

WEST VIEW VILLAGE, PHASES 1, 2 AND 3 (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

SURVEY FOR:
DAVID YOUNG
348 S. MODOC AVE.
MEDFORD, OR. 97504

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 403.61 feet to the Northeast corner of that tract of land described in Instrument No. 99-39200 of the Official Records of Jackson County, Oregon for the POINT OF BEGINNING; thence along the east line of said D.L.C. No. 76, South 00°00'30" East 90.00 feet; thence leaving said east line, North 89°58'56" West 100.00 feet to a 5/8 inch iron rebar; thence North 00°00'30" West 10.16 feet to a 5/8 inch iron rebar; thence North 89°55'49" West 295.54 feet to a 5/8 inch iron rebar; thence South 00°16'51" East 27.05 feet to the northeast corner of that tract of land described in Instrument No. 2012-026631 of the Official Records of Jackson County, Oregon; thence along the north line of said tract, North 89°58'20" West (record North 89°57'50" West) 136.52 feet to the easterly right-of-way line of Lozier Lane as described in Dedication of Street Right-of-way recorded in Instrument No. 2016-008551 of the Official Records of Jackson County, Oregon; thence along said right-of-way, North 20°57'48" East 19.39 feet (record North 21°09'22" East 19.22 feet); thence continue along said right-of-way, North 00°01'38" East 85.62 feet to an angle point; thence North 26°12'38" East 3.20 feet (record North 26°52'32" East 3.42 feet) to the north line that tract of land described in the aforesaid Instrument No. 99-39200; thence leaving said Lozier Lane right-of-way and along the north line of said tract, South 89°58'56" East 523.52 feet (record EAST) to the point of beginning.

David L Huck
SURVEYOR

APPROVALS

MEDFORD CITY PLANNING: FILE NO. LDS-15-118

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

[Signature]
PLANNING DIRECTOR

APRIL 16, 2021
DATE

EXAMINED AND APPROVED THIS 16 DAY OF APRIL, 2021.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 13 DAY OF APRIL, 2021.

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22 DAY OF APRIL, 2021.

[Signature] ABENT
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 22nd DAY OF April, 2021.

[Signature] Deputy
TAX COLLECTOR

RECORDER'S STATEMENT

FILED FOR RECORD THIS 28th DAY OF APRIL, 2021 AT 1:26 O'CLOCK P M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 10 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK

Heather Simpson
DEPUTY

APPROVED FOR RECORDING

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

4/28/21
DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS. THAT DAVID F. YOUNG AND ELAHE V. YOUNG, CO-TRUSTEES OF THE YOUNG FAMILY TRUST, UTD 3/30/94, ARE THE OWNERS 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 HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 4 AND 5, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 5 AS SHOWN. SAID EASEMENT IS ALSO TO BENEFIT LOTS 10, 11, 12 AND 13 OF WEST VIEW VILLAGE SUBDIVISION, PHASES 6 AND 7. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 1, A PRIVATE STORM DRAIN EASMENT OVER AND ACROSS LOT 2 AS SHOWN. WE HEREBY DESIGNATE SAID SUBDIVISION AS WEST VIEW VILLAGE, PHASES 1, 2 AND 3.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT WEST MEADOWS VILLAGE PHASES 1, 2 AND 3, 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.

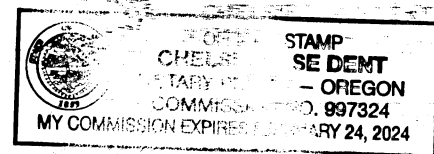
ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS DOCUMENT ON THE DATES SET FORTH BELOW:

SIGNED THIS 16 DAY OF APRIL, 2021.

BY: *David F. Young*
David F. Young, Co-Trustee

BY: *Elahe V. Young*
Elahe V. Young, Co-Trustee



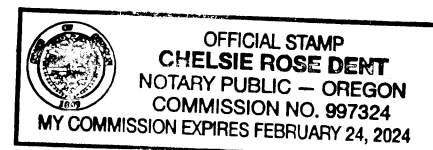
STATE OF Oregon,
COUNTY OF Jackson) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 8th, 2021, BY DAVID F. YOUNG AND ELAHE V. YOUNG, Co-TRUSTEES OF THE YOUNG FAMILY TRUST UTD 3/30/94

Chelsie Rose Dent
NOTARY PUBLIC - OREGON

COMMISSION NO. 997324

MY COMMISSION EXPIRES February 24, 2024



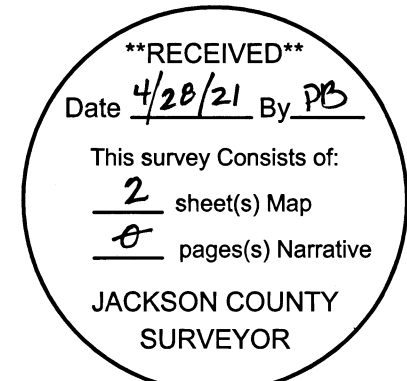
NOTES: TICOR TITLE PUBLIC RECORD REPORT DATED JUNE 9, 2020

- 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)

REGISTERED PROFESSIONAL LAND SURVEYOR

David 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
David L Huck
SURVEYOR

WEST VIEW VILLAGE, PHASES 1, 2 AND 3 (A PLANNED UNIT DEVELOPMENT)

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

NOTES:

1. MEADOWS LANE IS SUBJECT TO A PRESCRIPTIVE EASEMENT IN FAVOR OF THE PUBLIC FOR INGRESS AND EGRESS AND INSTALLATION OF UTILITIES PER CIRCUIT COURT DECREE, CASE NO. 02-2686-E-4 AND RECORDED AS DOCUMENT NO. 02-56834 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
2. PHASE 1 = LOTS 1 AND 2.
PHASE 2 = LOTS 3 AND 4.
PHASE 3 = LOT 5



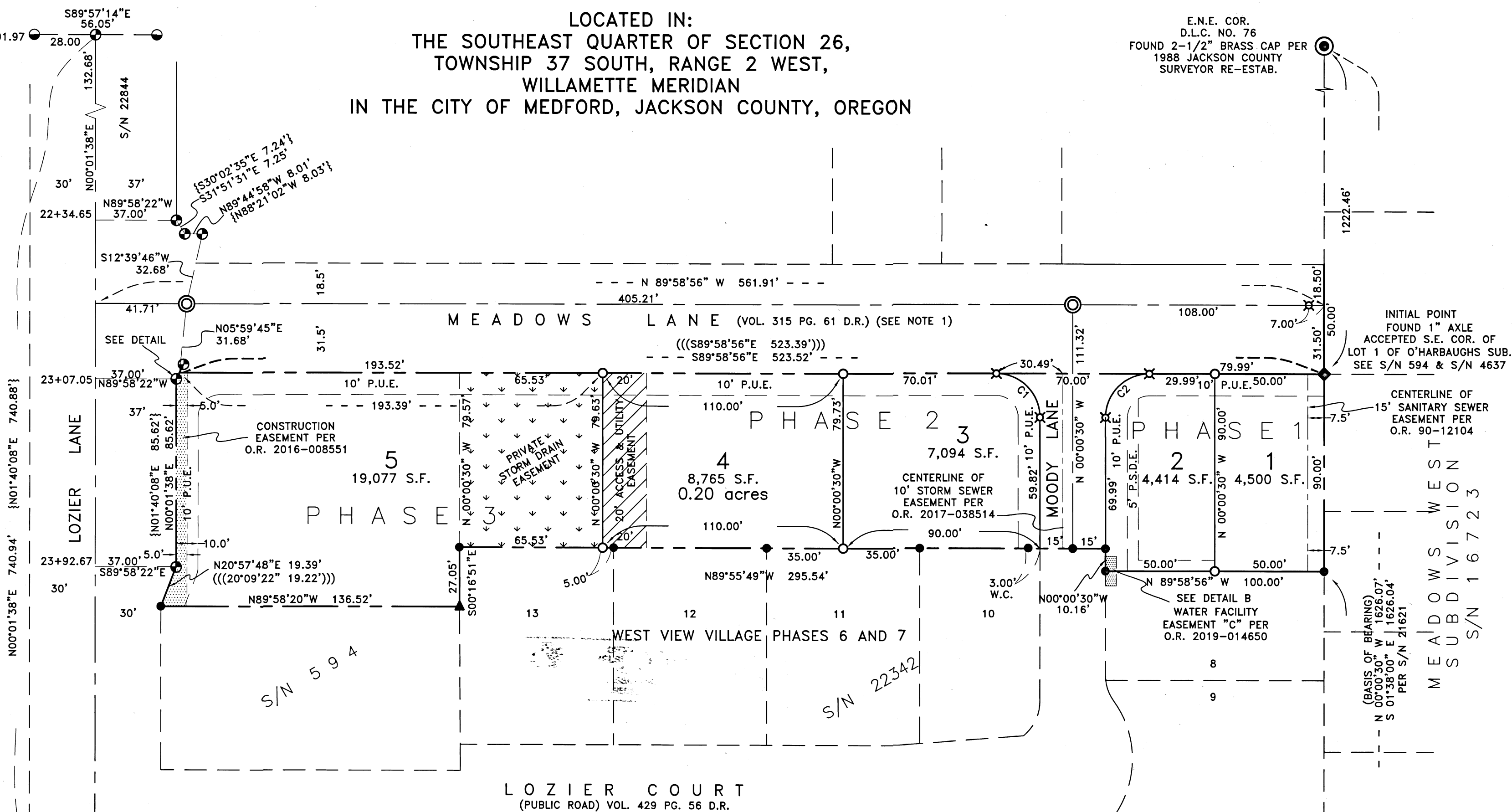
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40' AUGUST 20, 2020
BASIS OF BEARING: SURVEY NO. 22342

LEGEND:

- 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
- (....) Record Data per S/N 594
- ((....)) Record Data per S/N 4637
- (((((....)))) Record Data per S/N 22342
- [....] Record Data per S/N 19159
- {....} Record Data per S/N 22844

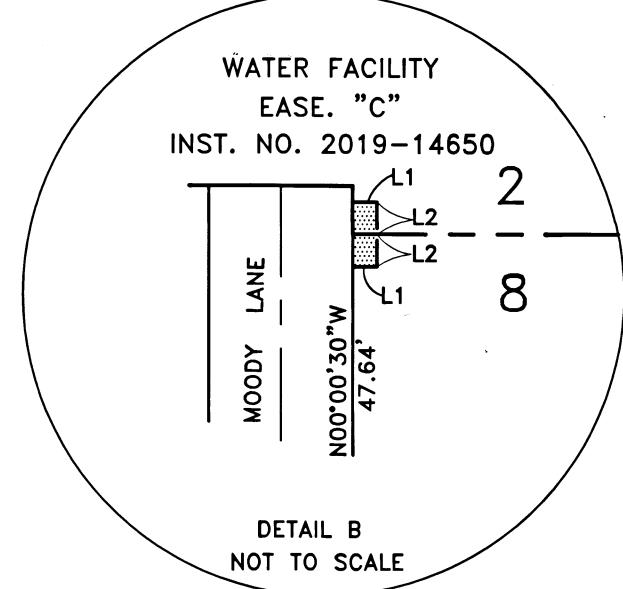
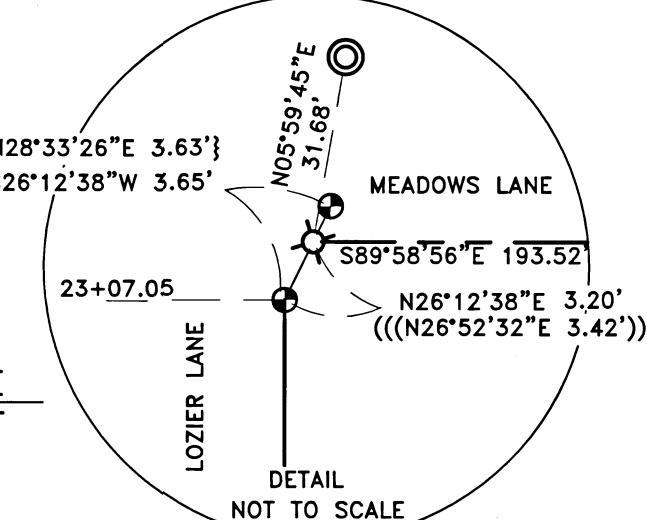
- ⊙ Found Brass Cap monument as noted.
- ▲ Found 5/8" iron pin per S/N 594.
- Found 5/8" iron pin w/rpc per S/N 22342 & West View Village Phases 6 and 7
- ⊕ Found 5/8" rebar w/ alum cap marked City of Medford" per S/N 22844
- ⊙ Found 1" copper plug in conc. marked City of Medford" per S/N 22844
- Set 5/8"x24" iron reinforcing pin with red plastic cap stamped "D. Huck LS 2023".
- ⊗ Set 5/8"x30" iron reinforcing pin with red plastic cap stamped "D. Huck LS 2023".
- ⊙ Set 5/8"x30" iron reinforcing pin with 1 1/2" alum. cap stamped "HOFFBUHR & ASSOC. INC".



REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
DARRELL L. HUCK
FEBRUARY 4, 1983
2023
Expires 6/30/2021

FILED
Date 4/28/21 By PB
This Survey Consists Of:
2 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY SURVEYOR

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



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	89°58'26"	20.00	31.41	28.28	S44°59'43"E
C2	90°01'34"	20.00	31.43	28.29	N45°00'17"E

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°59'30"W	5.00'
L2	N00°00'30"W	5.00'

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

INITIAL POINT
FOUND 1" AXLE
ACCEPTED S.E. COR. OF
LOT 1 OF O'HARBAUGHS SUB.
SEE S/N 594 & S/N 4637

CENTERLINE OF
15' SANITARY SEWER
EASEMENT PER
O.R. 90-12104

(BASIS OF BEARING)
N 00°00'30" W 1626.04'
S 01°38'00" E 1626.04'
PER S/N 21621

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

TWO OAKS
SUBDIVISION NO. 2
S/N 15074