

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.280 OREGON REVISED STATUTES

PURPOSE: To survey, monument and prepare Final Partition Plat per City of Medford Planning File No. LDP-00-30 and per client's request.

PROCEDURE: Utilizing found monumentation per S/N 11889 and 15524 and Plat of HIDDEN CREEK SUBDIVISION, for control, I establish monuments as shown hereon. An electronic total station was used to make all measurements.

NOTE:

- 1.00'± Deed Gap between the West line of Instrument No. 85-03120 J.C.D.R. and the East line of Instrument No. 91-14646 J.C.D.R.
- INITIAL POINT - Found 5/8" rebar per plat of HIDDEN CREEK SUBDIVISION replaced with 5/8" x 30" rebar with plastic cap stamped "D. MCMAHAN LS 1913".
- 10 feet granted to City of Medford per Instrument No. 92-07470, J.C.D.R. for street purposes.
- 20 foot easement for Ingress and egress and PUE across Lots 5 and 6 of HIDDEN CREEK SUBDIVISION for Parcels 2 and 3 was created on HIDDEN CREEK SUBDIVISION Plat.
- An easement for distribution of electricity in favor of California Oregon Power Company per Volume 166, Page 625, may affect this property (specific location not given).
- Centerline 5 foot wide easement for sewer line purposes per Instrument No. 76-13774 J.C.D.R.
- 10 foot PUE created on Plat of HIDDEN CREEK SUBDIVISION.
- No parking is allowed within the minimum access area.

PARTITION PLAT NO. P-74-2000.
LAND PARTITION (LDP-00-30)
 LOCATED IN:
THE N.E. 1/4 SEC.19, T.37S., R.1W., WM.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON
 FOR:

POLLARD CONSTRUCTION
1139 WOODROW AVENUE
MEDFORD, OREGON 97504

APPROVALS:

MEDFORD CITY PLANNING:

Paul O. Latta Director 21 December 2000 Date

Examined and approved this 4th day of December, 2000.

Paul O. Latta
 City Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 21 DAY OF December, 2000, AT 3:13 O'CLOCK, P.M., AND RECORDED AS PARTITION PLAT NO. P-74-2000 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 11 PAGE 74.)

Kathleen S. Beckett
 County Clerk

Glenda E. Bartlett
 Deputy
 16756

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16756

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahon, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

BEGINNING at a point for the Northwest corner of Lot 4 of HIDDEN CREEK SUBDIVISION, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Westerly boundary of said HIDDEN CREEK SUBDIVISION; thence South 00°10'00" East along said Westerly boundary 116.54 feet to the Northeast corner of tract described in Instrument No. 96-16236, Jackson County Deed Records; thence WEST along the Northerly boundary of said tract, 80.00 feet to the Northwest corner thereof; thence South 00°10'00" East (Record SOUTH) along the Westerly boundary of said tract, 140.00 feet to the Northeast corner of tract described in Instrument No. 92-07470, of said Deed Records, thence WEST along the Northerly boundary of said tract, 20.50 feet to a point for the Northwest corner of said tract, said point also being on the Westerly boundary of tract described in Instrument No. 85-03120, said Deed Records; thence North 00°10'00" West (Record NORTH) along said Westerly boundary, 408.58 feet to a point on the Southerly boundary of tract described in Volume 78, Page 263 of said Deed Records; thence North 85°23'19" East (Record North 86°26' East) along said Southerly boundary, 100.80 feet to the Northwest corner of the aforementioned HIDDEN CREEK SUBDIVISION; thence South 00°10'00" East along the Westerly boundary of said Subdivision, 160.15 feet to the POINT OF BEGINNING.

Douglas C. McMahon
 SURVEYOR

DECLARATION

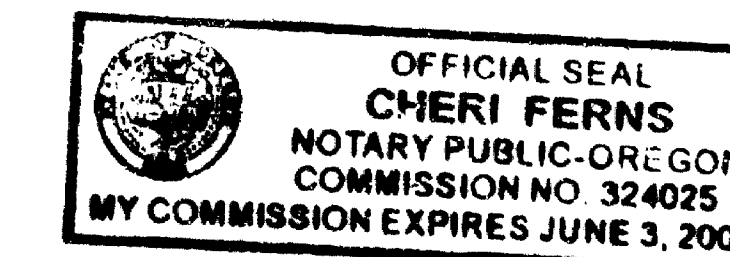
KNOW ALL MEN BY THESE PRESENTS that I, Joseph L. Pollard, am the owner of the parcel of real property as hereon described and have caused the same to be surveyed, mapped and platted as shown hereon. I hereby dedicated for public use the utility easements shown hereon, and I hereby create the 20 foot minimum access easement over Parcel 3 for the benefit of the owners, heirs, and assignees of Parcels 2 and 3.

Joseph L. Pollard
 Joseph L. Pollard

STATE OF OREGON)
 County of Jackson) ss. Oct. 6, 2000.

Personally appeared the above named Joseph L. Pollard and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Cheri Ferns*
 Notary



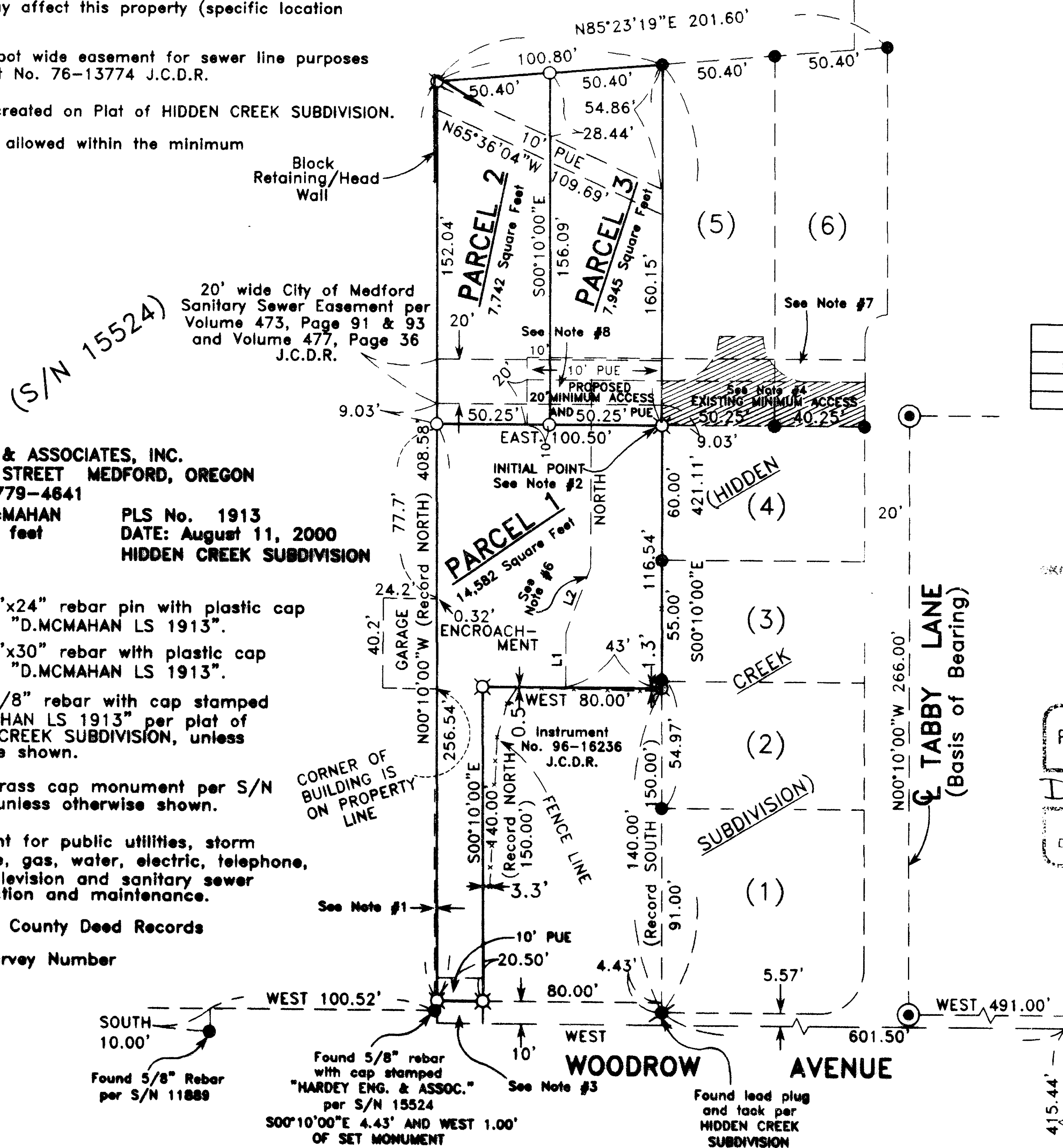
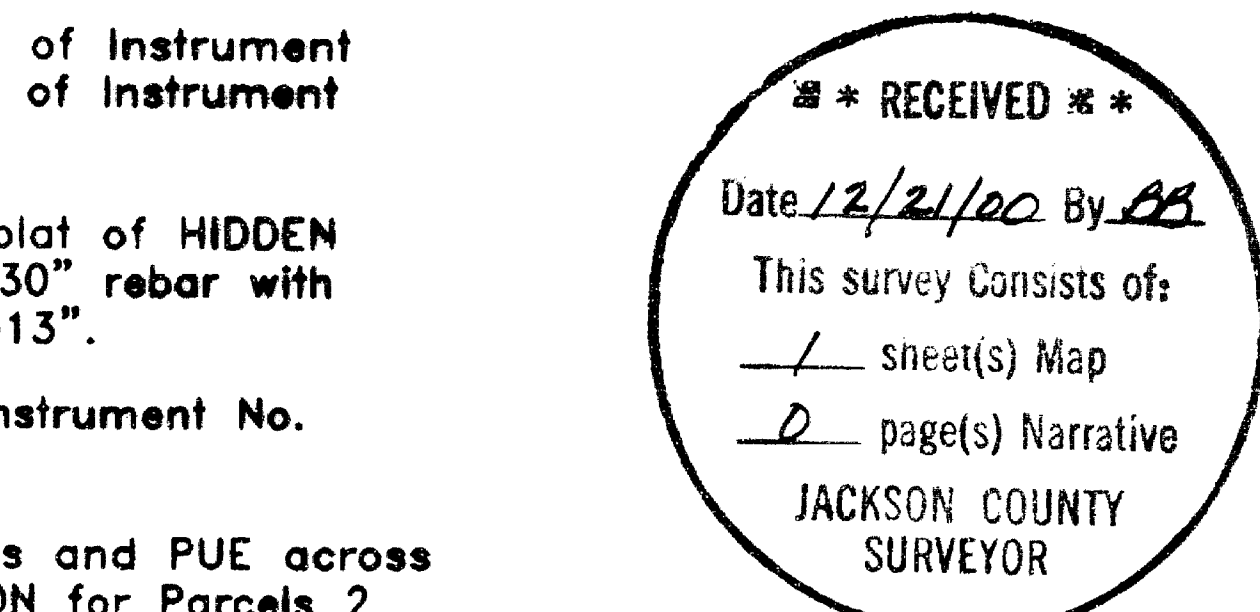
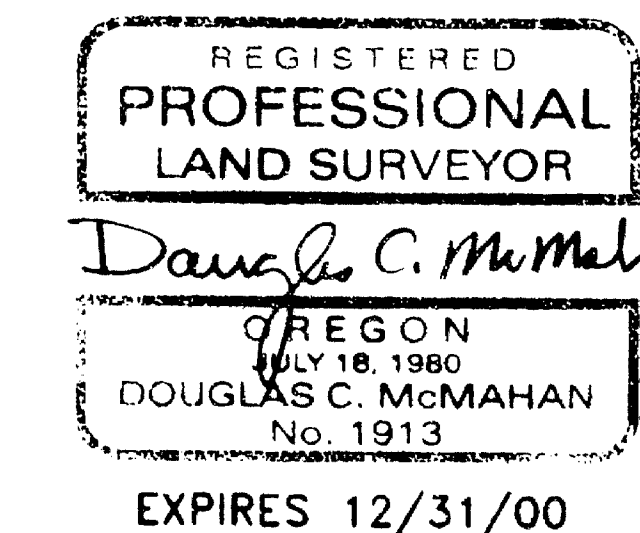
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of 12-21-2000.

Jan Hulley Assessor
Glenda E. Bartlett Tax Collector

12-21-2000 Date
 12-21-00 Date

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00	NORTH
L2	31.02	N20°46'20"E

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahon
 SURVEYOR



HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON 779-4641
 BY: DOUGLAS C. MCMAHAN PLS No. 1913
 SCALE: 1 inch = 50 feet DATE: August 11, 2000
 BASIS OF BEARING: HIDDEN CREEK SUBDIVISION

- = Set 5/8"x24" rebar pin with plastic cap stamped "D.MCMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- = Found 5/8" rebar with cap stamped "D.MCMAHAN LS 1913" per plat of HIDDEN CREEK SUBDIVISION, unless otherwise shown.
- ⊙ = Found brass cap monument per S/N 12291, unless otherwise shown.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance.
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number

19 20 Found 1/4 Corner Found 2 1/2" County Brass Disc Per 1984 Jackson County Surveyor Re-establishment Records

