

PARTITION PLAT No. P-21-2017  
in Creekstone Village, Phase II a Planned Unit Development  
located in the

SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 29,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
IN THE CITY OF MEDFORD,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for  
**McANDREWS PROPERTIES, LLC**  
2316 W HILLSIDE DR  
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 Northeast corner of Donation Land Claim No. 50 in Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon; thence South 511.78 feet; thence East 637.88 feet, to the Southeasterly corner of Lot 14, CREEKSTONE VILLAGE, PHASE I, recorded in Volume 31, Page 21 of the Plat Records of said Jackson County, marked by a 5/8 inch iron pin, being the POINT OF BEGINNING also being the INITIAL POINT; thence North 83°27'10" East, along the Southerly line of the tract described in Instrument Number 2013-034398 of the official records of said Jackson County, 451.39 feet, to the Southeasterly Corner of said tract, marked by a 5/8 inch iron pin; thence North 00°02'45" West, along the Easterly line of said tract, 114.34 feet, ( record North 110.00 feet), to the Northerly line of said tract and being 100.00 feet South of the Right of way of Crestbrook Road, marked by a 5/8 inch iron pin; thence South 89°41'43" West, 259.03 feet,(record West 257.00 feet), to the Southeast corner of the tract described in Volume 464, Page 15 of the deed records of said Jackson County, marked by a 5/8 inch iron pin; thence North 00°04'06" East, along the East line of said tract, 100.14 feet,(record North 100.00 feet) to the said Southerly right of way, marked by a 5/8 inch iron pin; thence South 89°43'30" West, along said right of way, 60.07 feet(record West 60.00 feet), to the Northwest corner of said tract; thence South 00°01'00" East, along the West line of said tract, 100.12 feet, (record South 100.00 feet), to the Northerly line of said Instrument Number 2013-034398, marked by a 5/8 inch iron pin; thence South 89°46'10" West, along said Northerly line, 156.93 feet, to the Northeasterly corner of said CREEKSTONE VILLAGE, marked by a 5/8 inch iron pin; thence South 00°15'38" East, along the Easterly boundary of said CREEKSTONE VILLAGE, 55.29 feet, marked by a 5/8 inch iron pin; thence South 01°13'54" East, 22.10 feet, to a 5/8 inch iron pin; thence continuing along said Easterly boundary, South 17°09'56" East, 90.16 feet, to the POINT OF BEGINNING

**Declaration:**

KNOW ALL MEN BY THESE PRESENTS, that McAndrews Properties, LLC is the owner of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and hereby dedicates to the Public for Public use, the Public Utilities Easements shown hereon, and hereby grants to City of Medford the Riparian Corridor Conservation Easement shown hereon, and hereby grants to the City of Medford the sanitary sewer easement as shown hereon and hereby creates the 5 foot private storm drain easement, for the benefit of Parcel 1 as shown hereon.

James K. Johnson  
James K. Johnson, Member

State of Oregon )  
County of Jackson )

The foregoing instrument was acknowledged before me this 23 day of June, 2017, by James K Johnson, Member for McAndrews Properties, LLC.

Tyler Lowder  
(Signature) Tyler Lowder  
(Printed Name)

Notary Public for Oregon Commission No. 931419  
My commission expires Aug 12, 2018

**Approvals:**

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

This 3<sup>RD</sup> day of AUGUST, 2017.

[Signature]  
Planning Director

Examined and approved this 6 day of July, 2017.

[Signature]  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of AUGUST 10, 2017

[Signature] 8/10/17  
Tax Collector Date  
Walter Johnson, ASST 8-10-2017  
Assessor Date

**Recorder:**

Filed for record this 10<sup>th</sup> day of August, 2017 at 8:39 o'clock A. M. and recorded as Partition Plat No. P-21-2017 of the Records of Jackson County, Oregon, Index Volume 28, Page 21.

Christine D Walker Kathy Bausowiff  
County Clerk Deputy

County Surveyor's File No. 22320

Herbert A. Farber  
Herbert A. Farber, PLS 2189

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWAL DATE 12-31-17

\*\* FILED \*\*  
DATE 8/10/17 BY PB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

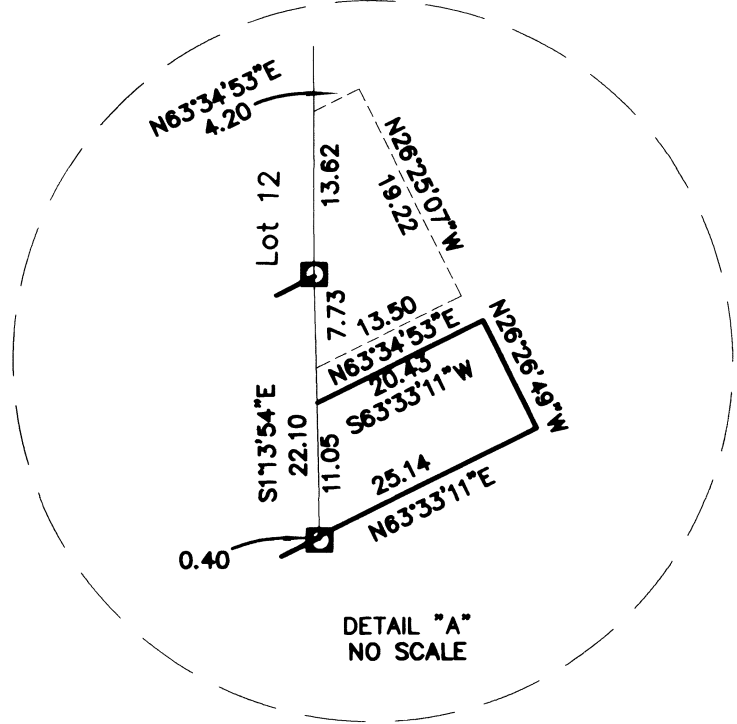
Herbert A. Farber

Surveyed by:  
FARBER & SONS, INC. dba  
**FARBER SURVEYING**  
PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502  
(541) 664-5599  
DATE: January 26, 2016  
JOB NO.: 0406-94  
DRAWING FILE: JOBS\Medford\_SE\Crestbrook Road\MicroSurvey\  
Current Coordinate Drawings\PHASE II PARTITION SIGN 040715.dwg

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*Herbert A. Farber*



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

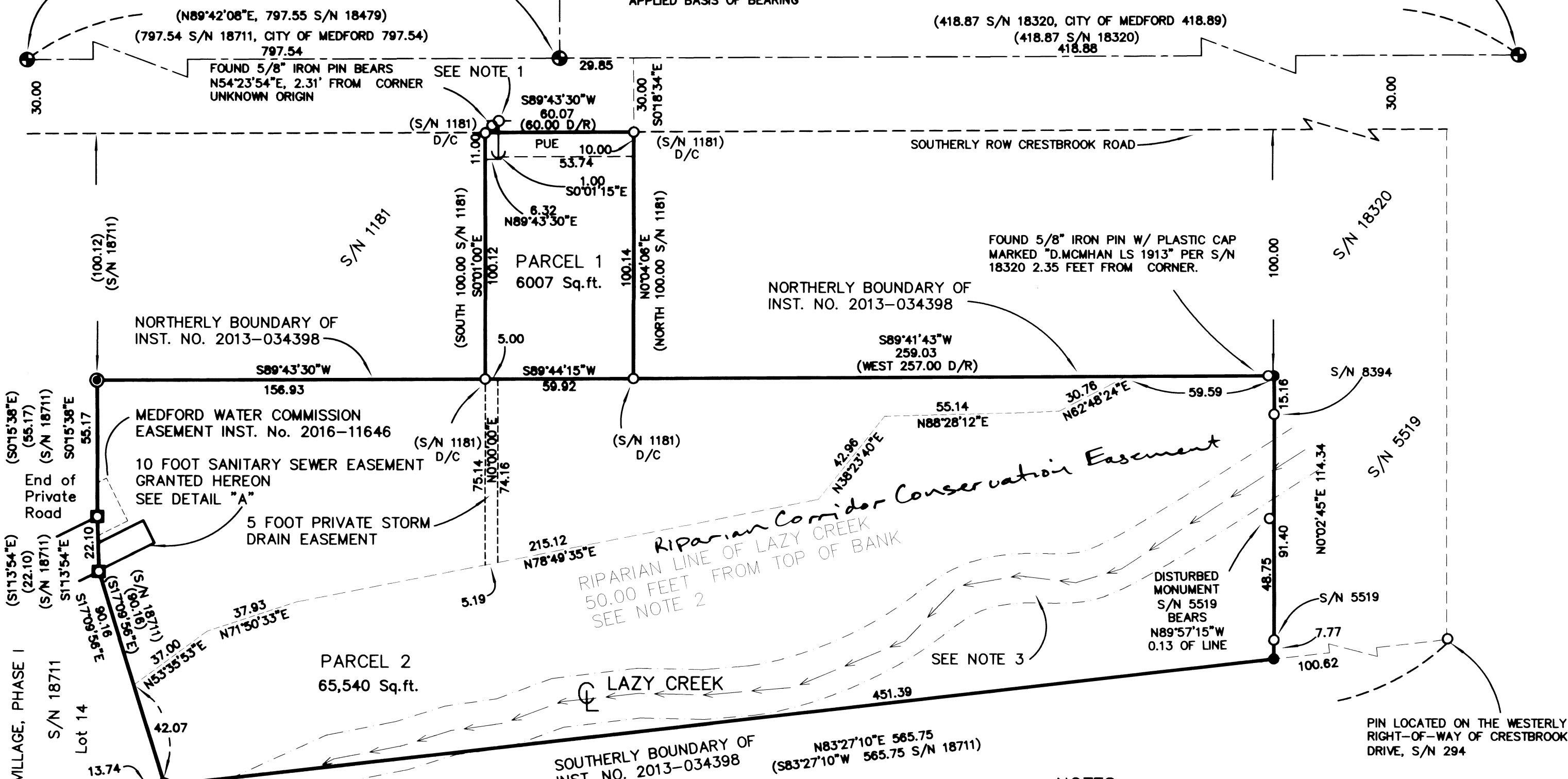
FOUND AND TIED ON 2-25-94  
 PER OUR FIELD NOTES AS A  
 .38 CALIBER SHELL CASING AT  
 P.I. OF CRESTBROOK ROAD PER  
 S/N 5519 AND PER CITY FIELD  
 NOTES.

FOUND 3/4" PIN PER OUR FIELD NOTES  
 TIED ON 2-25-94 AND PER CITY OF  
 MEDFORD FIELD NOTES AND PER S/N  
 1800, OTHER SURVEYS REFER TO THIS  
 MONUMENT AS A 5/8 PIN. RP'S WERE  
 NOT TIED AS WE HAVE A DIRECT TIE  
 TO THE MONUMENT.

FOUND 3" BRASS CAP IN  
 MONUMENT CASE PER CITY OF  
 MEDFORD FIELD NOTES WITH A  
 DIRECT TIE TO THE MONUMENT,  
 THE RP'S WERE NOT TIED ON  
 THIS SURVEY.

CRESTBROOK ROAD

N89°43'30"E, 1216.42  
 (N89°43'30"E S/N 18711)  
 APPLIED BASIS OF BEARING



**LEGEND**

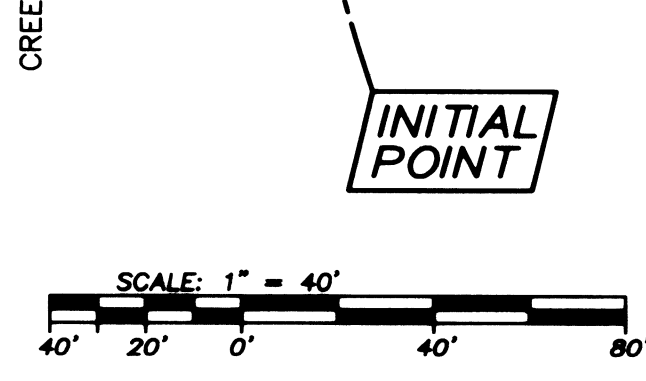
- ⊙ = FOUND STREET CENTERLINE, DESCRIBED HEREON
- = FOUND 5/8" IRON PIN, S/N NOTED
- ⊙ = FOUND 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", PER S/N 18711
- ⊠ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED
- ⊖ = POWER POLE (PPAL)
- = GUY WIRE AND ANCHOR
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT
- D/C = DEED CORNER PER INST. NO. 2013-034398
- D/R = DEED RECORD PER INST. NO. 2013-034398
- 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.

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

**Purpose:** This survey was conducted to fulfill the conditions of approval for this partition as outlined by the City of Medford in File No LDP-14-111 and the laws of the state.

**Procedure:** The monuments shown as found hereon were tied for this survey by this office with Trimble GPS and Robotic Instruments. The Southerly boundary of this partition was established using found monuments previously established on S/N 18711. The Westerly boundary of Parcel 2 was established by holding the found monuments set on S/N 18711. The Easterly boundary of Parcel 2 was established by holding found monuments per S/N 5519 and 8394 for alignment and extending the line to the established southerly boundary, and extending the line north, to a point 100 feet south of the southerly right of way of Creekstone Road per Inst. No. 2013-034398. The northerly boundary of Parcel 2 was established by holding the found deed corners per Inst. No. 2013-034398, the Northeast corner of Lot 12 of Creekstone Village Phase I (S/N 18711), and the established East line of Parcel 2. The North line of Parcel 1 was established as the Southerly right of way of Creekstone Road. The East, West and South lines of Parcel 1 were established by the found deed corners from Inst. No. 2013-034398. Two monuments were set on the East boundary of Parcel 2 as shown hereon. During the course of the survey it was noted that one of the monuments from S/N 5519 was disturbed, out of position as shown and not held. Also a monument of unknown origin was found in the proximity of the Northwest corner of Parcel 1, as shown.

- NOTES:
- GUY WIRE AND ANCHOR EASEMENT VOL. 456 PAGE 130 DESCRIPTION DOES NOT THE LOCATION OF THE GUY SHOWN HEREON EXPANDED PUE FOR IT.
  - RIPARIAN AREA WILL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF MEDFORD CHAPTER 10.920-928 LAND DEVELOPMENT CODE.
  - INST. NO. 82-02635 EASEMENT FOR MAINTAINING THE WATER COURSE AS PART OF PUBLIC STORM DRAIN SYSTEM WITHIN THE BANKS OF LAZY CREEK NOT TO EXCEED 10 FEET, GENERAL LOCATION SHOWN HEREON.



\*\*\* FILED \*\*\*  
 DATE 8/10/17 BY PB  
 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 12-31-17

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 Current Coordinate Drawings\PHASE II FINAL PLAT 040715.dwg  
 DRAWN BY: DHM ORIG. DATE: 12/08/2015 REVISED BY: haf DATE: 01-26-16