

***** APPROVALS *****

File No. LDS-19-079

I certify that, pursuant to authority granted in M.L.D.C. 10.162, this plat is hereby approved.

FALCO FIELDS SUBDIVISION
Located in the N.W. 1/4 of Sec. 13, T.37S., R.2W., W.M.
& in the City of Medford Jackson County, Oregon
(File LDS-19-079)

***** RECORDER'S CERTIFICATE *****

Filed for record this 26th day of FEBRUARY, 2021, at 9:44 o'clock A.M., and recorded in Volume 47 of Plats at Page 4 of the records of Jackson County, Oregon and recorded as Document No. 202-808789 Official Records of Jackson County, Oregon.

KEVIN
Planning Director
Date FEBRUARY 9, 2021

EXAMINED AND APPROVED as required by ORS 92.100 as of FEB 1, 2021.
[Signature]
City Surveyor

SURVEY FOR:

Mike Falco
2744 Howard Ave.
Medford, OR 97501

Christine D WALKER County Clerk
Heather SIMPSON Deputy

EXAMINED AND APPROVED this 4 day of FEBRUARY, 2021.
[Signature]
City Engineer

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
(541) 772-2782
lfriarandassociates@charter.net

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of February 22nd, 2021.
[Signature] Agent
Assessor, Department of Assessment

DATE:

January 7, 2021

Beginning at the Northeast corner of that certain Public Pedestrian Access Way (PAW) per MORIAN PARK HOMES, PHASES 1 & 2, according to the official plat thereof, now of record, in Volume 32, Page 39 of Plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof and along the West line of that tract set forth in Document No. 2019-020846, Official Records of Jackson County, Oregon, South 00°05'10" East, 88.28 feet to the Southwest corner thereof; thence along the South line thereof, South 89°58'30" East, 398.29 feet (record EAST, 396.92 feet) to the West line of Howard Avenue; thence along said West line, North 00°01'30" West, 85.21 feet to the most Southerly corner of the right of way dedication set forth in Document No. 2007-051103, said Official Records; thence along the exterior of said dedication the following three courses: along the arc of a 14.00 foot radius non-tangent curve to the left having a central angle of 89°57'00", a distance of 21.98 feet (the long chord of which bears North 45°00'00" West, 19.79 feet); thence North 89°58'30" West, 0.60 feet; thence North 00°01'30" West, 2.30 feet to the North line of that tract described in Document No. 2019-020846, said Official Records (also being on the South line of Mellecker Way); thence along said North line, North 89°58'30" West (record WEST), 383.81 feet to the Northwest corner of said tract; thence along the West line thereof, South 00°05'10" East, 13.22 feet to the initial point of beginning.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Feb 22nd, 2021.
[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that MICHAEL FALCO, III and CARRIE L. HAMMER, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots as shown on Sheet 2; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the additional street right of way along Mellecker Way (R/W) together the Public Utility Easements (PUE1) and (2) does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of Lots 2-7, inclusive; and (3) does hereby designate said Subdivision as FALCO FIELDS SUBDIVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

[Signature] MICHAEL FALCO, III
STATE OF OREGON)
COUNTY OF JACKSON) ss.
[Signature] CARRIE L. HAMMER

PERSONALLY appeared the above named Michael Falco, III and Carrie L. Hammer and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 29th day of JANUARY, 2021.
[Signature]
RENE BRAGA Notary Public - Oregon
Commission No. 965208
My Commission Expires AUGUST 13 2021

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

PURPOSE: To survey and monument the exterior boundary & lot corner monuments of FALCO FIELDS SUBDIVISION being a subdivision of that tract set forth in Doc. #2019-020846, ORJCO. See City of Medford File LDS-19-079.

PROCEDURE: Using Trimble R10 G.P.S. receivers made ties to monuments as shown on Sheet 2. Held deed record distance from the N.W. corner to position the S.W. corner. Held the South line parallel to the North line per deed. The North line was held at plat record distance South from the centerline of Mellecker Way per MPH. The West line of Howard Avenue was as shown and per Doc. 2007-051103, ORJCO. Computed the Lot corner positions and set monuments as shown on Sheet 2.

AFFIDAVIT OF CONSENT

FROM STEVEN SHAPIRO, TRUSTEE, RECORDED AS DOC. # 2021-008788, ORJCO

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
DATE 2/23/21

FILED
Date 2/26/21 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:

Mike Falco
2744 Howard Ave.
Medford, OR 97501

DATE:

January 7, 2021

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
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FALCO FIELDS SUBDIVISION
Located in the N.W. 1/4 of Sec. 13, T.37S., R.2W., W.M.
& in the City of Medford Jackson County, Oregon
(File LDS-19-079)

LEGEND:

- = FD. ALUM. CAP MKD. LJ FRIAR & ASSOC PER MPH.
- ⊗ = FD. METAL CAP MKD. CITY OF MEDFORD PER FS20178.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MPH.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1.25" BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- ⊙ = SET BRASS WASHER MKD. LJ FRIAR & ASSOC & 4.5" MAG SPIKE IN ASPHALT.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- MPH = MORIAN PARK HOMES, PHASES 1 & 2 (FS19177).
- () = RECORD DATA PER DOC. 2019-020846, ORJCO.
- { } = YEAR OF COUNTY SURVEYOR RE-ESTAB'S.
- FS = FILED SURVEY #.
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 2-7 PER THIS PLAT.
- R/W = RIGHT OF WAY DEDICATION PER THIS PLAT.
- C1/L1 = SEE COURSE DATA TABLE.
- PUE = PUBLIC UTILITY EASEMENT PER MPH.

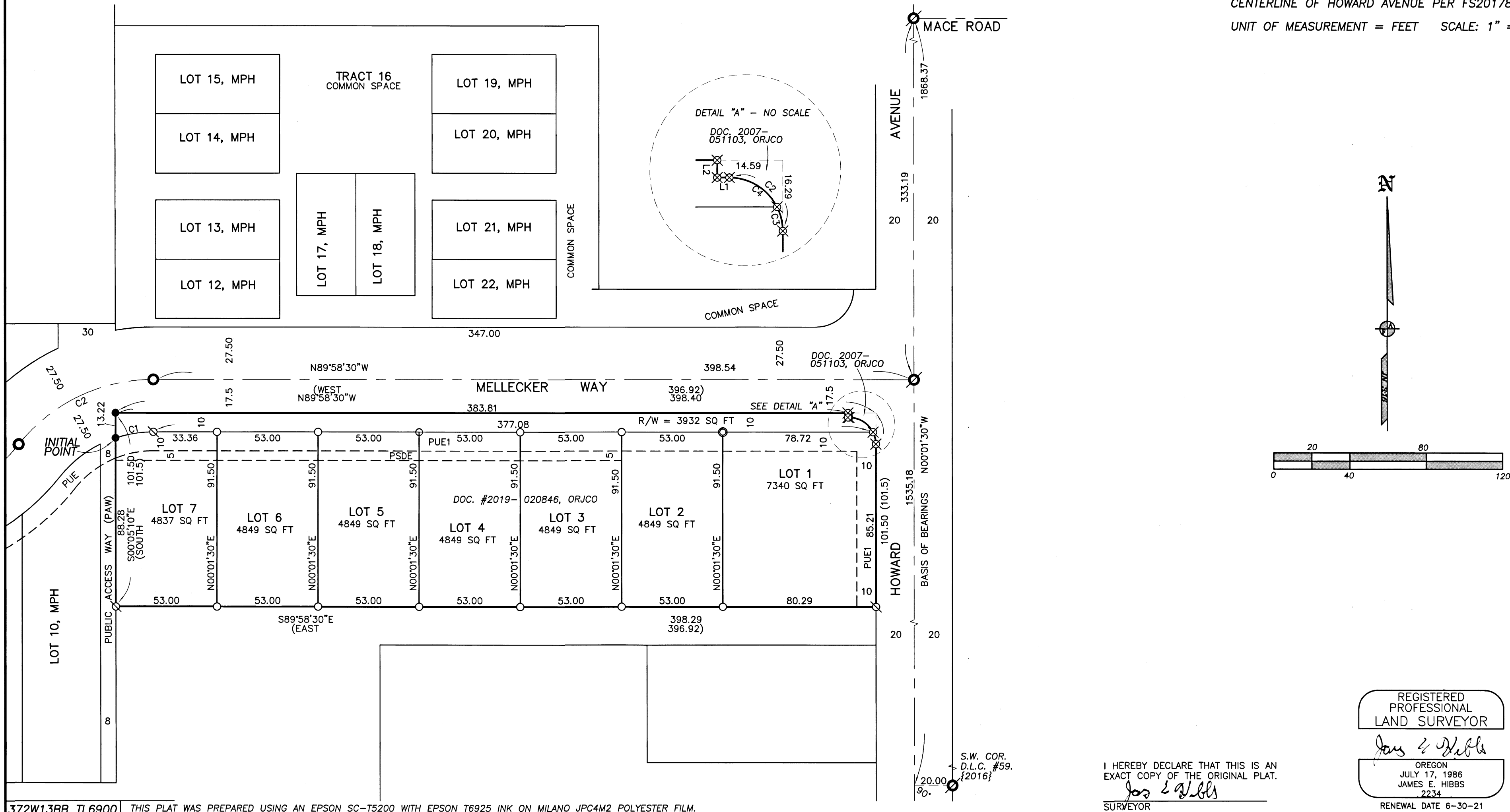
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	18°29'01"	20.16	62.50	S80°46'59"W 20.08
C2	89°57'00"	21.98	14.00	N45°00'00"W 19.79
C3	26°42'14"	6.53	14.00	N13°22'37"W 6.47
C4	63°14'46"	15.45	14.00	N58°21'07"W 14.68
NUM	BEARING	DISTANCE		
L1	N89°58'30"W	0.60		
L2	N00°01'30"W	2.30		

BASIS OF BEARINGS:

CENTERLINE OF HOWARD AVENUE PER FS20178 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



372W13BB TL6900 THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 2/26/21 By JEB
This Survey Consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR