

PANORAMA HEIGHTS PHASE II
 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:

Tract "A", of Panorama Heights, Phase I, recorded in Volume 42, Page 23 in the Plat Records of Jackson County, Oregon

Together with the following described parcel:

Commencing at a 5/8 inch iron point located North 0°00'37" East, (record North 00°00'50" East), 1090.29 feet from the Southwest corner of Section 15, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, also being the Southwest corner of Panorama Heights, Phase I, recorded in Volume 42, Page 23 in the Plat Records of said county and state; thence South 89°43'00" East, along the south boundary of said Phase I, 229.96 feet to a 5/8 inch iron pin located at the Southeast corner of Lot 7 of said Phase I and the POINT OF BEGINNING; thence continuing South 89°43'00" East, 230.00 feet to a 5/8 inch iron pin at the Southeast corner of said Phase I; thence South 0°01'16" West, 45.00 feet; thence North 89°43'00" West, 230.00 feet; thence North 0°01'16" East, 45.00 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

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 and streets 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 do hereby create a private sanitary sewer lateral easement for the benefit of the land described as Instrument No. 2013-036254 as shown hereon, 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 II.

Wayne Vanwey
Wayne Vanwey
Member
Up to Ginger, LLC.

State of Oregon)
 SS
County of Jackson)

Personally appeared before me on November 1, 2017, the above named Wayne Vanwey, being a Member of Up To Ginger LLC, does acknowledge the foregoing instrument to be his voluntary act and deed as.

(Signature) Cynthia Leah Fox
(Printed Name) Cynthia Leah Fox
Notary Public - Oregon Commission No. 943082
My commission expires 9/21/2019
Month, Day, Year

Easement Notes:

- Volume 559, Page, Pacific Power and Light Company. Is not within the boundary of this plat.
- Instrument Number 69-023110, Pacific Power and Light Company, is not with in the boundary of this plat.
- Instrument Number 87-07276, Pacific Northwest Bell Telephone, is not with in the boundary of this plat.
- Instrument Number 90-17805, Road Purposes, is not with in the boundary of this plat.
- Instrument Number 90-012540, 90-14226, 90-17916, easements, are not with in the boundary of this plat.
- Instrument Number 2009-021165, 2009-021166, 2013-035149, sanitary sewer easement are extinguished upon the recording of this plat.
- Instrument Number 2015-013466, Road Purposes for construction, is not with in the boundary of this plat.
- Instrument Number 2016-028891, 2016-028892, 2016-028893, sanitary sewer easement are extinguished upon the recording of this plat.

Approvals:

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

This 14th day of NOVEMBER, 2017.

[Signature]
Planning Director

Examined and approved this 8 day of NOVEMBER, 2017.

[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 11/22/17.

[Signature], Deputy
Tax Collector

11/22/17
Date

Examined and approved as required by O.R.S. 92.100 this 22 day of November, 2017.

[Signature], agent
Assessor

[Signature]
Date

Recorder:

Filed for record this 22nd day of November 2017 at 2:13 o'clock P. M. and recorded in Volume 43, Page 27 of the Plat Records of Jackson County, Oregon.

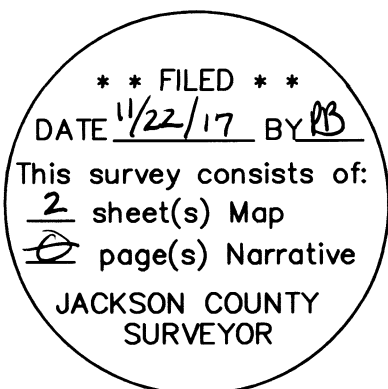
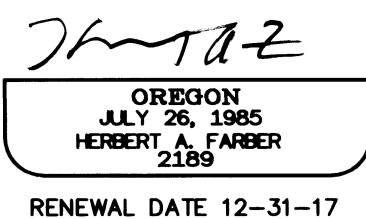
[Signature]
County Clerk

[Signature]
Deputy

Approved for recording: [Signature] 11/22/17
Commissioner/Administrator Date

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

Herbert A. Farber

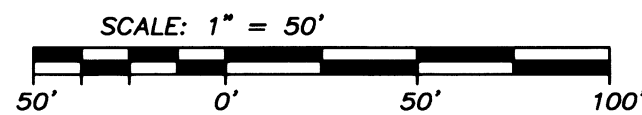
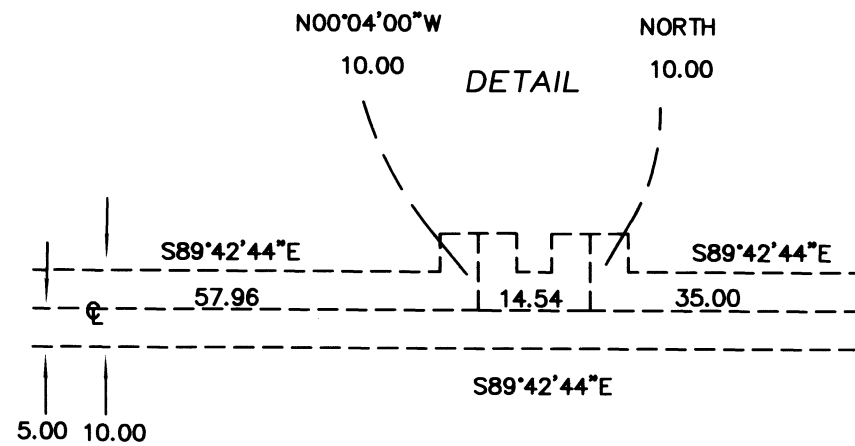


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 a subdivision
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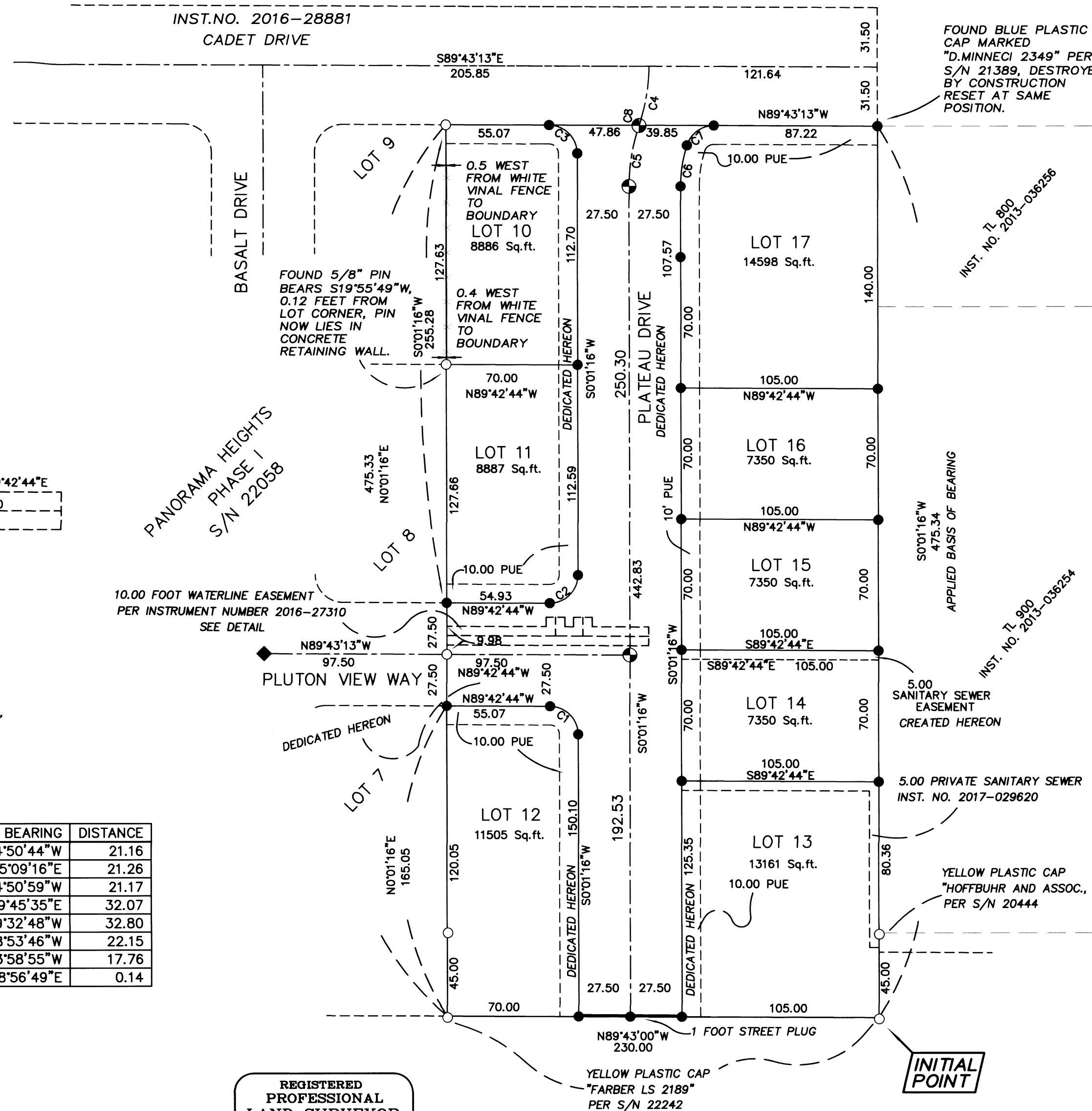
NOTE: C8 IS THE CURVE LENGTH BETWEEN THE MONUMENT SET AT THE POINT OF REVERSE CURVE AND THE SUBDIVISION BOUNDARY, C4 IS THE ENTIRE CURVE FROM THE POINT OF REVERSE CURVE TO THE CENTERLINE OF CADET DRIVE.

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



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°44'00"	23.49	15.00	N44°50'44"W	21.16
C2	90°16'00"	23.63	15.00	N45°09'16"E	21.26
C3	89°44'29"	23.49	15.00	N44°50'59"W	21.17
C4	18°27'08"	32.21	100.00	N9°45'35"E	32.07
C5	18°52'41"	32.95	100.00	S9°32'48"W	32.80
C6	17°34'37"	22.24	72.50	S8°53'46"W	22.15
C7	72°35'42"	19.01	15.00	S53°58'55"W	17.76
C8	0°04'39"	0.14	100.00	N18°56'49"E	0.14



- LEGEND**
- = FOUND 5/8" IRON PIN, WITH YPC, MARKED "FARBER LS 2189" PER S/N 22058, UNLESS NOTED OTHERWISE
 - ⊙ = SET 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - ◆ = FOUND 5/8" IRON PIN, 1 1/2" ALUMINUM CAP "FARBER PLS 2189" PER S/N 22058, UNLESS NOTED OTHERWISE
 - S/N = RECORD FILED SURVEY NUMBER
 - YPC = YELLOW PLASTIC CAP
- 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.

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 2017-015828, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT IN FILE NUMBER LDS-15-091 AND LDP-16-147.

PROCEDURE: THIS IS THE SUBDIVISION OF TRACT A DEFINED ON PANORAMA PHASE I, FILED AS S/N 22058 AS MODIFIED BY THE PROPERTY LINE ADJUSTMENT DESCRIBED IN INST No. 2017-015828 FILED AS S/N 22242 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. EQUIPMENT USED IS TRIMBLE ROBOTIC TOTAL STATION AND SURVEY GRADE GPS RECEIVERS. UTILIZING CONTROL AND THE EXTERIOR BOUNDARY ESTABLISHED DURING S/N 22058, AND 22242, PANORAMA HEIGHTS PHASE II, WAS ESTABLISHED AS SHOWN HEREON.

Surveyed by:
 FARBER & SONS, INC. dba



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

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

Herbert A. Farber

** FILED **
 DATE 11/22/17 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