

***** APPROVALS *****

BEAR CREEK LANDING

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

File LDS-21-029

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

A Subdivision
In the N.E. 1/4 of Section 13, T.37S., R.2W., W.M.
In the City of Medford Jackson County, Oregon
(File LDS-21-029)

Filed for record this 2nd day of March, 2023, at 3:53 o'clock P.M., and recorded in Volume 49 of Plats at Page 05 of the records of Jackson County, Oregon and recorded as Document No. 2023-003970. Official Records of Jackson County, Oregon.

MATT BRINKLEY
Planning Director

FEBRUARY 28, 2023
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of January 26, 2023.

JON PROUD
City Surveyor

SURVEY FOR:

OLAF & COMPANY
3040 SIGNATURE COURT
MEDFORD, OR 97504

Christine D Walker
County Clerk
Heather Simpson
Deputy

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIAR@ASSOCIATES@CHARTER.NET

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 41A, ORJCO

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

EXAMINED AND APPROVED this 23 day of FEBRUARY, 2023.

ALEX GEORGEVITCH
City Engineer

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 March - 1, 2023.

David Arrasmith
County Assessor

DATE:
JANUARY 9, 2023

SHEET INDEX

SHEET 1 - SIGNATURES.
SHEET 2 - WESTERLY PORTION
SHEET 3 - EASTERLY PORTION

Parcels 1 and 2 set forth in Document No. 2022-010959, Official Records of Jackson County, Oregon being described as follows: Beginning at the Northwest corner of Parcel 3 per Partition Plat No. P-111-1993, according to the official plat thereof, now of record, in Volume 4, Page 111 of 'Record of Partition Plats' of Jackson County, Oregon and filed as Survey No. 13779 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89'44'20" East (record South 89'45'06" East), 280.85 feet to the Northeast corner thereof; thence along the East line thereof, South 00'03'26" West (record South 00'02'40" West), 66.79 feet to the Northwest corner of Parcel 2 per Partition Plat No. P-62-2005, according to the official plat thereof, now of record, in Volume 16, Page 62 of 'Record of Partition Plats' of Jackson County, Oregon and filed as Survey No. 18885 in the Office of the Jackson County Surveyor also being the Southwest corner of Tract B per Volume 592, Page 294, Jackson County Deed Records; thence along the South line of said Tract B, South 89'44'37" East, 523.80 feet (record South 89'44' East, 524.54 feet) to the West line of Cummings Lane; thence along said West line, North 00'00'10" West, 25.00 feet to the Southeast corner of that tract set forth in Document No. 2016-001247, said Official Records; thence along the South line thereof North 89'44'37" West (record WEST), 254.75 feet to the Southwest corner thereof; thence along the West line thereof, North 00'00'10" West, 171.02 feet (record North 00'02' East, 173 feet) to the Northwest corner thereof being on the South line of that tract set forth in Document No. 2005-047486, said Official Records; thence along said South line, North 89'44'37" West (record North 89'45'06" West), 14.14 feet to the Southwest corner thereof; thence along the West line thereof, North 00'00'10" West (record North 00'01'26" West), 324.00 feet to the North line of MIDWAY SUBDIVISIONS, according to the official plat thereof, now of record, in Volume 5, Page 6 of plats of Jackson County, Oregon; thence along said North line, North 89'44'37" West (record North 89'44' West), 257.82 feet to the Northeast corner of Volume 183, Page 565, said Deed Records; thence along the East line of said tract and the East line of Volume 187, Page 262, said Deed Records, South 00'22'39" East (record South 00'40' East), 303.21 feet to the Southeast corner of Volume 187, Page 262, said Deed Records; thence along the South line thereof, North 89'44'37" West, 289.70 feet (record North 89'44' West, 289.1 feet) to the East line of Table Rock Road; thence along said West line, South 00'03'25" West, 150.00 feet to the Southwest corner of Parcel 1 set forth in Document No. 2022-010959, said Official Records; thence along the South line thereof, South 89'44'20" East, 10.00 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 1st of March, 2023.

Joel Diaz
Tax Collector

***** DECLARATION *****

Know all men by these presents that BEAR CREEK LANDING, LLC, an Oregon limited liability company, is the owner 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 and Tract as shown on Sheets 2 and 3 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets, Street Right of Way together with the Public Utility Easements (PUE) and (2) do hereby grant to the City of Medford in fee the Street Plugs (1SP) with the condition that upon the extension of the affected streets the Street plug will automatically be dedicated as street right of way and (3) do hereby designate said Subdivision as BEAR CREEK LANDING.

REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
JULY 17, 1986
RENEWAL DATE 6-30-23

SHAUN OLSON, Member of OLAF & COMPANY, LLC
Manager of Bear Creek Landing, LLC

STATE OF OREGON }
COUNTY OF JACKSON } SS

Personally appeared the above named Shaun Olson and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Olaf & Company, LLC being the Manager of Bear Creek Landing, LLC.

Dated this 23 day of January, 2023.

Kristin Whisman
Notary Public - Oregon

Commission No. 995688

My Commission Expires 01/07/2024.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 809.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF BEAR CREEK LANDING BEING A SUBDIVISION OF THAT PROPERTY SET FORTH IN DOC. NO. 2022-010959, ORJCO. SEE CITY FILE LDS-21-029.

PROCEDURE: USING TRIMBLE R10 GPS RECEIVERS AND TRIMBLE SB ROBOTIC TOTAL STATION, MADE TIES TO AS MANY MONUMENTS POSSIBLE AS SHOWN ON SHEETS 2 & 3 TO CONTROL THE EXTERIOR OF THIS SUBDIVISION. HELD PLAT RECORD ANGLE AND DISTANCE PER P-111-1993 TO POSITION THE N.W. CORNER OF PARCEL 3 OF SAID PLAT. THE DIRECTION OF THE SOUTH LINE OF TRACT B PER V. 592, P. 294, JCDR IS CALLED AS BEING PARALLEL TO THE NORTH LINE OF MIDWAY SUBDIVISIONS. AS SHOWN ON SHEET 3, THE NORTH LINE OF MIDWAY SUBDIVISIONS WAS HELD AS MONUMENTED BY FS17696. THE SOUTH LINE OF SAID TRACT B WAS INTERSECTED WITH THE WEST LINE OF CUMMINGS LANE AS SHOWN. THE SOUTH LINE OF DOC. 2016-001247, ORJCO IS CALLED TO BE 25' NORTH AND PARALLEL TO THE SOUTH LINE OF SAID TRACT B WITH THE S.W. CORNER OF SAID TRACT HELD AT DEED RECORD DISTANCE FROM THE S.E. CORNER. THE N.W. CORNER OF DOC. 2005-047486, ORJCO WAS HELD AT DEED RECORD DISTANCE FROM THE N.E. CORNER OF LOT 6, MS. THE WEST LINE OF SAID TRACT AND OF THAT TRACT SET FORTH IN DOC. 2016-001247, ORJCO WAS HELD PARALLEL TO CUMMINGS LANE PER DEED CALL. HELD DEED RECORD DISTANCE FROM THE N.E. & N.W. CORNER OF DOC. 2005-047486, ORJCO TO POSITION THE S.E. & S.W. CORNER OF SAID TRACT. THE N.E. CORNER OF V.183, P.565, JCDR WAS HELD AT DEED RECORD DISTANCE FROM THE N.W. CORNER. THE S.W. CORNER OF V.187, P.262, JCDR WAS HELD A DEED RECORD DISTANCE FROM THE N.W. CORNER OF V.183, P.565, JCDR. THE SOUTH LINE OF V.187, P.262, JCDR WAS HELD PARALLEL TO THE NORTH LINE OF MIDWAY SUBDIVISIONS. HELD DEED RECORD DISTANCE PER DOC. 2022-010959, ORJCO ALONG THE SOUTH LINE OF V.187, P.262, JCDR TO POSITION THE INTERIOR ELL CORNER OF DOC. 2022-010959, ORJCO. THIS PROCEDURE YIELDED A DISTANCE ALMOST IDENTICAL TO THE DEED CALLS FOR THE SOUTH LINE OF V.183, P.565, JCDR AND THE NORTH LINE OF V.187, P.262, JCDR. WITH THE BOUNDARY RESOLVED, COMPUTED THE POSITION OF THE LOTS, TRACT AND STREETS AND SET MONUMENTS AS SHOWN ON SHEET 2 & 3.

CONSENT AFFIDAVIT

FROM PHILIP SMITH --> DOC. #2022-003968, ORJCO

FROM D.R. HORTON, INC - PORTLAND --> DOC. #2022-003969, ORJCO

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

Joel C. Barton
SURVEYOR

APPROVED FOR RECORDING.

Joel C. Barton S. Rep. County Administrator
COUNTY COMMISSIONER/ADMINISTRATOR

March 2, 2023
DATE

FILED
Date 3/2/23 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 3

SURVEY FOR:

OLAF & COMPANY
3040 SIGNATURE COURT
MEDFORD, OR 97504

DATE:

JANUARY 9, 2023

BEAR CREEK LANDING

A Subdivision

In the N.E. 1/4 of Section 13, T.37S., R.2W., W.M.
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(File LDS-21-029)

SURVEY BY:

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CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2017 RE-ESTAB'S.
- ⊙ = FD. ALUMINUM CAP MKD. LS2541 PER CPS1.
- ⊙ = FD. BRASS CAP MKD. LS1913 PER MPS1 OR MPS2.
- ⊙ = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER MCKS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD LS2541 PER CPS1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD D.MINNECI LS2349 PER FS17696.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD HARDEY LS1990 PER FS12021.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913. SEE FS22352.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS LS2339 PER FS13291.
- ⊙ = FD. 5/8" IRON PIN PER FS251.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
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LEGEND:

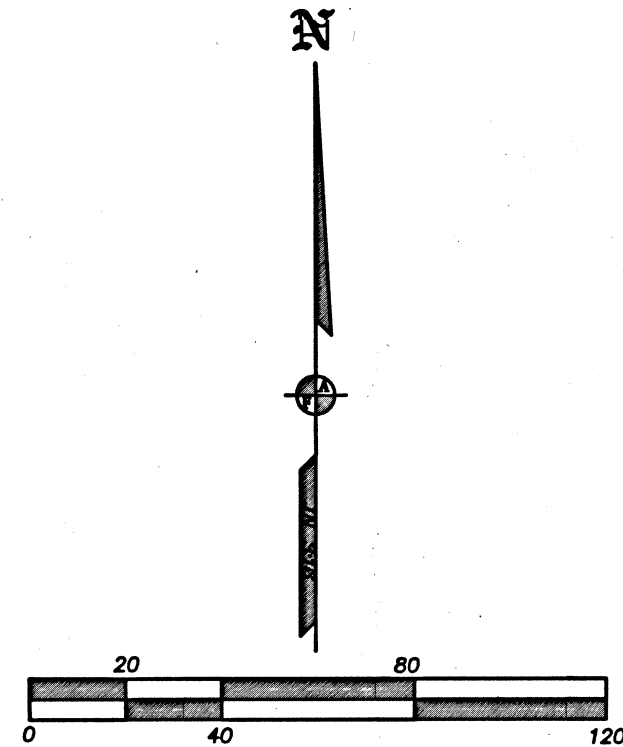
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ###WC = ### FOOT WITNESS CORNER MONUMENT.
- CPS1 = CUMMINGS PLACE SUBDIVISION, PHASE 1 (FS18966).
- MPS1 = MIDWAY PARK SUBDIVISION, PHASE 1 (FS13222).
- MPS2 = MIDWAY PARK SUBDIVISION, PHASE 2 (FS14294).
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE(##) = PRIVATE STORM DRAINAGE EASEMENT (LOT BENEFITTING) PER THIS PLAT.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER CPS1.
- [] = RECORD DATA PER DOC. 2005-047486, ORJCO.
- [] = RECORD DATA PER DOC. 2018-025043, ORJCO.
- [] = RECORD DATA PER FS22352.
- MCKS = MCKENZIE VILLAGE SUBDIVISION. (FS23126).
- () = RECORD DATA PER MS.
- MS = MIDWAY SUBDIVISION.
- [] = RECORD DATA PER DOC. 2016-001247, ORJCO.
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- [] = RECORD DATA PER V.187, P.262, JCDR.
- [] = RECORD DATA PER PP# P-111-1993 (FS13799).
- [] = PARTITION PLAT NO.
- [] = RECORD DATA PER PP# P-62-2005 (FS18885).
- [] = ONE FOOT STREET PLUG PER THIS PLAT.
- [] = RECORD DATA PER TRACT B, V. 592, P. 294, JCDR.

BASIS OF BEARINGS:

CENTERLINE OF ISABELL DRIVE PER MPS2 AS SHOWN ON SHEET 3.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C1	21°46'51"	38.01	100.00	N79°03'09"W 37.79	
C2	21°34'36"	37.66	100.00	S78°57'02"E 37.44	
C3	87°19'11"	17.53	11.50	S43°36'10"E 15.88	
C4	19°06'02"	42.50	127.50	N77°42'45"W 42.31	
C5	17°49'19"	39.66	127.50	N78°21'06"W 39.50	
C6	1°16'43"	2.85	127.50	N68°48'05"W 2.85	
C7	21°34'36"	27.30	72.50	S78°57'02"E 27.14	
C8	90°17'29"	23.64	15.00	N45°06'56"E 21.27	
C9	89°42'31"	23.49	15.00	N44°53'04"W 21.16	
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NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
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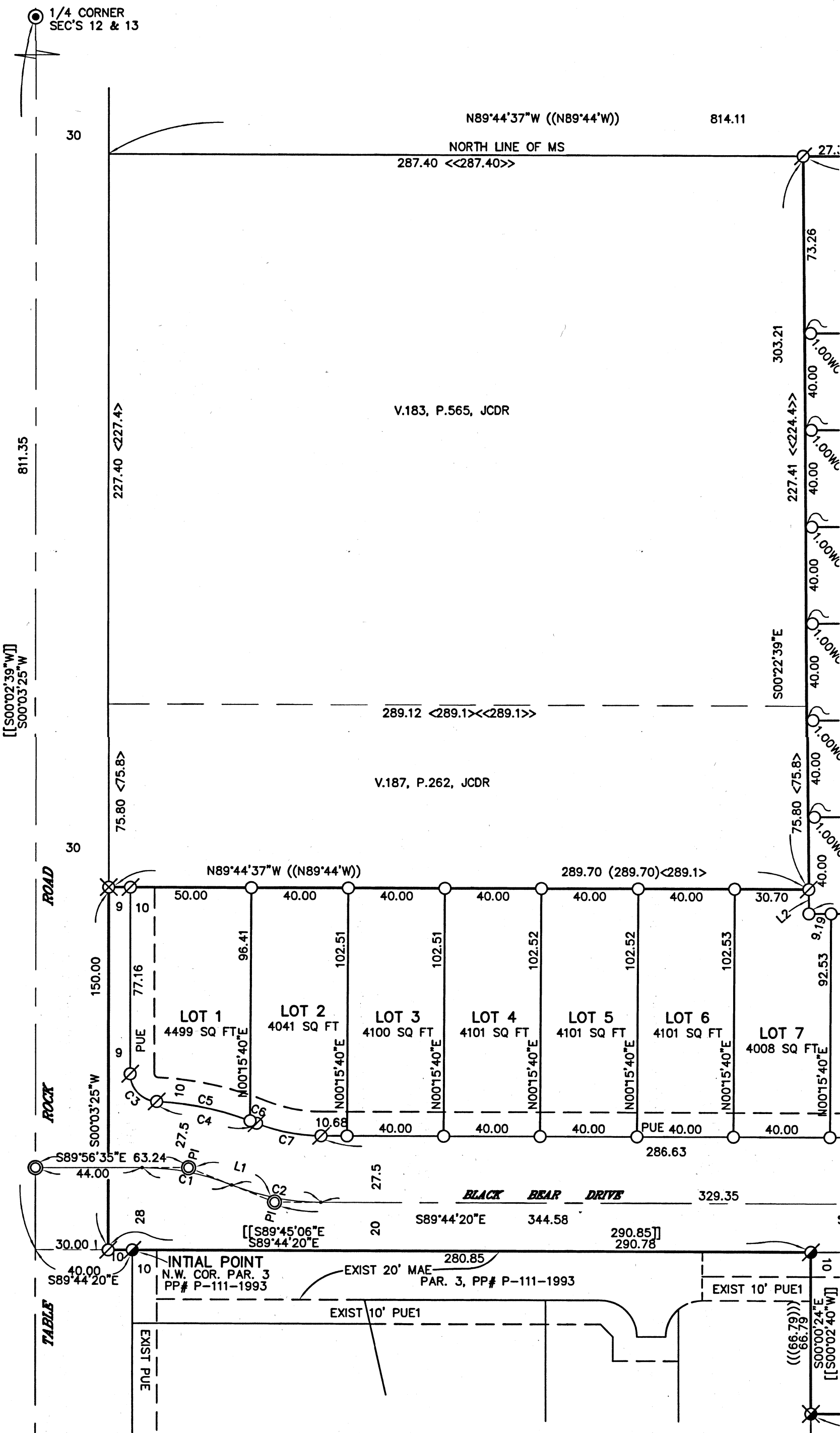


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J. Friar
SURVEYOR

FILED
Date 3/2/23 By *PS*
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
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REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23



23830
17R/55

SURVEY FOR:

DATE:

BEAR CREEK LANDING

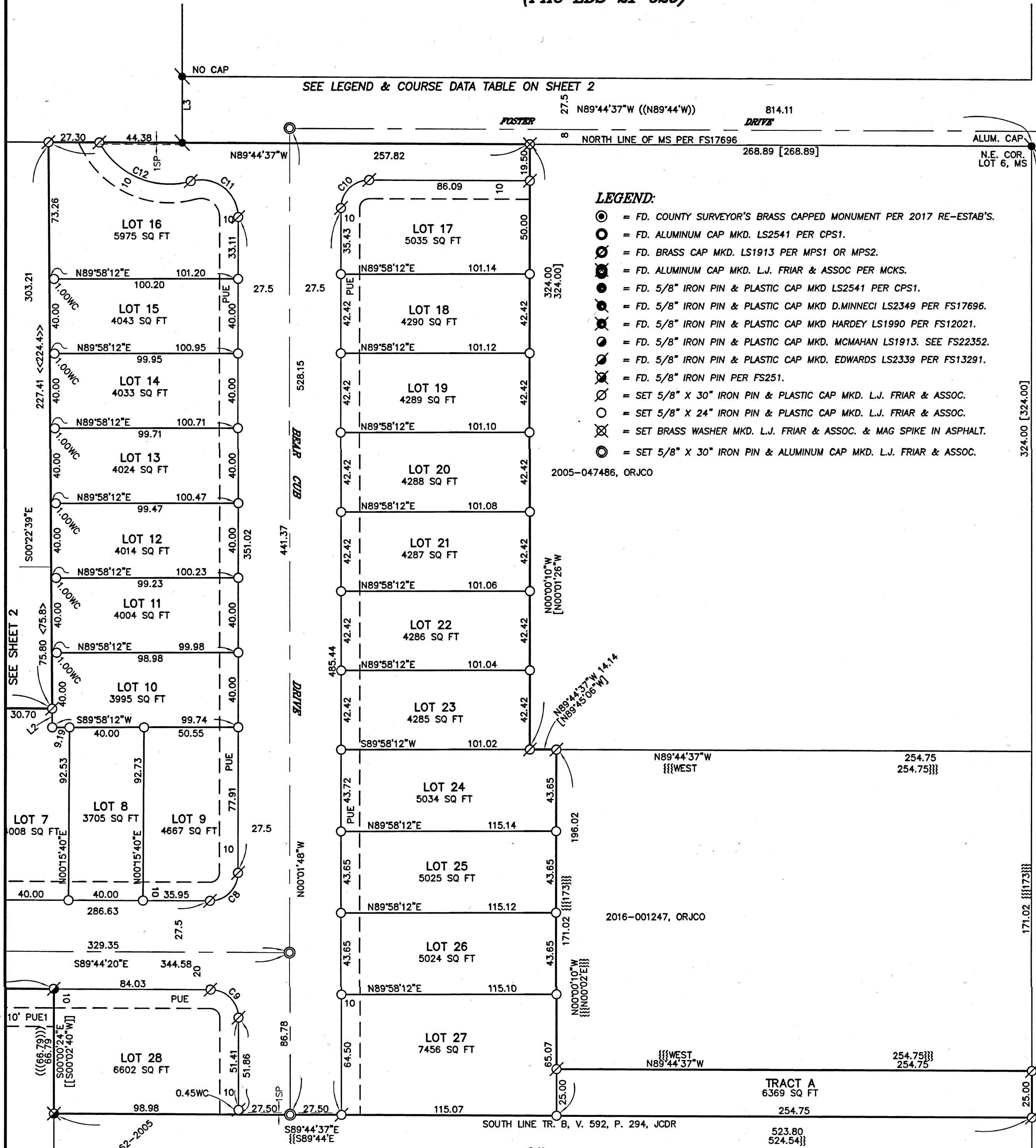
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2005-047486, ORJCO

2016-001247, ORJCO

BASIS OF BEARINGS:

CENTERLINE OF ISABELL DRIVE PER MPS2 AS SHOWN ON SHEET 3.

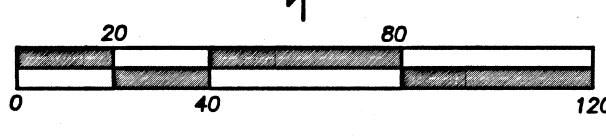
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BASIS OF BEARINGS

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