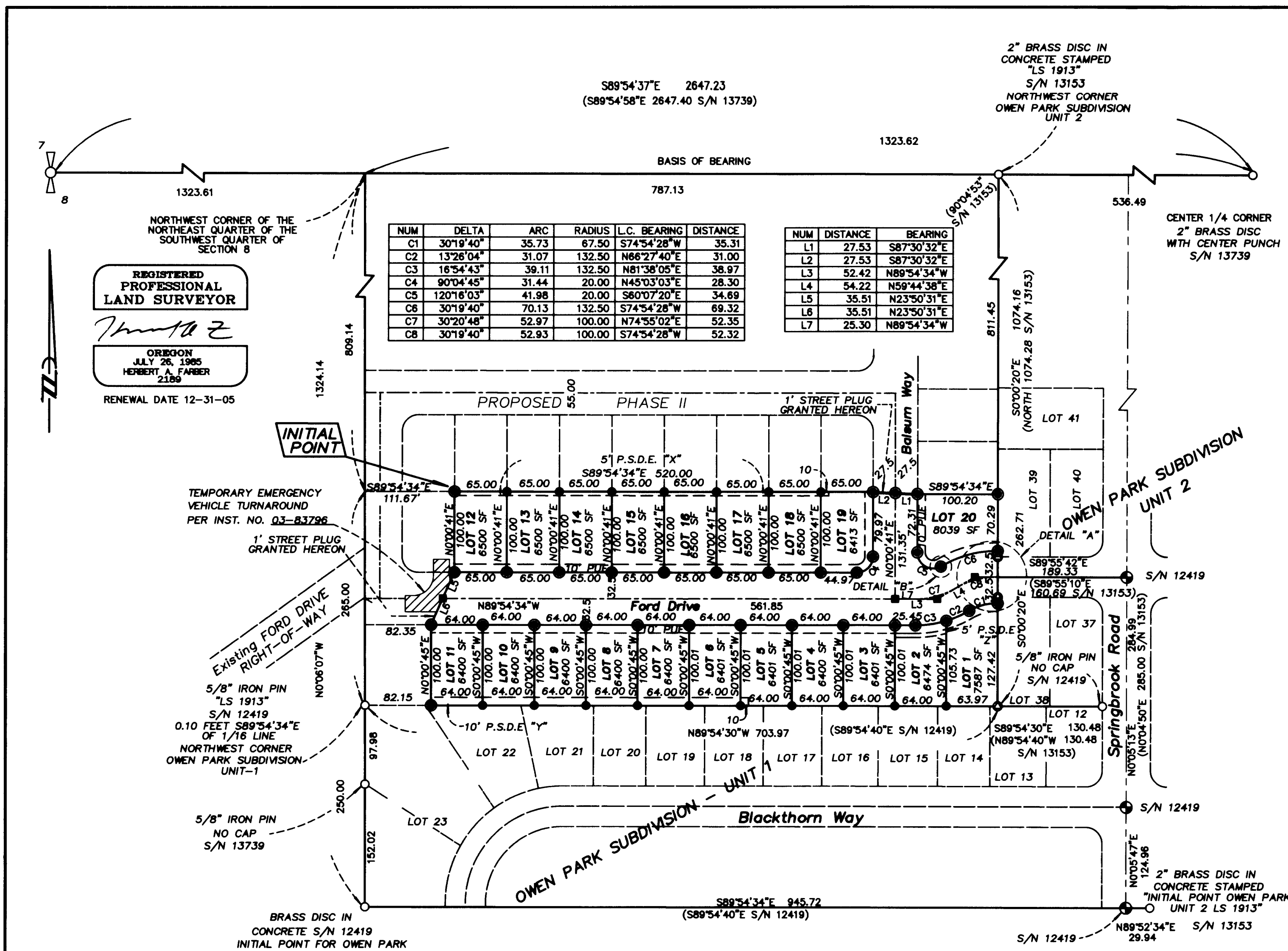
Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0846

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

SCALE: 1" = 100'
DATE: February 16, 2004
JOB NO.: 0619-96
DRAWING FILE: JOBS\Medford_NE\PEARWOOD\FINAL PLAT PHASE 1.FLX

NUM	DELTA	ARC	RADIUS	L.C. BEARING	DISTANCE
C1	30°19'40"	35.73	67.50	S74°54'28"W	35.31
C2	13°26'04"	31.07	132.50	N66°27'40"E	31.00
C3	16°54'43"	39.11	132.50	N81°38'05"E	38.97
C4	90°04'45"	31.44	20.00	N45°03'03"E	28.30
C5	120°16'03"	41.98	20.00	S80°07'20"E	34.69
C6	30°19'40"	70.13	132.50	S74°54'28"W	69.32
C7	30°20'48"	52.97	100.00	N74°55'02"E	52.35
C8	30°19'40"	52.93	100.00	S74°54'28"W	52.32

NUM	DISTANCE	BEARING
L1	27.53	S87°30'32"E
L2	27.53	S87°30'32"E
L3	52.42	N89°54'34"W
L4	54.22	N59°44'38"E
L5	35.51	N23°50'31"E
L6	35.51	N23°50'31"E
L7	25.30	N89°54'34"W



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

Herbert A. Farber

EASEMENT STATEMENT
THE EASEMENT FILED AS INST. NO 92-19148 DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
OREGON JULY 26, 1985
HERBERT A. FARBER 2189
RENEWAL DATE 12-31-05

** RECEIVED **
DATE *2-24-04* BY *BF*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR