

14451

HIGHLAND HEIGHTS SUBDIVISION

Located in the W. 1/2 and the S.E. 1/4 of Section 15, T.35 S., R.1 W., W.M. Jackson County, Oregon

SURVEY FOR: Gregg Adams & Dan Bunn
P.O. Box 1084
Medford, OR 97501

SURVEY BY: L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

- LEGEND:
- ⊙ - Found County Surveyor's monument per re-establishment notes.
 - ⊙ - Found brass capped monument mkd. R9483 per RS 3322.
 - - Found 3/4" pin per Survey No. 2896. C = See Course data table.
 - ⊙ - Found 5/8" iron pin w/ plastic cap mkd. DA EDWARDS RPLS2339 per RS 12633.
 - - Found 5/8" x 24" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOCIATES per RS14091.
 - ⊙ - Found 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOCIATES per RS14091.
 - ⊙ - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.

JCDR = Jackson County Deed Records. PUE = Public Utility Easement.
ORJCO = Official Records of Jackson County, Oregon.

() = Record data as shown. RS = Recorded Survey #.

BASIS OF BEARINGS: West line of Section 15 per Survey No. 12633.
DATE: September 21, 1994 SCALE: 1" = 300' UNIT OF MEASUREMENT: Feet

No.	Radius	Delta	Length	Long Chord or Course
C	30.00	25°31'37"	131.18	S54°28'49"E 48.99
D	30.00	23°14'02"	121.31	S53°14'22"W 54.00
E	20.00	25°50'31"	9.02	S49°40'54"E 8.94
F	20.00	25°50'31"	9.02	N23°50'23"W 8.94
G				N50°05'03"W 347.65
H				N34°15'10"W 90.66
I				N6°31'16"W 63.78
J				N50°19'23"W 41.18
K				N6°14'36"W 82.65
L				N51°20'10"W 180.36
M				N37°18'57"W 76.57
N				N58°09'54"W 100.80
O				N42°44'56"W 115.95
P				N62°33'34"W 192.26
Q				N58°24'00"W 150.55
R				N49°20'22"W 202.70
S	70.65	90°01'36"	111.01	S44°45'39"E 99.94
T	75.00	42°54'50"	56.17	N68°19'01"W 54.87
U	75.00	45°02'25"	58.96	S69°22'49"E 57.45
V	125.00	45°02'25"	98.26	N69°22'49"W 95.75
W	125.00	48°11'25"	105.14	S67°48'19"E 102.06
X	75.00	48°11'25"	63.08	N67°48'19"W 61.24
Y	125.00	6°56'58"	15.16	S40°14'07"E 15.15
Z	75.00	6°56'58"	9.10	N40°14'07"W 9.09

CL FIREBREAK EASEMENT			CL WATER SYSTEM EASEMENT		
No.	COURSE	Length	No.	COURSE	Length
FB1	S89°49'51"E	713.68	W1	S89°16'12"W	301.89
FB2	S19°19'42"E	502.56	W2	S87°08'36"W	319.25
FB3	S8°18'52"E	574.98	W3	S44°10'55"E	435.24
FB4	S52°08'27"E	74.51	W4	N54°45'01"W	223.76
FB5	N88°54'53"E	163.52	W5	N43°22'56"W	123.19
FB6	S24°01'23"E	249.88	W6	N38°09'26"E	386.87
FB7	S72°49'56"E	194.96			
FB8	S32°17'14"E	134.74			
FB9	S2°24'58"E	200.23			
FB10	S16°41'54"E	347.67			
FB11	S40°46'34"E	142.77			
FB12	S10°29'05"E	228.02			
FB13	S33°49'16"E	319.05			

CENTERLINE RICHARDS WAY		
Point	Bearing	Distance
R1	N0°15'09"E	1299.11
R2	S89°44'43"E	10.00
R3	N0°15'17"E	297.00

Set 2" Brass disk in conc. mkd PLS 961

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REGISTERED PROFESSIONAL LAND SURVEYOR

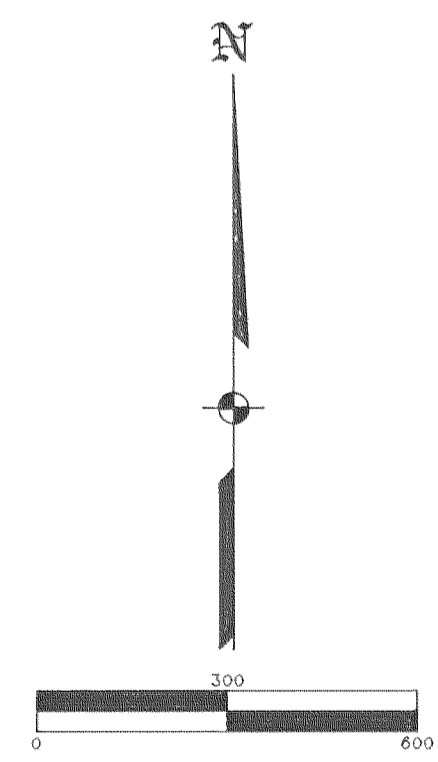
James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2294

Renewal Date 6-30-95

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs
Surveyor



351W15 TL'S 808 & 1200 & 807

15 SEP 1994 JEH SCALE: 1 inch = 300 feet

Rotation: 0° 14800.000 N 19600.000 E

14451 11/30

14101

***** 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:

Parcel 2 per Partition Plat No. P-86-1991, according to the Official Plat thereof, now of record, in Volume 2, Page 86 of Partition Plats of Jackson County, Oregon, recorded as Survey No. 12633 in the Office of the Jackson County Surveyor, and the Southwest one-quarter of the Southeast one-quarter and the Southeast one-quarter of the Southwest one-quarter, all in Section 15, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon. EXCEPTING THEREFROM all that portion of the Southeast one-quarter of the Southwest one-quarter of said Section 15 lying Southwesterly of the Southwesterly line of the Eagle Point Irrigation District ditch as described in Volume 146, Page 293, Jackson County Deed Records.

James E. Hibbs
SURVEYOR

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

Filed for record this 31 day of March, 1995, at 3:14 o'clock P.M., and recorded in Volume 20 of Plats at Page 22 of the records of Jackson County, Oregon.
Index Volume _____ Page _____.

Kathleen S. Beckett County Clerk
Cheryl Auger Deputy

For order of the County Court approving this Plat see Volume _____, Page _____ of the Commissioner's Journal of Proceedings.

***** WATER RIGHTS STATEMENT *****

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

***** APPROVALS *****

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development, this 22 day of March, 1995. JCDPD File No. 92-2-S.

Sharon Dineen Stinton
County Planner

EXAMINED AND APPROVED this 3rd day of October, 1994.

Verlyn Thomas
County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of March 30th, 1995.

Ron Lundberg Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of MARCH 30, 1995.

C. Applegate Deputy
Tax Collector

HIGHLAND HEIGHTS SUBDIVISION

Located in the W. 1/2 and the S.E. 1/4 of Section 15, T.35 S., R.1 W., W.M. Jackson County, Oregon

***** DECLARATION *****

Know all men by these presents that we, Dennis Delisle, Sharon Delisle, and Dan E. Bunn, are the owners in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate; and that we have subdivided the same into the lots and dedicated roads as shown; and that the size of the lots and the course and length of all lines are plainly set forth; and that this plat is a correct representation of the Subdivision; and that we hereby dedicate to the public for public use the dedicated roads, slope easements and those easements shown hereon, labeled as Public Utility Easement (PUE), with the condition that T.C.I. Cablevision or its successor in interest is hereby granted the right to use said PUE for underground placement of T.V. cable lines; and that we hereby grant those easements shown hereon labeled as Firebreak Easement, Access Easement to Firebreak Easement and Water System Easement. We do hereby designate said Subdivision as HIGHLAND HEIGHTS SUBDIVISION.

Dennis P. Delisle Sharon Delisle Dan E. Bunn
Dennis Delisle Sharon Delisle Dan E. Bunn

STATE OF CALIFORNIA) ss.
COUNTY OF SANTA CLARA)

PERSONALLY appeared the above named Dennis Delisle and Sharon Delisle and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 13 day of January, 1994.

Before me: Mary Toney
Notary Public of California.



STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dan E. Bunn acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 14 day of January, 1994.

Before me: Mary Toney
Notary Public of Oregon.



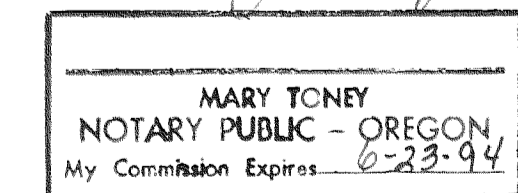
*** DECLARATION of COVENANTS, CONDITIONS and RESTRICTIONS recorded as Document No. _____, Official Records of Jackson County, Oregon. ***

Manlee D. Spores and Velma L. Spores, husband and wife, the undersigned beneficiaries of a certain Trust Deed recorded April 12, 1991 as Document No. 91-07564 of the Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Manlee D. Spores Velma L. Spores
Manlee D. Spores Velma L. Spores

The foregoing instrument was acknowledged this 24 day of January, 1994.

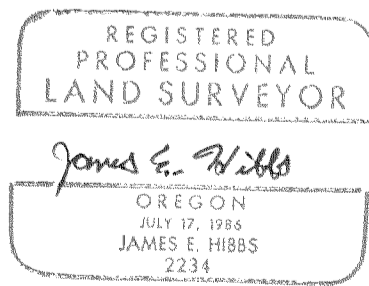
Before me: Mary Toney
Notary Public of Oregon.



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

James E. Hibbs
SURVEYOR

Sheet 2 of 2



14101 11/30

SURVEY NO. 14451

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Gregg Adams & Dan Bunn
P.O. Box 1094
Medford, OR 97501

LOCATION: A portion of the W. 1/2 and S.E. 1/4 of Section 15, T. 35 S., R.1 W., W.M., Jackson County, Oregon.

PURPOSE: To survey and monument the lots and dedicated roads of HIGHLAND HEIGHTS SUBDIVISION. See Jackson County File No. 92-2-S.

PROCEDURE: The control and monumentation of the Subdivision were established by this office during Survey No. 14091. During the interim the terminus of Richards Way shown thereon was lengthened by 300 feet, more or less. The new right-of-way was monumented and the new lot dimensions were calculated and monumented by this Survey. All pins shown at the cul-de-sac on Richards Way have been removed by me except for the CW 1/16 corner. Those corners found as well as those set are as shown hereon.

BASIS OF BEARINGS: West line of Section 15 per RS 12633.

DATE: September 21, 1994

T35S R1W SEC15 TL'S 607,808 & 1200

James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

* * RECEIVED * *

Date 3-31-95 By SK

This survey consists of:
2 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Expires 6-30-95