

OPEN MEADOWS ESTATES

A
SUBDIVISION

located in the
SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for

F.B. OWEN INC.

3400 CRATER LAKE AVE.
MEDFORD, OREGON 97504

and

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 shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the northwest corner of Agate Subdivision, Extension No. 4, in Jackson County, Oregon, according to the Official Plat thereof, Recorded in Volume 8, Page 40 of Plat Records of said County and State; thence South 00°12'35" West (Record South 00°12' West), 639.07 feet, to a 5/8 inch iron pin for the Initial Point and the Point of Beginning; thence continue South 00°12'35" West, 318.68 feet to 5/8 inch iron pin (Record South 00°12' West, 318.54); thence North 89°47'08" West (Record North 89°48' West) 273.50 feet; thence North 00°12'35" East, 318.68 feet (North 00°12' East 318.54); thence South 89°47'08" East (South 89°40' East), 273.50 feet, to the Point of Beginning.

Herbert A. Farber, PLS 2189

Easement Notes:

- Volume 325, Page 83, United State of America, multiple uses. Is not within the boundary of this plat.
- Volume 458 Page 306, California Oregon Power Co, is not with in the boundary of this plat.

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

Declaration:

KNOWN BY ALL MEN THESE PRESENTS, that F.B. Owen, INC. is the owner of the lands hereon described and have subdivided the same into lots, common properties 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 the Streets, Public Utilities Easement shown hereon, and does hereby grant the 25.00 Foot Utility and Access Easement shown hereon, we hereby designate said subdivision as Open Meadows Estates.

Fred Owen, President
F.B. Owen INC.

State of Oregon)
)
County of Jackson)

The foregoing instrument was acknowledged before me this 18 day of April, 2018, by Fred Owen, President, FB Owen INC.

Notary Public for Oregon Commission No. 942915

My commission expires September 16, 2019

Notary Public Kristy Kay Driever
Name/Signature

Approvals:

Examined and approved by Jackson County Department of Planning and Development, File No.439-16-00048-SUB this 23rd day of April, 2018.

Planning Director

Examined and approved this 24th day of April, 2018

County Engineer

Examined and approved by the Jackson County Surveyor this 23rd day of April, 2018.

County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 4/25/18

CKEh, Deputy 4/25/18
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 25 day of April, 2018

Brown - Agent 4/25/18
Assessor Date

Recorder:

Filed for record this 02 day of May, 2018 at 3:37 o'clock P. M. and recorded in Volume 44, Page 09 of the Plat Records of Jackson County, Oregon.

Christine Walker Kathy Benowloff
County Clerk Deputy

Approved for Recording: Rick Dr 5/2/18
Commissioner/Administrator Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-19

** FILED **
DATE 5/2/18 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Surveyed by:
FARBER & SONS, INC. dba

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

DATE: OCTOBER 02, 2017
JOB NO.: 2015-2431
DRAWING FILE: JOBS\White City\ALANTIC AVE\OPEN MEADOWS\MICRO\
Final Plats Surveys\FINAL PLAT PAGE 1.DWG
DRAWN BY: DHM ORIG. DATE: 10/02/2017 REVISED BY: HAF DATE: 10-16-17

OPEN MEADOWS ESTATES

a subdivision
located in the
SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

F.B. OWEN INC.

3400 CRATER LAKE AVE
MEDFORD, OREGON 97504

LEGEND

- ⊗ = FOUND 2" ALUMINUM CAP MARKED "LS 2349" PER S/N 19144 (OR OTHERWISE NOTED)
 - = FOUND 5/8" IRON PIN, WITH BLUE PLASTIC CAP "D. MINNECI LS 2349" PER S/N 19144, OR AS DESCRIBED
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - ◆ = SET 5/8" x 30" IRON PIN w/ A YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" - STREET CENTERLINE
- S/N = RECORD FILED SURVEY NUMBER
W.M. = WITNESS MONUMENT DUE TO STORM WATER DRAIN INLET.
- 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 WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- (MR) = MEASURED AND RECORD AS NOTED.

**SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 290.250**

PURPOSE: TO SURVEY AND MONUMENT THE SUBDIVISION OF THAT TRACT OF LAND DESCRIBED IN INST. NO. 2014-03429, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY JACKSON COUNTY DEPARTMENT OF DEVELOPMENT SERVICES, PER FILE NO. 439-16-00048-SUB.

PROCEDURE: A FIELD SURVEY WAS CONDUCTED AND MONUMENTS OF RECORD WERE RECOVERED AND TIED AS SHOWN. THE NORTH AND EAST BOUNDARIES ARE DEFINED BY THE RIGHT OF WAY OF G AVE. (NORTH) AND ATLANTIC AVE. (EAST). THE RIGHT OF WAY OF THESE AVENUES WERE ESTABLISHED BETWEEN FOUND CENTERLINE MONUMENTS FROM S/N 19144, AND MONUMENTS REPLACED AFTER IMPROVEMENTS OF ATLANTIC AVE, BY HARDEY ENGINEERING AND ASSOCIATES INC., S/N 20728 SHOWS THE RECOVERY OF THE CENTERLINE MONUMENTS PRIOR TO THE IMPROVEMENTS OF ATLANTIC AVE. I WAS UNABLE TO LOCATE A RECORD OF THE REPLACEMENT MONUMENTS (ALUMINUM CAPS) AT THE INTERSECTIONS OF G AND ATLANTIC AVE., AND FALCON STREET AND ATLANTIC AVE. THE SOUTH AND WEST LINES WERE ESTABLISHED PER S/N 17990.

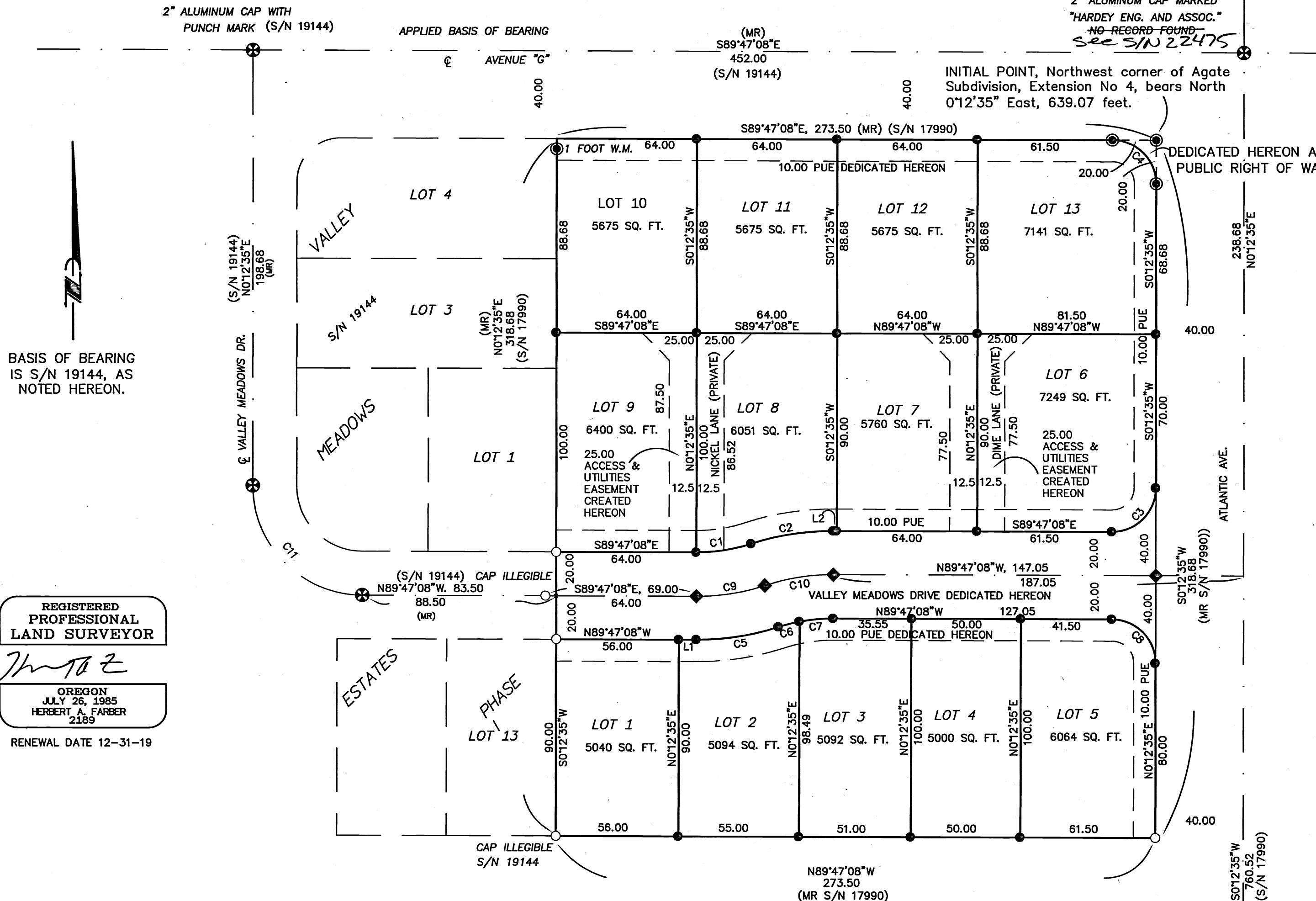
Surveyed by:
FARBER & SONS, INC. dba



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

DATE: OCTOBER 4, 2017
JOB NO.: 2015-2431
DRAWING FILE: JOBS\WHITE CITY\ATLANTIC AVE\VALLEY MEADOWS\MICROSURVEY\FINAL PLATS\FINAL PAGE 2.DWG

DRAWN BY: DHM ORIG. DATE: 06/14/17 REVISED BY: HAF DATE: 10-16-17



BASIS OF BEARING IS S/N 19144, AS NOTED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
OREGON JULY 26, 1985
HERBERT A. FARBER 2189
RENEWAL DATE 12-31-19

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

Herbert A. Farber

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	18°11'42"	25.41	80.00	N81°07'01"E	25.30
C2	18°11'42"	38.11	120.00	S81°07'01"W	37.95
C3	90°00'17"	31.42	20.00	N45°12'44"E	28.29
C4	89°59'43"	31.41	20.00	N44°47'16"W	28.28
C5	18°11'42"	38.11	120.00	N81°07'01"E	37.95
C6	7°03'32"	9.86	80.00	S75°32'56"W	9.85
C7	11°08'10"	15.55	80.00	S84°38'47"W	15.52
C8	89°59'43"	31.41	20.00	N44°47'17"W	28.28
C9	18°11'42"	31.76	100.00	N81°07'01"E	31.62
C10	18°11'42"	31.76	100.00	S81°07'01"W	31.62
C11	89°59'43"	78.54	50.00	S44°47'17"E	70.71

LINE TABLE

NUM	BEARING	DISTANCE
L1	S89°47'08"E	8.00
L2	N89°47'08"W	1.55

FILED
Date 5/2/18 By PB
This Survey Consists Of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

