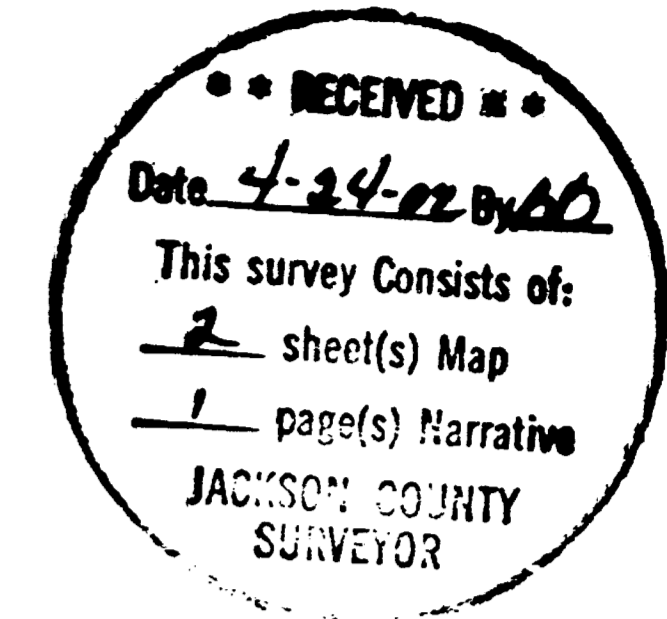


# CARMEN SUBDIVISION

LOCATED IN:  
LOTS 2 & 3 OF BLOCK 4 OF VALLEY CENTER SUBDIVISION IN  
THE N.E. 1/4 OF SECTION 14, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON



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

**MEDFORD CITY PLANNING:**

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] APRIL 18, 2002  
Planning Director DATE

Examined and approved this 16<sup>th</sup> day of April, 2002.

[Signature] [Signature]  
City Engineer City Surveyor

**RECORDER:**

Filed for record this 24<sup>th</sup> day of APRIL, 2002 at 11:40 Clock A.M. and recorded in Volume 28 of Plats at Page 21 of records of Jackson County, Oregon.

[Signature] [Signature]  
County Clerk Deputy

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

KNOWN ALL MEN BY THESE PRESENTS: that we, Lazaro Ayala and Diana R. Ayala, trustees under the Ayala Family Trust dated March 17, 1999, are the owners of the lands hereon described, and have subdivided the same into lots and streets as shown hereon and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use the street shown hereon, together with those easements labeled as public utility easement and storm easement. We hereby designate said subdivision as CARMEN SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seal this 24<sup>th</sup> day of April, 2002.

[Signature] [Signature]  
LAZARO AYALA DIANA R. AYALA

Examined and approved as required by O.R.S. 92.100 as of April 22, 2002.

[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 April 22, 2002.

[Signature]  
Tax Collector, Deputy

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

I, Darrell L. Huck, a duly registered surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and the plat is a correct representation of the same and the following is an accurate description of the tract.

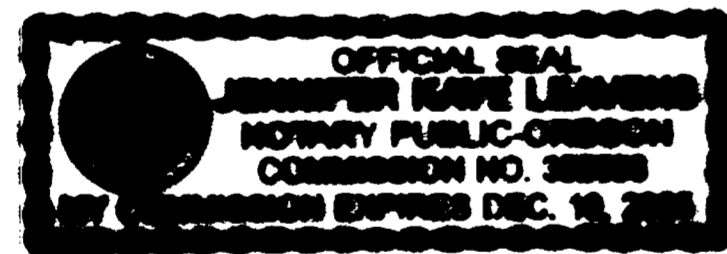
Commencing at the Southwest corner of Lot 3 in Block 4 of VALLEY CENTER SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence, along the South line of said Lot 3, South 89°58'20" East (Record EAST) 90.00 feet to the Southwest corner of Parcel 2 of Partition Plat filed for record the 17th day of November, 1994 as Partition Plat No. P-116-1994 of the Records of Jackson County, Oregon and filed in the Office of the Jackson County Surveyor as No. 14282; thence, along the West line of said Parcel 2, NORTH 90.00 feet to the Southwest corner of the tract of land described in Instrument No. 98-48493, Official Records, Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence, along the West line of said tract NORTH 116.03 feet to the Northwest corner thereof; thence, along the North line of said tract, South 89°58'11" East 90.00 feet; thence NORTH 1.50 feet to the North line of Lot 2 in Block 4 of the aforesaid VALLEY CENTER SUBDIVISION; thence, along said North line, South 89°58'11" East (Record EAST) 204.78 feet to the Northeast corner thereof; thence, along the East line of said Lot 2, South 00°02'19" East (Record South 0°06'East) 76.00 feet to a 5/8 inch iron pin; thence, leaving said East line, North 89°58'11" West, parallel with the North line of the aforesaid Lot 2 a distance of 114.83 feet to the East line of that tract of land described in the aforesaid Instrument No. 98-48493; thence, along the East line of said tract, SOUTH 41.53 feet to the Southeast corner thereof; thence, along the South line of said tract, North 89°58'20" West 180.00 feet to the Point of Beginning.

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April, 2002, by LAZARO AYALA and DIANA R. AYALA, known to me as the persons who executed the within instrument, freely and voluntarily.

Before me:

[Signature]  
Notary



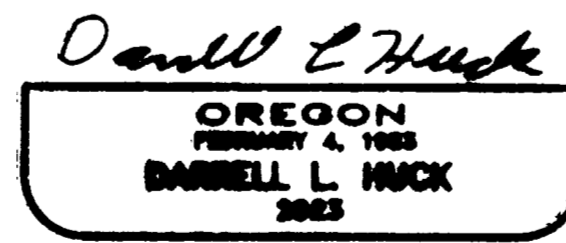
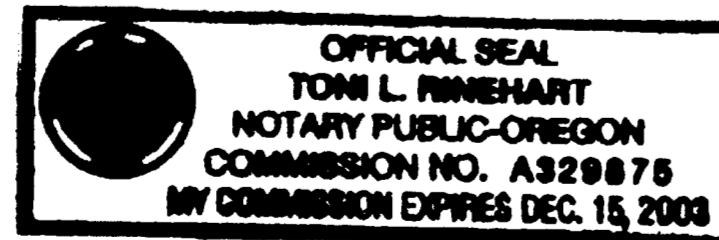
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, the undersigned beneficiary of a certain Trust Deed recorded May 29, 1996 as Document No. 96-17629, Official Records, Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss

By: [Signature]  
Title: VICE PRESIDENT

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2002, by Michael S. Smith known to me as the person who executed the within instrument as, Vice President on behalf of Klamath First, freely and voluntarily.

Before me: [Signature]  
NOTARY



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

For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

# CARMEN SUBDIVISION

Located in:

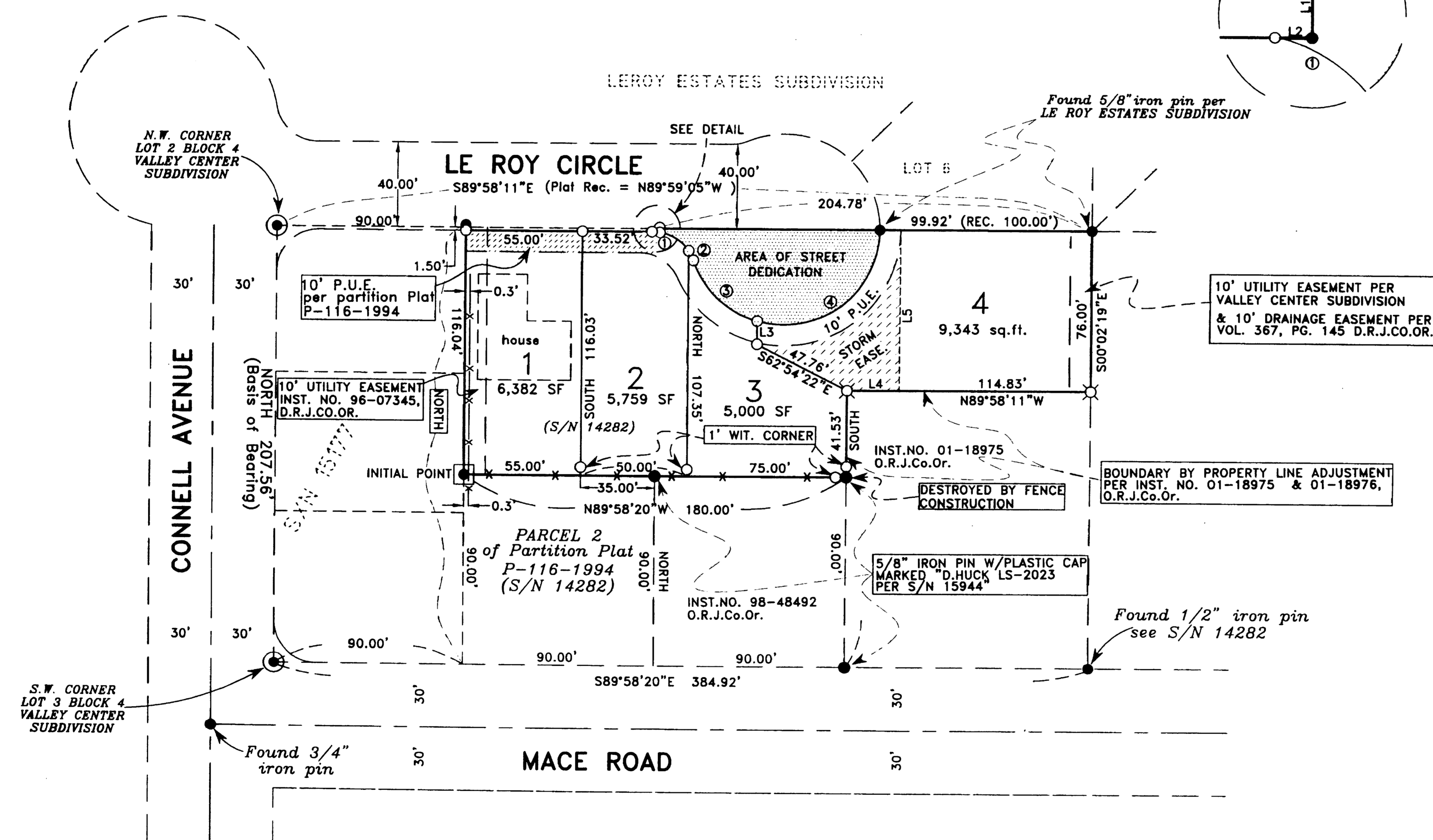
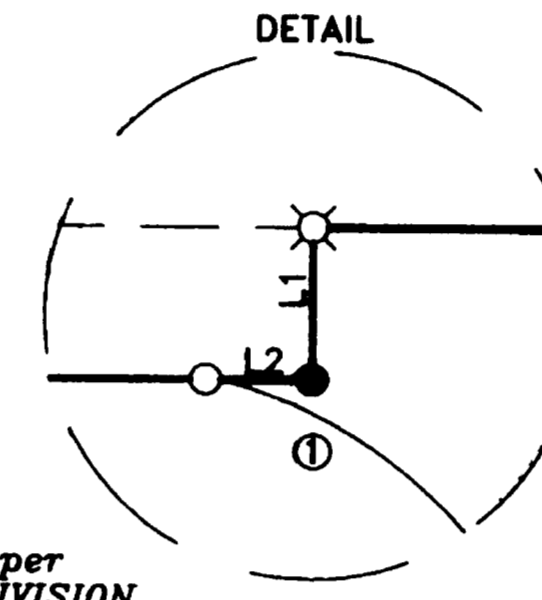
Lots 2 & 3 of Block 4 of VALLEY CENTER SUBDIVISION in  
the N.E. 1/4 of Section 14, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

**\*\* RECEIVED \*\***  
Date 4-27-02 By AB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
3155 Alameda Street, Suite 201  
MEDFORD, OREGON 97504  
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 50 feet February 6, 2002  
BASIS OF BEARING: SURVEY No. 14282

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin with plastic cap marked "D.A. EDWARDS KS 2339" unless noted otherwise.
- ⊙ = Found concrete monument per VALLEY CENTER SUBDIVISION unless noted otherwise.
- ⊠ = Found 5/8" iron pin with plastic cap, per s/n 14282, placed a 1-1/2" x 30" iron pipe (over found pin), with 2" brass disc marked "L.S. 2023"
- ⊗ = Set 5/8" x 30" iron pin w/plastic cap stamped "D. Huck LS 2023".
- x—x— = Wood board fence unless noted otherwise.
- O.R.J.Co.Or. = Official Records Jackson County Oregon
- S/N = Survey Number
- P.U.E. = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- STORM EASE. = Easement for storm sewer retention pond and drain pipe facilities.



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	55°31'15"	20.00'	19.38'	18.63'	S62°12'34"E
2	15°09'49"	20.00'	5.29'	5.28'	S26°52'01"E
3	54°44'57"	45.00'	43.00'	41.38'	S46°39'35"E
4	105°56'07"	45.00'	83.20'	71.85'	N52°59'53"E

LINE	LENGTH	BEARING
L1	1.50'	NORTH
L2	1.48'	S89°58'11"E
L3	11.00'	SOUTH
L4	24.81'	S89°58'11"E
L5	78.00'	S00°01'49"W

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023  
Expires 8/30/03

I certify this plot to be an exact photocopy of the original.  
*Darrell L. Huck*  
SURVEYOR

12R/100

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

SURVEY FOR: Lazaro Ayalla  
3171 Old Stage Road  
Central Point, Oregon 97502

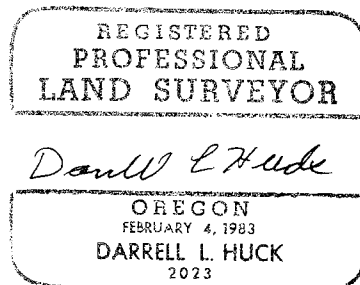
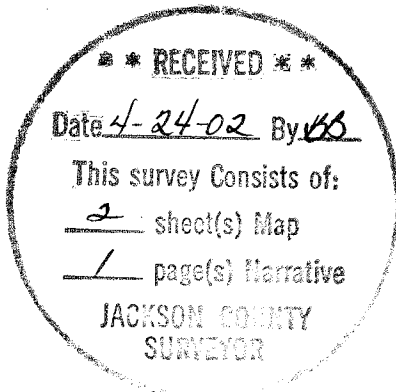
LOCATION: In Lots 2 and 3 of Block 4 of VALLEY CENTER SUBDIVISION in the Northeast one-quarter (1/4) of Section 14, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey and monument CARMEN SUBDIVISION, as approved by the City of Medford Planning Commission (Filed No. LDS-01-65).

PROCEDURE: The boundary of the property being subdivided is the resulting configuration of a Property Line Adjustment as described in Instrument No. 01-18976 of the Official Records of Jackson County, Oregon. Portions of the boundary have been surveyed and monumented per Filed Surveys No. 14282 and 15944. Utilizing a one-second Total Station, survey control established by this office to accomplish Survey No. 15944 was also used for this survey. Boundary monuments were set or recovered, as shown on the attached plat, according to the aforesaid Property Line Adjustment deed, Instrument No. 01-18976, and the platted lot lines were computed and monumented according to clients direction. A new fence line has been built along the south boundary of Lots 1, 2 and 3, and consistent with the luck of a surveyor, the lot corners fell in fence posts. Therefore, 1 foot witness corners were set as shown.

BASIS OF BEARING: Survey No. 14282

DATE: February 6, 2002



Darrell L. Huck  
L.S. 2023 – Oregon  
Expires 6/30/03  
Hoffbuhr & Associates, Inc.  
3155 Alameda Street, Suite 201  
Medford, Oregon 97504