

**PANORAMA HEIGHTS PHASE I
A SUBDIVISION**
located in the
SOUTHWEST ONE QUARTER
OF SECTION 15, TOWNSHIP 37 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
for
UP TO GINGER, LLC
P.O. BOX 841
MEDFORD, OREGON 97501

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:

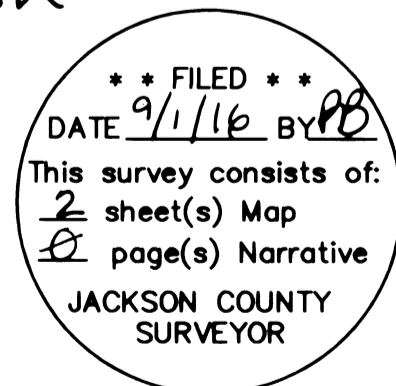
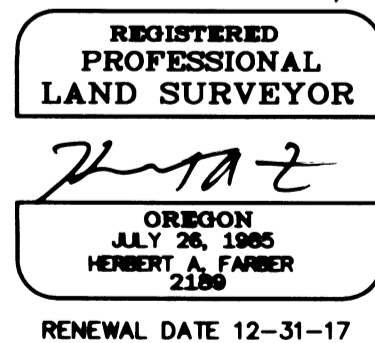
Commencing at the southwest corner of Section 15, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00°00'50" East 1090.29 feet, to the Southwest corner of that tract described in Document No. 2009-027365, of the Official Records of Jackson County, Oregon, marked by a 5/8 inch iron pin, being the Initial Point, and the Point of Beginning; thence North 00°00'14" East along the westerly boundary of said tract, 430.31 feet, to the Northwest corner thereof, marked by a 5/8 inch iron pin; thence leaving said Westerly boundary, along the Northerly boundary of said tract, South 89°43'13" East, 460.03 feet, to a 5/8 inch iron pin; thence leaving said Northerly boundary of said tract, South 00°01'16" West, along the Westerly Boundary of that tract described in Instrument No. 2009-027366, of said Official Records, 430.34 feet, to a 5/8 inch iron pin marking the most Southerly, Southeast corner of said tract; thence along the Southerly boundary of said tract, North 89°43'00" West 459.90 feet to the Point of Beginning.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easement Notes:

- INSTRUMENT NUMBER 2001-26916, PACIFIC POWER, IS NOT WITHIN THE BOUNDARY OF THIS PLAT.
- INSTRUMENT NUMBER 2001-42922, PACIFIC POWER, IS NOT WITH IN THE BOUNDARY OF THIS PLAT.

Consent/Release: From Evergreen Federal Savings and Loan, Beneficiary, recorded as Instrument No. 2016-28886 in the official Records of Jackson County, Oregon



Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Up To Ginger LLC, an Oregon Limited Liability Company, is the owner of the lands hereon described, and has subdivided the same into lots, streets, and alleys as shown hereon and the number and size of the lots and courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the subdivision and hereby dedicates to the public for public use as shown hereon, the public streets, public utility easements, and hereby grant to the City of Medford the storm drain easement, and hereby create the private storm drain easements for the benefit of Lots 4 through 7 and tract A reserve area, and do hereby grant to the City of Medford, in fee simple, the area portrayed and designated hereon as a street plug. By its' approval of the plat, the City of Medford declares that upon the approved extension of the affected street, it thereby dedicates the street plug for public street purposes. We hereby designate said subdivision as Panorama Heights, Phase I.

Wayne Vanwey
Wayne Vanwey
Member
Up to Ginger, LLC.

State of Oregon)
 SS
County of Jackson)

Personally appeared before me on Aug 15, 2016, the above named Wayne Vanwey, being a Member of Up To Ginger LLC, does acknowledge the forgoing instrument to be his voluntary act and deed as.

(Signature) Bree A. Graham
(Printed Name) Bree A. Graham

Notary Public - Oregon Commission NO. 476244
My commission expires 03.13.2017
Month, Day, Year



Approvals:

Examined and approved by the City of Medford this 22 day of AUGUST, 2016.

James E. Haber Planning Director [Signature] City Engineer
Examined and approved by the City of Medford Surveyor this 19 day of AUGUST, 2016.
[Signature] City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Sept 1, 2016.

Patly Miller-Deputy Tax Collector 9.1.16 Date

Examined and approved as required by O.R.S. 92.100 this 1st day of September, 2016.

Jim Wright, Deputy Assessor 9/1/16 Date

Recorder:

Filed for record this 1st day of September 2016 at 10:41 o'clock A. M. and recorded in Volume 42, Page 23 of the Plat Records of Jackson County, Oregon.

Christine D. Walker County Clerk Joseph J. Morgan Deputy

Approved for recording: [Signature] Commissioner/Administrator 9/1/16 Date

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

Herbert A. Farber

**PANORAMA HEIGHTS PHASE I
A SUBDIVISION**
located in the
SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
JACKSON COUNTY, OREGON

for
UP TO GINGER, LLC.

PO BOX 841
MEDFORD, OREGON 97501

LEGEND

- ✕ = FOUND 2 1/2" BRASS CAP - SECTION CORNER
- = FOUND 5/8" IRON PIN, AS DESCRIBED
- ◆ = 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"

S/N = RECORD FILED SURVEY NUMBER
W.M. = WITNESS MONUMENT

- RECORD SURVEY DATA IS SHOWN ON 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 THE SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2015-013465, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS APPROVED BY CITY OF MEDFORD PLANNING DEPARTMENT, PER FILE NUMBER LDS-15-091, DATED SEPTEMBER 10, 2015.

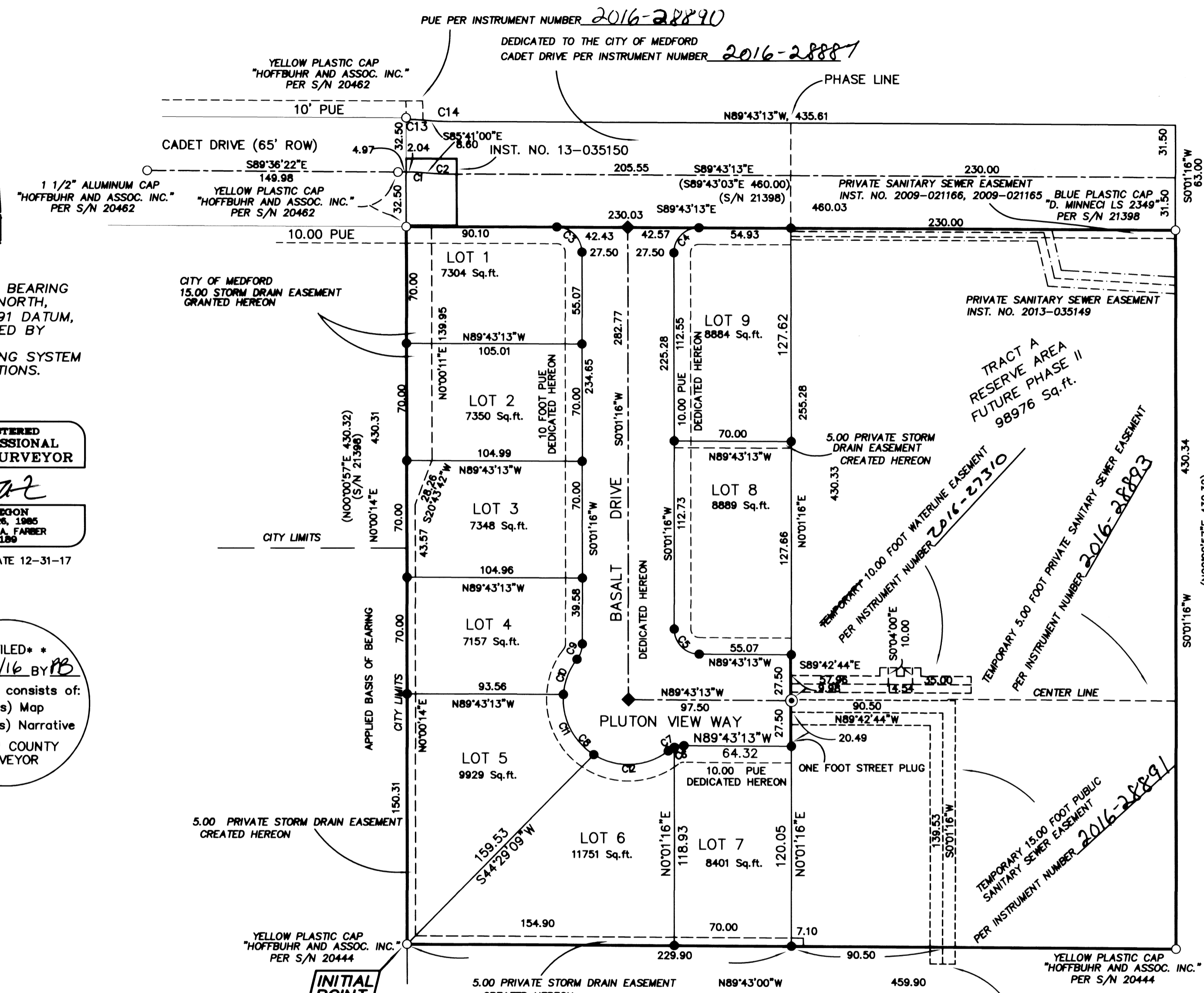
PROCEDURE: A SEARCH FOR MONUMENTS OF RECORD WAS CONDUCTED AND FOUND MONUMENTS WERE TIED AS SHOWN. THE BOUNDARY WAS HELD BETWEEN FOUND MONUMENTS PER SURVEY NUMBER 21398.

Surveyed by:
FARBER & SONS, INC. dba



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

DATE: June 22, 2016
JOB NO.: 2015-2340
DRAWING FILE: JOBS\Medford_NE\Cadet Drive\Vanwey Homes 2015-2340\MicroSurvey\FINAL PLATS/PHASE1_FINAL_050216.dwg
DRAWN BY: DHM ORIG. DATE: 07/07/2016 REVISED BY: DATE:



BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-17

**** FILED ****
DATE 9/1/16 BY PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°55'23"	6.85	100.00	N87°38'41"W	6.85
C2	4°02'14"	7.05	100.00	N87°42'07"W	7.04
C3	89°44'29"	23.49	15.00	N44°50'59"W	21.17
C4	90°15'31"	23.63	15.00	S45°09'01"W	21.26
C5	89°44'29"	23.49	15.00	S44°50'59"E	21.16
C6	22°14'27"	5.82	15.00	S79°09'33"W	5.79
C7	15°50'30"	4.15	15.00	S60°07'05"W	4.13
C8	165°54'52"	112.93	39.00	S44°50'44"E	77.41
C9	38°05'26"	9.97	15.00	N19°03'59"E	9.79
C10	33°45'37"	22.98	39.00	S21°13'53"W	22.65
C11	62°21'34"	42.45	39.00	S26°49'42"E	40.38
C12	69°47'40"	47.51	39.00	N87°05'40"E	44.62
C13	3°55'23"	9.00	131.50	N87°38'41"W	9.00
C14	4°02'14"	4.83	68.50	N87°42'07"W	4.83

PER JACKSON COUNTY RE-ESTABLISHMENT NOTES
DATED SEPTEMBER 7, 1999

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

Herbert A. Farber

