

# ROBERTS ROAD SUBDIVISION

A Replat of a Portion of Lot 17,  
ROGUE VALLEY HEIGHTS

Located in:  
the Southeast 1/4 of Section 18,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

INTERSECTION PER CITY  
OF MEDFORD RP'S  
(FIELD BOOK 1293)

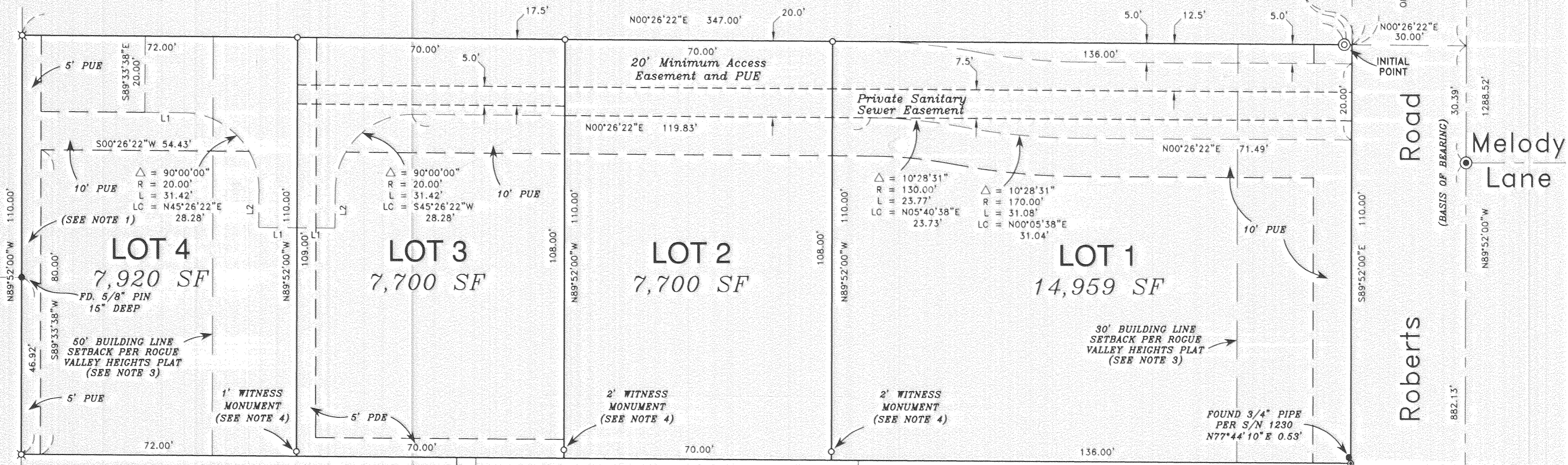
**NOTES:**

- 1.) 5' EASEMENT GRANTED PACIFIC NORTHWEST BELL TELEPHONE COMPANY PER DOCUMENT NO. 90-11674, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 2.) EASEMENT GRANTED PACIFICORP PER DOCUMENT NO. 96-30079, OFFICIAL RECORDS OF JACKSON COUNTY. SPECIFIC WIDTH AND LOCATION NOT GIVEN.
- 3.) 30' AND 50' BUILDING LINE SETBACKS PER ROGUE VALLEY HEIGHTS PLAT TO BE REMOVED UPON RECORDING OF THIS PLAT.
- 4.) WITNESS MONUMENTS SET DUE TO PRESENCE OF CONCRETE FOOTING ALONG WESTERLY PROPERTY LINE.

## LOT 17, ROGUE VALLEY HEIGHTS



NORTHMONT SUB.,  
UNIT NO. 3 10  
11



HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON MEDFORD, OREGON  
(541) 779-4641

BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 20' JANUARY 26, 1999  
BASIS OF BEARING: ROGUE VALLEY HEIGHTS  
(CENTERLINE OF ROBERTS ROAD)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D, MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D, MINNECI LS 2349".
- ⊙ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK
- ⊕ = SET BRASS DISC STAMPED "INITIAL POINT LS 2349" IN 8" X 8" X 24" CONCRETE
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND BRASS DISC IN CONCRETE IN MONUMENT CASE
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT

5' DRAINAGE EASEMENT  
PER DOC. NO. 98-38770,  
OFFICIAL RECORDS OF  
JACKSON COUNTY, OREGON

I certify this plat to be an  
exact photocopy of the original.  
David Minnecci  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
David M. Minnecci  
OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349

EXPIRES 12/31/00

S/N 1230  
& 7797

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°26'22"W	10.00'
L2	S89°33'38"E	10.00'
L3	S00°26'22"W	20.00'



**ROBERTS ROAD SUBDIVISION**  
 A Replat of a Portion of Lot 17,  
 ROGUE VALLEY HEIGHTS  
 Located in:  
 the Southeast 1/4 of Section 18,  
 Township 37 South, Range 1 West, W.M.,  
 City of Medford, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, THAT I, MILO C. SMITH, AM THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, 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. I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 2, 3 AND 4, A MINIMUM ACCESS EASEMENT OVER LOTS 1, 2 AND 3 FOR INGRESS AND EGRESS TO ROBERTS ROAD. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 2 AND 4, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 3. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 2, 3 AND 4, A PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS LOTS 1, 2 AND 3. I HEREBY DESIGNATE SAID SUBDIVISION AS ROBERTS ROAD SUBDIVISION.

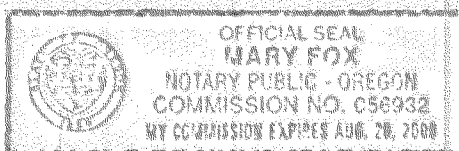
IN WITNESS WHEREOF, SIGNED THIS THE 22 DAY OF March, 1999.  
 \_\_\_\_\_  
 Milo C. Smith  
 MILO C. SMITH

STATE OF OREGON )  
 COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF March, 1999, BY MILO C. SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
 Mary Fox  
 NOTARY



LARSON APPLIANCE COMPANY PROFIT SHARING PLAN, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED MARCH 10, 1998 AS DOCUMENT NO. 98-09068, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY AGREES THAT THE LIEN OF ITS TRUST DEED SHALL BE INFERIOR TO AND SUBORDINATE TO THE 20 FOOT MINIMUM ACCESS EASEMENT AND THE PUBLIC UTILITY EASEMENT AS SHOWN ON THE MAP OF SAID REPLATS.

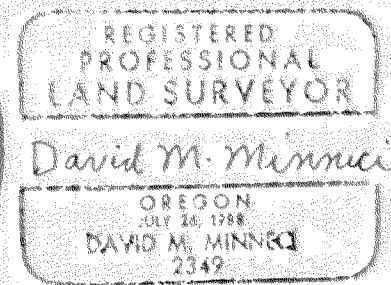
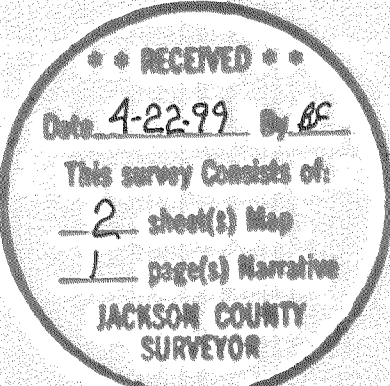
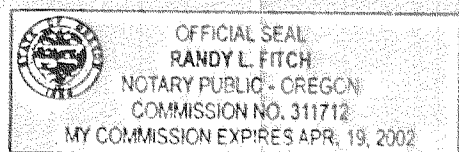
IN WITNESS WHEREOF, SIGNED THIS 23 DAY OF March, 1999.  
 \_\_\_\_\_  
 AUTHORIZED REPRESENTATIVE  
 LARSON APPLIANCE COMPANY PROFIT SHARING PLAN  
 \_\_\_\_\_  
 TITLE

STATE OF }  
 COUNTY OF } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March, 1999, BY Dick E. Stitt, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF LARSON APPLIANCE COMPANY PROFIT SHARING PLAN.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
 Randy E. Stitt  
 NOTARY



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

STATE OF OREGON )  
 COUNTY OF JACKSON ) SS

I, DAVID M. MINNICI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTHEAST CORNER OF LOT SEVENTEEN (17) OF ROGUE VALLEY HEIGHTS IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE NORTH 89°52'00" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT, 350.00 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 00°26'22" EAST 1.00 FOOT TO A BRASS DISC IN CONCRETE MARKING THE INITIAL POINT OF BEGINNING OF ROBERTS ROAD SUBDIVISION; THENCE, CONTINUE NORTH 00°26'22" EAST 347.00 FEET TO THE NORTHERLY LINE OF SAID LOT; THENCE NORTH 89°52'00" WEST, ALONG SAID NORTHERLY LINE, 110.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 00°26'22" WEST 348.00 FEET TO THE AFORESAID SOUTHERLY LINE OF LOT 17; THENCE SOUTH 89°52'00" EAST, ALONG SAID SOUTHERLY LINE, 110.00 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 00°26'22" EAST 1.00 FOOT TO THE POINT OF BEGINNING.

\_\_\_\_\_  
 David M. Minnici  
 SURVEYOR

\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

\_\_\_\_\_  
 James McEimhail  
 PLANNING DIRECTOR  
 \_\_\_\_\_  
 APRIL 15, 1999  
 DATE

EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF APRIL, 1999.

\_\_\_\_\_  
 Robert Lead  
 CITY ENGINEER  
 \_\_\_\_\_  
 Paul D. Lewis  
 CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 20<sup>th</sup> DAY OF APRIL, 1999.

\_\_\_\_\_  
 Jeffery Deputy  
 ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 20<sup>th</sup> DAY OF April, 1999.

\_\_\_\_\_  
 Lynda Admitt, Deputy  
 TAX COLLECTOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 22 DAY OF April, 1999 AT 11:43 O'CLOCK A. M.  
 AND RECORDED IN VOLUME 25 OF PLATS AT PAGE 17 OF RECORDS OF JACKSON COUNTY, OREGON.

\_\_\_\_\_  
 Kathleen S. Beckett  
 COUNTY CLERK  
 \_\_\_\_\_  
 Deputy



SURVEY NO 16116

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Milo Smith  
220 Cheryl Lane  
Phoenix, Oregon 97535

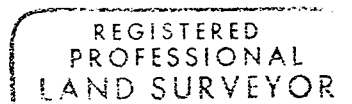
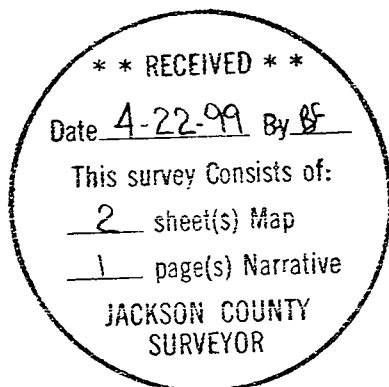
Location: A Replat of a Portion of Lot 17, ROGUE VALLEY HEIGHTS, in the Southeast one-quarter (1/4) of Section 18, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat of ROBERTS ROAD SUBDIVISION per clients request.

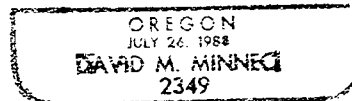
Procedure: Having re-established the point of intersection of Roberts Road and Crater Lake Avenue using City of Medford references, I calculated the Southeast corner of lot 17, ROGUE VALLEY HEIGHTS. From this calculated position, I determined the boundary of the Subdivision using Deed Record calls.

Basis of Bearing: Centerline of Roberts Road per ROGUE VALLEY HEIGHTS Plat.

Date: January 26, 1999.



David M. Minneci



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/00  
1062 E. Jackson Street  
Medford, Oregon 97504