

HOWARD VIEW, PHASE I A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 2 WEST
OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

FOR

F. B. OWEN, LLC
3400 CRATER LAKE AVENUE
MEDFORD, OREGON 97504

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 22ND DAY OF October, 2020,
AT 9:09 O'CLOCK A.M., AND RECORDED IN VOLUME 46
OF PLATS AT PAGE 22 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
COUNTY CLERK

Heather Simpson
DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT HOWARD VIEW, PHASE I AS APPROVED BY THE CITY OF
MEDFORD FILE LDS-18-109, DATED FEBRUARY 14, 2019.

PROCEDURE: UTILIZING A TRIMBLE ROBOTIC TOTAL STATION AND R10 TRIMBLE GPS RECEIVERS I
TIE THE MONUMENTS AND SET THE PROPERTY CORNERS AS SHOWN. THE SOUTH
AND EASTERLY BOUNDARIES WERE HELD TO THE FOUND CENTER LINE MONUMENTS
ON MACE AND MERRIMAN ROADS AT THE RIGHT OF WAY DISTANCES AS SHOWN. THE
WEST LINE OF DLC WAS DETERMINED BY THE FOUND CORNER MONUMENT AT THE
SOUTHWEST CORNER OF THE DLC 59 AND THE NORTHWEST CORNER OF DLC 59,
USING A DISTANCE DISTANCE INTERSECTION PER RECORD INFORMATION ON S/N
15829 AND NOTED HEREON. THE NORTH LINE WAS HELD AT RECORD DISTANCE
NORTH PER THE MACE SUBDIVISION AND PARALLEL WITH THE NORTH RIGHT OF WAY
OF MACE ROAD. THE WEST LINE IS A RESULT OF PROPORTIONING LOTS OF THE
MACE SUBDIVISION AS INDICATED HEREON AND HOLDING THE DEED RECORD
DISTANCE OF 155.03 FEET OFF THE WEST SIDE OF LOTS 2 AND 4. THERE APPEARS
TO BE A SCRIVNER'S ERROR IN EXCEPTION IN INST.No. 2016-012096. THE
EXCEPTION OF THE WEST 77.52 FEET OF LOTS 2 AND 4 (RECORD 155.03 FEET OF
THE ENTIRE WEST END OF SAID LOTS 2 AND 4), WHEN COMPARED TO THE
ADJOINER TO THE WEST PER INST.No. 2020-006095, WHICH IS DESCRIBED AS THE
WEST 155.03 FEET OF LOTS 2 AND 4, EXCEPTING THE WEST 77.51 FEET THEREOF.
THE DISTANCE OF 155.03 FEET IS ACCEPTED AND SHOWN HERE ON. DATE OF
SURVEY IS FEBRUARY 20, 2020.

APPROVED FOR RECORDING:

C. D. Meyer 10/22/20
COUNTY COMMISSIONER / ADMINISTRATOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Fred A. Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-2021

TERRASURVEY, INC
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB No. 1282-19

FILED
DATE 10/22/20 BY FB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR
IN 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 AND THAT THIS
PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING
BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM
NUMBER 59, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE
MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 0°02'18" WEST,
ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF
1888.30 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MACE
ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 6 OF
MACE SUBDIVISIONS ACCORDING TO THE OFFICIAL PLAT THEREOF,
RECORDED IN VOLUME 4 OF PLATS, PAGE 12 OF THE PLAT RECORDS OF
SAID COUNTY AND STATE; THENCE NORTH 89°56'17" EAST, ALONG SAID
RIGHT OF WAY, A DISTANCE OF 461.91 FEET, TO A POINT 155.03 FEET
EASTERLY OF WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF
LOT 4 OF SAID SUBDIVISION AND THE INITIAL POINT OF BEGINNING;
THENCE NORTH 0°02'18" WEST, PARALLEL WITH AND 155.03 FEET EAST
OF THE WEST LINE OF SAID LOT 4 AND THE WEST LINE OF LOT 2 OF
SAID SUBDIVISIONS, A DISTANCE OF 283.93 FEET, TO A POINT ON THE
NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°56'17" EAST,
PARALLEL WITH AND 283.93 NORTH OF SAID RIGHT OF WAY LINE, A
DISTANCE OF 359.82 FEET, TO A POINT OF THE SOUTHWESTERLY RIGHT
OF WAY LINE OF MERRIMAN ROAD; THENCE SOUTH 28°40'59" EAST,
ALONG SAID RIGHT OF WAY, A DISTANCE OF 325.45 FEET TO THE
NORTHERLY RIGHT OF WAY LINE OF MACE ROAD; THENCE SOUTH
89°56'17" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF
514.88 FEET TO THE INITIAL POINT.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT F. B. OWEN, INC., AN OREGON CORPORATION, IS THE OWNER IN FEE TITLE OF
THE LANDS HEREON DESCRIBED, SAID OWNER HAS CAUSED THIS TRACT OF LAND
TO BE PLATTED 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 THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION,
AND SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE
PUBLIC STREETS, PUBLIC UTILITY EASEMENTS, PEDESTRIAN ACCESS EASEMENT,
PUBLIC STORM DRAIN EASEMENT FOR THE BENEFIT OF TRACT B, A PUBLIC STORM
DRAIN AND MAINTENANCE EASEMENT SHOWN AS TRACT 'A' HEREON, GRANTED TO
THE CITY OF MEDFORD AS SHOWN HEREON. WE HEREBY DESIGNATE SAID
SUBDIVISION AS "HOWARD VIEW, PHASE I".

Troy Owen
TROY OWEN, VICE PRESIDENT
F. B. OWEN, INC.

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 10 DAY OF September, 2020, BEFORE ME
APPEARED TROY OWEN, BEING VICE PRESIDENT OF F. B. OWEN, INC.,
AND DOES ACKNOWLEDGE THE FORGOING INSTRUMENT WAS SIGNED BY
AND TO BE HIS FREE ACT AND DEED.

BY: *Christine D Walker* Comm # 995688
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 01/07/2021

Fred A. Frantz 9-10-20
FRED A. FRANTZ, PLS 50077 DATE

APPROVAL:

I CERTIFY THAT PURSUANT TO THE AUTHORITY GRANTED IN ORDINANCES No. 5785
THIS PLAT IS HEREBY APPROVED

THIS 9TH DAY OF OCTOBER, 2020.

MAO
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 8 DAY OF OCTOBER, 2020

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 6TH DAY OF OCTOBER, 2020

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF October 19, 2020

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF Oct. 19th, 2020.

[Signature] Deputy
TAX COLLECTOR

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

HOWARD VIEW, PHASE I A SUBDIVISION

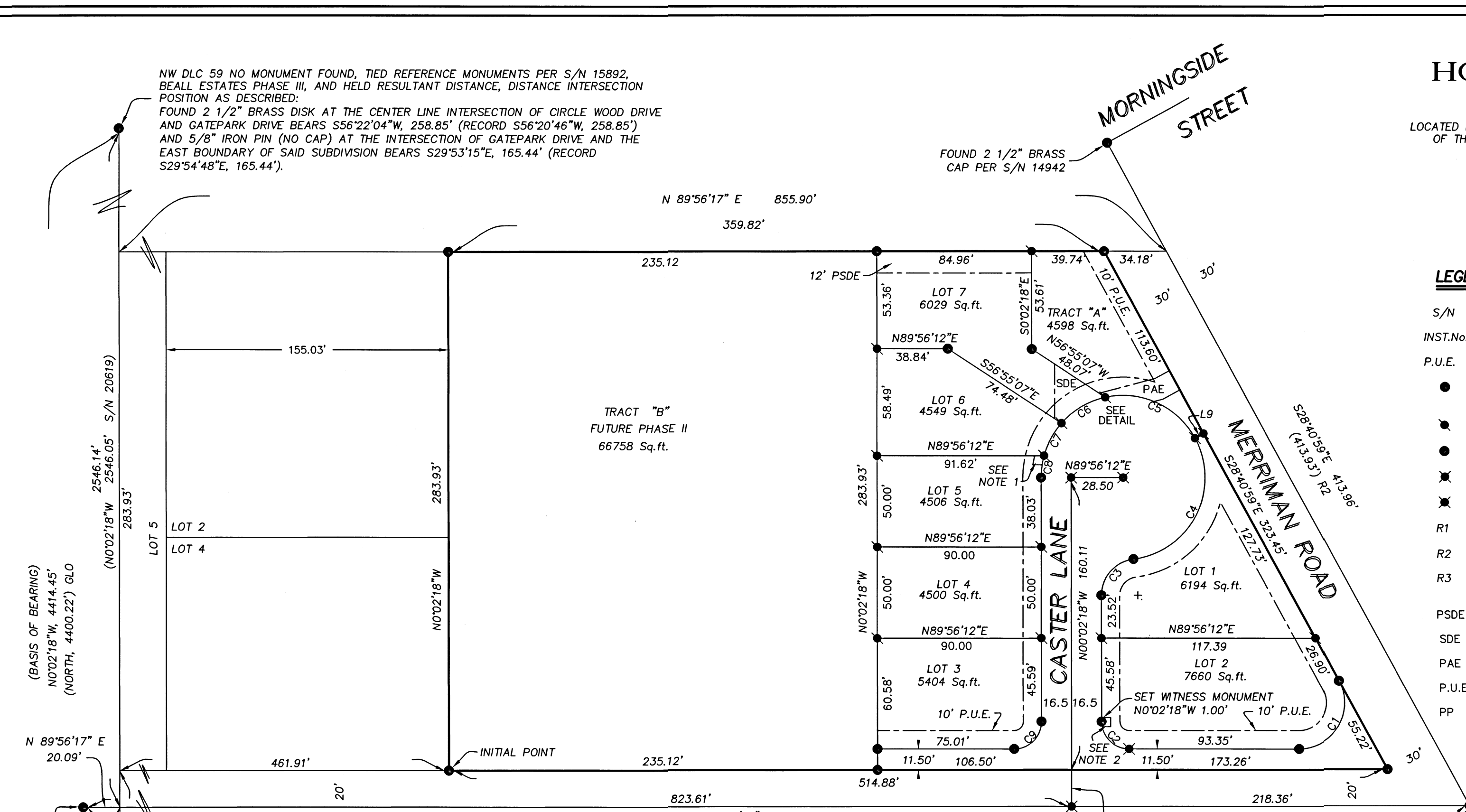
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

FOR
F. B. OWEN, LLC
3400 CRATER LAKE AVENUE
MEDFORD, OREGON 97504

LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND 2 1/2" BRASS CAP MARKED "CITY OF MEDFORD" PER S/N 14942, OR AS INDICATED
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- SET 5/8" BY 30" IRON PIN WITH 1 1/2" ALUMINUM CAP MARKED "PLS 50077".
- SET LEAD PLUG AND 3/4" WASHER MARKED "LS 50077".
- R1 RECORD DATA PER S/N 20178.
- R2 RECORD DATA PER S/N 14942.
- R3 RECORD DATA PER MACE SUBDIVISIONS, VOLUME 4, PAGE 12 OF THE PLAT RECORDS, JACKSON COUNTY.
- PSDE PUBLIC STORM DRAIN EASEMENT.
- SDE PUBLIC STORM DRAIN EASEMENT AND MAINTENANCE ACCESS EASEMENT.
- PAE PEDESTRIAN ACCESS EASEMENT.
- P.U.E. PUBLIC UTILITY EASEMENT.
- PP PROPORTIONAL POSITION MEASUREMENT.
- TRACT "A" IS STORMWATER TREATMENT FACILITY
- THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON GPS TRUE NORTH ALONG THE WEST LINE OF DLC 59.

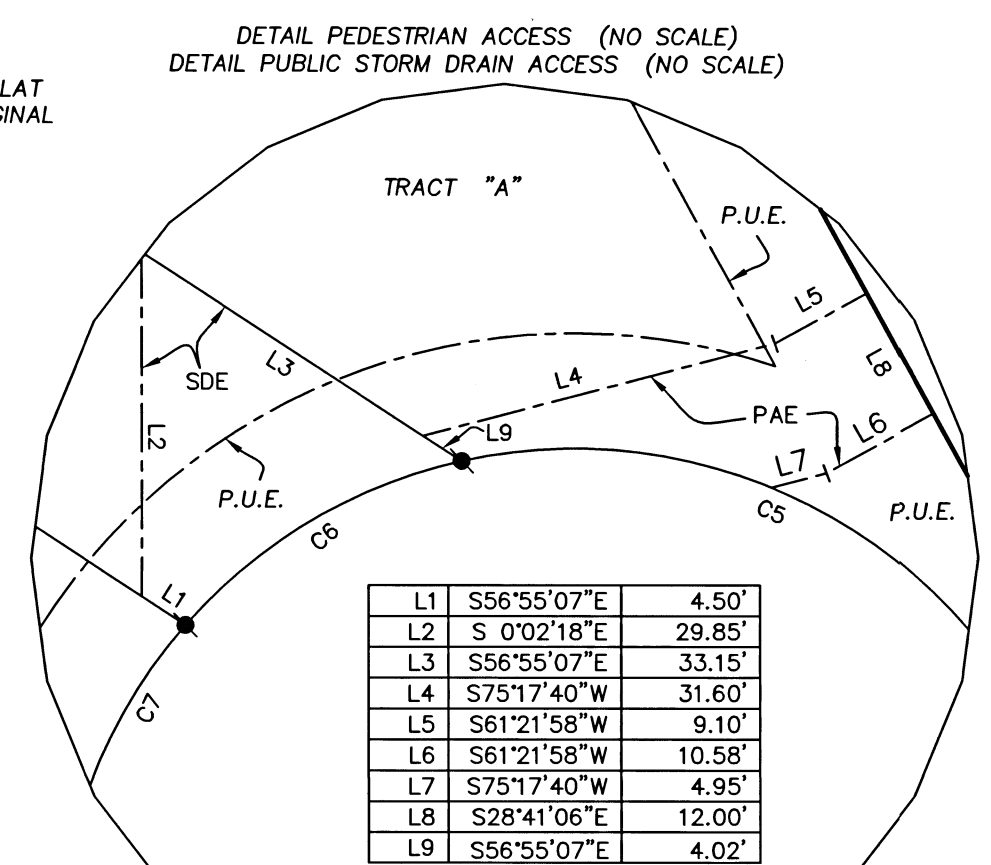
NW DLC 59 NO MONUMENT FOUND, TIED REFERENCE MONUMENTS PER S/N 15892, BEALL ESTATES PHASE III, AND HELD RESULTANT DISTANCE, DISTANCE INTERSECTION POSITION AS DESCRIBED:
FOUND 2 1/2" BRASS DISK AT THE CENTER LINE INTERSECTION OF CIRCLE WOOD DRIVE AND GATEPARK DRIVE BEARS S56°22'04"W, 258.85' (RECORD S56°20'46"W, 258.85') AND 5/8" IRON PIN (NO CAP) AT THE INTERSECTION OF GATEPARK DRIVE AND THE EAST BOUNDARY OF SAID SUBDIVISION BEARS S29°53'15"E, 165.44' (RECORD S29°54'48"E, 165.44').



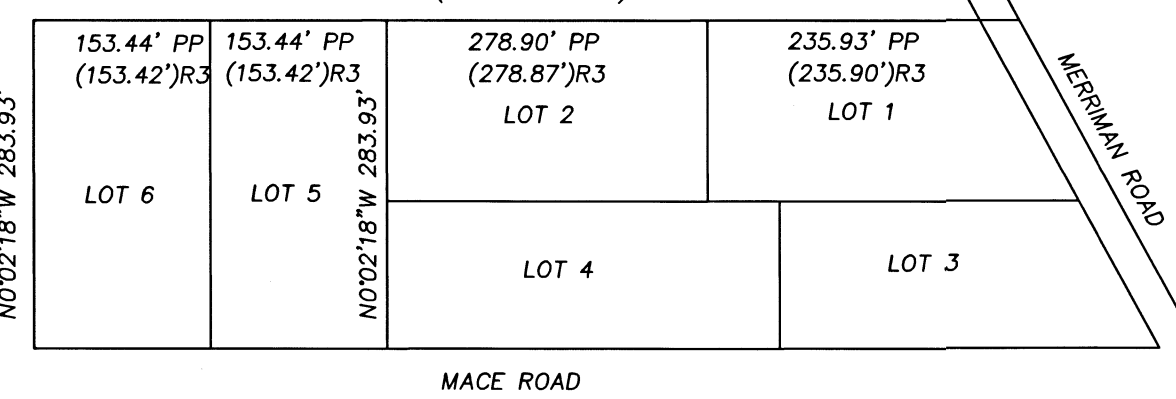
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	118°37'16"	51.76'	25.00'	N30°37'39"E	43.00'
C2	90°01'24"	23.57'	15.00'	S45°03'01"E	21.22'
C3	82°55'50"	28.95'	20.00'	S41°25'36"W	26.49'
C4	111°34'37"	87.63'	45.00'	N27°06'12"E	74.43'
C5	73°54'41"	58.05'	45.00'	N65°38'27"W	54.11'
C6	36°05'34"	28.35'	45.00'	S59°21'26"W	27.88'
C7	25°56'21"	20.37'	45.00'	S28°20'28"W	20.20'
C8	15°25'47"	12.12'	45.00'	S7°39'25"W	12.08'
C9	89°58'36"	23.56'	15.00'	N44°56'59"E	21.21'

LINE	BEARING	LENGTH
L9	N61°18'53"E	5.32'

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL
Fred A. Frantz
FRED A. FRANTZ, PLS 50077



DETAIL MACE SUBDIVISIONS RESOLUTION (NO SCALE)
N 89°56'17" E 855.90'
(EAST 855.80') R3

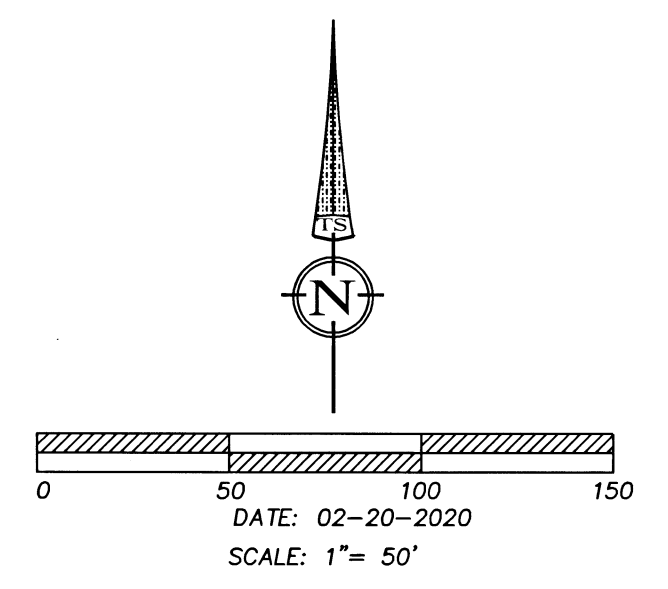


REGISTERED PROFESSIONAL LAND SURVEYOR

Fred A. Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-2021

FILED
DATE 10/22/20 BY *PP*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



SURVEYOR
TERRASURVEY, INC
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB No. 1282-19