

PANTHER LANDING

A SUBDIVISION located in the

SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 2 WEST, IN THE CITY OF MEDFORD WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for TOM MALOT CONSTRUCTION INC.

PO BOX 5384 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:

That tract of land described in Instrument No. 2013-011668, Official Records of Jackson County, Oregon more particularly described as follows:

Beginning at the Southwest corner of Pear Valley Subdivision, in the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 22, Page 8, Plat Records of said Jackson County, said Corner being the Initial Point and Point of Beginning; thence along the South line of said Pear Valley Subdivision, North 89°32'47" East, 154.39 feet, (record North 89°36'28" East, 154.43 feet), to the Northerly most West corner of Lot 5, of the Colton Estates Subdivision, of said County and State, recorded in Volume 34, Page 18, of said Plat Records; thence along the Westerly boundary of said Colton Estates Subdivision the following courses, South 00°04'44" West, 22.00 feet, (record South 00°08'25" West, 22.00 feet); thence South 89°55'16" East, 13.08 feet, (record South 89°51'35" East, 13.08 feet); thence South 00°04'44" West, 204.49 feet, (record South 00°08'25" West, 204.49 feet), to the Southwest corner of said Colton Estates Subdivision, and the South line that tract described in Instrument Number 2005-037322, Official Records of said Jackson County; thence along said South line South 89°55'40" West, 167.68 feet, (record South 89°59'21" West, 167.50 feet), to the East line of South Columbus Avenue; thence along said East line North 00°07'55" East, 225.50 feet, to the Point of Beginning.

Herbert A. Farber signature

Herbert A. Farber, PLS 2189

Tom Malot Construction, Inc. signature

Tom Malot Construction, Inc., By Thomas E. Malot, President

State of Oregon) County of Jackson)

Personally appeared before me on July 19, 2018, the above named Thomas E. Malot as President of Tom Malot Construction, Inc., An Oregon Corporation does acknowledge the forgoing instrument to be his voluntary act and deed as.

(Signature) Shauna Inwendie Thompson

(Printed Name) Shauna Thompson

Notary Public - Oregon Commission NO. 969843

My commission expires 12 28 2021 Month, Day, Year

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER 2189

RENEWAL DATE 12-31-19

** FILED ** DATE 10/2/18 BY PB This survey consists of: 2 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

Declaration:

KNOW ALL MEN BY THESE PRESENTS, Peter M. Slusher and Kathy Kearbey Slusher, as tenants by the entirety, and Tom Malot Construction Inc., An Oregon Corporation, are the owners of the lands hereon described, and have 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 creates the Minimum Access Easement, Pedestrian Easement and access & utility easements, and hereby Grants the Vehicle Turn Around Easement all for the benefit of Lots 1 through 7, and the Rogue Valley Sanitary Sewer easement as shown hereon. We hereby designate said subdivision as "Panther Landing".

Peter M. Slusher signature

Peter M. Slusher

State of Oregon) County of Jackson)

Personally appeared before me on July 19, 2018, the above named Peter M. Slusher does acknowledge the forgoing instrument to be his voluntary act and deed as.

(Signature) Shauna Thompson

(Printed Name) Shauna Thompson

Notary Public - Oregon Commission NO. 969843

My commission expires 12 28 2021 Month, Day, Year

Kathy Kearbey Slusher signature

Kathy Kearbey Slusher

State of Oregon) County of Jackson)

Personally appeared before me on July 19, 2018, the above named Kathy Kearbey Slusher does acknowledge the forgoing instrument to be her voluntary act and deed as.

(Signature) Shauna Thompson

(Printed Name) Shauna Thompson

Notary Public - Oregon Commission NO. 969843

My commission expires 12 28 2021 Month, Day, Year

Easement Notes:

- 1. 2006-026509, Temporary access easement, terminated
2. 2009-038974, Temporary Storm Drain Easement, Terminated upon dedication of additional Right of Way.

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

Herbert A. Farber signature

Approvals:

Examined and approved by the City of Medford this 14th day of SEPTEMBER, 2018.

City Engineer signature

City Engineer

Planning Director signature

Planning Director

Examined and approved by the City Surveyor this 7th day of SEPTEMBER, 2018.

City Surveyor signature

City Surveyor

Examined and approved by the Rogue Valley Sewer Service this 27th day of September, 2018.

District Engineer signature

District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Oct 2, 2018.

Tax Collector signature and date 10/2/18

Examined and approved as required by O.R.S. 92.100 this 2nd day of October, 2018.

Assessor signature and date 10/2/2018

Recorder:

Filed for record this 2nd day of October, 2018 at 12:58 P.M. and recorded in Volume 44, Page 18 of the

Plat Records of Jackson County, Oregon

Christine N. Walker County Clerk, Carmen W. Helmer Deputy

Approved for recording: County Commissioner/Administrator signature and date 10/2/18

Subject to Declaration of Covenants, Conditions and Restrictions for Panther Landing Homeowner's Association, Recorded 10/02/18, As Doc. No. 2018-030693 J.C.O.R.

Subject to Declaration of Covenant, and Release of Liability for Panther Landing Subdivision, Recorded 10/02/18, As Doc. No. 2018-030694 J.C.O.R.

Subject to Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities for Panther Landing Subdivision, Recorded 10/02/18, As Doc. No. 2018-030695 J.C.O.R.

Subject to Operation & Maintenance Agreement for Stormwater Flow Control Facility (MMC 10.486(c)(4) & 10.729(D)(3)) for Panther Landing Subdivision, Recorded 10/02/2018, As Doc. No. 2018-030696 J.C.O.R.

Consent to Plat / Release: From Peter M. Slusher and Kathy Kearbey Slusher, beneficiary recorded as Instrument No. 2018-030691 JCOR

J.C.O.R. = Jackson County Official Records MMC = Medford Municipal Code

From Blum Family Dynasty, Inc. beneficiary recorded as Instrument No. 2018-030692 JCOR. JOB NO. 2014-2223 JOBS\MEDFORD_SW\S. Columbus\MICROSURVEY\Final Plats\SIGN PAGE_Pantherlanding.DWG

LDS-15-141/E-15-142

PANTHER LANDING

a subdivision
located in the
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
JACKSON COUNTY, OREGON

for
TOM MALOT CONSTRUCTION CO. INC.

PO BOX 5384
CENTRAL POINT, OREGON 97502

LEGEND

- = FOUND 2" BRASS DISK PER S/N 10306 OR AS DESCRIBED
 - = FOUND 1-1/8" BRASS DISK PER S/N 20692
 - ⊙ = 3/4 INCH IRON PIN PER S/N 496
 - = FOUND 5/8" IRON PIN, AS DESCRIBED
 - ⊕ = CALCULATED POSITION PER S/N 15854, 20692
 - ⊙ = 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"
- D.R. = DEED RECORD PER INST. NO. 2013-011668, PER OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
MAE = MINIMUM ACCESS EASEMENT AND PEDESTRIAN ACCESS EASEMENT
OPC = ORANGE PLASTIC CAP
S/N = RECORD FILED SURVEY NUMBER
W.M. = WITNESS MONUMENT
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.

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

PURPOSE: TO SURVEY AND MONUMENT THE SUBDIVISION OF THAT PARCEL OF LAND AS DESCRIBED IN INST. NO. 2013-011668, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF MEDFORD, FILE NUMBER LDS-15-141/E-15-142.

PROCEDURE: SOUTH COLUMBUS WAS INITIALLY ESTABLISHED FROM CONTROL USED FOR S/N 13625, 15335, 14410 AND OTHERS. AS NOTED ON S/N 20692 THE CENTERLINE MONUMENT AT CUNNINGHAM AND SOUTH COLUMBUS AND AT GARFIELD AND SOUTH COLUMBUS HAVE BEEN DESTROYED BY CONSTRUCTION. THE CENTERLINE OF CUNNINGHAM AND DIXIE WAS ALSO DESTROYED BY CONSTRUCTION. S/N 20692 IS A HORIZONTAL CONTROL AND MONUMENT RECOVERY SURVEY FOR THE CONSTRUCTION OF THE SOUTH MEDFORD HIGH SCHOOL AND ASSOCIATED STREET IMPROVEMENTS. WE TIED THE CONTROL ESTABLISHED WITH THIS SURVEY AND VERIFIED THE LOCATION OF THE CENTERLINE BASED ON OUR DATA WITH S/N 20692 DATA AS SHOWN HEREON. THE WESTERLY BOUNDARY WAS HELD TO THE RIGHT OF WAY OF SOUTH COLUMBUS AVENUE AS NOTED HEREON. THE CENTERLINE EXTENDED SOUTH AS DETERMINED FROM S/N 20692 WHICH INDICATES A 4 SECOND ANGLE AT CUNNINGHAM. THIS RESULTS IN A 0.004 OFFSET AT THE INTERSECTION OF GARFIELD. FOR THE PURPOSE OF THIS SURVEY WE SHOW IT AS STRAIGHT LINE. THE SOUTHERLY LINE WAS ESTABLISHED BETWEEN FOUND MONUMENTS AND EXTENDED TO THE RIGHT OF WAY OF SOUTH COLUMBUS AVE. THE EASTERLY BOUNDARY WAS HELD FROM THE FOUND MONUMENTS FROM S/N 19982. THE NORTH BOUNDARY WAS ESTABLISHED BETWEEN THE FOUND MONUMENTS FROM S/N 19982, AND 15335, AND EXTENDED TO THE RIGHT OF WAY OF COLUMBUS AVE.

Surveyed by:
FARBER & SONS, INC. dba



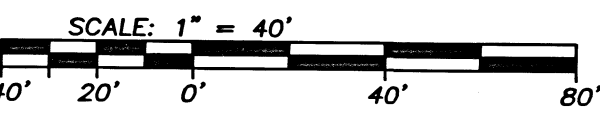
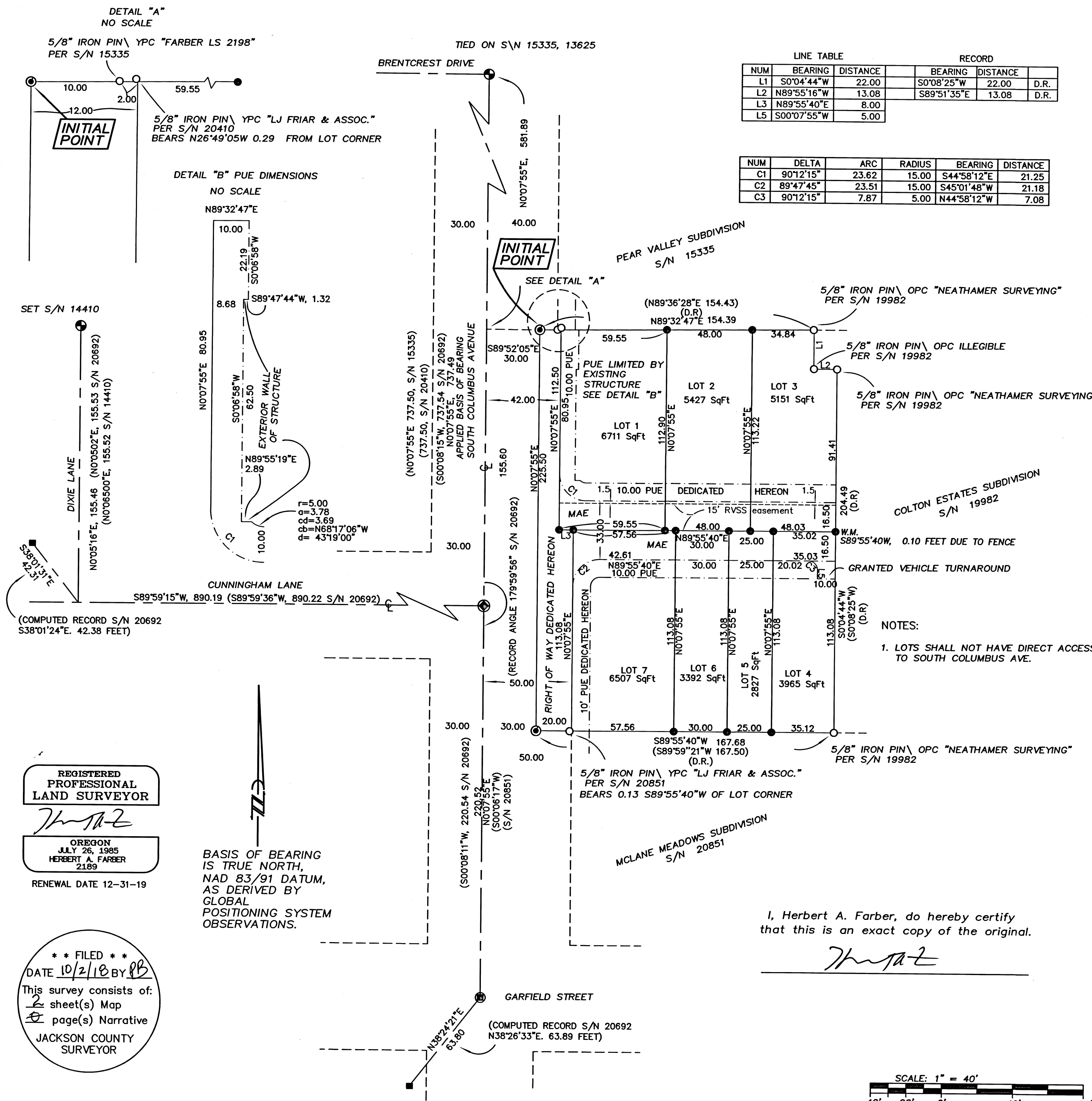
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: JUNE 26, 2017
JOB NO.: 2014-2223
DRAWING FILE: JOBS\MEDFORD_SW\S.COLUMBUS\SLUSHER\MICRO\FINAL
FINAL_PLAT122816.DWG
DRAWN BY: DHM ORIG. DATE: 02/10/2017 REVISED BY: HAF DATE: 04/14/17

LINE TABLE RECORD

NUM	BEARING	DISTANCE	BEARING	DISTANCE	D.R.
L1	S0°04'44"W	22.00	S0°08'25"W	22.00	D.R.
L2	N89°55'16"W	13.08	S89°51'35"E	13.08	D.R.
L3	N89°55'40"E	8.00			
L5	S00°07'55"W	5.00			

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°12'15"	23.62	15.00	S44°58'12"E	21.25
C2	89°47'45"	23.51	15.00	S45°01'48"W	21.18
C3	90°12'15"	7.87	5.00	N44°58'12"W	7.08

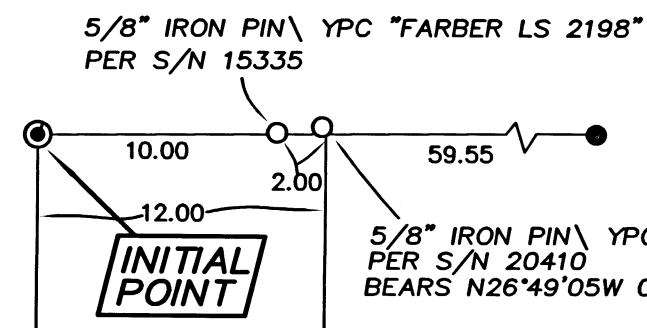


NOTES:
1. LOTS SHALL NOT HAVE DIRECT ACCESS TO SOUTH COLUMBUS AVE.

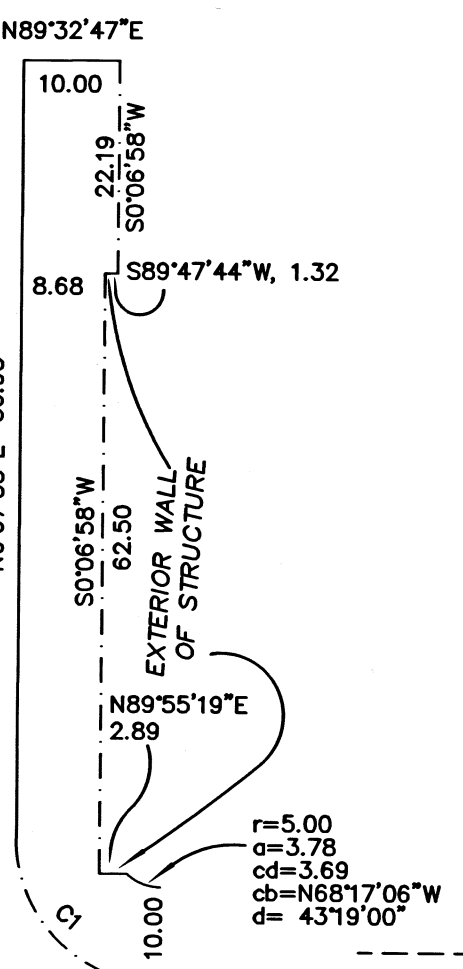
I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

DETAIL "A"
NO SCALE



DETAIL "B" PUE DIMENSIONS
NO SCALE



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

** FILED **
DATE 10/2/18 BY *BB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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