APPROVAL:

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

ACTING Planning Director

4-20-96

Examined and Approved this 25 day of Accest, 1976.

1. City Engineer

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

PURPOSE:

To survey and monument the exterior boundary and interior lines of a five lot residential subdivision as approved by the City of Medford Planning Commission at their regular meeting of September 14, 1995, as LDS-95-33.

Utilizing Global Positioning Observations taken with Trimble 4000 SSI units and conventional traverse observations using a Nikon DTM-AIO LG Total Station and SDR-33 Data Collector, recorded documents and plats pursuant to the Records of Jackson County, Oregon; controlling monuments where tied and accepted as depicted on the accompanying plat.

Pursuant to the said records, the recovered monumentation, and the previously approved Tentative Map, the interior lots where computed, and monumented as depicted on the accompanying plat.

SURVEYOR'S CERTIFICATE:

State of Oregon County of Jackson

1, 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:

A parcel of land situated in the State of Oregon, County of Jackson, more particularly described as follows:

Parcel I, as shown on the Minor Land Partition Plat filed in the Office of the Jackson County Surveyor as Number 13276 and recorded as Partition Plat Number P-131-1992 of "Record of Partition Plats" in Jackson County,

Thursa. Z

Renewal Date 12/31/97

Vision One Subdivision

Located In: The Southeast One-quarter of Section II, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

A subdivision of Parcel I of Partition Plat Number P-131-1992.

Prepared For:

VISION HOMES, INC.

2338 Ridge Way Medford, Oregon 97504

9-27-96 BF

Date: May 30, 1996

0

Surveyed By:

FARBER & SONS, INC.

FARBER SURVEYING P.O. Box 5286 Central Point, OR 97502

OFFICE: 908 East Jackson Street Medford, OR 97504 (541) 776-0846

Date: May 30, 1996

RELEASE:

We, Bank of Southern Oregon, as beneficiary of that Line Of Credit Deed Of Trust dated March 19, 1996 and record March 25, 1996 as Instrument Number 96-09113, 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.

Charles A. Dodd, Vice President

State of Oregon County of Jackson)

The foregoing instrument was acknowledged before me

Notary Public, State of Oregon

My commission expires



Declaration of Covenants, Conditions, Restrictions and Agreements, ____ of the Official Records of See Document Number ____ Jackson County, Oregon.

NOTES:

Easement contained in Volume 383 at Page 381, Deed Records of Jackson County, Oregon is blanket in nature for an anchor and quy on a portion of the Southwest Quarter of the Southeast Quarter of Section II, Township 37 South, Range 2 West of the Willamette Meridian. No anchor or guy exists within the boundaries of Vision One Subdivision.

RECORDING:

For order of the County Court approving this plat see Volume____, Page____, of the County Commissioner's Journal.

Filed for record this 27day of Sept, 1996at 8:26 O'clock A. M. and recorded in Volume 21 at Page 42 of the Plat Records of Jackson County, Oregon.

Kathlein S. Bickett Cherix Owgeris
County Clerk Deputy

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

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, VISION HOMES, INC., an Oregon Corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and street 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 that we hereby dedicate to the public for public use, street and easements shown hereon.

We hereby designate said subdivision as VISION ONE SUBDIVISION.

Mark Wickman

President

State of Oregon County of Jackson)

On this 5th day of August , 19 96, before me, the undersigned Notary Public, personally appeared MARK WICKMAN, President of VISION HOMES, INC., and known to me to be an authorized agent of the corporation that executed this Subdivision and acknowledged this Subdivision to be the free and voluntary act and deed of the corporation, by authority of its Bylams or by resolution of its board of directors, for the uses and purpose therein mentioned, and on oath stated that he is authorized to execute this Subdivision and in fact executed this Subdivision on behalf of the corporation.

By: Susan Morgan Farber Notary Public in and for the state of Oregon April 21, 2000 My commissión expires

Thata-Z

Drawing: C:\VISIONHM\TMODEL.PRO

JOB NO.:

0493-95

Sheet I of 2

Vision One Subdivision Located In The Southeast one-quarter Of Section II Township 37 South, Range 2 West, Willamette Meridian City Of Medford, Jackson County, Oregon Basis Of Bearings BEALL LANE A Subdivision Of Parcel | Of Partition Plat Number P-131-1992 Jackson Country Surveyor's Office Filed Survey Number 13276 [Œast 1153.84')] 589°59'46"E 1153.85 Prepared For: Limits-Vision Homes, Inc. Northwest Corne DLC #63 Jackson County Brass Cap Replaced Found Monument Southeast Corner Initial Point: With 5/8 By 30" Iron Pin and DLC #54 Mark and Cynthia Wickman Yellow Plastic Cap Marked Jackson County Brass Cap Found 5/8 by 30 inch Iron pin per 5/N 13276. FARBER PLS 2189. 2338 Ridge Way [(East 207.50')] (403.75)Found 5/8" Iron Pin Medford, Oregon 97504 403.80 589°59'46"E' No Plastic Cap. 207.44 -- -R.O.M. 53,531 50.22 50.22 53.47 No Access No Access 125 10' PUE NOTES: 196.38' 196.40')] Basis of Bearings is NAD-83 True North established by Global Positioning Satellite Observations applied to the centerline of Beall lane between the Southeast Corner of DLC # 54 and the Northwest Corner of DLC # 63. Lot 5 Lot 1 5780 sq. ft. 5774 sq. ft. (F) (B) CURVE TABLE curve Radius Chord Bearing Distance Delta Length 20.00 129*24'28" 45.17 N25°18'00"E 36.16 **45**.00' 670136 52.64 N5*53'26"W 49.69 (C) 45.00' 41°35'05" 32.66 N48°24'55"E 31.95 West West (D) **45**.00' 41°35'05" 32.66 590°00'00"E 31.95 49.19 49.131 Œ) 41°35'05" 548°24'55"E **45**.00' 32.66 67°02'04" 52.65 55°53'34"W 49.70 20.00 129°24'27" 45.17 525°17'33"E 36.16 (H) Total Curve (D) (H) 45.00' 258°48"55" 203.27' N89°59'46"W 69.54' lo' pue-LEGEND Indicates set 5/8" X 24" steel pin with yellow plastic cap marked "FARBER PLS 2189", top set flush with the average ground level. ● Indicates set 5/8" × 30" steel pin with yellow plastic cap marked "FARBER PLS 2189", Lot 4 top set flush with the average ground level. Lot 2 Indicates found 2 1/2 inch Brass Cap, in monument well, 0.3' +/-, below average street 7602 sq. ft. 7597 sq. ft. pavement, or as noted. O Indicates found 5/8" diameter iron pin with yellow plastic cap marked "L.J. Friar And Associates", Survey Number 13276, or as noted. 50°01'32" [(50uth () Indicates record data per Survey Number 13276. [] Indicates record data per Survey Number 844. Lot 3 R.O.W. Indicates Right-Of-Way. 6247 sq. ft. Indicates Public Utility Easement Indicates Street Centerline I hereby certify that this is 5/N Indicates filed survey number at the County Surveyor's an exact copy of the original. Office, Jackson County, Oregon. NaL RVEY) L PREPARED BY: 0.67 103.70 FARBER & SONS, INC. -0.84 N89°59'24"W Found 5/8" Iron Pin 207.62' 207.50')] 0.72'-Per 5/N 844. FARBER SURVEYING OFFICE: [(Mest P.O. BOX 5286 908 East Jackson Street Central Point, OR 97502 Medford, OR 97504 (541) 776-0846 Date: 30 MAY 1996 Renewal Date 12/31/97 Sheet 2 of 2 Assessor Map Number: 37-2W-IID Tax Lot 6900 Drawing: C:\VISIONHM\TMODEL.PRO JOB NO.: 0508-45