

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GARY W. ANGELL IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. I HEREBY DEDICATE TO THE CITY OF MEDFORD FOR PUBLIC USE, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO THE WEST SIDE OF CORONA AVENUE AND THE VARIABLE WIDTH MINIMUM ACCESS AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON BY THIS PLAT. I ALSO CREATE THE VARIABLE WIDTH PRIVATE UTILITY EASEMENT ALONG THE SOUTH LINE OF THE ANGELL VILLAGE SUBDIVISION TO BENEFIT LOTS 1, 2, 3 AND 4, AS SHOWN HEREON.

Gary W. Angell
GARY W. ANGELL

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED GARY W. ANGELL, THIS 29th DAY OF December, 2022 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Lamin A. Miller
NOTARY PUBLIC - OREGON Lamin A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

AFFIDAVIT OF CONSENT:

FOR UMPQUA BANK, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED MARCH 16, 2016, AND RECORDED MARCH 18, 2016, AS INSTRUMENT NO. 2016-008351 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2022-031990 OF SAID DESCRIBED OFFICIAL RECORDS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN AMERITITLE REPORT NO. 539485AM DATED DECEMBER 16, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

COVENANTS, CONDITIONS AND RESTRICTIONS, TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RECORDED OCTOBER 31, 1949 IN VOLUME 325 PAGE 279 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

\*\* RECEIVED \*\*
Date 1/20/23 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

ANGELL VILLAGE SUBDIVISION

LOCATED AT
1225 Corona Avenue
Medford, Oregon

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 19
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Gary W. Angell
491 Worthington Road
Eagle Point, Oregon 97524

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT A 1 INCH BRONZE CAP AT THE NORTHEAST CORNER OF LOT 9 IN BLOCK 3 OF LAKE WOOD SUBDIVISION, RECORDED ON OCTOBER 24, 1949 IN VOLUME 6, PAGE 51 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°46'26" WEST (DEED RECORD SOUTH 00°47', 166.61 FEET), ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 166.61 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°49'26" WEST (DEED RECORD NORTH 89°49' WEST), ALONG THE SOUTH LINE OF LOT 9, LAKEWOOD SUBDIVISION, 208.81 FEET TO A 5/8 INCH IRON PIN AT THE EASTERLY NORTHEAST CORNER OF SOUTHERN OREGON OFFICE SUBDIVISION, RECORDED OCTOBER 29, 1991 IN VOLUME 16, PAGE 120 OF SAID PLAT RECORDS; THENCE NORTH 89°26'19" WEST (DEED RECORD NORTH 89°30'16" WEST), ALONG THE NORTHERLY LINE OF THAT LOT LINE ADJUSTMENT RECORDED IN DOCUMENT NO. 2003-083005 OF THE OFFICIAL RECORDS IN SAID COUNTY, A DISTANCE OF 99.00 FEET TO THE INTERIOR "ELL" CORNER OF SAID LOT LINE ADJUSTMENT; THENCE NORTH 00°44'36" EAST (DEED RECORD NORTH 00°41'22" EAST, 166.07 FEET), ALONG THE EASTERLY LINE OF SAID DESCRIBED LOT LINE ADJUSTMENT, A DISTANCE OF 166.07 FEET TO THE NORTHERLY NORTHEAST CORNER THEREOF; THENCE SOUTH 89°48'02" EAST (DEED RECORD SOUTH 89°49'), ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 307.90 FEET TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2010-040844 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDS 20-083.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS16i ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY No. 17653, I SURVEY THE LAND AS SHOWN ON THIS PLAT. REFERENCE MONUMENTS RECOVERED AT THE CENTERLINE INTERSECTIONS OF CORONA AND COVINA AVENUES WITH GRAND AVENUE, AND REFERENCES FOUND AT THE INTERSECTION OF CORONA AVENUE WITH EAST McANDREWS ROAD, FIT WELL WITH CITY OF MEDFORD FIELDBOOK RECORDS AND WERE HELD TO DETERMINE THE CENTERLINE OF CORONA AVENUE. MONUMENTS RECOVERED ALONG THE NORTH AND SOUTH LINES OF LOT 9 IN BLOCK 3 OF LAKE WOOD SUBDIVISION FIT WELL WITH RECORDS AND WERE HELD FOR POSITION. A LOT LINE ADJUSTMENT, RECORDED IN DOCUMENT NO. 2003-83005, VERY SLIGHTLY AFFECTED THE WEST AND SOUTHWEST PORTIONS OF THE SUBJECT PROPERTY TO ACCOUNT FOR A HIGH "L" SHAPED RETAINING WALL, BUT ONLY AFFECTED ONLY SMALL SLIVER OF LAND BETWEEN THE WALL AND THE ORIGINAL SOUTH AND WEST PROPERTY LINES. NO SURVEY OF RECORD TO ACCOMPANY THIS LOT LINE ADJUSTMENT WAS FOUND IN THE COUNTY SURVEYOR MAP RECORDS. MONUMENTS WERE RECOVERED ALONG THE SOUTHERN OREGON OFFICE SUBDIVISION, WHICH FIT WELL WITH PLAT AND DEED RECORDS AND WERE HELD TO DETERMINE THE LOT LINE ADJUSTMENT BOUNDARY. I SURVEY AND MONUMENT ANGELL VILLAGE SUBDIVISION AS SHOWN HEREON.

RECORDING:

FILED FOR RECORD THIS 20th OF JANUARY, 2023 AT 1:51 O'CLOCK P.M. AND RECORDED IN VOLUME 49, PAGE 02 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker COUNTY CLERK
HEATHER SIMPSON DEPUTY

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 26th, 2023

TAX COLLECTOR DATE 1/26/23

DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 20th DAY OF JANUARY, 2023

AGENT ASSESSOR DATE 1/20/2023

DEPUTY DATE

APPROVED FOR RECORDING THIS 20th DAY OF January, 2023

COUNTY COMMISSIONER / ADMINISTRATOR

EXAMINED AND APPROVED THIS 2th DAY OF JANUARY, 2022

PLANNING DEPARTMENT PLANNING FILE NO. LDS-20-083 DATE JAN. 17, 2023

EXAMINED AND APPROVED THIS 9 DAY OF January, 2023

CITY ENGINEER

EXAMINED AND APPROVED THIS 6 DAY OF January, 2023

CITY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 14, 2022
PROJECT NO. 1208-18

# ANGELL VILLAGE SUBDIVISION

LOCATED AT  
1225 Corona Avenue  
Medford, Oregon

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 19  
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR  
**Gary W. Angell**  
491 Worthington Road  
Eagle Point, Oregon 97524

**\*\* RECEIVED \*\***  
Date 1/20/23 By SS  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	89°29'38"	28.00'	43.74'	27.75'	S 45°27'09" W - 39.42'
②	90°30'22"	28.00'	44.23'	28.25'	N 44°32'51" W - 39.77'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	S 67°09'11" E	46.48'
	{225°21'14"}	{46.51'}
②	S 67°31'14" W	48.14'
	{00°00'00"}	{48.14'}
③	N 49°37'44" W	37.82'
	{62°52'23"}	{37.82'}
④	S 53°02'15" W	41.71'
	{00°00'00"}	{41.73'}
⑤	N 58°55'31" W	78.57'
	{67°59'58"}	{78.56'}
⑥	N 53°02'15" E	64.20'
	{180°00'00"}	{64.15'}
⑦	S 58°55'31" E	44.80'
	{247°59'58"}	{44.82'}
⑧	S 53°18'03" W	44.68'
	{00°00'00"}	{44.68'}
⑨	N 52°27'45" W	58.46'
	{74°11'14"}	{58.47'}
⑩	N 53°18'03" E	58.95'
	{180°00'00"}	{58.93'}
⑪	S 52°27'45" E	41.20'
	{254°11'14"}	{41.22'}
⑫	S 00°42'20" W	22.25'
⑬	N 89°48'02" W	20.00'
⑭	N 00°42'20" E	21.75'
⑮	S 43°08'18" E	31.79'
	{274°20'50"}	{31.79'}
⑯	S 42°29'48" W	31.35'
	{00°00'00"}	{31.35'}
⑰	N 43°13'45" W	28.49'
	{94°19'00"}	{28.51'}
⑱	N 42°29'49" E	26.83'
	{180°00'00"}	{26.84'}
⑳	N 89°49'26" W	2.64'
㉑	N 44°48'02" W	16.97'

- LEGEND**
- ⊗ 3/4" IRON PIPE, NO OTHER MARKINGS, PER LAKE WOOD SUBDIVISION (RECOVERED)
  - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR" PER S/N 7038, 7111 & 7112 (RECOVERED)
  - ⊙ 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 431 BY L. N. DOW (RECOVERED)
  - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER S/N 12704 (RECOVERED)
  - ◇ .38 SHELL CENTERLINE REFERENCE POINT PER CITY OF MEDFORD FIELDBOOK NOTES AS DESCRIBED (RECOVERED)
  - ▲ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
  - 1" BRONZE DISK IN CONCRETE STAMPED "POLARIS PLS 2883", INITIAL POINT (ESTABLISHED)
  - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
  - SUBJECT PROPERTY LINE
  - - - PARTITION LINE
  - - - BOUNDARY LINE
  - - - CENTERLINE
  - - - PREVIOUS DEED LINE
  - - - EASEMENT LINE
  - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
  - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
  - [ ] PLAT RECORD DATA PER LAKE WOOD SUBDIVISION
  - ( ) SURVEY RECORD DATA PER S/N 7038, 7111 & 7112 (L. J. FRIAR)
  - < > SURVEY RECORD DATA PER S/N 12704 (D. McMAHAN)
  - { } CITY OF MEDFORD STREET CENTERLINE REFERENCE NOTES PER CITY SURVEYOR FIELDBOOK NOTES, AS DESCRIBED

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GRAND AVENUE, HAVING A RECORD SURVEY BEARING OF NORTH 00°49'00" WEST, AS REFERENCED ON FILE AS SURVEY NO. 17653 & 18734 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

*Shawn Kampmann*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

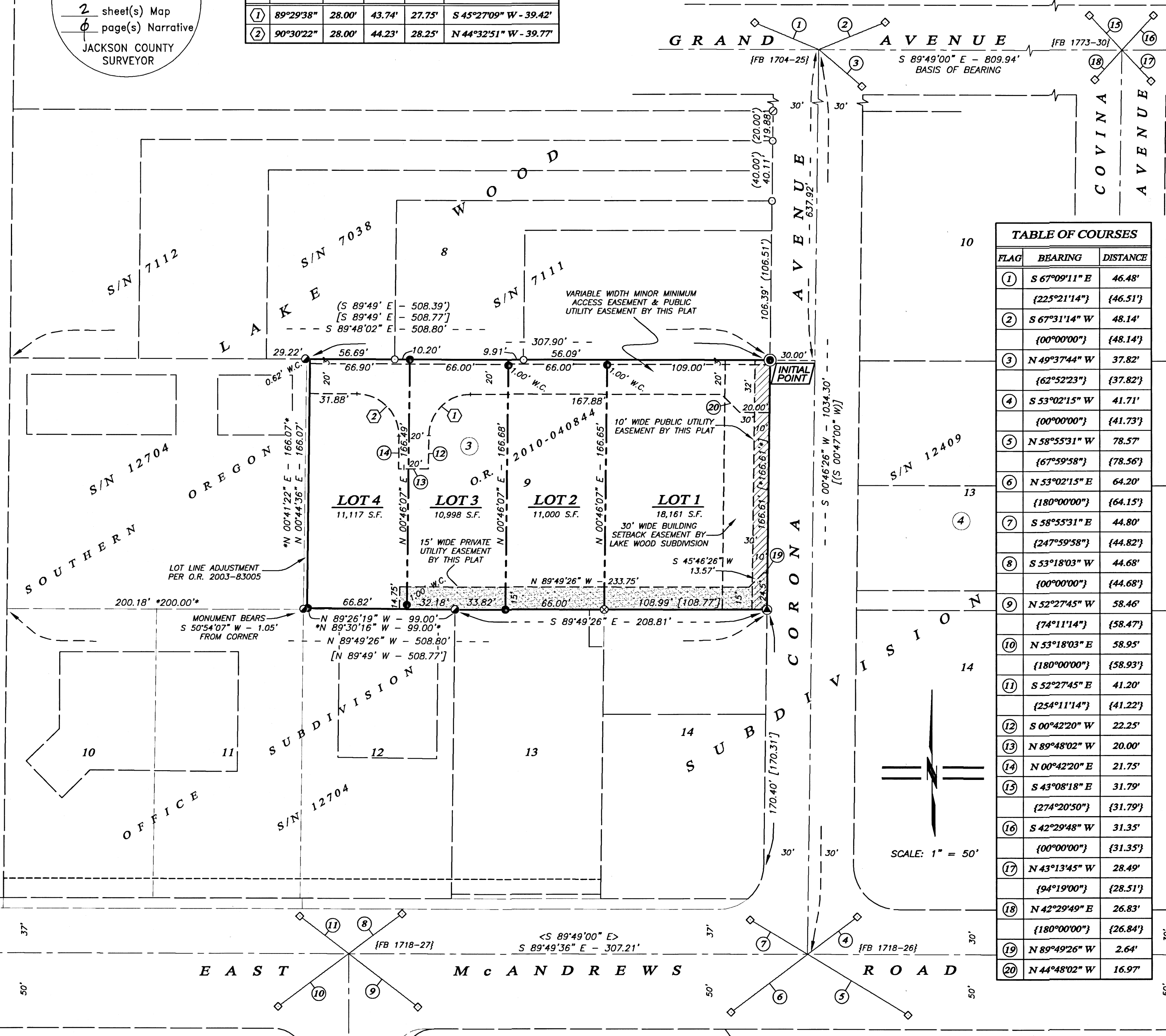
*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
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FILE: SURVEYS\1208-20\ANGELL VILLAGE.DWG SHEET 2 of 2



Assessor's Map No. 37 1W 19 BA, Tax Lot 2300