

PEARWOOD, PHASE IV
 a Subdivision
 located in the
SOUTHWEST 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 AVE.
 MEDFORD, OREGON 97504

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.
 This 15th day of April, 2016

James E. Heber
 Planning Director

Examined and approved this 11 day of APRIL, 2016

[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 04-22-16

[Signature] Tax Collector 04-22-16 Date

Examined and approved as required by O.R.S. 92.100 this 22nd day of April, 2016

[Signature] Deputy Assessor 4/22/16 Date

Recorder:

Filed for record this 22nd day of April, 2016 at 10:51 o'clock A. M. and recorded in Volume 42, Page 13 of the Plat Records of Jackson County, Oregon.

Christine D Walker County Clerk Kathy Baucomiff Deputy

Approved for Recording: [Signature] 4/22/16
 Commissioner/Administrator Date

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 the Northwest corner of OWEN PARK SUBDIVISION - UNIT 1, recorded in Volume 16, Page 103 of the Plat records of Jackson County, Oregon, marked by a 5/8 inch iron pin and being the INITIAL POINT of this subdivision; thence South 89°54'30" East, along the Northerly boundary of said Plat, 82.17 feet, to the Southwest corner of Lot 11 of Pearwood, Phase I, Recorded in Volume 30, Page 16 of said Plat records, marked by a 5/8 inch iron pin; thence North 0°00'45" East, along the Westerly boundary of said Phase I, 100.00 feet, to the Northwest corner of said Lot 11, marked by a 5/8 inch iron pin; thence North 23°50'31" East, 71.01 feet to the Southwest corner of Lot 12 of said Plat, marked by a 5/8 inch iron pin; thence North 0°00'41" East, 100.00 feet, to the Northwest corner of said Lot 12, marked by a 5/8 inch iron pin; thence South 89°54'55" East, along the Northerly boundary of said Phase I, 130.00 feet to the Southwest corner of Pearwood Phase II, recorded in Volume 40, Page 5 of said Plat records, marked by a 5/8 inch iron pin; thence North 0°00'41" East, along the Westerly boundary of said Phase II, 99.77 feet, to the Northwest corner of Lot 48 of said Phase II, marked by a 5/8 inch iron pin; thence North 0°05'26" East, continuing along said Westerly boundary; 55.00 feet, to a point on the Northerly right of way of Dearborn Lane, marked by a 5/8 inch iron pin; thence South 89°54'34" East, along said right of way, 14.68 feet, to the Southwest corner of Lot 59 of said Phase II, marked by a 5/8 inch iron pin; thence North 0°00'41" East, along the Westerly boundary of said Lot, 107.00 feet, to the Northwest corner of said Lot also being a point on the Northerly boundary of Instrument Number 93-38673 of the Official Records of said Jackson County, marked by a 5/8 inch iron pin; thence North 89°54'37" West, along said Northerly line, 256.70 feet, to the North-South centerline of the Northwest Quarter of Section 8 of Township 37 South, Range 1 West of the Willamette Meridian, marked by a 5/8 inch iron pin; thence South 0°06'11" East, along said centerline, 526.78 feet, to the INITIAL POINT.

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, Public Utility Easements, and the 15.00 foot public storm drain easement on Lot 68 and does hereby create the 5.00 foot private storm drain easement for the benefit of Lots 64, 65, 66, and 67 and does hereby create a 10.00 private storm drain easement on Lot 68 for the benefit of Lots 5 through 11 of Pearwood, Phase I and does hereby grant the 1 foot street plug, along Koonce Street as shown hereon to the City of Medford. 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 IV.

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

State of Oregon)
 ss
 County of Jackson)

The foregoing instrument was acknowledged before me this 30 day of March, 2016, by Fred Owen Jr., President F.B. Owen, Inc.,

(Signature) [Signature]
 (Printed Name) Robbie Jo Bules
 Notary Public for Oregon Commission No. 939156
 My commission expires June 11, 2019

[Signature]
 Herbert A. Farber, PLS 2189

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 IV, and further, the undersigned beneficiary hereby consents, ratifies and affirms said plat and declaration.

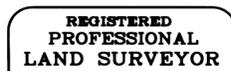
Fred Owen Jr. 3.30-16
 Fred Owen, Jr. Date

Subscribed and sworn to before me this 30 day of March, 2016

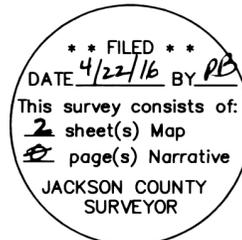
(Signature) [Signature]
 (Printed Name) Robbie Jo Bules
 Notary Public for Oregon Commission No. 939156
 My commission expires June 11, 2019

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

[Signature]



RENEWAL DATE 12-31-17

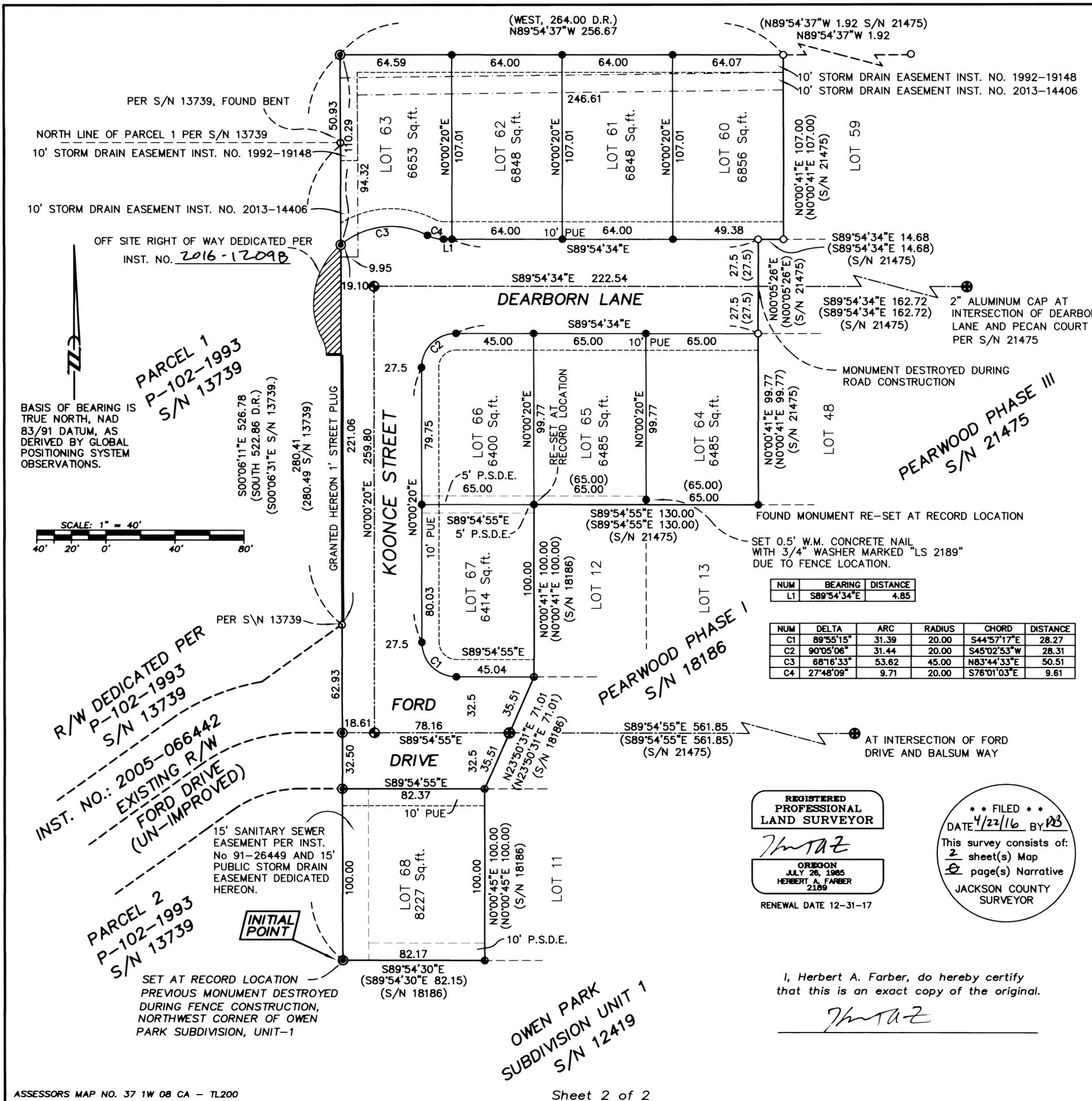


Surveyed by:
FARBER & SONS, INC. dba

FARBER SURVEYING
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502
 (541) 664-5599

DATE: JULY 10, 2015
 JOB NO.: 0619-96
 DRAWING FILE: JOBS\Medford_NE\PEARWOOD\MicroSurvey\Final Phase IV\Final Phase IV.dwg

DRAWN BY: LSH ORIG. DATE: 07/16/2015 REVISED BY: DATE:



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 a Subdivision
 located in the
 SOUTHWEST 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

- LEGEND**
- = SET 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
 - ⊙ = 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
 - = FOUND 5/8" IRON PIN, w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", PER S/N 21475, OR AS DESCRIBED
 - ⊗ = FOUND 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189", PER S/N 18186; OR AS DESCRIBED
 - = FOUND 5/8" IRON PIN, w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", PER S/N 18186
- S/N = RECORD FILED SURVEY NUMBER
 P.S.D.E. = PRIVATE STORM DRAIN EASEMENT
 D.R. = DEED RECORD PER INST. NO. 93-38673
- 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: The purpose of this survey is to survey and monument Pearwood, Phase IV a Subdivision as approved by the City of Medford, with reference to LDS-11-110 and in compliance with Medford Land Development Ordinance Chapter 10.051-10.056.

Procedure: This survey was conducted using Trimble GPS 5800 and R-8 receivers and Trimble 5603 robotic total station. The survey was run as a closed survey with the found monuments as shown. These monuments have been established over time by; Partition Plat No. P-102-1993, Pearwood, Phase I, and Pearwood, Phase III performed by this office. These surveys established the west and east boundaries of this plat. The north boundary is an extension of the boundary of Phase III and per Instrument No. 93-38673 and Instrument No 2005-63417. The deeds calls in 93-38673 control location of the boundaries resulting in some variation in the distances in the deeds and those surveyed hereon. The south boundary was established by Owen Park, Unit 1 as surveyed and accepted in the performance of Pearwood, Phase I as shown hereon. All remaining monuments were established as shown.

NUM	BEARING	DISTANCE
L1	S89°54'34"E	4.85

NUM	DELTA	ARC	RADIUS	CHORD	DISTANCE
C1	89°55'15"	31.39	20.00	S44°57'17"E	28.27
C2	90°05'06"	31.44	20.00	S45°02'53"W	28.31
C3	68°16'33"	53.62	45.00	N83°44'33"E	50.51
C4	27°48'09"	9.71	20.00	S76°01'03"E	9.61

REGISTERED PROFESSIONAL LAND SURVEYOR
 HERBERT A. FARBER
 JULY 28, 1985
 OREGON 2189
 RENEWAL DATE 12-31-17

**** FILED ****
 DATE 7/22/16 BY RB
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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

Herbert A. Farber