

LDS-95-11 and LDS-95-48

Sullivan Subdivision, Phase 2

APPROVAL:

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

James M. [Signature] Planning Director SEP 9, 1996 Date
Examined and Approved this 21st day of August, 1996.
Lorraine J. [Signature] Acting City Engineer Paul D. [Signature] 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 sixteen lot residential project as approved the City of Medford Planning Commission at their regular meeting of April 27, 1995 as LDS-95-11, and a seven lot residential project as approved the City of Medford Planning Commission at their regular meeting of January 25, 1996 as LDS-95-48.

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 8 through 30 were calculated pursuant to the previously approved Tentative Maps for Sullivan Subdivision.

The exterior boundary and the exterior lot lines of this subdivision were monumented as shown on the accompanying plat.

SURVEYOR'S CERTIFICATE:

State of Oregon } ss.
County of Jackson }

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:

Beginning at the Initial Point, being the southeast corner of Lot 7, Phase 1, Sullivan Subdivision as recorded in Volume 21, Page 7 of the Plat Records of Jackson County, Oregon; thence along the easterly boundary of said phase 1, North 0°04'45" East 25.48 feet; thence South 89°56'34" East 188.06 feet; thence North 0°04'45" East 110.00 feet to the southerly right-of-way of Char Way; thence along said southerly right-of-way, South 89°56'34" East 62.84 feet to the northwest corner of Lot 5 of Windsong Subdivision as recorded in Volume 20, Page 51 of said plat records; thence along the westerly line of Windsong Subdivision, South 0°05'55" West 355.12 feet to the northerly right-of-way of Diamond Street; thence along said northerly right-of-way, North 89°56'35" West 859.01 feet to the westerly line of Donation Land Claim Number 82 located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along said claim, North 0°05'40" West 219.22 feet to the northwest corner of that certain parcel described in Instrument Number 71-08760 of the Official Records Jackson County, Oregon, from which a 3/4 inch iron pin bears North 18°05'34" West 0.15 feet; thence South 89°56'34" East, along the north boundary of said parcel, 604.05 feet to the Initial Point and the POINT OF BEGINNING.

[Signature] Herbert A. Farber, PLS 2189

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

[Signature]



Renewal Date 12/31/97

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

Prepared For:

Sullivan Family Development

1985 Roseanley Drive Medford, Oregon, 97501

DATE: July 25, 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: July 25, 1996

RELEASE:

We, Valley of the Rogue Bank, as beneficiary of that Trust Deed dated August 31, 1995, recorded September 1, 1995, as Document Number 95-24709 and that Assignment of Rents dated August 31, 1995 and recorded September 1, 1995 as Document Number 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 30th day of July, 1996.

[Signature] Fred Moran, Loan Officer

State of Oregon } ss.
County of Jackson }

The foregoing instrument was acknowledged before me on: 7-30-96

[Signature] Kelly Sue Rhodes Notary Public, State of Oregon



We, Bank of Southern Oregon, as beneficiary of that Trust Deed, Line of Credit, dated August 10, 1995 and record August 11, 1995 as Document 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 30th day of July, 1996.

[Signature] Charles A. Dodd, Vice President

\*and dated July 1, 1996 and record July 5, 1996 as Document Number 96-22443,

State of Oregon } ss.
County of Jackson }

The foregoing instrument was acknowledged before me on: July 30, 1996

[Signature] Janis L. Weber Notary Public, State of Oregon



\*\*\* for the maintenance of an existing pipe line located in the P.U.E. in the southeast corner of lot 30 for the benefit of Medford Irrigation District.

RECORDING:

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

Filed for record this 17 day of September 1996 at 1:34 P.M. and recorded in Volume 21 at Page 40 of the Plat Records of Jackson County, Oregon.

[Signature] Kathleen D. Beckett County Clerk [Signature] Glenda E. Bartlett Deputy

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

[Signature] K. [Signature] 9-11-96 Tax Collector Date

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

[Signature] Ron Lundberg Deputy Tax Assessor [Signature] September 11, 96 Date

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, DENNIS B. SULLIVAN DIANE K. SULLIVAN and AMY SULLIVAN, dba SULLIVAN FAMILY DEVELOPMENT, a Partnership, and DENNIS B. SULLIVAN AND DIANE K. SULLIVAN, as tenants by entirety, 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, streets and easements shown hereon, and Minimum Access #1 is for ingress, egress and public utilities and the benefit of Lots 9, 10, and 11, and Minimum Access #2 is for ingress, egress and public utilities and the benefit of Lots 18, 22, and 23, and Minimum Access #3 is for ingress, egress and public utilities and the benefit of Lots 21, 24 and 25, and an easement \*\*\*

We hereby designate said subdivision as Sullivan Subdivision, Phase 2.

[Signature] Dennis B. Sullivan Dennis B. Sullivan Sullivan Family Development
[Signature] Diane K. Sullivan Diane K. Sullivan Sullivan Family Development
[Signature] Amy Sullivan Amy Sullivan Sullivan Family Development

State of Oregon } ss.
County of Jackson }

Personally appeared the above named Dennis B. Sullivan, Diane K. Sullivan and Amy Sullivan, who being duly sworn, stated they are doing business as Sullivan Family Development, a partnership, and that the foregoing instrument was voluntarily signed on behalf of the partnership, and acknowledged said instrument to be its voluntary act and deed; and Dennis B. Sullivan and Diane K. Sullivan, who being duly sworn, stated they are the tenants by entirety, and acknowledged said instrument to be their voluntary act and deed.

[Signature] Susan Morgan Farber Notary Public, State of Oregon



NOTES:

Easements as contained in Volume 440 at Page 227 and Volume 441 at Page 445, Deed Records of Jackson County, Oregon, are blanket in nature along pole and wire lines in the Southeast Quarter of 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 2.

# Sullivan Subdivision, Phase 2

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

Prepared For

## Sullivan Family Development

July 25, 1996

**Note:**

Geodetic Monument "JUSTICE" Bears North 7,140.24', East 2,465.23' From The Initial Point.

**Curve Table**

| CURVE | RADIUS | DELTA     | LENGTH | BEARING     | CHORD  |
|-------|--------|-----------|--------|-------------|--------|
| A     | 20.00' | 90°01'40" | 31.43' | N44°56'05"W | 28.29' |
| B     | 20.00' | 89°58'20" | 31.41' | S45°03'55"W | 28.28' |
| C     | 20.00' | 89°51'15" | 31.37' | N45°01'17"W | 28.25' |
| D     | 20.00' | 90°08'45" | 31.47' | S44°58'43"W | 28.32' |
| E     | 10.00' | 90°00'00" | 15.71' | S44°56'54"E | 14.14' |
| F     | 10.00' | 89°57'10" | 15.70' | S45°04'30"W | 14.14' |
| G     | 10.00' | 90°02'50" | 15.72' | N44°55'30"W | 14.15' |
| H     | 10.00' | 90°00'00" | 15.71' | S45°01'26"W | 14.14' |
| K     | 10.00' | 90°00'00" | 15.71' | N44°56'55"W | 14.14' |
| L     | 10.00' | 45°08'45" | 7.88'  | S67°28'43"W | 7.68'  |
| M     | 50.00' | 45°08'45" | 39.40' | S67°28'43"W | 38.34' |
| N     | 30.00' | 45°08'45" | 23.64' | N67°28'42"E | 23.03' |

**LEGEND**

Basis of Bearings is NAD-83 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, Telephone, Cable Television and Sanitary Sewer.

Inst. No. indicates documents from the Official Records of Jackson County, Oregon.

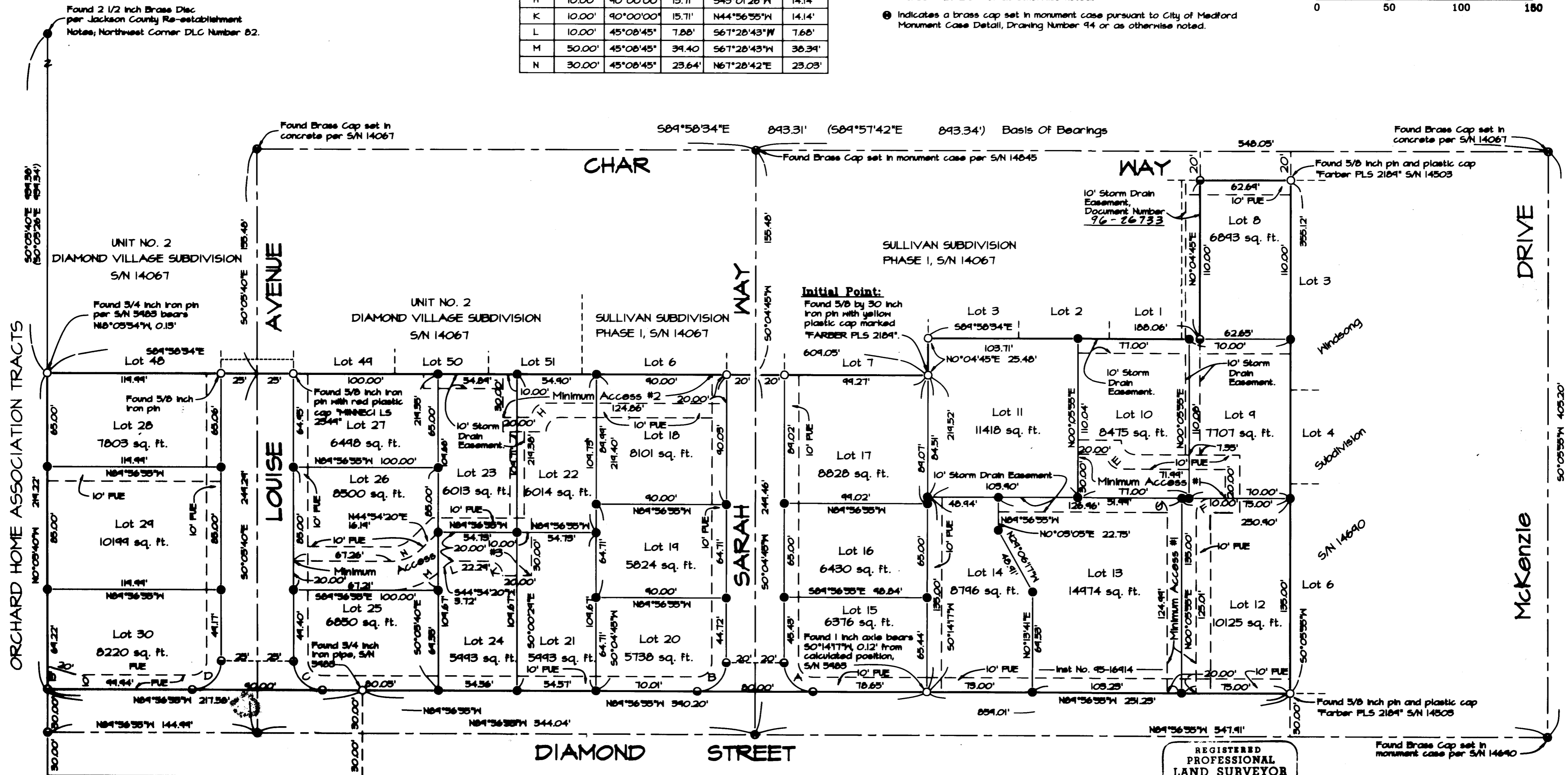
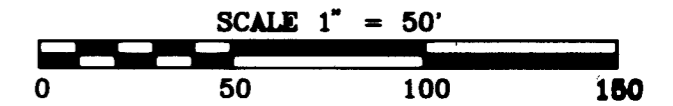
( ) Indicates record data per S/N 14067.

● 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" or as otherwise noted.

○ Indicates a found 5/8 inch iron pin with yellow plastic cap marked "Farber PLS 2184" or as otherwise noted.

⊕ Indicates a brass cap set in monument case pursuant to City of Medford Monument Case Detail, Drawing Number 94 or as otherwise noted.



57-24-36DC Tax Lots 2404 & 2406

Sheet 2 of 2

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

*Herbert A. Farber*

Drawing: G:\DIAMOND\DOT\_TML\PRO

REGISTERED PROFESSIONAL LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 24, 1988  
HERBERT A. FARBER  
2009

Renewal Date 12/31/97

PREPARED BY:  
**FARBER AND SONS, INC.**  
FARBER SURVEYING  
P.O. BOX 5286  
CENTRAL POINT, OR 97502  
DATE: July 25, 1996

OFFICE:  
408 EAST JACKSON ST.  
MEDFORD, OR 97504  
(541) 716-0846