

APPROVALS:

MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in ordinance No. 5785 this plat is hereby approved. Re: LDS-18-123

Annex Planning Director

8/2/2019 Date

MEDFORD CITY ENGINEER AND SURVEYOR

Examined and approved this 31 day of JULY, 2019

City Surveyor

City Engineer

ROSS LANE SUBDIVISION

CITY OF MEDFORD PLANNING ACTION

LDS-18-123

LOCATED IN

S.E. 1/4 OF SECTION 23, T37S, R2W, W.M.

IN THE CITY OF MEDFORD

JACKSON COUNTY, OREGON

May 23, 2019

RECORDER'S CERTIFICATE:

Filed for record this 6th day of August, 2019, at 2:13

O'Clock, P.M., and recorded in Volume 45 of Plats at

Page 16 of records of Jackson County, Oregon.

Christine D. Walker County Clerk

Jenny J. Morgan Deputy

APPROVED FOR RECORDING: County Commissioner / Administrator

8/6/19 Date

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 6 day

of August, 2019, Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been

paid as of August 6, 2019

Carol Elkins - Deputy Tax Collector

SURVEYOR'S CERTIFICATE

I, John L. Hardey, a duly Registered Land Surveyor of the State of Oregon, License No. 1990, do hereby certify that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

All that real property described in Document Number 2015-030616 of the Official Records of Jackson County, Oregon, being in Donation Land Claim Number 72 (DLC 72) in the Southeast One-quarter of Section 23, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, more particularly described as follows:

Commencing at the southeast corner of Donation Land Claim 73 (also being the northeast corner of said Donation Land Claim 72), Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence along the east line of said Claim, (and centerline of Ross Lane North) South 00°05'40" West, 344.40 feet (record 344.275 feet), to the centerline of Maple Park Drive to the west; thence continuing along the east line of said Claim and street centerline, South 00°05'40" West, 103.27 feet; thence North 89°54'20" West, 30.00 feet to the west right of way line of Ross Lane North and a set 5/8" by 30" iron rebar, being the initial Point of Beginning; thence along the west right of way line of Ross Lane North, South 00°05'40" West, 109.91 feet to a set 5/8" by 30" iron rebar, said point being on the south line of that tract described in Document No. 2015-030616 of the Official Records of Jackson County, Oregon; thence along the aforementioned south line, South 89°32'20" West, 565.32 feet to a found 5/8" iron pin marked "Neathamer Surveying"; thence along the west line of the aforementioned tract, North 00°05'40" East, 187.76 feet (record 187.86 feet) to a found 5/8" iron rebar, said point being on the south right of way line of Maple Park Drive; thence east along the aforementioned south right of way line, North 89°32'20" East, 547.32 feet to a set 5/8" by 30" iron rebar, said point also being on a right of way line as described in Document No. 2008-025685 of the Official Records of Jackson County, Oregon; thence along said line, South 00°05'40" West, 2.20 feet to a set 5/8" by 30" iron rebar; thence continuing easterly along said line, South 89°54'20" East, 10.00 feet; thence continuing southeasterly along said line, South 25°46'19" East, 0.08 feet to a set 5/8" by 30" iron rebar; thence South 89°32'20" West, 165.95 feet to a set 5/8" by 30" iron rebar, and the beginning of a 20 foot radius curve to the left with a central angle of 87°50'50"; thence along said curve, 30.66 feet (long chord bears South 44°01'05" West, 27.75 feet) to a point of tangency and a set 5/8" by 30" iron rebar; thence along said west line, South 00°05'40" West, 25.71 feet to a set 5/8" by 30" iron rebar, and the beginning of a 72.5 foot radius curve to the left with a central angle of 10°43'18"; thence along said west line, and the arc of said curve, 13.57 feet (long chord bears South 5°15'59" East, 13.55 feet) to a set 5/8" by 30" iron rebar, and the beginning of a 20 foot radius compound curve to the left with a central angle of 79°50'02"; thence along said west line, and the arc of said curve, 27.87 feet (long chord bears South 50°32'39" East, 25.67 feet) to a set 5/8" by 30" iron rebar; thence North 89°32'20" East, 172.05 feet to the initial Point of Beginning.

AFFIDAVIT OF CONSENT

From FIRST AMERICAN TITLE, Trustee, for RSM REVOCABLE TRUST, recorded as Document

No. 2019-22736, ORJCO.

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
SHEET 2 BOUNDARY DATA
SHEET 3 DETAILS

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

John Hardey SURVEYOR

RECEIVED stamp: DATE 8/6/19 BY PB, This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

John Hardey OREGON JULY 16, 1982 JOHN HARDEY 1990 RENEWS: 6-30-2019

HARDEY GROUP, INC. P.O. BOX 1625 MEDFORD, OREGON 97501-0663 VOICE: 541-772-6880 EMAIL: info@hardeygroup.com

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Ross Lane, LLC, an Oregon Limited Liability Company, Declarant, is the owner in fee simple of the land shown hereon and further described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into lots and streets as set forth hereon, and the number of each lot, the size of each lot and the course and length of all lines are plainly set forth and that this plat is a correct representation of this subdivision. Declarant does hereby dedicate to the public, for public use, the streets shown hereon as Kaitlin Lane, and Heber Lane, and additional right of way along Maple Park Drive, and Ross Lane North, together with those areas designated hereon as public utility easements (PUE's), Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain television cable service over, across, and through the Public Utility Easements as shown hereon. Declarant does hereby grant to the City of Medford an easement on Lots 13 and 14, for their exclusive use as a fire and emergency vehicle turnaround (FDTE) as designated hereon. Declarant does hereby grant to the City of Medford a storm drain easement (SDE) on Lots 13 and 15, for their exclusive use as designated hereon. Declarant does hereby make and establish a 5' wide Private Storm Drainage Easement (PSDE) across Lots 1 thru 4, for the benefit of said lots, and a 5' wide Private Storm Drainage Easement (PSDE) across Lots 5 thru 12, for the benefit of said lots as shown on Sheet 2. Declarant does hereby deed to the City of Medford in fee, 1' Street Plug shown on Sheet 2 on the condition that the Street Plug at the South end of Heber Lane will automatically be dedicated to the public upon approval and acceptance of the extension of said street, by the City of Medford. Declarant does hereby designate this subdivision as ROSS LANE SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 25th day of June, 2019.

ROSS LANE, LLC By: RAY KNAPP, MANAGING MEMBER

STATE OF Oregon County of Jackson s.s.

Personally appeared before me the above named RAY KNAPP on behalf of ROSS LANE, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 25th day of June, 2019

Notary Public for Oregon

exp. 12/12/21



SURVEY NARRATIVE:

PURPOSE: To survey, monument, and plat ROSS LANE SUBDIVISION, as approved by the City of Medford Planning Commission, per LDS-18-123.

PROCEDURE: The found monuments noted on the Plat were tied in using a Trimble 5600 Robotic unit via closed traverse and doubled side ties. The legal description for this property contained in JCOR 2015-030616 appears to be based on a recorded boundary survey by Neathamer Surveying, Inc., Recorded Survey 18647, recorded in 2005. The legal description did not call to any monuments other than the southeast corner of DLC 73. The survey was found to have error in a distance call for the width of a narrow strip of land along Maple Park Drive. This error affected the legal description for a tract of land excepted from the legal description contained in JCOR 2015-030616. The width of that strip of land is noted as 2.73 feet on RS 18647 but was intended to read 2.37 feet. It was also called as 2.73 feet in the deed. The distance discrepancy was discussed with and verified to be 2.37 feet by Neathamer Surveying, Inc. staff member Cael Neathamer in May and June of 2018. Found Neathamer monuments matched the intended dimension of 2.37 feet rather than 2.73 feet which is further verification that the above noted dimension of 2.73 feet is in error and the dimension of 2.37 feet is the proper dimension to be used for the deed. The above noted deed description JCOR 2015-030616 and Recorded Survey 18647 were used primarily as the basis of the plat boundary; except the bearings were rotated to fit the record bearing for Maple Park Drive Terrace Subdivision, Phase 1, established by RS 17589, and recorded on December 11, 2002, and also the dimension of 2.37 feet noted above instead of 2.73 feet was used to determine the boundary of this plat. Said description fit well with the other monuments found in the area including the centerline monuments for Maple Park Drive. The above noted deed description was checked against surrounding deed descriptions and surveys for any conflicting senior rights or overlaps. The centerline of Maple Park Drive was established using a best fit straight line at record bearing per RS 17589, through the found centerline monuments. The north line of the plat boundary was established by parallel offset of the aforementioned centerline. The east line of the plat boundary was established using a parallel offset from the DLC line between the southeast corner of DLC 73 and the southwest corner of DLC 88. These are new DLC monuments replacing those from 1970 and they fit well for line but appeared to be off slightly to the north from the record distances. The south line of the plat was established using a best fit straight line at record bearing through the found monuments along the south line and tying to the found monument by Neathamer Surveying, Inc. at the southwest corner. The west line was established using a best fit straight line at record bearing through existing monuments found along said west line set by both Neathamer Surveying, Inc. and L. J. Friar and Associates.

BASIS OF BEARING: Centerline of Maple Park Drive RS 17589

37 2W 23 DC of Tax Lot 1600

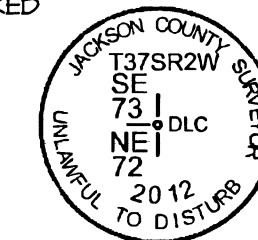
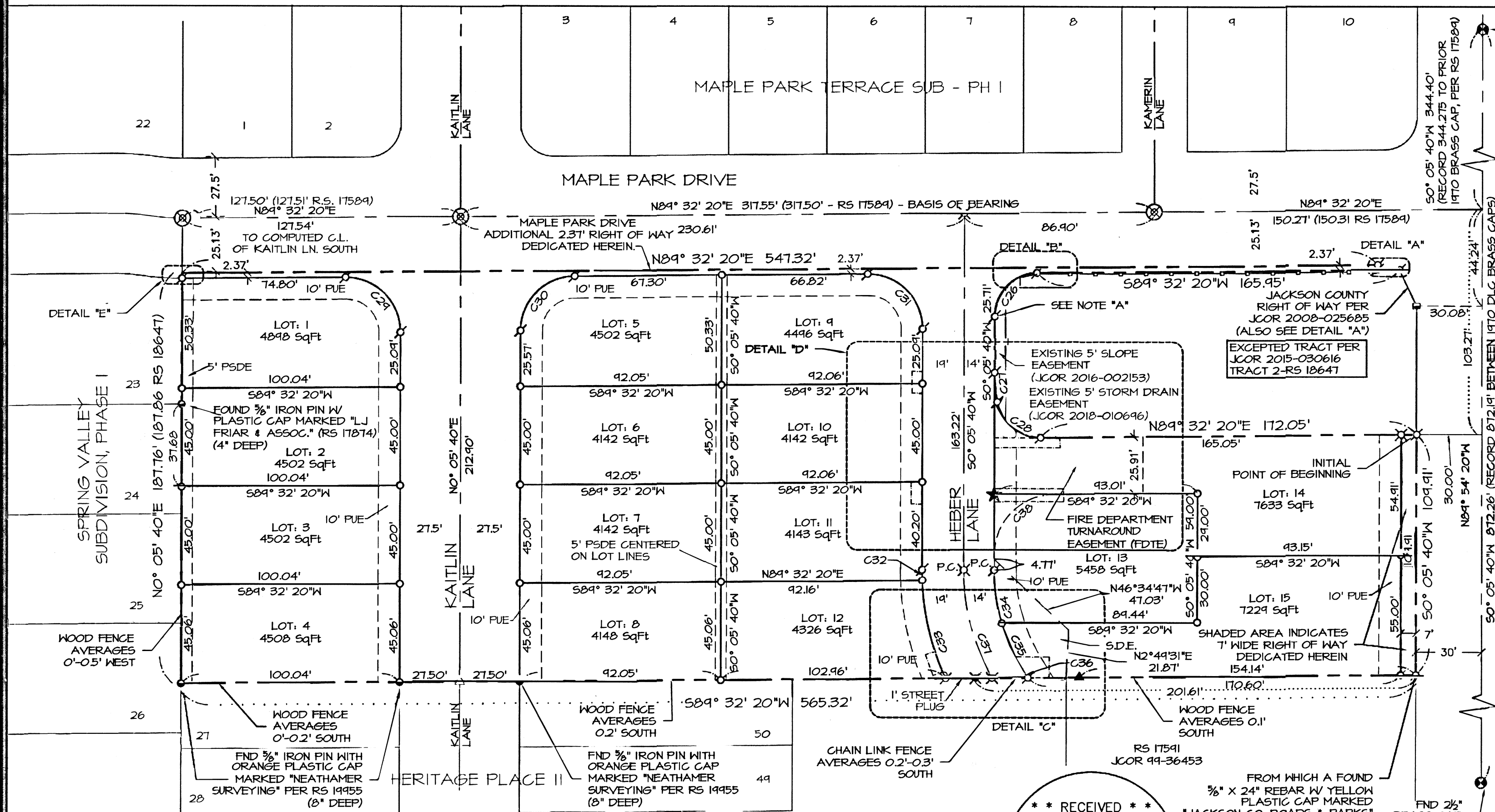
ROSS LANE SUBDIVISION

CITY OF MEDFORD PLANNING ACTION
 LDS-18-123
 LOCATED IN
 S.E. 1/4 OF SECTION 23, T37S, R2W, W.M.
 IN THE CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 May 23, 2019

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John Hardey
 SURVEYOR

BASIS OF BEARING = CENTERLINE OF
 MAPLE PARK DRIVE (RS 17589)



CENTER OF NEW BRASS CAP
 APPEARS TO BE NORTH 0.13'
 FROM THE PRIOR 1970
 RECORD POSITION

LEGEND:

- ★ SET 3/8" X 24" IRON REBAR W 1/2" ALUMINUM CAP MARKED "HARDEY GROUP"
- FOUND BRASS CAP
- ⊗ FND 3/8" IRON PIN W/O CAP, NORTH 0.09' OF BOUNDARY, FITS PIN FOUND PER RS 18647. (DAMAGED BADLY BY CONSTRUCTION)
- ⊗ FND 3/8" IRON PIN W/ ALUMINUM CAP MARKED "LJ FRIAR & ASSOC."
- SET 3/8" X 24" IRON REBAR W/ PLASTIC CAP MARKED "HARDEY GROUP."
- ⊗ SET 3/8" X 30" IRON REBAR W/ 1/2" ALUMINUM CAP MARKED "HARDEY GROUP."
- ⊗ SET 3/8" X 30" IRON REBAR W/ PLASTIC CAP MARKED "HARDEY GROUP."
- MONUMENT AS NOTED
- FND 3/8" X 24" REBAR W/ YELLOW PLASTIC CAP MARKED "JACKSON CO ROADS & PARKS," PER RS 21042
- △ FND 3/8" IRON PIN W/ ALUMINUM CAP MARKED "NEATHAMER SURVEYING," (PER RS 14582)
- ▲ FND 3/8" IRON PIN W/ YELLOW PLASTIC CAP MARKED "#2011" PER RS 17541, N 0.07' OF BOUNDARY. (4" DEEP)
- PUE = Public Utility Easement to include electric, telephone, cable television, sanitary sewer, water and storm drain.
- RS = Jackson County Recorded Survey No.
- MWC = Medford Water Commission
- JCOR = Official Record of Jackson County Oregon
- PC = Point of Curvature - Start Horizontal Curve
- PT = Point of Tangency - End Horizontal Curve
- PCC = Point of Compound Curvature
- COM = City of Medford
- PSDE = Private Storm Drain Easement
- PRC = POINT OF REVERSE CURVE
- SDE = STORM DRAINAGE EASEMENT DEDICATED TO CITY OF MEDFORD PER THIS PLAT.
- C.L. = CENTERLINE
- S.E. = SLOPE EASEMENT
- MWC EASEMENTS (JCOR 2018-013769)
- SUBDIVISION LOTS, LAYER 5-LOTS
- IS THE BOUNDARY OF THE PLAT
- FENCELINE

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	30.66	20.00	87° 50' 50"	S44° 01' 05"W	21.75	C33	46.53	119.00	22° 24' 13"	S13° 25' 06"E	46.24
C27	13.57	72.50	10° 43' 18"	S5° 15' 59"E	13.55	C34	24.85	86.00	16° 33' 19"	S8° 11' 00"E	24.76
C28	21.87	20.00	79° 50' 02"	S50° 32' 39"E	25.67	C35	26.01	86.00	17° 19' 48"	S25° 07' 33"E	25.91
C29	39.51	25.00	90° 33' 20"	N45° 11' 00"W	35.53	C36	1.73	114.00	0° 52' 04"	N83° 21' 25"W	1.73
C30	39.03	25.00	89° 26' 40"	S44° 49' 00"W	35.18	C37	51.84	100.00	29° 42' 05"	S14° 45' 22"E	51.26
C31	39.51	25.00	90° 33' 20"	N45° 11' 00"W	35.53	C38	44.26	28.00	90° 33' 40"	S44° 49' 00"W	39.79
C32	4.80	119.00	2° 18' 40"	S1° 03' 40"E	4.80						

**** RECEIVED ****
 DATE 8/6/19 BY PB
 This survey consists of:
 3 sheet(s) Map
 6 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

NOTE "A" - FOUND 3/8" IRON PIN W/
 YELLOW PLASTIC CAP MARKED
 "NEATHAMER LS 2675" PER RS 18647,
 BORE N45° 24' 36" E, 0.09' - POINT WAS
 DESTROYED BY CONSTRUCTION.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
John Hardey
 OREGON
 JULY 16, 1982
 JOHN HARDEY
 1990
 RENEWS: 6-30-2019

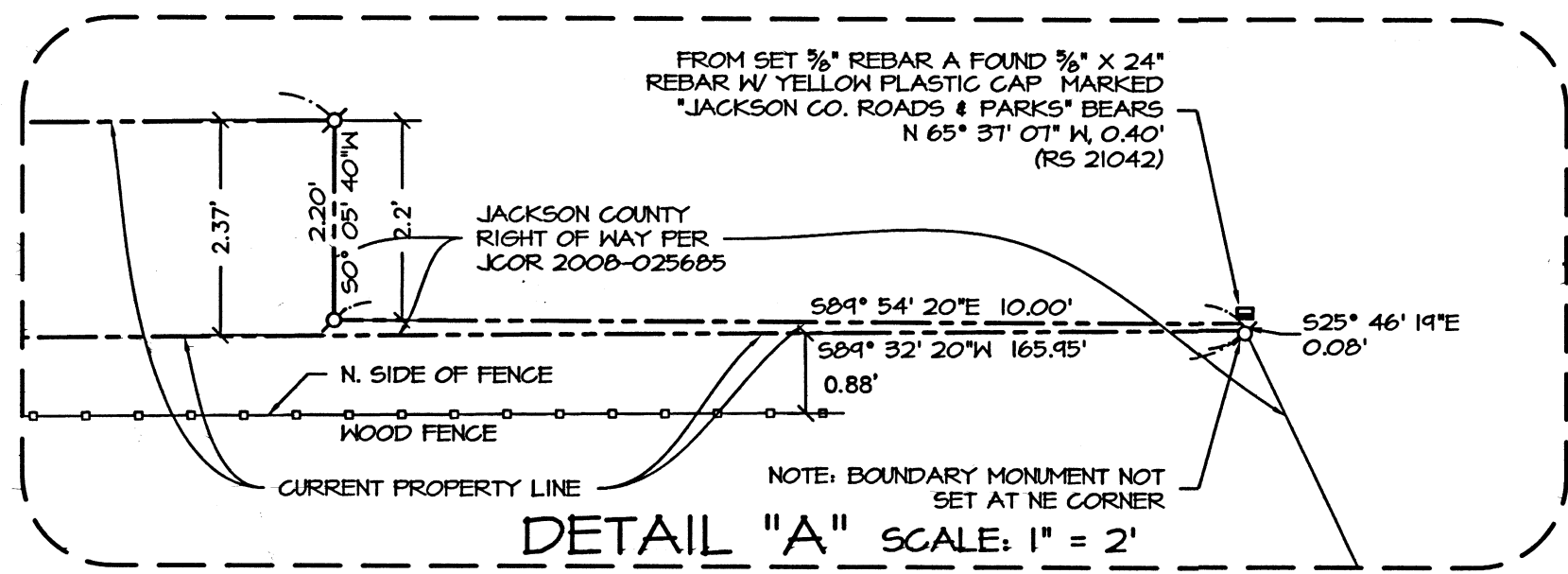


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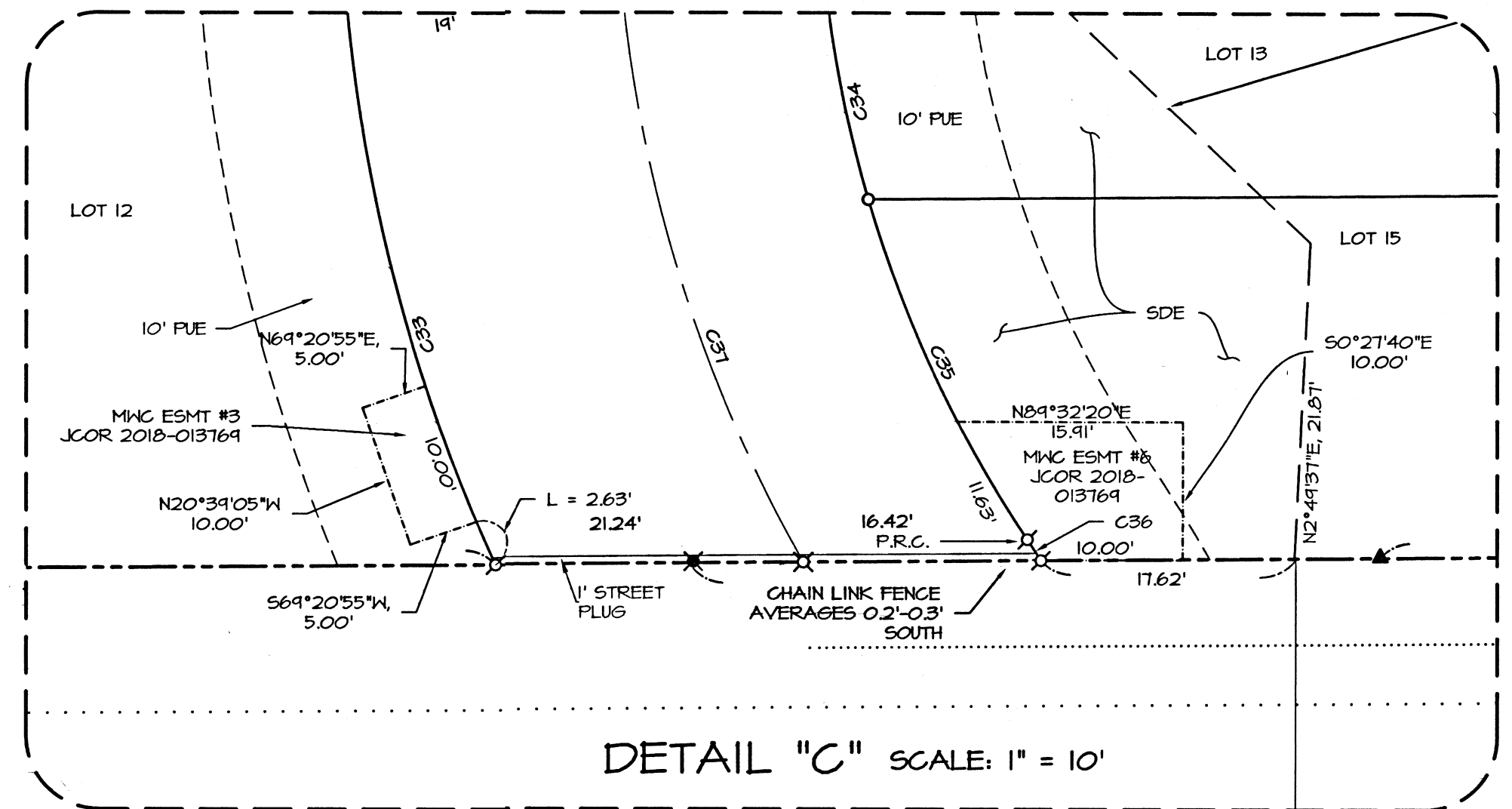
T:\0095-02-17 Knapp - Ross Lane Subdivision\dwg\Ross Lane Sub Boundary.dwg, 6/20/2019 11:46:32 AM, ARCH C, 1:1

ROSS LANE SUBDIVISION

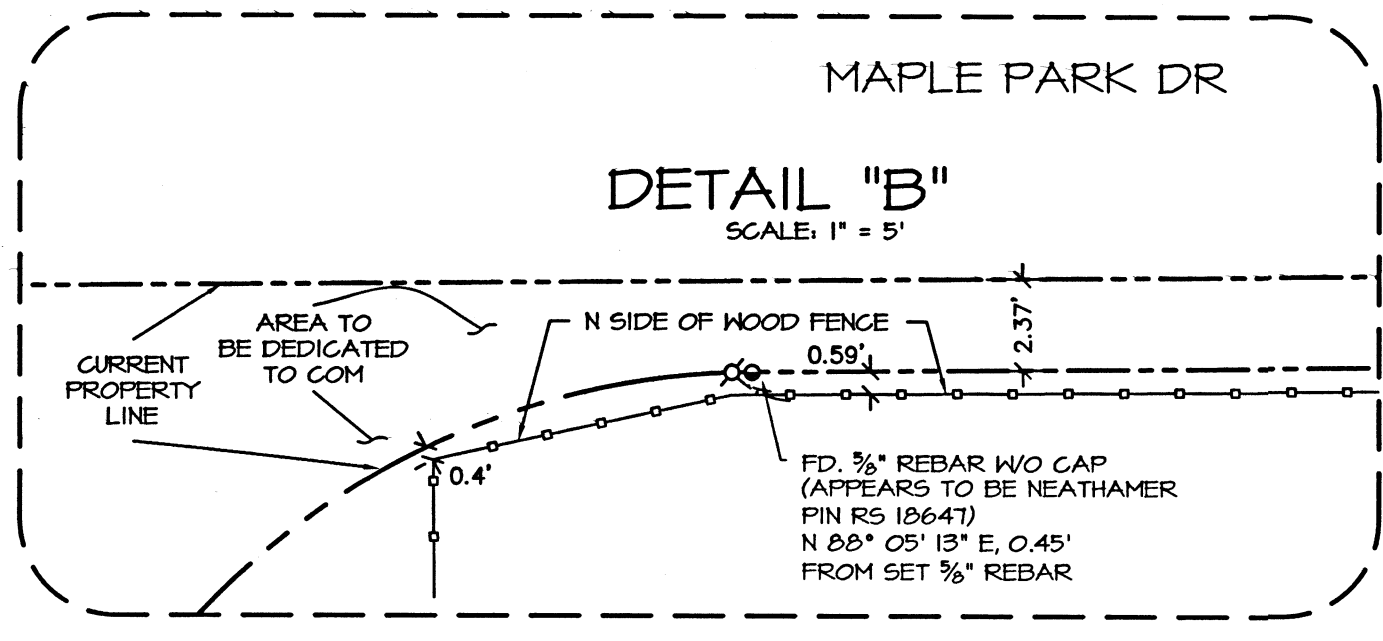
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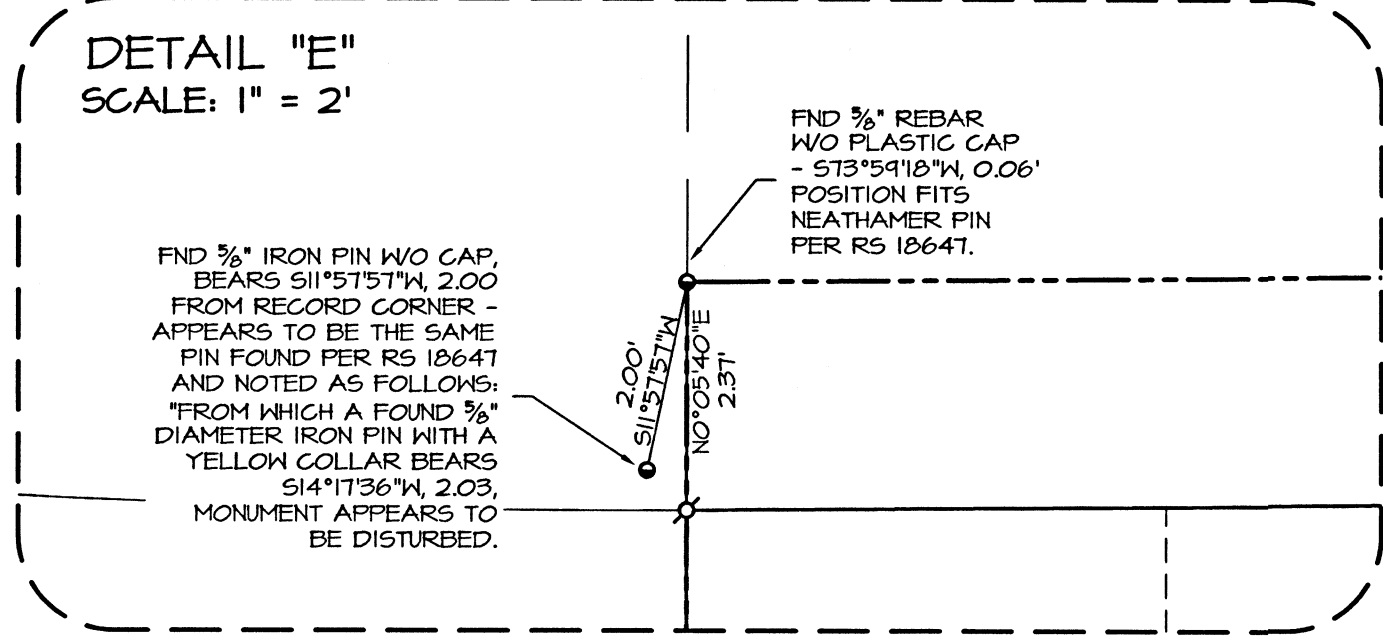
DETAIL "A" SCALE: 1" = 2'



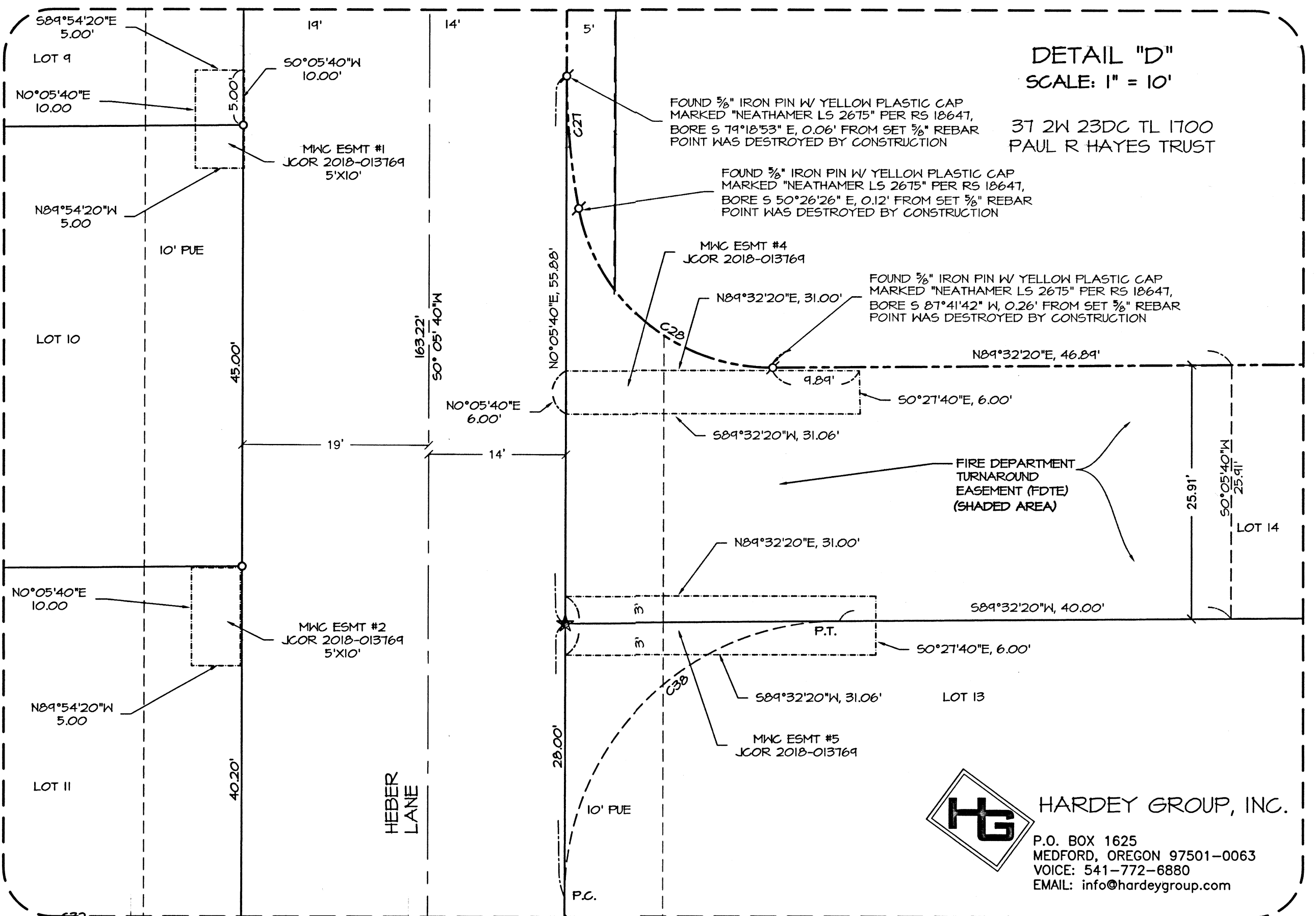
DETAIL "C" SCALE: 1" = 10'



DETAIL "B" SCALE: 1" = 5'



DETAIL "E" SCALE: 1" = 2'



DETAIL "D" SCALE: 1" = 10'

NOTE: SEE LEGEND ON SHEET 2 OF 3 FOR LINE TYPES, SYMBOLS, AND LABEL DESCRIPTIONS.
 NOTE: SEE CURVE TABLE ON SHEET 2 OF 3 FOR CURVE DATA

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John Hardey
 OREGON
 JULY 16, 1982
 JOHN HARDEY
 1990
 RENEWS: 6-30-2019

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