

HOWARD VIEW, PHASE II 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, INC
3400 CRATER LAKE AVENUE
MEDFORD, OREGON 97504

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 8th DAY OF December 2021
AT 9:24 O'CLOCK A.M., AND RECORDED IN VOLUME 47
OF PLATS AT PAGE 29 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK

Jonna J. Morgan
DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT HOWARD VIEW, PHASE II 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 TIED THE MONUMENTS AND SET THE PROPERTY CORNERS AS SHOWN. THE SOUTH BOUNDARY WAS HELD TO THE FOUND CENTER LINE MONUMENTS ON MACE ROAD 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 FOR DLC 59 AND NOTED HEREON. THE NORTH LINE WAS HELD AT RECORD DISTANCE NORTH FROM THE NORTH LINE OF MACE ROAD 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 AND ALSO HELD AS THE WEST LINE OF THIS SUBDIVISION. THE EAST LINE WAS HELD PER MONUMENTS FOUND AS SET BY THIS OFFICE FOR HOWARD VIEW, PHASE I. DATE OF SURVEY IS AUGUST 30, 2021.

APPROVED FOR RECORDING:

C. Morgan 12/8/21
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 12/8/21 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

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:

TRACT "B" OF HOWARD VIEW, PHASE I, RECORDED IN VOLUME 46 OF PLATS AT PAGE 22 OF THE RECORDS OF JACKSON COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 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 SUBDIVISION, 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 235.12 FEET, TO THE NORTHEAST CORNER OF HOWARD VIEW PHASE I, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 22 OF THE RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 0°02'18" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 283.93 FEET, THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING ON SAID NORTH RIGHT OF WAY; THENCE SOUTH 89°56'17" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 235.12 FEET, TO THE POINT OF BEGINNING.

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 AND PUBLIC STORM DRAIN EASEMENTS SHOWN HEREON AND DOES CREATE THE PRIVATE STORM DRAIN EASEMENT FOR THE EXCLUSIVE USE OF LOTS 8, 9 AND 10 AS SHOWN HEREON, AND DO HEREBY GRANT TO THE CITY OF MEDFORD, IN FEE SIMPLE, THE AREA PORTRAYED AND DESIGNATED HEREON AS A STREET PLUG. BY ITS APPROVAL OF THE PLAT, THE CITY OF MEDFORD DECLARES THAT UPON THE APPROVED EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE HEREBY DESIGNATE SAID SUBDIVISION AS "HOWARD VIEW, PHASE II".

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

STATE OF OREGON)
COUNTY OF JACKSON)

s.s.

ON THIS, THE 18 DAY OF November, 2021, BEFORE ME APPEARED TROY OWEN, BEING VICE PRESIDENT OF F. B. OWEN INC., AND DOES ACKNOWLEDGE THE FORGOING INSTRUMENT WAS SIGNED BY HIM TO BE HIS FREE ACT AND DEED.

Blas O
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 8/25/24
1003427

EXCEPTIONS 3, 4, 5, AND 6 PER THAT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED SEPTEMBER 03, 2021 AS ORDER NUMBER 7169-3814774 DO NOT APPLY TO HOWARD VIEW, PHASE II OR ARE NOT SURVEY RELATED.

Fred A. Frantz 11-18-21
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 30th DAY OF DECEMBER, 2021.
[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 23 DAY OF Nov, 2021

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 23 DAY OF November, 2021

[Signature]
CITY SURVEYOR

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

AS OF December 8th, 2021

[Signature] agent
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 12/8/21, 2021.

[Signature]
TAX COLLECTOR

HOWARD VIEW, PHASE II A SUBDIVISION

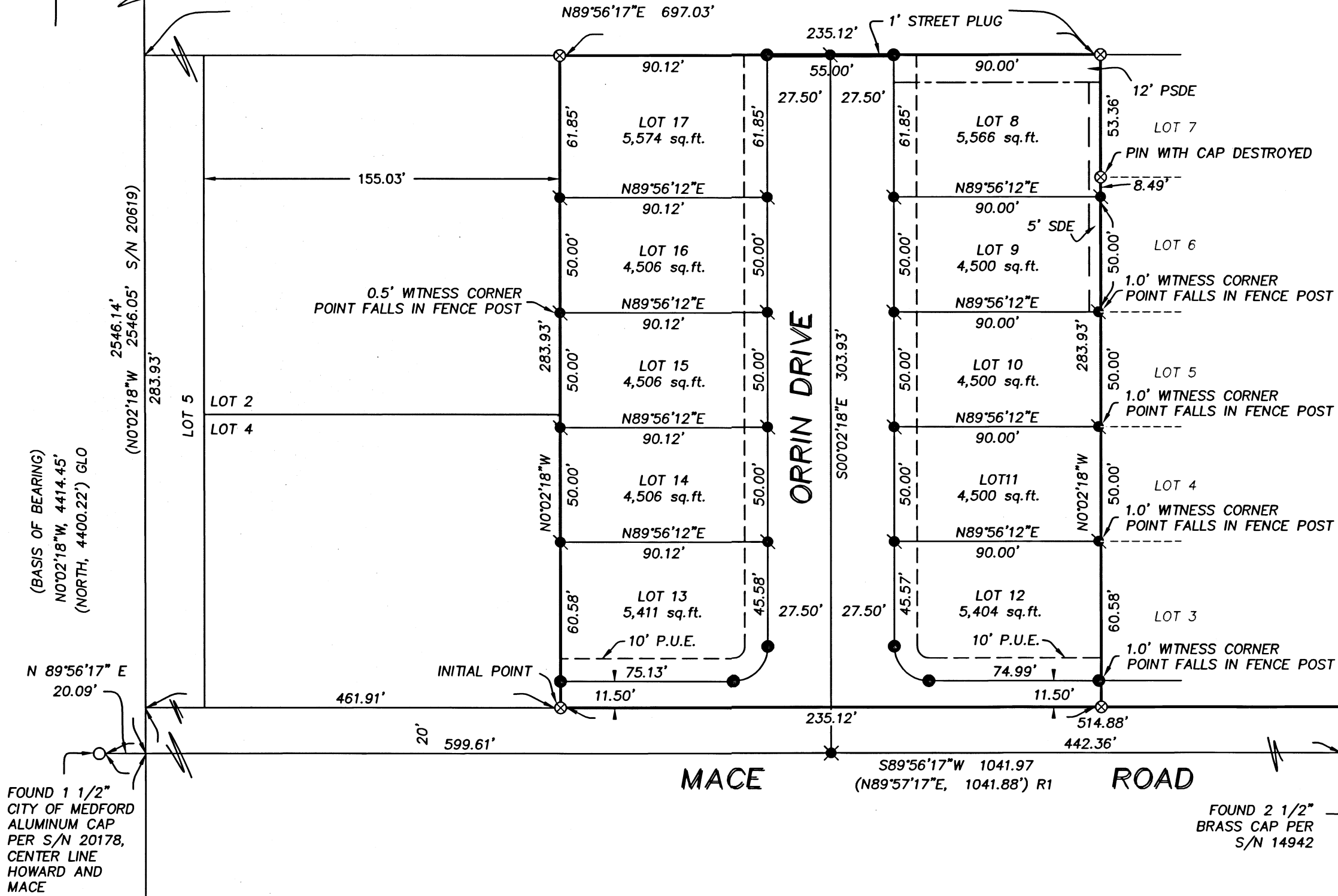
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

FOR
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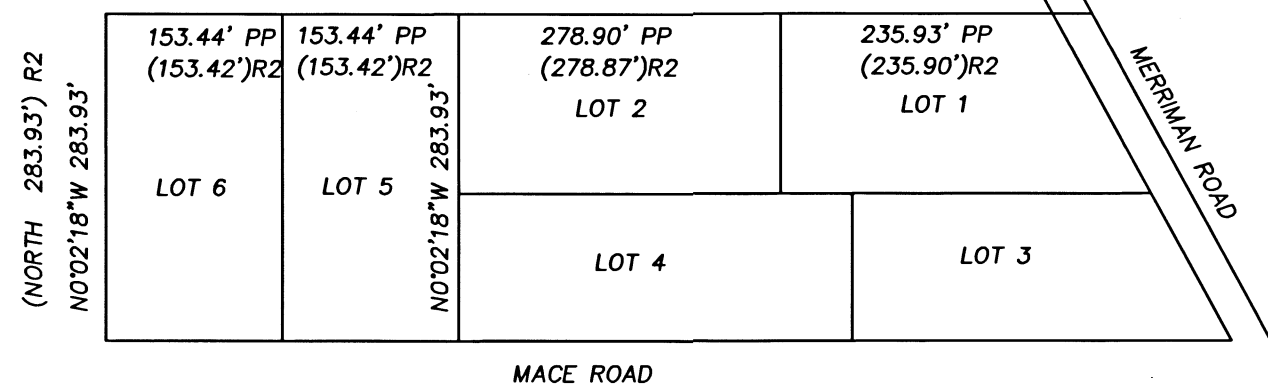
LEGEND

- 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.
 - FOUND 2 1/2" BRASS CAP MARKED "CITY OF MEDFORD" PER S/N 14942, OR AS INDICATED
 - ⊗ FOUND 5/8" IRON PIN PER S/N 23166 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".
 - R1 RECORD DATA PER S/N 20178.
 - R2 RECORD DATA PER MACE SUBDIVISIONS, VOLUME 4, PAGE 12 OF THE PLAT RECORDS, JACKSON COUNTY.
 - PSDE PUBLIC STORM DRAIN EASEMENT.
 - SDE PRIVATE STORM DRAIN EASEMENT.
 - P.U.E. PUBLIC UTILITY EASEMENT.
 - PP PROPORTIONAL POSITION MEASUREMENT.
- 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').



DETAIL MACE SUBDIVISIONS RESOLUTION (NO SCALE)
N 89°56'17" E 855.90'
(EAST 855.80') R2

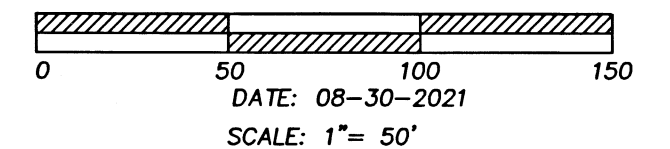
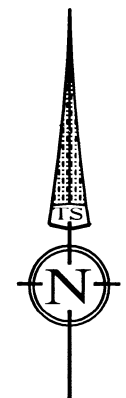


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HOWARD AVENUE
(NORTH 283.93') R2
(NORTH 1889.53') R2
FOUND 2" BRASS CAP FOR THE SW CORNER DLC 59 PER JACKSON COUNTY FOURTH RE-ESTABLISHMENT NOTES 4-1-2008