

***** APPROVALS *****

MCLANE MEADOWS

***** RECORDER'S CERTIFICATE *****

File LDS-09-039

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

In the S.W. 1/4 of Sec. 36, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-09-039)

Filed for record this 8TH day of APRIL, 2011, at
9:04 o'clock A.M., and recorded in Volume 37 of Plate at Page 2
of the records of Jackson County, Oregon and recorded as Document No. 2011-010777,
Official Records of Jackson County, Oregon.

James E. Haber 3/31/11
Planning Director Date

EXAMINED AND APPROVED this 17th day of March, 2011

Kenneth Berkman APRIL 7th 2011
City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of APRIL 7th 2011

Donna Crawford Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.085 have
been paid as of 4-7-11, 2011

Kasandra W. Meale Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that DALE MCLANE and DONNA MCLANE, husband and wife, are the owners in fee as tenants by the entirety of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots as shown on Sheet 2 and do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street (Peachwood Court) and Right of Way dedications together with the Public Utility Easements (PUE) and Public Sidewalk Easement (SWE) and we do hereby make and establish the Private Shared Driveway & Utility Easement (SDUE) for the benefit of and use by the Lots as noted on Sheet 2. We do hereby designate said Subdivision as MCLANE MEADOWS. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded at the same time as this Plat.

Dale McLane Donna McLane
DALE MCLANE DONNA MCLANE

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dale McLane and Donna McLane and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 9th day of March, 2011

Pattie Baker
Notary Public - Oregon

Commission No. 432032

My Commission Expires 11-8-12

SURVEY FOR:

DALE MCLANE
P.O. BOX 669
WILDERVILLE, OR 97543

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

DECEMBER 15, 2010

CHRISTINE WALKER KAREN ALONZO
County Clerk Deputy

Covenants, Conditions and Restrictions recorded as Document No. 2011-010778, ORJCO.

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Southwest corner of IKES ADDITION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of Garfield Street, North 89°59'30" West, 365.23 feet to the Southeast corner of that tract described in Document No. 2009-028027, Official Records of Jackson County, Oregon; thence along the Easterly line thereof, North 00°06'17" East, 9.00 feet; thence North 89°59'30" West, 4.97 feet; thence along the arc of a non-tangent 20.00 foot radius curve to the right having a central angle of 78°27'47", a distance of 27.39 feet (the long chord of which bears North 50°45'36" West, 25.30 feet) to the Northerly line of said tract described in Document No. 2009-028027, said Official Records; thence along said Northerly line, North 89°59'30" West, 20.41 feet to the East line of South Columbus Avenue; thence along said East line, North 00°06'17" East, 95.59 feet to the Northwest corner of that tract described in Document No. 2009-028882, said Official Records; thence along the North line thereof and the North line of vacated Plum Street, North 89°57'54" East, 410.22 feet to the centerline of said vacated Plum Street; thence along said centerline, South 00°05'57" West, 120.90 feet to the initial point of beginning.



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

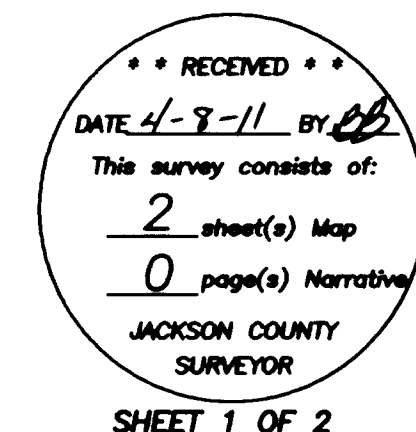
PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF MCLANE MEADOWS. SEE MEDFORD FILE NO. LDS-09-039. THE PARENT TRACT IS DESCRIBED IN DOC. 2009-028882, ORJCO.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 USING TRIMBLE R6 GPS EQUIPMENT TO POSITION THE EXTERIOR OF THIS PROPERTY. COMPUTED THE INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS SHOWN ON SHEET 2.

APPROVED FOR RECORDING.

James E. Hibbs
COUNTY COMMISSIONER/ADMINISTRATOR

4/8/11
DATE



I HEREBY DECLARE THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SURVEY FOR:

DALE MCLANE
P.O. BOX 669
WILDERVILLE, OR 97543

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

DECEMBER 15, 2010

MCLANE MEADOWS**A SUBDIVISION**

In the S.W. 1/4 of Sec. 36, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-09-039)

BASES OF BEARINGS:

GEODETTIC NORTH BASED ON G.P.S. MEASUREMENTS BETWEEN MONUMENTS AS SHOWN.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'

NOTES REQUIRED BY PLANNING DEPARTMENT:

- 1) LOT 6 SHALL HAVE NO VEHICULAR ACCESS TO SOUTH COLUMBUS AVENUE.
- 2) LOTS 2 THROUGH 6 ARE DUPLEX LOTS.
- 3) LOTS 1-6 SHALL HAVE NO VEHICULAR ACCESS TO GARFIELD STREET.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT. [YEAR OF RE-ESTAB NOTED]
- ⊙ = FD. 3/4" IRON PIN. SEE FS10308. TIED PRIOR TO DESTRUCTION.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LS56545 PER FS17971.
- ⊙ = FD. 5/8" IRON PIN PER FS1135.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER CE.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. NEATHAMER SURVEYING PER CE.
- ⊙ = FD. BRASS DISK MKD. "LS2189" IN MONUMENT CASE PER PVS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER IA.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET TACK & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE SIDEWALK.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- PI = POINT OF INTERSECTION.
- SDUE = PRIVATE SHARED DRIVEWAY & UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- TSDE = TEMPORARY PUBLIC STORM DRAINAGE EASEMENT PER DOC. #2009-038974, ORJCO.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1/C1 = SEE LINE/CURVE TABLE THIS SHEET.
- MKD. = MARKED.
- CE = COLTON ESTATES SUBDIVISION (FS19982).
- PVS = PEAR VALLEY SUBDIVISION (FS15335).
- RWD = RIGHT OF WAY DEDICATION PER THIS PLAT.
- IA = IKES ADDITION (FS20574).
- SWE = PUBLIC SIDEWALK EASEMENT.
- RM = REFERENCE MONUMENT SET S00°05'57"W, 1.00' FROM TRUE COR.
- R = REPLACED FOUND MONUMENT WITH 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG	CHORD
C1	11°38'00"	4.06	20.00	S05°42'43"E	4.05
C2	89°54'33"	31.38	20.00	N45°03'14"E	28.26
C3	8°57'07"	19.92	127.50	S04°34'31"W	19.90
C4	8°56'17"	11.31	72.50	N04°34'56"E	11.30
C5	8°56'17"	19.89	127.50	N04°34'56"E	19.87
C6	8°57'07"	11.33	72.50	S04°34'31"W	11.32
C7	90°05'27"	31.45	20.00	S44°56'46"E	28.31
C8	8°56'17"	15.60	100.00	N04°34'56"E	15.58
C9	8°57'07"	15.62	100.00	S04°34'31"W	15.61
C10	78°27'47"	27.39	20.00	N50°45'36"W	25.30

LINE TABLE

NUM	BEARING	DISTANCE
L1	S00°08'47"W	5.07
L2	S00°08'47"W	4.93
L3	S00°08'47"W	12.82
L4	S09°03'04"W	15.64
L5	N89°58'30"W	23.50
L6	S54°10'11"E	26.48
L7	N00°05'17"E	9.50
L8	N89°58'30"W	4.97

NOTE REGARDING PLUM STREET VACATION
AN EASEMENT FOR EXISTING PUBLIC UTILITIES WAS RESERVED BY THE VACATION PROCEEDINGS. I FIND NO EXISTING PUBLIC UTILITIES WITHIN THE STREET VACATION SHOWN ON THIS PLAT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jane S. Bluff
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 8-30-11

RECEIVED
DATE 4-8-11 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 2 OF 2