

Sullivan Subdivision, Phase 1

Located in the Southeast and Southwest Quarters of the Southwest Quarter of Section 36, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Prepared For

Sullivan Family Development

January 8, 1996

LEGEND

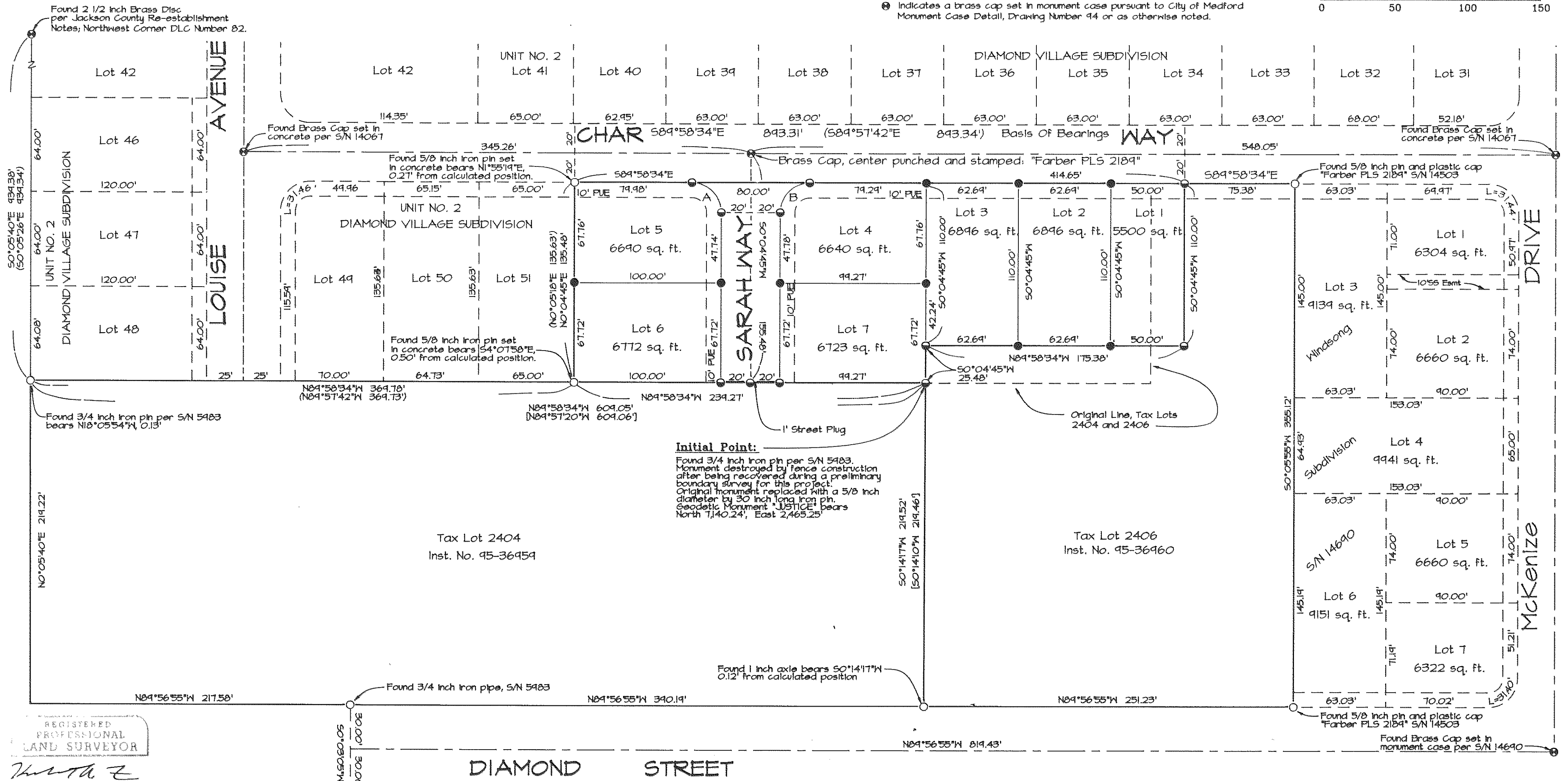
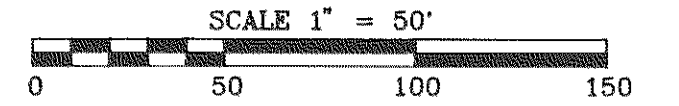
- Basis of Bearings is NGS 84 True North established by Global Positioning Satellite Observations and applied to the centerline of Char Way.
- S/N Indicates a survey filed by number at the Jackson County Surveyor's office, Jackson County, Oregon.
- PUE indicates an easement for Public Utility installation and maintenance for Storm Drainage, Natural Gas, Water, Electric, Cable Television and Sanitary Sewer.
- Inst. No. or Vol., Pg. Indicate documents from the Official or Deed Records of Jackson County, Oregon.
- () Indicates record data per S/N 14067.
- [] Indicates record data per S/N 5483.
- Indicates set 5/8" by 24" inch iron pin with yellow plastic cap marked "Farber PLS 2184".
- Indicates set 5/8" by 30" inch iron pin with yellow plastic cap marked "Farber PLS 2184".
- Indicates found monument as noted.
- ⊙ Indicates a brass cap set in monument case pursuant to City of Medford Monument Case Detail, Drawing Number 14 or as otherwise noted.

Note:

Notwithstanding the restrictions of the Plat of Diamond Village Subdivision, Unit Number 2, vehicular access to Lots 1 through 7 of Sullivan Subdivision, Phase 1, is hereby permitted by the City of Medford. Statement per the City of Medford Attorney's office.

Curve Table

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
A	90°03'18"	20.00'	31.44'	28.30'	S44°56'54"E
B	89°56'42"	20.00'	31.40'	28.27'	N45°03'06"E



Initial Point:
 Found 3/4 inch iron pin per S/N 5483. Monument destroyed by fence construction after being recovered during a preliminary boundary survey for this project. Original monument replaced with a 5/8 inch diameter by 30 inch long iron pin. Geodetic Monument "JUSTICE" bears North 7,140.24', East 2,465.25'

REGISTERED PROFESSIONAL LAND SURVEYOR

Herrert A. Farber

OREGON
 JULY 26 1988
 HERRERT A. FARBER
 2189

Renewal Date 12/31/97

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

Herrert A. Farber

PREPARED BY:
FARBER AND SONS, INC.
 FARBER SURVEYING OFFICE:
 P.O. BOX 5286 908 EAST JACKSON ST.
 CENTRAL POINT, OR 97502 MEDFORD, OR 97504
 DATE: 8 January, 1996 (541) 716-0846 RYN

11/1/82

LDS-95-11

Sullivan Subdivision, Phase 1

APPROVAL:

I certify that pursuant to authority granted in Ordinance Number 5785, this plat is hereby approved.

Wanda Williams Planning Director 8 January 1996 Date

Examined and Approved this 24th day of JANUARY, 1996.

Robert Deul City Engineer Thom H. Z City Surveyor

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

PURPOSE: To survey and monument the boundary and interior lot lines of a seven lot residential project as approved the City of Medford Planning commission at their regular meeting of April 27, 1995 as LDS-95-11.

PROCEDURE: Utilizing Global Positioning Observations taken with Trimble 4000 SST and 4000 SSI units and conventional traverse observations using a Sokkia Set-4 Total Station and SDR-33 Data Collector, tied the monuments as shown on the accompanying plat. The Exterior Boundary and Lots 1 through 7 were calculated pursuant to the previously approved Tentative Map for Sullivan Subdivision.

The exterior of said subdivision, the exterior of said lots and the interior partitions were monumented as shown on the accompanying plat.

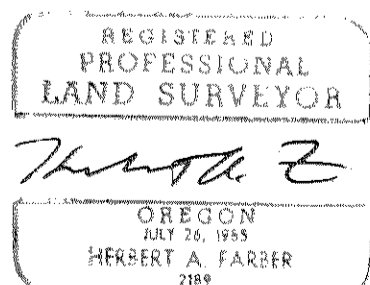
SURVEYOR'S CERTIFICATE:

State of Oregon)
County of Jackson) ss.

I, Herbert A. Farber, 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, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the northwest corner of Donation Land Claim Number 82 located in the Southeast and Southwest Quarters of the Southwest Quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 0°05'40" East (record South) along the west boundary of said claim, 439.38 feet to the northwest corner of parcel described in Instrument Number 71-08760, of the Official Records of Jackson County, Oregon, from which a 3/4 inch iron pin bears North 18°05'54" West, 0.13 feet; thence South 89°58'34" East, along the north boundary of said parcel, 609.05 feet to the northwest corner of that certain parcel described in Instrument Number 88-10560 of said records and the POINT OF BEGINNING; thence North 89°58'34" West, along last said boundary, 239.27 feet, from which a 5/8 inch iron pin bears South 4°07'58" East, 0.50 feet; thence North 0°04'45" East 135.48 feet to the southerly right-of-way of Char Way, from which a 5/8 inch iron pin bears North 1°55'19" East, 0.27 feet; thence South 89°58'34" East, along said right-of-way, 414.65 feet; thence leaving said right-of-way, South 0°04'45" West, 110.00 feet; thence North 89°58'34" West, 175.38 feet; thence South 0°04'45" West, 25.48 feet to the POINT OF BEGINNING.

Thom H. Z
Herbert A. Farber, PLS 2189



Located in the Southeast and the Southwest One-quarters of the Southwest One-quarter of Section 36, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Prepared For:

Sullivan Family Development
1985 Rossanley Drive
Medford, Oregon, 97501

DATE: 8 January, 1996

SURVEYED BY:

FARBER AND SONS, INC.

FARBER SURVEYING OFFICE:
P.O. BOX 5286 908 EAST JACKSON ST.
CENTRAL POINT, OR 97502 MEDFORD, OR 97504
(541) 776-0846

DATE: 9 November, 1995

RELEASE:

We, Valley of the Rogue Bank, as beneficiary of that Trust Deed dated August 31, 1995, recorded September 1, 1995, as Instrument Number 95-24709 and that Assignment of Rents dated August 31, 1995 and recorded September 1, 1995 as 95-24710, 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 use.

Signed this 18th day of JANUARY, 1996.

John W. Ydstie
John W. Ydstie, Assistant Vice President

State of Oregon)
County of Jackson) ss.

The foregoing instrument was acknowledged before me on: 1/18/96

Marquise L. Lewis
Notary Public, State of Oregon

We, Bank of Southern Oregon, as beneficiary of that Trust Deed dated August 10, 1995 and record August 11, 1995 as Instrument Number 95-22350, 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 use.

Signed this 22nd day of January, 1996.

Charles A. Dodd
Charles A. Dodd, Vice President

State of Oregon)
County of Jackson) ss.

The foregoing instrument was acknowledged before me on: 1-22-96

Judy Wilson
Notary Public, State of Oregon

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

Thom H. Z

RECORDING:

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

Filed for record this 13 day of February, 1996 at 9:01 o'clock A M. and recorded in Volume 21 at Page 7 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Glenda E. Bartlett Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of:

Lynette DeWitt Tax Collector February 9, 1996 Date

Examined and approved as required by O.R.S. 92.100 as of:

T. A. Tax Assessor FEBRUARY 9, 1996 Date

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, SULLIVAN FAMILY DEVELOPMENT, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown 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, and we do hereby dedicate to the public for public use, street and easements shown hereon and hereby grant to the City of Medford, in fee simple, that area portrayed and designated as a street plug. By its approval of the plat, the City of Medford declares that upon the approved dedication of the extension of the affected street, it thereby dedicates this street plug for public street purposes. We hereby designate said subdivision as Sullivan Subdivision, Phase 1.

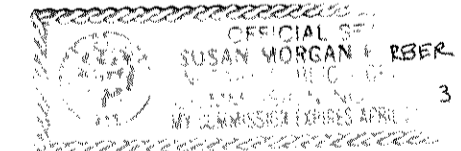
Dennis B. Sullivan Diane K. Sullivan
Dennis B. Sullivan Diane K. Sullivan
Amy Sullivan
Amy Sullivan

State of Oregon)
County of Jackson) ss.

Personally appeared the above named Dennis B. Sullivan, Diane K. Sullivan and Amy Sullivan, who being duly sworn, stated they are the partners of Sullivan Family Development, an Oregon Partnership, and that the foregoing instrument was voluntary signed on behalf of the partnership, and acknowledged said instrument to be its voluntary act and deed.

Before me: 1-18-96 My commission expires: 9-21-96

Susan Morgan Farber
Notary Public, State of Oregon



NOTES:

Easements as contained in Volume 440 at Page 227 and Volume 441 at Page 445 are blanket in nature along pole and wire lines in the Southeast Quarter of the Southwest Quarter of Section 36, Township 37 South, Range 2 West, Willamette Meridian. No pole or wire lines exist within the boundaries of Sullivan Subdivision, Phase 1.