

THURSTON HEIGHTS SUBDIVISION

A REPLAT OF LOT 1 OF
SKY CREST ESTATES SUBD., UNIT NO. 1

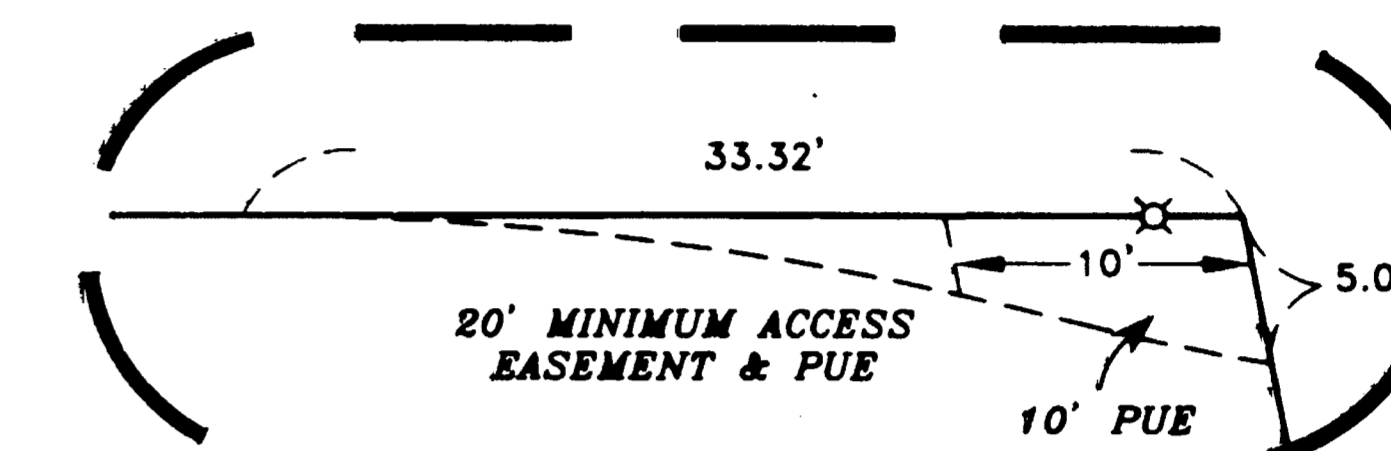
Located in:

the Southeast 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

RECEIVED
Date 8-22-00 By *AB*
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

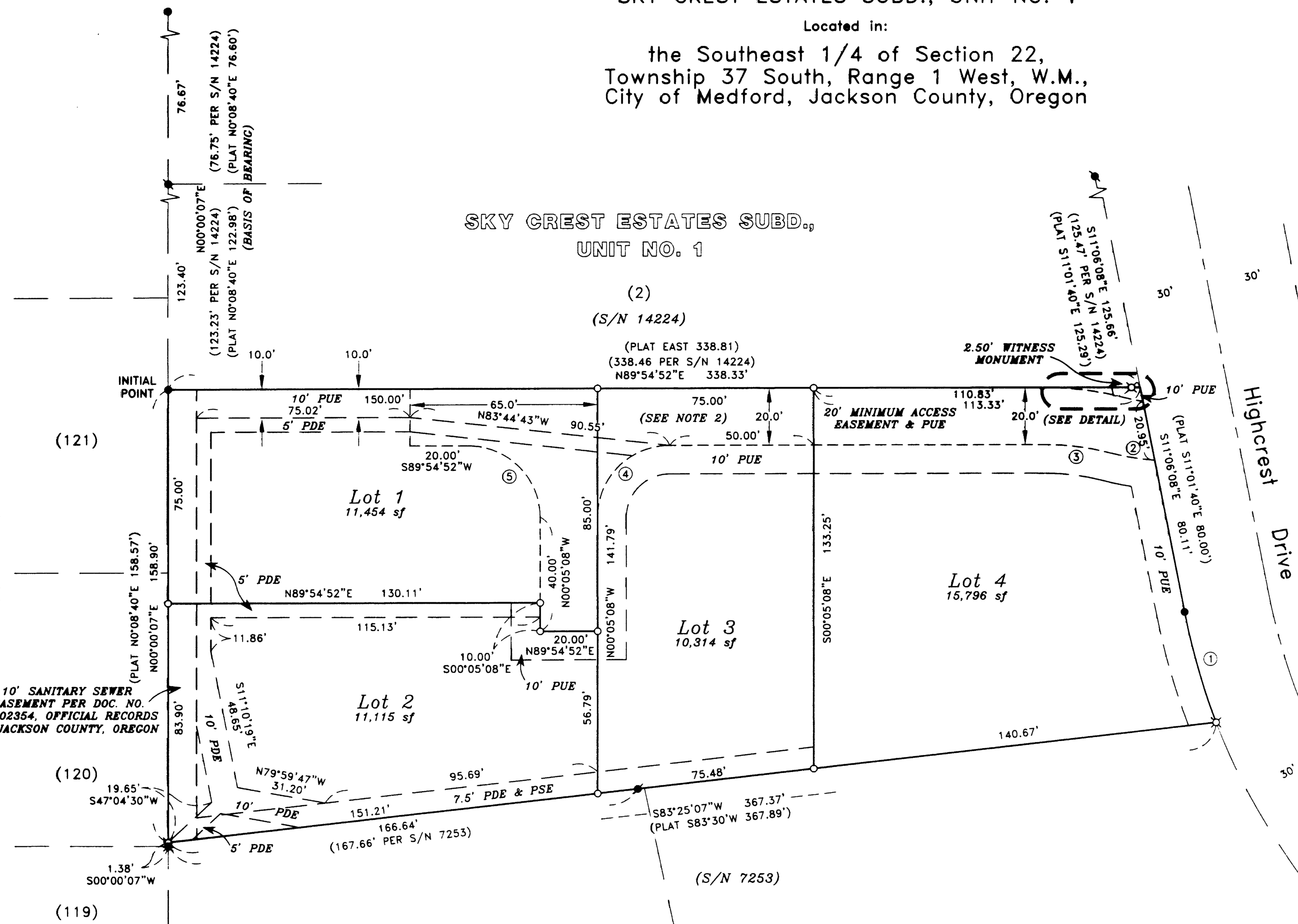
DETAIL

SCALE: 1" = 10'



SKY CREST ESTATES SUBD.,
UNIT NO. 1

OREGON HILLS SUBD.
UNIT NO. 4
(S/N 14692)



10' SANITARY SEWER
EASEMENT PER DOC. NO.
73-02354, OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 30' NOVEMBER 10, 2000
BASIS OF BEARING: SURVEY NUMBER 14224
(WEST LINE)

- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN PER SKY CREST ESTATES SUBDIVISION, UNIT NO. 1.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L J FRIAR AND ASSOC." PER S/N 14224.
- ⊕ = FOUND 5/8" IRON PIN PER S/N 7253.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 14692
- S/N = SURVEY NUMBER
- PDE = PRIVATE STORM DRAIN EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minneci
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/02

NOTES:

- 1.) UNABLE TO LOCATED RIGHT-OF WAY GRANTED PACIFIC POWER & LIGHT COMPANY PER DOC. NO. 66-00277, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 2.) NO PARKING IS ALLOWED ALONG THE MINIMUM ACCESS.

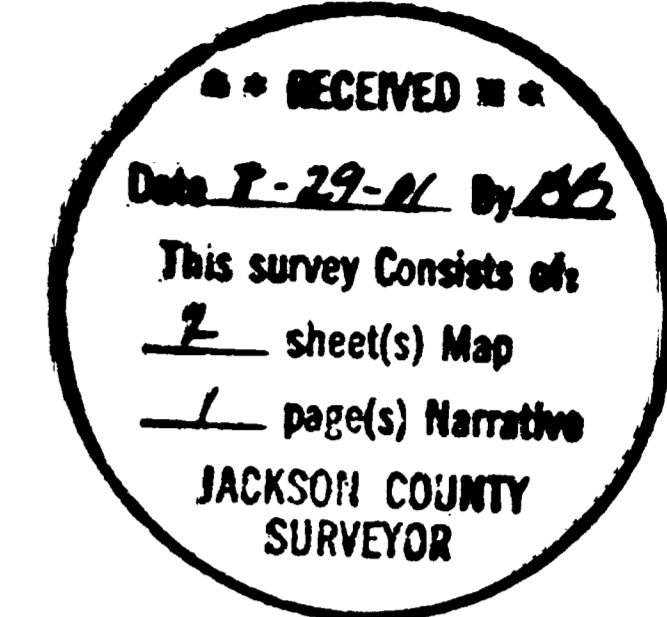
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	10°02'43"	230.00'	40.32'	40.27'	S16°07'30"E
2	10°35'47"	85.00'	15.72'	40.79'	N25°47'01"E
3	14°30'04"	90.00'	23.05'	22.80'	S82°44'58"E
4	90°00'00"	25.00'	39.27'	35.36'	S44°54'52"W
5	90°00'00"	25.00'	39.27'	35.36'	N45°05'08"W

12R/65

THURSTON HEIGHTS SUBDIVISION
A REPLAT OF LOT 1 OF
SKY CREST ESTATES SUBD., UNIT NO. 1

Located in:
the Southeast 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, VINCENT JAMES COFFARO AND CAROLYN LEE COFFARO, 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 OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1, 2 AND 3, A MINIMUM ACCESS EASEMENT OVER AND ACROSS LOTS 1, 3 AND 4. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1, 3 AND 4, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 1, 2 AND 3. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 3 AND 4, A PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS LOTS 2 AND 3. WE HEREBY DESIGNATE SAID SUBDIVISION AS THURSTON HEIGHTS SUBDIVISION.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM VINCENT JAMES COFFARO RECORDED AS DOCUMENT NO. 00-42531, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM CAROLYN LEE COFFARO RECORDED AS DOCUMENT NO. 00-42530, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PAUL STRAHL AND HELEN STRAHL, TRUSTEES OF THE STRAHL LOVING TRUST DATED DECEMBER 4, 1990, AND CLETUS E. CHRISTIAN, TRUSTEE OF THE CLETUS E. CHRISTIAN TRUST DATED JUNE 6, 2000, BEING THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED JULY 13, 2001 AND RECORDED JULY 17, 2001 AS DOCUMENT NO. 01-33538, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

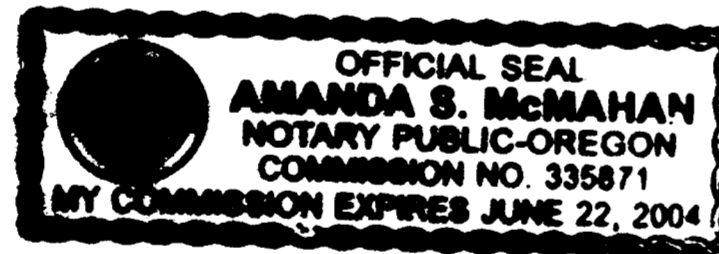
IN WITNESS WHEREOF, SIGNED THIS 31st DAY OF July, 2001.

STATE OF Oregon }
COUNTY OF Jackson } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 2001, BY PAUL STRAHL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY



IN WITNESS WHEREOF, SIGNED THIS 31st DAY OF July, 2001.

STATE OF Oregon }
COUNTY OF Jackson } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 2001, BY HELEN STRAHL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]



I certify this plat to be an exact photocopy of the original.
[Signature] SURVEYOR



OREGON 2001 DAVID M. MINNECI 2349

EXPIRES 12/31/08

*** 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:

LOT ONE (1) OF SKY CREST ESTATES SUBDIVISION, UNIT NO. 1 TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

[Signature] SURVEYOR

*** APPROVALS ***

CITY OF MEDFORD PLANNING:

[Signature] PLANNING DIRECTOR

16 August 2001 DATE

EXAMINED AND APPROVED THIS 1st DAY OF AUGUST, 2001

[Signature] CITY ENGINEER

EXAMINED AND APPROVED THIS 1st DAY OF AUGUST, 2001

[Signature] CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 20 DAY OF August, 2001.

[Signature] 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 21 DAY OF August, 2001.

[Signature] TAX COLLECTOR

IN WITNESS WHEREOF, SIGNED THIS 31st DAY OF July, 2001.

STATE OF Oregon }
COUNTY OF Jackson } ss.

[Signature] CLETUS E. CHRISTIAN, TRUSTEE OF THE CLETUS E. CHRISTIAN TRUST DATED JUNE 6, 2000.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 2001, BY CLETUS E. CHRISTIAN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]



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

FILED FOR RECORD THIS 29th DAY OF Aug, 2001 AT 4:36 O'CLOCK P.M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 46 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK

[Signature] DEPUTY