

WEST VIEW VILLAGE, PHASES 6 AND 7 (A PLANNED UNIT DEVELOPMENT)

LOCATED IN:
THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, W.M.
WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, DARRELL L. HUCK, 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 AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

Commencing at the Southeast corner of Donation Land Claim (D.L.C.) No. 76 in Township 37 South Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence along the east line of said D.L.C. No. 76, North 00°00'30" West 201.88 feet to the Northeast corner of Lozier Court, Phase 1B, according to the Official Plat thereof, now of record in Jackson County, Oregon for the POINT OF BEGINNING; thence along the north line of said Lozier Court, Phase 1B, North 89°54'01" West 102.60 feet (Record North 89°57'50" West 102.72 feet) to the east line of Lozier Court, a public road as described in Volume 429, Page 56 of the Deed Records of Jackson County, Oregon; thence along the east line of said Lozier Court, North 00°06'37" East 38.85 feet (Record North 37.5 feet) to the north line of said Lozier Court; thence along said north line, South 85°40'34" West 248.24 feet (Record South 85°38'10" West 248.50 feet); thence continue along said north line, North 89°54'01" West (Record North 89°57'50" West) 45.00 feet to the southeast corner of that tract of land described in Instrument No. 2012-026631 of the Official Records of Jackson County, Oregon; thence along the east line of said tract and it's northerly prolongation, North 00°16'51" West (Record North) 101.89 feet to a 5/8 inch iron rebar; thence South 89°55'49" East 295.54 feet to a 5/8 inch iron rebar; thence South 00°00'30" East 10.16 feet to a 5/8 inch iron rebar; thence South 89°58'56" East 100.00 feet to the east line of the aforesaid D.L.C. No. 76; thence along said east line, South 00°00'30" East 111.73 feet to the point of beginning.

Darrell L. Huck
SURVEYOR

APPROVALS

MEDFORD CITY PLANNING: FILE NO. PUD-03-198

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature] 11/20/2020
ACTING PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 20 DAY OF NOVEMBER, 2020.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 16 DAY OF NOVEMBER, 2020.

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 25th DAY OF November, 2020.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 25th DAY OF November, 2020.

[Signature] as Deputy
TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 22nd DAY OF December, 2020 AT 9:35 O'CLOCK A M. AND RECORDED IN VOLUME 46 OF PLATS AT PAGE 25 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

APPROVED FOR RECORDING

[Signature] 11/30/20
COUNTY COMMISSIONER/ADMINISTRATOR DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT PDK PROPERTIES, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE DO HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE AREA PORTRAYED AND DESIGNATED HEREON AS A 1-FOOT RESERVE STRIP. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE RESERVE STRIPS FOR PUBLIC STREET PURPOSES. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 10, 11, 12 AND 13 A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 10, 11, 12 AND 13 AS SHOWN. SAID EASEMENT IS ALSO TO BENEFIT THAT PORTION OF PROPERTY DESCRIBED IN INSTRUMENT NO. 2017-030071, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, THAT ADJOINS THE NORTH BOUNDARY OF THE AFORESAID LOTS 10, 11, 12 AND 13. WE HEREBY DESIGNATE SAID SUBDIVISION AS WEST VIEW VILLAGE, PHASES 6 AND 7.

ACKNOWLEDGEMENT

PDK PROPERTIES, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 13th DAY OF November, 2020.

BY: [Signature]
TITLE: member

STATE OF Oregon)
COUNTY OF Jackson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 13th DAY OF November, 2020 BY Kyle Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PDK PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
NOTARY PUBLIC - OREGON

COMMISSION NO. 1005388
MY COMMISSION EXPIRES Oct. 22, 2024

CONSENT

EVERGREEN FEDERAL SAVINGS AND LOAN, BENEFICIARY OF A CERTAIN TRUST DEED RECORDED SEPTEMBER 28, 2017 AS DOCUMENT NO. 2017-033283, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE CONSENT RECORDED AS DOC. NO. 2020-045423, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT WEST MEADOWS VILLAGE PHASES 6 AND 7, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO LDS-15-118).

PROCEDURE: THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED FROM PREVIOUS PROPERTY LINE ADJUSTMENT SURVEY FILED AS NO. 22342. MONUMENTS PER THAT SURVEY WERE LOCATED AND HELD FOR CONTROL. SOME OF THE MONUMENTS HAVE BEEN DESTROYED BY CONSTRUCTION ACTIVITY AND HAVE BEEN RESET BY THIS SUBDIVISION PLAT.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

NOTES: TICOR TITLE PUBLIC RECORD REPORT DATED JUNE 9, 2020

- EASEMENT GRANTED TO CALIFORNIA OREGON POWER COMPANY PER VOLUME 318, PAGE 195 FOR ONE DOWN GUY - LOCATION NOT SPECIFIED
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE BEAR CREEK VALLEY SANITARY AUTHORITY (ROGUE VALLEY SEWER SERVICES) FOR SANITARY SEWER FACILITIES RECORDED IN INSTRUMENT NO. 90-12104 (SHOWN)
- CONSTRUCTION EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, FOR LOZIER LANE IMPROVEMENT PROJECT GRANTED TO THE CITY OF MEDFORD PER INSTRUMENT NO. 2016-008551. (DOES NOT AFFECT THIS PROPERTY)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD FOR STORM WATER SYSTEM PER INSTRUMENT NO. 2017-038514 (SHOWN)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR WATER MAINS AND WATER FACILITIES RECORDED AS DOCUMENT NO. 2019-014650. (EASEMENT "C")(SHOWN)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR WATER MAINS AND WATER FACILITIES RECORDED AS DOCUMENT NO. 2019-014654. (EASEMENT "B")(SHOWN)

RECEIVED
Date 12/2/20 By PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an exact copy of the original
[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
FEBRUARY 4, 1863
DARRELL L. HUCK
2023

Expires 6/30/2021

NOTE:

- 1. PHASE 6 = LOTS 8 AND 9
- PHASE 7 = LOTS 10, 11, 12 AND 13

WEST VIEW VILLAGE, PHASES 6 AND 7

(A PLANNED UNIT DEVELOPMENT)

LOCATED IN:
THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

E.N.E. COR.
D.L.C. NO. 76
FOUND 2-1/2" BRASS CAP PER
1988 JACKSON COUNTY
SURVEYOR RE-ESTAB.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N00°06'37"E	38.85'
((L1 NORTH 38.61'))		
L2	N89°55'49"W	41.06'
L3	N00°00'30"W	41.06'
L4	N85°40'34"E	35.08'
L5	N00°00'30"W	3.48'
L6	S89°59'30"W	5.00'
L7	N00°00'30"W	10.00'
L8	N00°00'30"W	5.00'

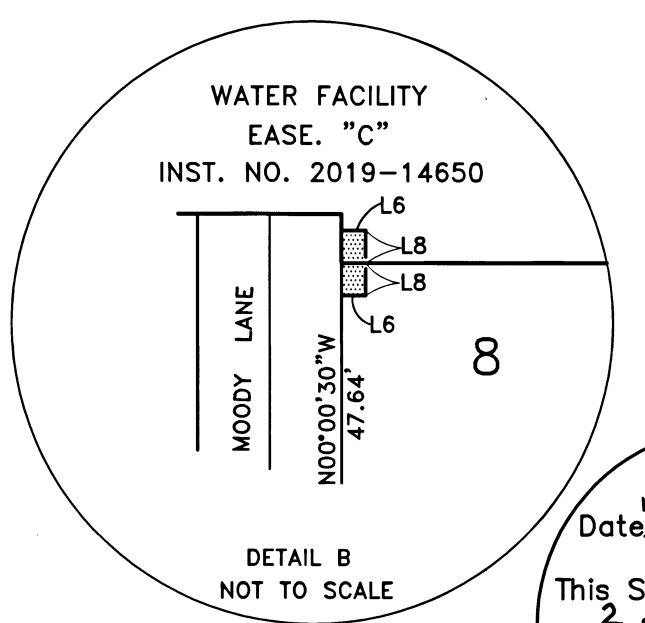
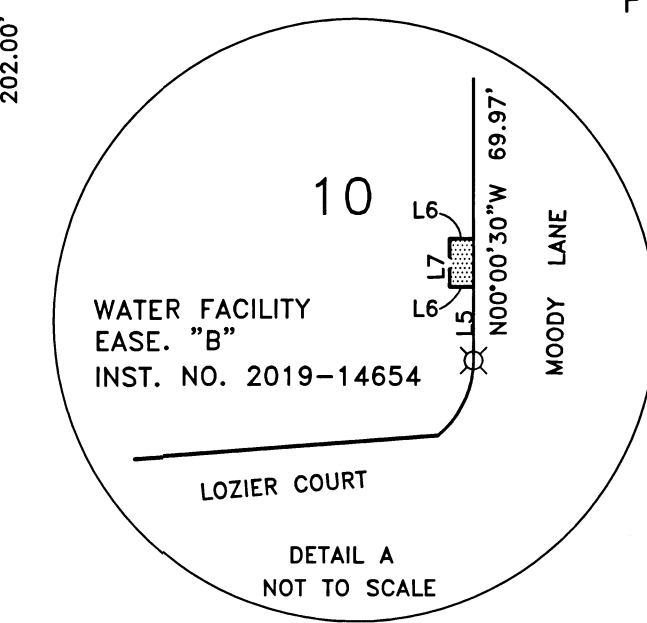
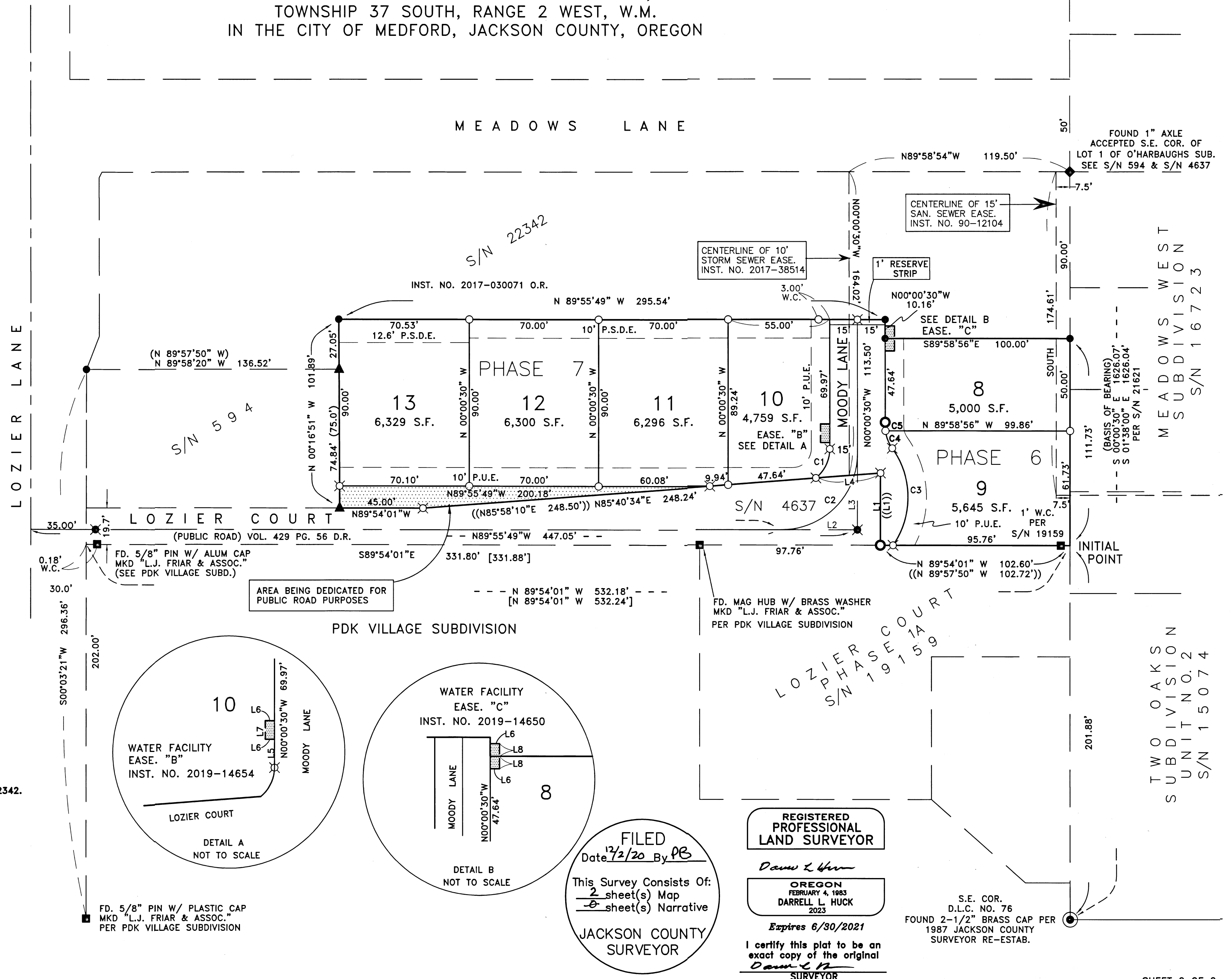
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	51°17'05"	20.00	17.90	17.31	S25°38'03"W
C2	90°04'41"	41.00	64.46	58.02	S45°01'50"W
C3	70°55'34"	45.00	55.71	52.22	N00°29'10"W
C4	29°10'04"	20.00	10.18	10.07	N21°21'55"W
C5	06°46'23"	20.00	2.36	2.36	N03°23'41"W

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40' MAY 13, 2020
BASIS OF BEARING: SURVEY NO. 12646

- D.R. Deed Records, Jackson County, Oregon
- O.R. Official Records, Jackson County, Oregon
- P.S.D.E. Private Storm Drain Easement
- P.U.E. Public Utility Easement
- RPC Red Plastic cap
- S.F. Square Feet
- S/N Survey Number, Jackson County Surveyor
- W.C. Witness Corner
- (....) Record Data per S/N 594
- ((....)) Record Data per S/N 4637
- [....] Record Data per PDK Village Subd.
- Found Brass Cap monument as noted.
- ▲ Found 5/8" Iron pin per S/N 594.
- Found 5/8" Iron pin per S/N 19159, unless noted otherwise
- Found 5/8" Iron pin w/ RPC mkd D.HUCK ls 2023 per S/N 22342.
- Set 5/8"x24" Iron reinforcing pin with plastic cap stamp "D. Huck LS 2023".
- ⊗ Set 5/8"x30" Iron reinforcing pin with plastic cap stamp "D. Huck LS 2023".
- ⊗ Set 5/8"x30" Iron reinforcing pin with alum cap stamp "HOFFBUHR & ASSOC.".
- Set lead plug & tack w/ brass washer mkd "LS 2023"



FILED
Date 12/20 By PB
This Survey Consists Of:
2 sheet(s) Map
8 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/2021

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR

S.E. COR.
D.L.C. NO. 76
FOUND 2-1/2" BRASS CAP PER
1987 JACKSON COUNTY
SURVEYOR RE-ESTAB.