

PEARWOOD, PHASE III
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.

3400 Crater Lake Avenue
MEDFORD, OREGON 97504

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 pin which is the Southwesterly corner of Owen Drive described on Pearwood Phase II as recorded in Volume 32 Page 48 of the Plat Records of Jackson County, Oregon marking the INITIAL POINT of this subdivision; thence South 00°05'23" West 323.61 feet to a 5/8 inch iron pin; thence North 89°54'37" West, 1.92 feet to a 5/8 inch iron pin; thence South 00°00'41" West, 107.00 feet to a 5/8 inch iron pin; thence North 89°54'34" West, 14.68 feet to a 5/8 inch iron pin; thence South 00°05'26" West 55.00 feet to a 5/8 inch iron pin; thence South 00°00'41" West, 99.77 feet to a 5/8 inch iron pin being a point on the Northerly boundary of Pearwood Phase I described in Volume 30, Page 16 of said Plat Records; thence along said Northerly boundary South 89°54'55" East (record South 89°54'34" East), 260.00 feet to a 5/8 inch iron pin being the Southwesterly corner of said Pearwood Phase II; thence Northerly along said Westerly boundary North 00°00'41" East 99.74 feet (record 99.72 feet); thence North 05°52'06" West, 55.30 feet to a 5/8 inch iron pin; thence North 00°00'41" East, 107.00 feet to a 5/8 inch iron pin; thence South 89°54'37" East, 35.79 feet to a 5/8 inch iron pin; thence North 00°00'41" East, 254.45 feet to the Southerly Right of Way of Owen Drive from which a tack and washer bears North 8°31'04" East, 0.50 feet; thence Westerly along said Right of Way, along a non-tangent curve to the right having a radius of 1398.00 feet, an arc length of 282.21 feet through a central angle of 11°33'58" (the long chord of which North 75°41'57" West, 281.73 feet) to the POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

Easement Notes:

-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.

Release Affidavits:

Fred Owen, Jr., as the Beneficiary of the Trust Deed recorded October 17, 2005 as 05-063418 in the official records of Jackson County, Oregon, hereby release from lien of said Trust Deed all of the property dedicated for Public Use shown on Pearwood, Phase III, and further, the undersigned beneficiary hereby consents, ratifies and affirms said plat and declaration.

Fred Owen Jr.
Fred Owen, Jr.

April 23rd, 2014
Date

Subscribed and sworn to before me this 23rd day of April, 2014

(Signature) *Erin K Cimik*

(Printed Name) Erin K Cimik

Notary Public for Oregon Commission No. 463678

My commission expires November 17, 2015

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 heron, the streets, access way, and Public Utility Easements and does hereby create the private storm drain easements for the benefit of Lots 50, 51 52, 55, 56, 57 and 59 and does hereby grant unto the CITY OF MEDFORD, the Public Storm Drain Easement and Public Sewer Easement as shown hereon 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 III.

Fred Owen Jr.

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

State of Oregon)
)
County of Jackson)

The foregoing instrument was acknowledged before me this 23rd day of April, 2014, by Fred Owen Jr., President F.B. Owen, Inc.,

(Signature) *Erin K Cimik*

(Printed Name) Erin K Cimik

Notary Public for Oregon Commission No. 463678

My commission expires November 17, 2015

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 7th day of May, 2014

James E. Huber
Planning Director

Examined and approved this 28 day of APRIL, 2014.

[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 May 8, 14'

[Signature] Deputy Tax Collector 5/8/14 Date

Examined and approved as required by O.R.S. 92.100 this 8th day of MAY, 2014

[Signature] Deputy Assessor

5/8/2014 Date

Recorder:

Filed for record this 8th day of MAY, 2014 at 3:05 o'clock P. M. and recorded in Volume 40, Page 5 of the Plat Records of Jackson County, Oregon.

Christene D. Walker
County Clerk

Sonya S. Morgan
Deputy

Approved for Recording: *[Signature]* Commissioner/Administrator 05/08/2014 Date

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-15

** RECEIVED **

DATE 5-8-14 BY *[Signature]*

This survey consists of: 2 sheet(s) Map 0 page(s) Narrative

JACKSON COUNTY SURVEYOR

PEARWOOD PHASE III

A SUBDIVISION
located in

SOUTHWEST ONE QUARTER OF SECTION 08
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
JACKSON COUNTY, OREGON

FOR
F.B.OWEN INC.

3400 Crater Lake Avenue
MEDFORD, OREGON 97504

**** RECEIVED ****
DATE 5-8-14 BY dfm
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DETAIL MAP OF SANITARY SEWER EASEMENT GRANTED HEREON:
(not to scale)

SANITARY SEWER EASEMENT =

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C16	3°38'33"	3.50	55.00	N89°12'33"W	3.50
C17	0°37'44"	15.46	1408.00	S78°02'58"E	15.46

NUM	BEARING	DISTANCE
L1	N0°00'41"E	12.53
L2	S11°03'01"E	59.96
L3	N0°00'41"E	9.65
L4	S0°00'41"W	77.35

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°59'39"	121.86	1398.00	S72°24'48"E	121.82
C2	43°59'59"	34.56	45.00	N30°01'54"E	33.71
C3	52°01'12"	18.16	20.00	S26°01'17"W	17.54
C4	56°01'43"	44.00	45.00	N63°14'51"W	42.27
C5	43°15'54"	33.98	45.00	N13°36'03"W	33.18
C6	90°04'44"	31.44	20.00	N45°03'03"E	28.30
C7	6°01'31"	147.02	1398.00	N78°28'10"W	146.95
C8	44°21'03"	34.83	45.00	S29°49'50"E	33.97
C9	40°28'10"	31.76	45.00	S12°33'57"W	31.10
C10	52°01'12"	18.16	20.00	N25°59'55"W	17.54
C11	40°28'10"	31.76	45.00	S53°00'07"W	31.10
C12	0°32'48"	13.34	1398.00	S75°11'01"E	13.34
C13	15°31'05"	12.19	45.00	S80°58'45"W	12.15
C14	89°54'08"	31.38	20.00	S44°56'57"E	28.26
C15	11°33'58"	282.21	1398.00	S75°41'57"E	281.73

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

PURPOSE: TO SURVEY AND MONUMENT PEARWOOD PHASE III A SUBDIVISION AS APPROVED BY THE CITY OF MEDFORD, WITH REFERENCE TO FILE NUMBER LDS-11-110 AND IN COMPLIANCE WITH MEDFORD LAND DEVELOPMENT CODE SECTION 10.051 TO 10.056. NOTE THAT THE LOTS HAVE BEEN RE-NUMBER FROM THE APPROVED TENTATIVE PLAN TO COMPLY WITH STATE LAW.

PROCEDURE: I USED CONTROL ESTABLISHED FOR S/N 13739, 18186, 19224 AND THIS SURVEY CONDUCTED WITH TRIMBLE SURVEY GRADE GPS RECEIVERS AND ROBOTIC TOTAL STATION. I ESTABLISHED THE WEST BOUNDARY OF THE SUBDIVISION AS DESCRIBED IN INST. NO. 93-38673, 2005-63417 AND 2014-005491 IN THE OFFICIAL RECORDS OF JACKSON COUNTY. WHILE EACH OF THESE DEED MAY HAVE SOME DEFECT IN THEM THEY ALL DESCRIBE THE LINE AS IT HAS BEEN SURVEYED IN S/N 19224 AND THIS SURVEY. NOTE THAT THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN INST. NO. 2014-005491 CALLS FOR A 5/8 INCH IRON PIN WHICH DOES NOT EXIST AND IT HAS A REFERENCE MONUMENT AS SHOWN AND NOTED HEREON. THE SOUTHERLY PORTION OF THE WEST BOUNDARY IS CREATED HEREON. THE NORTH BOUNDARY IS THE SOUTH BOUNDARY OF OWEN DRIVE AS CREATED WITH PEARWOOD, PHASE II AS SHOWN. THE EAST BOUNDARY OF PHASE III WHICH IS COMMON WITH PHASE II AS SHOWN HEREON. NOTE THAT THERE IS SOME INCONSISTENCIES WERE PHASE II, AND PHASE I ARE COMMON. THE RECORD AND MEASURE LOCATION OF THE STREET CENTER LINE MONUMENTS AS THEY EXIST TODAY ARE SHOWN ALONG WITH THE PLAT RECORDS. THE COMMON LINE BETWEEN LOTS 44 AND 45 HAS A WITNESS CORNER DUE TO A FENCE POST AT THE CORNER LOCATION. THIS BOUNDARY IS CONSISTENT WITH THE OWNERSHIP PATTERN I.E. WITHIN THE LINES OF OCCUPATION. THE SOUTH BOUNDARY IS COMMON WITH PEARWOOD, PHASE I FILED AS S/N 18186. NONE OF THE COMMON LOT CORNERS EXIST ALONG THE NORTH LINE OF PHASE I. I RE-ESTABLISHED THESE CORNERS FROM THE CENTER LINE MONUMENTS ON FORD DRIVE. THIS BOUNDARY HAS SENIOR RIGHTS OVER THE NEW DEVELOPMENT SO IT WAS PLACED AT THE RECORD DISTANCE NORTH AND PARALLEL WITH SAID CENTER LINE.

NOTES EASEMENTS:

PART OF EASEMENT 92-19148 IS THE NORTH 10 FEET OF LOTS 49, 58, 59 AND IS IN THE PROCESS OF BEING VACATED DUE TO THE LOCATION OF THE EXISTING STORM DRAIN PIPE. THE 10 FOOT STORM DRAIN EASEMENT CREATED HEREON REPLACES THE SEGMENT OF EASEMENT 92-19148 THAT CROSSES THE PARENT PARCEL OF THIS PHASE OF PEARWOOD SUBDIVISION.

"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 EASEMENT 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 OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

NOTES PER PER CITY OF MEDFORD AND STATE CODE

- A.) LOTS 53 AND 54 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO OR FROM OWEN DRIVE PER MLDC 10.550(3)(a)(1)
- B.) DRIVEWAYS ON DEARBORN LANE SHALL BE CLUSTERED AND OFFSET PER MLDC 10.430(2)(a)
- C.) PARKING IS PROHIBITED ON BOTH SIDES OF PECAN COURT PER OFC 503.3-503.4 AND ORS 98.810-98.812

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

Herbert A. Farber

INITIAL POINT

INST. NO. 2014-005491
INST. NO. 2005-63417
INST. NO. 93-38673

PUBLIC 10' STORM DRAIN EASEMENT GRANTED HEREON SEE NOTES FOR EASEMENT INST No 92-19148.

FUTURE PHASE IV

1' STREET PLUG

FOUND 5/8 IRON PIN WITH A 1 1/2" ALUMINUM CAP PER S/N 18186

FOUND 5/8 IRON PIN WITH A 1 1/2" ALUMINUM CAP PER S/N 18186

**FORD DRIVE CENTER LINE
PEARWOOD, PHASE I
S/N - 18186**

LEGEND

- = FOUND 5/8" IRON PIN, S/N 19224, OR AS DESCRIBED
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" OR AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.C. = WITNESS CORNER
- SNF = SEARCHED FOR NOT FOUND
- P.S.D.W. = EXISTING PRIVATE STORM DRAIN
- MLDC = MEDFORD MUNICIPAL CODE
- OF = OREGON FIRE CODE
- ORS = OREGON REVISED STATUTES
- 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 ELECTRICITY, PHONE, GAS, AND CABLE TV.

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-15

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
P.O. BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 60'
60' 30' 0' 60' 120'

DATE: October 10, 2013
REVISION DATE: MARCH 14, 2014
JOB NO.: 0619-96