

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES
FILE # SUB2011-00030 / SUBDIVISION
DATE 8/28/18

EXAMINED AND APPROVED THIS 21 DAY OF June, 2018

JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 7 DAY OF September, 2018

COUNTY COMMISSIONER / ADMINISTRATOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Sept. 7, 2018.

CAROL ELLIOTT - DEPUTY TAX COLLECTOR 9-7-18

ASHLEY KAMPSON - AGENT ASSESSOR 9/7/2018

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WILD RIVER ORCHARDS, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION.

MICHAEL D. NAUMES
PRESIDENT - WILD RIVER ORCHARDS, INC.

ACKNOWLEDGEMENT

STATE OF OREGON
JACKSON COUNTY

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL D. NAUMES, AS PRESIDENT OF WILD RIVER ORCHARDS, INC. ON THIS 30 DAY OF June, 2018 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. 937227

MY COMMISSION EXPIRES March 19, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON REPORT NO. 7169-3039948 DATED JUNE 14, 2018, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF TALENT IRRIGATION DISTRICT.
2 THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.
3 RIGHT OF WAY GRANTED TO THE POSTAL TELEGRAPH-CABLE CO., RECORDED IN VOLUME "D", PAGE 617 OF THE MISCELLANEOUS RECORDS, JACKSON COUNTY, OREGON.
4 JACKSON COUNTY BOARD OF COMMISSIONERS ORDER NO. 567-07 (REGARDING MEASURE 37) INCLUDING CONDITIONS AND RESTRICTIONS SET FORTH THEREIN, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED ON SEPTEMBER 13, 2007 IN DOCUMENT NO. 2007-043084 IN JACKSON COUNTY, OREGON.

Assessor's Map No. 38 1W 22D, Tax Lot 600

Pear Blossom Estates
A Ballot Measure 49 Subdivision

LYING SITUATE WITHIN

DONATION LAND CLAIM NO. 58 & THE EAST 1/2 OF SECTION 22 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR

Wild River Orchards, Inc.

P.O. Box 996
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THOSE TRACTS OF LAND DESCRIBED WITHIN PORTIONS OF INSTRUMENT NO. 72-17252 OF THE OFFICIAL RECORDS AND VOLUME 486, PAGE 516 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON LYING SITUATE WITHIN DONATION LAND CLAIM NO. 58 AND THE EAST HALF OF SECTION 22 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AND BOUNDLED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT ON THE SOUTH LINE OF DONATION LAND CLAIM NO. 58 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, SAID POINT BEING NORTH 89°49'04" WEST, 1406.00 FEET (DEED RECORD WEST, 1406.0 FEET) FROM THE SOUTHEAST CORNER OF SAID CLAIM, ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 486, PAGE 516 OF THE DEED RECORDS IN SAID COUNTY; THENCE CONTINUING NORTH 89°49'04" WEST, ALONG SAID SOUTH LINE TO A POINT WHICH BEARS NORTH 89°49'04" WEST, 1848.00 FEET (DEED RECORD WEST, 1848.0 FEET) FROM SAID SOUTHEAST CLAIM CORNER, ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 72-17252 OF THE OFFICIAL RECORDS IN SAID COUNTY; THENCE NORTH 00°11'00" EAST, ALONG THE WESTERLY LINE OF SAID TRACT, 27.97 FEET TO A TWO INCH ALUMINUM CAPPED IRON PIN AT THE INITIAL POINT OF BEGINNING; THENCE CONTINUING NORTH 00°11'00" EAST ALONG SAID WESTERLY LINE, 1266.94 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF THAT TRACT DESCRIBED IN VOLUME 164, PAGE 422 OF SAID DEED RECORDS; THENCE SOUTH 89°49'04" EAST, ALONG SAID NORTH LINE, 787.04 FEET TO THE SOUTHWESTERLY LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD (FORMERLY SOUTHERN PACIFIC COMPANY); THENCE SOUTH 42°26'08" EAST, ALONG SAID SOUTHWESTERLY LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD, A DISTANCE OF 0.27 FEET TO A 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 486, PAGE 516, DEED RECORDS; THENCE SOUTH 00°09'40" EAST, ALONG THE EASTERLY LINE OF SAID TRACT, 554.74 FEET TO A 5/8 INCH IRON PIN WHICH BEARS NORTH 00°09'40" WEST, 740.00 FEET (DEED RECORD NORTH, 740.00 FEET) FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°49'04" WEST, 118.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 91-04933 OF SAID OFFICIAL RECORDS; THENCE SOUTH 00°09'40" EAST, ALONG THE WESTERLY LINE OF SAID TRACT, 185.00 FEET TO A 5/8 INCH IRON PIN WHICH BEARS NORTH 00°09'40" WEST, 555.00 FEET (DEED RECORD NORTH, 555.0 FEET) FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°49'04" WEST, ALONG THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2010-018328, SAID OFFICIAL RECORDS, 232.00 FEET TO A 5/8 INCH IRON PIN ON THE WEST LINE OF SAID TRACT DESCRIBED IN VOLUME 486, PAGE 516; THENCE SOUTH 00°08'55" WEST, ALONG SAID WEST LINE, 531.12 FEET TO A 5/8 INCH IRON PIN ON THE NORTH LINE OF COLVER ROAD DESCRIBED IN DOCUMENT NO. 95-13267, SAID OFFICIAL RECORDS, SAID POINT ALSO LYING NORTH 00°08'55" EAST, 23.87 FEET FROM SAID SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 486, PAGE 516; THENCE ALONG SAID DESCRIBED NORTHERLY LINE OF COLVER ROAD THE FOLLOWING COURSES: NORTH 88°00'20" WEST, 55.20 FEET TO A 5/8 INCH IRON PIN AT ENGINEERS STATION 32+50; THENCE NORTH 89°54'50" WEST, 250.00 FEET TO A 5/8 INCH IRON PIN AT ENGINEERS STATION 35+00; THENCE NORTH 88°11'50" WEST, 100.05 FEET TO ENGINEERS STATION 36+00 (DEED RECORD 100.00 FEET); THENCE NORTH 89°54'50" WEST, 36.81 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 18.28 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

SHAWN KAMPMANN
SURVEYOR

** RECEIVED **
Date 9/7/18 By RB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 7th DAY OF September, 2018 AT 2:21 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. 2018-028207 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 44, PAGE 15.

CHRISTINE D. WALKER
COUNTY CLERK
NAIHOI FOOTE
DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT PEAR BLOSSOM ESTATES, A SUBDIVISION OF PORTIONS OF THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO.'S 72-17252 AND 88-21979, IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA 1200 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON REAL-TIME GEODETIC NETWORK, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN. THE SUBJECT PROPERTY DEED DESCRIPTIONS ORIGINATE AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 58, WHICH WAS DETERMINED BY UTILIZING TWO JACKSON COUNTY SURVEYOR BRASS CAP REFERENCE MONUMENTS LOCATED IN CONCRETE CURBS ON COLVER ROAD. THE LOCATION OF THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 58 WAS SURVEYED DIRECTLY TO DETERMINE THE SOUTH LINE OF SAID CLAIM. THE POINTS OF BEGINNING FOR THE SUBJECT PROPERTY DESCRIPTIONS AND ADJOINERS WERE CALLS MADE AT DEFINED DISTANCES FROM SAID SOUTHEAST CORNER ALONG THE SOUTH LINE OF CLAIM NO. 58 WHICH WERE UTILIZED FOR THIS SURVEY. THE NORTH LINE OF THE SUBJECT TRACTS ARE COMMON WITH DEED CALLS TO THAT TRACT DESCRIBED IN VOLUME 164, PAGE 422, DEED RECORDS, ALSO BEING THE SOUTH LINE OF SURVEY NO. 18027. MONUMENTS FROM SAID SURVEY WERE RECOVERED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION. THE 3/4 INCH IRON PIPES DENOTED ON MARK BOYDEN'S 1965 SURVEY NO. 2795 OF THAT TRACT DESCRIBED IN VOLUME 214, PAGE 445, DEED RECORDS, WERE HELD FOR THE SOUTHWESTERLY LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD RIGHT OF WAY. BECAUSE THE MOST NORTHERLY 3/4 INCH PIPE ON THE RAILROAD RIGHT OF WAY FELL 0.20 FEET SHORT OF THE MONUMENTED NORTH LINE OF SAID TRACT DESCRIBED IN VOLUME 164, PAGE 422 PER SURVEY NO. 18027, A 0.27 FOOT LONG SECTION FOLLOWS THE SOUTHWESTERLY RAILROAD LINE UNTIL INTERSECTING SAID NORTH LINE. BECAUSE OF THE CLOSE PROXIMITY WITH THE IRON PIPE, I DECIDE AGAINST ESTABLISHING ANOTHER MONUMENT AT THE MOST NORTHERLY-NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS THE EXISTING IRON PIPE COULD ALSO SERVE AS A WITNESS CORNER TO SAID MOST NORTHERLY-NORTHEAST CORNER. NOT SURPRISINGLY, BASED ON 20 YEARS OF RETRACING MR. BOYDEN'S REMARKABLY ACCURATE SURVEYS, MY SURVEY MEASUREMENTS MATCH ALMOST EXACTLY WITH SURVEY NO. 2795, AS WELL AS WITH THE DEED RECORDS. THE NORTHERLY PORTION OF THE EAST LINE OF THE SUBJECT PROPERTY IS COMMON WITH THE EAST LINE OF VOLUME 486, PAGE 516, THEREFORE I HOLD THE PIPE AT THE MOST EASTERLY-NORTHEAST CORNER ALONG THE RAILROAD RIGHT-OF-WAY, AND THE DEED RECORD CALL OF 1053.00 FEET FROM THE SOUTHEAST CORNER AND ALONG THE SOUTH LINE OF D.L.C. 58. TO DETERMINE THE SOUTH LINE OF THE JOGS ALONG THE EAST LINE, I HOLD DEED RECORD DISTANCES CALLS OF 740.00 FEET AND 555.00 FEET FROM SAID SOUTH LINE OF CLAIM 58. THE EAST LINE OF LOTS 4, 5 & 6 ARE COMMON WITH THE WEST LINE OF SAID VOLUME 486, PAGE 516. THE SOUTH PROPERTY LINE IS THE NORTHERLY RIGHT OF WAY FOR COLVER ROAD AND I RECOVER NUMEROUS JACKSON COUNTY ROAD DEPARTMENT MONUMENTS ALONG BOTH SIDES OF THE RIGHT OF WAY FROM SURVEY NO. 14898 WHICH FIT WELL WITH THE DEED AND SURVEY RECORDS AND HELD FOR POSITION. FOR THE WEST PROPERTY LINE, I HOLD THE DEED RECORD CALL OF 1848.00 FEET ALONG THE SOUTH LINE OF D.L.C. 58 AND DEED RECORD BEARING OF NORTH 00°11'00" EAST TO THE NORTH LINE OF VOLUME 164, PAGE 422. I SURVEY AND MONUMENT THE LOTS SHOWN HEREON TO CONFORM WITH THE BALLOT MEASURE 37 & 49 STIPULATIONS OF APPROVAL FOR THIS PROJECT.

REGISTERED PROFESSIONAL LAND SURVEYOR

SHAWN KAMPMANN

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 14, 2018
PROJECT NO. 595-10

Pear Blossom Estates A Ballot Measure 49 Subdivision

LYING SITUATE WITHIN
DONATION LAND CLAIM NO. 58 & THE EAST 1/2 OF SECTION 22
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
Wild River Orchards, Inc.
P.O. Box 996
Medford, Oregon 97501

FLAG	Δ	R	A	T	CHORD
①	41°24'35"	50.00'	36.14'	18.90'	N 21°02'17" E - 35.36'
②	41°24'35"	50.00'	36.14'	18.90'	N 21°02'17" E - 35.36'
③	49°59'41"	25.00'	21.81'	11.66'	N 25°19'51" E - 21.13'
④	49°59'41"	25.00'	21.81'	11.66'	N 24°39'51" W - 21.13'
⑤	49°50'37"	45.00'	39.15'	20.91'	N 24°44'23" W - 37.92'
⑥	90°09'04"	45.00'	70.80'	45.12'	N 45°15'28" E - 63.72'
⑦	139°59'41"	45.00'	109.95'	123.62'	N 19°40'09" W - 84.57'

LEGEND

- ⊗ 2-1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 2-1/2" BRASS CAP REFERENCE MONUMENT, AS DESCRIBED PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "JACKSON CO. PUBLIC WORKS" OR AS NOTED PER S/N 14898 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "COLISCH L.S. 2659" PER S/N PER S/N 18027 (RECOVERED)
- ⊗ 3/4" IRON PIPE, NO OTHER MARKINGS, PER S/N 2795 (RECOVERED)
- 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 2795 (RECOVERED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT - PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- NEW SUBDIVISION LOT LINE
- BOUNDARY LINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- x-x-x- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- [] DEED RECORD DATA PER O.R. 72-17252 & O.R. 88-21979
- () SURVEY RECORD DATA PER S/N 18027 & 20967
- (()) SURVEY RECORD DATA PER S/N 2795
- { } SURVEY RECORD DATA PER S/N 14898

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

SOUTHWEST CORNER OF D.L.C. 59
PER JACKSON COUNTY SURVEYOR
THIRD RE-ESTABLISHMENT NOTES

JACKSON COUNTY
T38S R1W
DLC SW 59
C.S. 1989

JACKSON COUNTY
T38S R1W
DLC SE 58
C.S. 2007

JACKSON COUNTY
T38S R1W
DLC SE 58
C.S. 2007

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 14, 2018
PROJECT NO. 595-10

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

FILE: SURVEYS\595-10\PEAR BLOSSOM PLAT.DWG SHEET 2 of 2

FLAG	BEARING	DISTANCE
①	N 22°14'00" W	27.78'
②	N 00°05'10" E	22.64'
③	N 88°00'20" W	94.88'
④	N 88°00'20" W	55.20'
⑤	N 88°11'50" W	100.05'
⑥	N 89°54'50" W	36.81'
⑦	N 00°20'00" E	35.00'
⑧	N 89°54'50" W	158.94'
⑨	S 89°49'04" E	40.88'
⑩	S 89°26'08" E	54.41'
⑪	N 00°11'00" E	27.97'
⑫	N 00°08'55" E	23.87'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 58, LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°49'04" WEST, AS REFERENCED ON SURVEY NO. 20697, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN

Assessor's Map No. 38 1W 22 D, Tax Lot 600