

PEARWOOD, PHASE II
A SUBDIVISION

located within

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

for

F.B. Owen, Inc.

5280 CRATER LAKE AVE, SPACE 102
CENTRAL POINT, OREGON 97502

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 southwest quarter of Section 8 a distance of 1584.00 feet to the northwest corner of the tract described in Instrument Number 93-38673 of the official records of said county marked by a 5/8 inch by 30 inch iron pin marking the Initial Point of this subdivision and the POINT OF BEGINNING; thence South 00°05'23" West along the west line of said tract 223.89 feet; thence leaving said west line and traveling along the arc of a non-tangent curve to the left having a radius of 1398.00 feet an interior angle of 11°33'57" and an arc length of 282.21 feet (the long chord of which bears South 75°41'57" East 281.73 feet); thence South 00°00'41" West 254.45 feet; thence North 89°54'37" West 35.79 feet; thence South 00°00'41" West 107.00 feet; thence South 05°52'06" East 55.30 feet; thence South 00°04'17" East 99.72 feet to the north line of Pearwood Phase 1 as recorded in Volume 30 Page 16 of the Plat Records of said county and filed as Survey Number 18186 in the Office of the Jackson County Surveyor; thence South 89°56'13" East along said north line of Pearwood Phase 1 a distance of 129.86 feet; thence continuing along said north line of Pearwood Phase 1, South 87°37'23" East 55.01 feet; thence continuing along said north line of Pearwood Phase 1, South 89°50'17" East 100.34 feet to the northwest corner of said Pearwood Phase I and the westerly boundary of Owen Park Subdivision, Unit 2, as recorded in Volume 17, Page 29, of the Plat records in said County and filed as Survey Number 12149 in the office of the Jackson County Surveyor; thence North 00°00'09" East along said west boundary of Owen Park Subdivision, Unit 2, a distance of 811.48 feet to said north line of said southwest quarter; thence North 89°54'37" West along said north line of said southwest quarter a distance of 527.72 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easement Notes:

- Easement for road purposes reserved in deeds recorded in Volume 165, Pages 180 and 181 and Volume 168, Page 424, of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this plat.
- Easement for electric transmission and distribution lines as described in Volume 565, Page 451 and Volume 572, Page 132 does not effect this property.
- Covenants, Conditions, Restrictions and/or easement; as set fourth in Volume 571, Page 328 through Page 330 and Volume 572, Page 439 does not effect this property.
- That portion of the sanitary sewer easement set forth in Instrument Number 05-013547 that lies within the plat shall be extinguished upon the filing of this plat and therefore is not shown hereon.

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

Herbert A. Farber

Declaration:

KNOWN BY ALL MEN THESE PRESENTS, that F.B. Owen, Inc., is the owner of the lands hereon described and has subdivided the same into lots, and streets, 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 dedicate to the public for public use, as shown hereon, the streets and Public Utility Easements and does hereby create the private storm drain easements for the benefit of Lots 21, 22, 28, 29, 30 through 35, 38 through 40, and does hereby grant unto the CITY OF MEDFORD, by and through its Board of Water Commissioners the Public water easement across the common area, and does hereby grant unto the City of Medford the Public Storm Drain Easement and Public Sewer easement across the common area and does 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. We hereby designate said Subdivision as Pearwood Phase II.

Fred Owen Jr. Pres
Fred Owen Jr., President F.B. Owen, Inc.,

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 17th day of May, 2006, by Fred Owen Jr., President F.B. Owen, Inc.,

Notary Public for Oregon Susan Morgan Farber # 378055
Commission Expires April 21, 2008

Release Affidavits:

From Premier West Bank, as beneficiary, recorded as Instrument No. 2006-030520
Official Records of Jackson County, Oregon.

From Fred Owen Jr., as beneficiary, recorded as Instrument No. 2006-030521
Official Records of Jackson County, Oregon.

From Premier West Bank, as beneficiary, recorded as Instrument No. 2006-030522
Official Records of Jackson County, Oregon.

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.
This 13 day of June, 2006

W. O. Leath
Planning Director

Examined and approved this 19th day of May, 2006.

James A. Boy Lauren Berkow
ACTING City Surveyor City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6/14/06

John Spively Deputy 6/14/06
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 14th day of June, 2006

Amanda Kirkpatrick, deputy 6/14/06
Assessor Date

Recorder:

Filed for record this 14th day of June, 2006 at 3:45 o'clock P. M. and recorded in Volume 32, Page 48 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett Sonya J. Morgan
County Clerk Deputy

Approved for Recording: Susan Estlach 6.14.06
Commissioner/Administrator Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-07

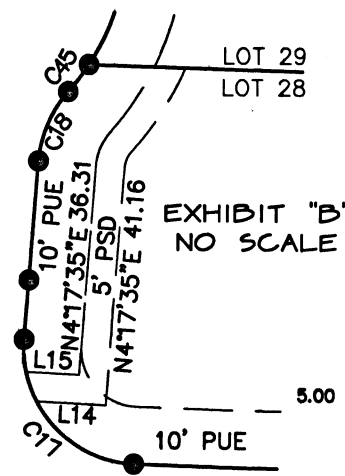
** RECEIVED **
DATE 6-14-06 BY SB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORD FROM PEARWOOD PHASE I

NUM	BEARING	DISTANCE	BEARING	DISTANCE
L1	S87°37'23"E	55.01	S87°30'32"E	55.06
L2	N18°46'01"W	23.30		
L3	S5°52'06"E	55.30		
L4	S89°55'01"E	50.05		
L5	S89°55'01"E	211.54		
L6	S89°55'01"E	49.91		
L7	S41°7'35"W	30.97		
L8	S41°7'35"W	24.03		
L9	S41°7'35"W	136.51		
L10	S89°54'58"E	18.22		
L11	N89°54'37"W	35.79		
L12	S89°54'58"E	11.43		
L13	VOID			
L14	N87°19'33"W	12.01		
L15	N87°10'18"W	27.64		
L16	S16°05'22"W	26.81		
L17	S16°05'22"W	27.28		

LOT AREAS

LOT NUMBER	AREA	LOT NUMBER	AREA
21	6483 Sq.ft.	33	6525 Sq.ft.
22	6520 Sq.ft.	34	5925 Sq.ft.
23	6923 Sq.ft.	35	9551 Sq.ft.
24	7006 Sq.ft.	36	7748 Sq.ft.
25	7031 Sq.ft.	37	9416 Sq.ft.
26	5598 Sq.ft.	38	8225 Sq.ft.
27	8093 Sq.ft.	39	7283 Sq.ft.
28	7743 Sq.ft.	40	6915 Sq.ft.
29	7137 Sq.ft.	41	7659 Sq.ft.
30	9966 Sq.ft.	42	7574 Sq.ft.
31	5846 Sq.ft.	43	6394 Sq.ft.
32	6525 Sq.ft.	44	6474 Sq.ft.



FINAL PLAT
PEARWOOD, PHASE II
A SUBDIVISION
 located in
 SOUTHWEST ONE QUARTER OF SECTION 8
 TOWNSHIP 37 SOUTH, RANGE 1 WEST
 WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 for
F.B. Owen, Inc.
 5280 CRATER LAKE AVE, SPACE 102
 CENTRAL POINT, OREGON 97525

LEGEND

- ⊗ = FOUND BRASS CAP-1/4 SECTION CORNER
- ⊙ = FOUND STREET CENTERLINE MONUMENT AS DESCRIBED
- = FOUND 5/8" IRON PIN, L.S. 2189 OR AS DESCRIBED
- △ = FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP MARKED "D.MCMANN LS 1913"
- ⊙ = 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"
- = SET 5/8" x 30" IRON PIN w/ 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- ◇ = SET TACK AND WASHER STAMPED "LS 2189" IN FOOTING OF WALL, SET ADDITIONAL TACK AND WASHER STAMPED "LS.2189" AS A REFERENCE POINT 0.50 FEET FROM TRUE POSITION IN SIDEWALK
- S/N = RECORD FILED SURVEY NUMBER
- W.C. = WITNESS CORNER
- SD = PUBLIC STORM DRAIN EASEMENT
- PSD = PRIVATE STORM DRAIN EASEMENT
- SS = PUBLIC SANITARY SEWER EASEMENT
- WTR = PUBLIC WATER LINE EASEMENT
- = COMMON AREA
- ▨ = 12 FOOT PUBLIC RIGHT-OF-WAY FOR PEDESTRIAN USE AND A PUBLIC WATER EASEMENT PER INST. NO. 05-013546

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
 - RECORD SURVEY DATA FROM PEARWOOD PHASE I IS SHOWN IN BRACKETS
 - 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 POWER, PHONE, GAS, AND CABLE TV.

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

PURPOSE: TO SURVEY AND MONUMENT PHASE II OF THE PEARWOOD SUBDIVISION AS TENTATIVELY APPROVED BY THE CITY OF MEDFORD, WITH REFERENCE TO FILE NUMBER LDS-02-195

PROCEDURE: USING CONTROL ESTABLISHED IN SURVEY NUMBER 13739 AND 18186, I ESTABLISHED THE BOUNDARY OF THE SUBDIVISION PER INST. NO. 93-38673 AND THE APPROVED TENTATIVE PLAT 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 THE NORTHEAST CORNER OF PEARWOOD, PHASE I. THE SOUTH LINE OF THE SUBDIVISION IS THE NORTH LINE OF PEARWOOD, PHASE 1. THE WEST LINE OF THE SUBDIVISION WAS ESTABLISHED ALONG THE EAST BOUNDARY OF THE PARCEL DESCRIBED IN INST. NO. 93-38673 AND THE TENTATIVE SUBDIVISION PLAT.

"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."

** RECEIVED **
 DATE 6-14-06 BY *AB*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

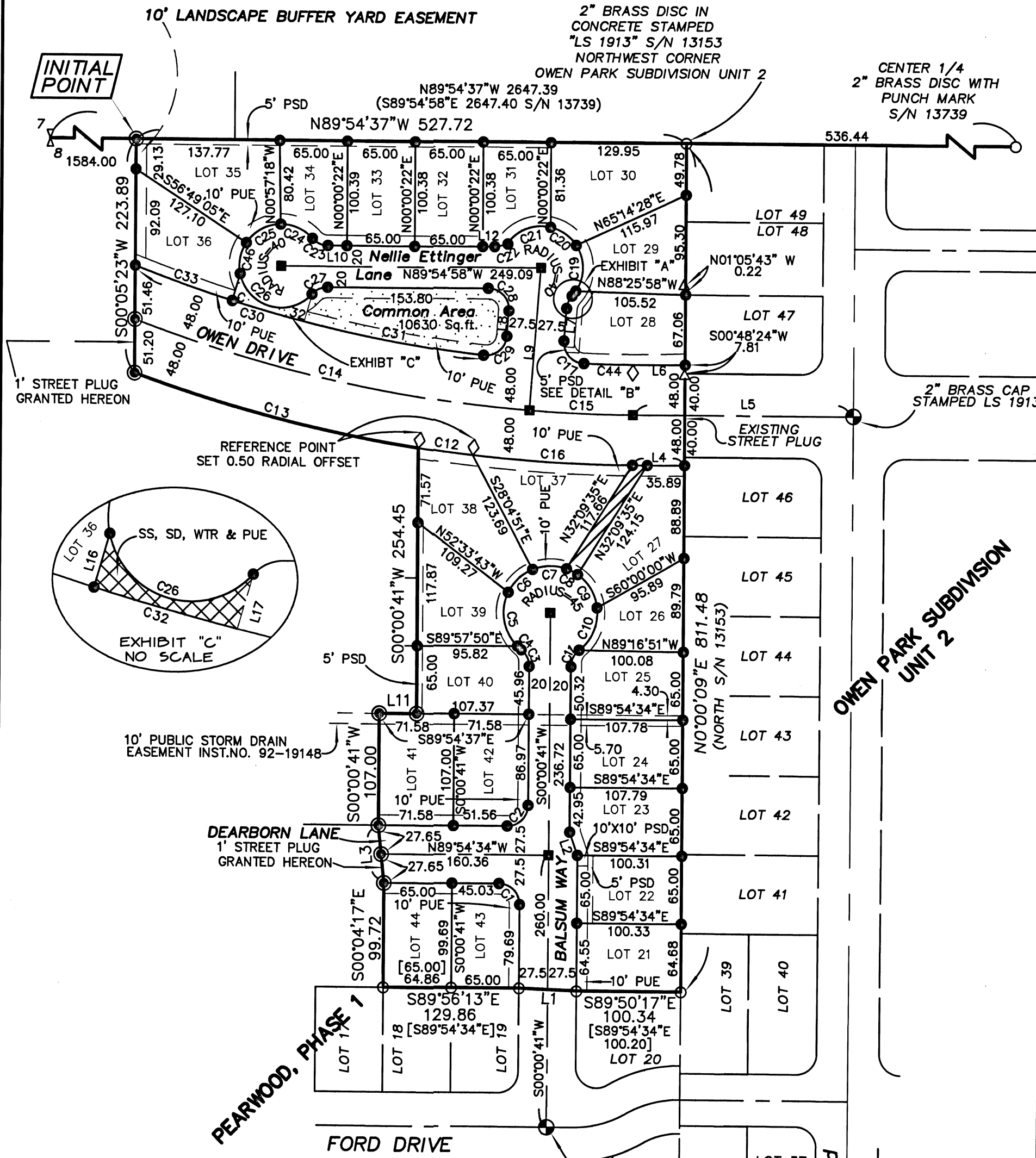
REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-07

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599

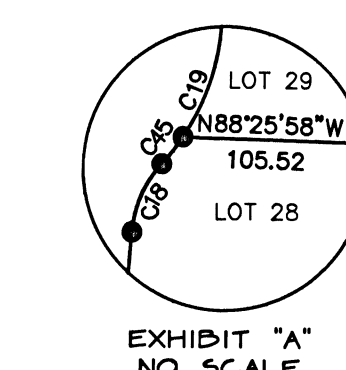
P.O. BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 100'
 DATE: MAY 11, 2006
 JOB NO.: 0619-96

DRAWING FILE: JOBS\Medford_NE\Pearwood\FINAL Plat Phase 2.DWG



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°55'15"	31.39	20.00	N44°56'56"W	28.26
C2	90°04'44"	31.44	20.00	N45°03'03"E	28.30
C3	52°01'12"	18.16	20.00	N25°59'55"W	17.54
C4	6°32'06"	5.13	45.00	S48°44'28"E	5.13
C5	71°02'38"	55.80	45.00	S9°57'06"E	52.29
C6	41°46'04"	32.80	45.00	S46°27'16"W	32.08
C7	42°13'45"	33.17	45.00	S88°27'11"W	32.42
C8	15°22'51"	12.08	45.00	N62°44'30"W	12.04
C9	48°31'41"	38.11	45.00	N30°47'14"W	36.98
C10	58°33'16"	45.99	45.00	N22°45'16"E	44.01
C11	52°01'12"	18.16	20.00	S26°01'17"W	17.54
C12	2°08'25"	52.22	1398.00	S82°33'09"E	52.22
C13	11°33'57"	282.21	1398.00	S75°41'57"E	281.73
C14	16°32'02"	389.57	1350.00	S77°26'24"E	388.22
C15	4°12'35"	99.19	1350.00	S87°48'43"E	99.17
C16	6°17'39"	153.58	1398.00	S86°46'11"E	153.50
C17	92°07'24"	32.16	20.00	S41°46'08"E	28.80
C18	37°39'30"	13.15	20.00	S23°07'20"W	12.91
C19	66°28'25"	46.41	40.00	N0°12'38"E	43.85
C20	44°08'41"	30.82	40.00	N55°05'55"W	30.06
C21	60°56'04"	42.54	40.00	S72°21'42"W	40.56
C22	48°11'22"	16.82	20.00	N65°59'21"E	16.33
C23	48°11'22"	16.82	20.00	S65°49'16"E	16.33
C24	49°15'15"	34.39	40.00	N66°21'12"W	33.34
C25	55°47'14"	38.95	40.00	S61°07'33"W	37.43
C26	126°51'02"	88.56	40.00	S74°40'49"E	71.55
C27	48°11'22"	16.82	20.00	S65°59'21"W	16.33
C28	94°12'32"	32.89	20.00	N42°48'42"W	29.30
C29	92°07'24"	32.16	20.00	N50°21'17"E	28.80
C30	15°12'44"	345.69	1302.00	S75°58'39"E	344.67
C31	7°42'27"	175.15	1302.00	S79°43'48"E	175.02
C32	3°08'55"	71.55	1302.00	S74°18'06"E	71.54
C33	4°21'22"	98.99	1302.00	S70°32'58"E	98.96
C44	2°05'11"	47.41	1302.00	S88°52'25"E	47.41
C45	8°30'14"	5.94	40.00	N37°41'58"E	5.93
C46	44°29'13"	31.06	40.00	S10°59'19"W	30.28



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

Herbert A. Farber

