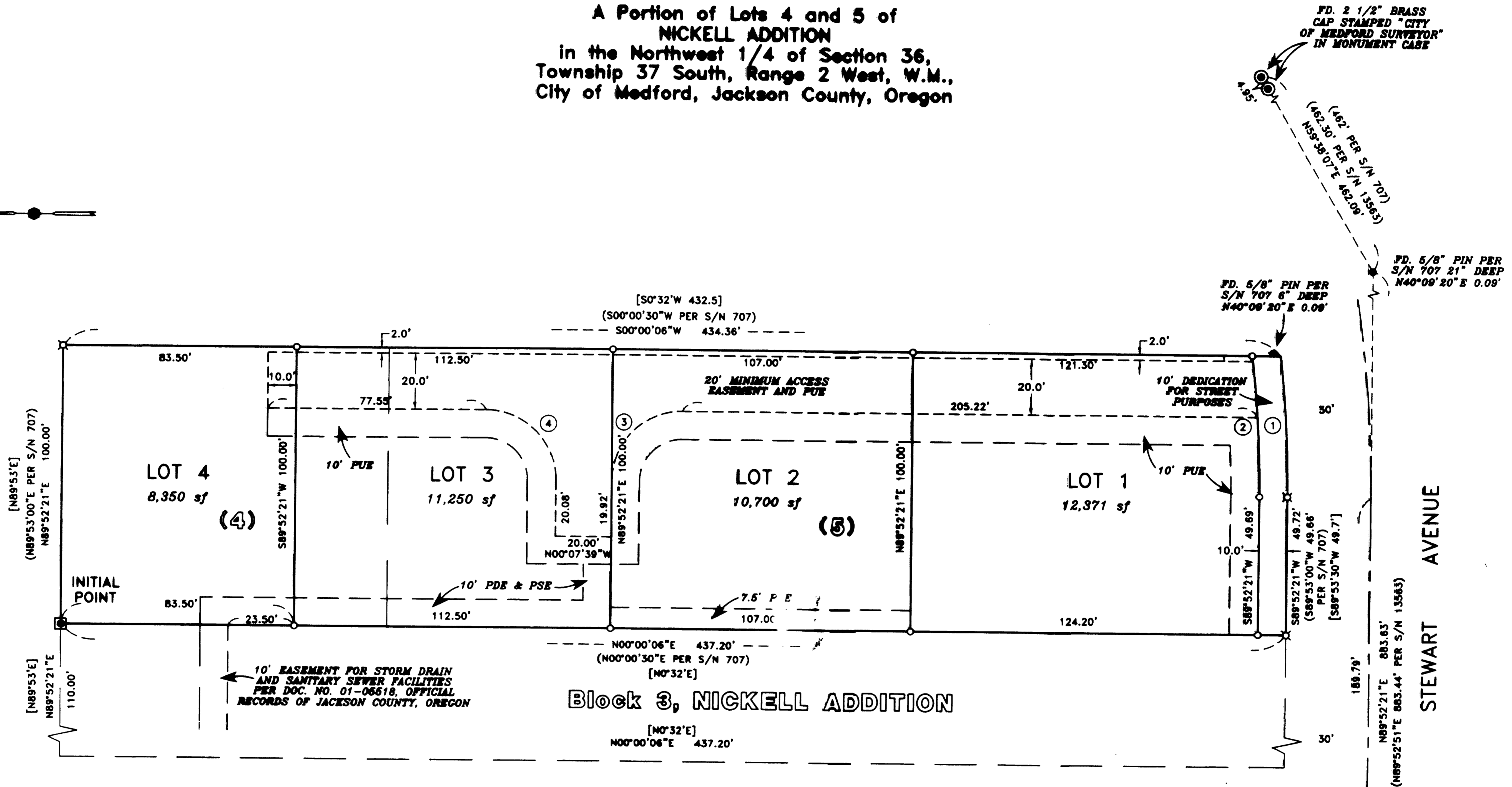


# LOU-ANN SUBDIVISION

Located in:  
 A Portion of Lots 4 and 5 of  
 NICKELL ADDITION  
 in the Northwest 1/4 of Section 36,  
 Township 37 South, Range 2 West, W.M.,  
 City of Medford, Jackson County, Oregon



HOFFBUHR & ASSOCIATES, INC.  
 1062 E. JACKSON MEDFORD, OREGON  
 (541) 779-4641  
 BY: DAVID M. MINNECI RPLS NO. 2348  
 SCALE: 1 INCH = 30' MAY 7, 2001  
 BASIS OF BEARING: SURVEY NUMBER 13583  
 (CENTERLINE OF CHERRY STREET)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊕ = SET BRASS CAP STAMPED "LS 2348" IN CONCRETE.
- = FOUND 5/8" IRON PIN AS NOTED.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- [ ] = RECORD PER DOC. NO. 97-18572, OFFICIAL RECORDS OF JACKSON COUNTY.
- 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
- PSE = PRIVATE SANITARY SEWER EASEMENT

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	6°27'11"	447.485	50.40	50.37	S86°38'45"W
2	6°36'15"	437.485	50.42	50.40	N86°34'13"E
3	90°07'23"	25.00	39.32	35.39	N45°03'35"W
4	89°52'37"	25.00	39.22	35.32	N44°56'25"E

- NOTES:**
- RIGHTS-OF-WAY FOR DITCHES, CANALS AND RESERVOIR SITES FOR IRRIGATION PURPOSES CONSTRUCTED, OR WHICH MAY BE CONSTRUCTED BY AUTHORITY OF THE UNITED STATES PER VOL. 81, PG. 500, DEED RECORDS OF JACKSON COUNTY, OREGON
  - EASEMENT GRANTED CALIFORNIA OREGON POWER COMPANY PER VOL. 398, PG. 491, DEED RECORDS OF JACKSON COUNTY, OREGON (EXACT LOCATION NOT GIVEN)
  - LOTS 2, 3 AND 4 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE MINIMUM ACCESS STREET.
  - CITY OF MEDFORD FIRE DEPARTMENT REQUIRES THAT NO PARKING BE ALLOWED ON THE MINIMUM ACCESS STREET.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
 OREGON  
 JULY 28, 1988  
 DAVID M. MINNECCI  
 2348  
 EXPIRES 12/31/08

\*\* RECEIVED \*\*

Date: 6-14-01 By: BB  
 This survey consists of:  
 2 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

12R/51

SURVEY NO 16953

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

Survey for: Lou and Ann Primavera  
8701 John Day Dr.  
Gold Hill, Oregon 97525

Location: A portion of Lots 4 and 5 of NICKELL ADDITION, located in the Northeast one-quarter (1/4) of Section 14, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for LOU-ANN SUBDIVISION.

Procedure: This property is described by Document No. 97-18572 and surveyed per Survey No. 707. The centerlines of Cherry Street and Stewart Avenue were established from various found monuments with the angle point in Stewart being recovered by the City of Medford Surveying Department. The East and West lines were held parallel to the centerline of Cherry Street and the North and South lines were held parallel to Stewart Avenue per Survey No. 707.

Basis of Bearing: Centerline of Cherry Street per Survey No. 13563.

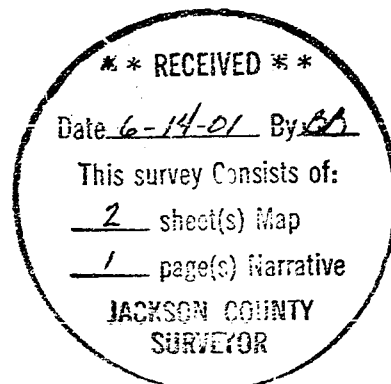
Date: May 7, 2001

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

OREGON  
JULY 26, 1859  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/02  
1062 E. Jackson Street  
Medford, Oregon 97504



# LOU-ANN SUBDIVISION

Located in:  
A Portion of Lots 4 and 5 of  
NICKELL ADDITION  
In the Northwest 1/4 of Section 36,  
Township 37 South, Range 2 West, W.M.,  
City of Medford, Jackson County, Oregon

RECEIVED  
Date 6-14-00 By *DS*  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

KNOW ALL MEN BY THESE PRESENTS THAT WE, LANDAM CONSTRUCTION EXCHANGE COMPANY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE 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. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 2, 3 AND 4, A MINIMUM ACCESS EASEMENT OVER AND ACROSS LOTS 1, 2 AND 3. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1, 2, AND 3, A PRIVATE STORM DRAIN EASEMENT OVER LOTS 2, 3 AND 4. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 2 AND 3, A PRIVATE SANITARY SEWER EASEMENT OVER LOTS 3 AND 4. WE HEREBY DESIGNATE SAID SUBDIVISION AS LOU-ANN SUBDIVISION. WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES THE 10' FOOT STRIP AS SHOWN HEREON.

LANDAM CONSTRUCTION EXCHANGE COMPANY

IN WITNESS WHEREOF, SIGNED THIS THE 22<sup>nd</sup> DAY OF May, 2001.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

*Cheryl A. Springer*  
CHERYL A. SPRINGER, VICE-PRESIDENT,  
LANDAM CONSTRUCTION EXCHANGE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF May, 2001 BY CHERYL A. SPRINGER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED ON BEHALF OF LANDAM CONSTRUCTION EXCHANGE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
*Judith M. Seeger*  
NOTARY



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

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECI, 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 INTERSECTION OF THE NORTH LINE OF STEWART AVENUE WITH THE EAST LINE OF CHERRY STREET, SAID POINT BEING ON THE WEST LINE OF LOT 5, BLOCK 3 OF NICKELL ADDITION TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON; THENCE, ALONG THE EAST LINE OF CHERRY STREET, NORTH 00°00'06" EAST (RECORD NORTH 0°32' EAST) 437.20 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°52'21" EAST (RECORD NORTH 89°53' EAST) 110.00 FEET TO A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF BEGINNING OF LOU-ANN SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 97-18572, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 89°52'21" EAST (RECORD NORTH 89°53' EAST) 100.00 FEET; THENCE SOUTH 00°00'06" WEST 434.36 FEET (RECORD SOUTH 0°32' WEST 432.5 FEET); THENCE, ALONG THE ARC OF A 447.485 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 88°38'45" WEST 50.37 FEET), AN ARC DISTANCE OF 50.40 FEET (RECORD SOUTH 84°35' WEST 50.6 FEET); THENCE SOUTH 89°52'21" WEST 48.72 FEET (RECORD SOUTH 89°53'30" WEST 49.7 FEET); THENCE NORTH 00°00'06" EAST (RECORD NORTH 0°32' EAST) 437.20 FEET TO THE POINT OF BEGINNING.

*David M. Minnici*  
SURVEYOR

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

MEDFORD CITY PLANNING:

EXAMINED AND APPROVED THIS 1 DAY OF June, 2001.

*Rob O. Latta*  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF May, 2001.

*Robert Deal* CITY ENGINEER  
*Paul D. Lewis* CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 5<sup>th</sup> DAY OF JUNE, 2001.

*Willie John Deary*  
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 5<sup>th</sup> DAY OF June, 2001.

*Lynda Adair, 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 14 DAY OF JUNE, 2001 AT 9:55 O'CLOCK A. M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 32 OF RECORDS OF JACKSON COUNTY, OREGON.

*Kathleen S. Beckett*  
COUNTY CLERK

*Barbara Kelley*  
DEPUTY



REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnici*  
OREGON  
DAVID M. MINNECI  
2348  
EXPIRES 12/31/02