

\* See Att. of Post Mon.

SURVEY NO. 17510

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

SURVEY FOR: Dwight and Ruth Houser  
835 Wells Fargo Drive  
Jacksonville, Oregon 97530

Vol. 28 Pg. 50  
Book 14, Pg. 62  
13L/29

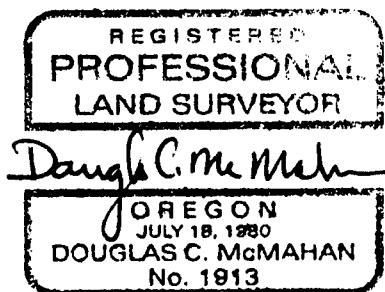
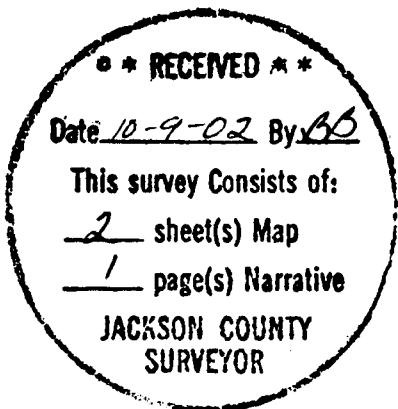
LOCATION: Lot 8 of JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1,  
in the Southeast one-quarter (1/4) of Section 32, Township 37 South,  
Range 2 West, Willamette Meridian, City of Jacksonville, Jackson  
County, Oregon.

PURPOSE: To survey, monument and prepare final plat of WELLS FARGO  
HEIGHTS SUBDIVISION, per the City of Jacksonville and per the  
client's request.

PROCEDURE: Utilizing found monumentation per Filed Survey No. 17493  
and plat of JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO.  
1 for control, I establish proper monuments as shown hereon. An  
electronic total station was used to make all measurements.

BASIS OF BEARING: JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1  
(C/L WELLS FARGO DRIVE)

DATE: September 20, 2002



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/02  
Hoffbuhr & Associates, Inc.  
3155 Alameda Street, Suite 201  
Medford, Oregon 97504

(wllsfrgonrr.dcm)  
DCM:am

2W-32D

# WELLS FARGO HEIGHTS SUBDIVISION

LOCATED IN:  
 LOT 8 OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1  
 IN THE S.E. 1/4 OF SECTION 32, T.37S., R.2W., W.M.,  
 CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.  
 3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON  
 (541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913  
 SCALE: 1 inch = 80 feet September 20, 2002  
 BASIS OF BEARING: JACKSON VILLAGE ESTATES SUBDIVISION,  
 UNIT NO. 1 ( C/L WELLS FARGO DRIVE)

- = Set 5/8"x24" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- ⊙ = Set 5/8" x30" rebar with metal cap stamped "LS 1913".
- ⊕ = Found 5/8" rebar with metal cap stamped "LS 1913" per plat of JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1
- △ = Deferred Monument - See CS 18143 - AM, C.S. - 2/25/04
- ⊗ = Found 5/8" rebar with plastic cap stamped "D.MCMAHAN LS 1913" per S/N 17493
- = Found 5/8" rebar with plastic cap stamped "D.MCMAHAN LS 1913" per plat of Jackson Village Estates Subdivision, Unit No. 1, unless otherwise shown.
- S/N = Filed Survey Number
- J.C.D.R. = Jackson County Deed Records
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- C/L = Centerline

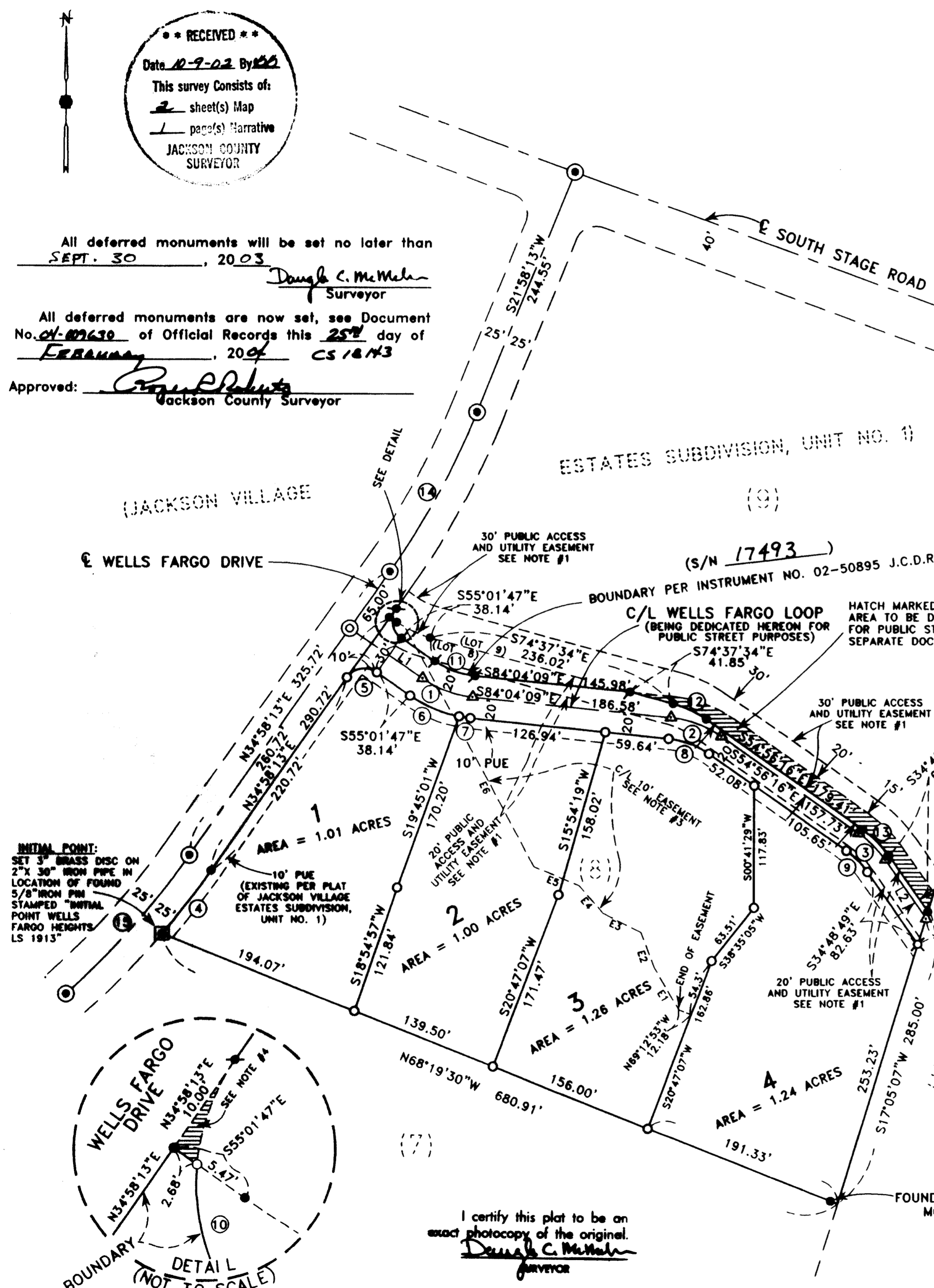
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	29°02'22"	100.00	50.68	50.14	S69°32'58"E
2	29°07'53"	100.00	50.84	50.30	S69°30'12"E
3	20°07'27"	100.00	35.12	34.94	S44°52'33"E
4	05°32'41"	775.00	75.00	74.97	N37°44'33"E
5	90°00'00"	20.00	31.42	28.28	N79°58'13"E
6	23°57'35"	120.00	50.18	49.82	S67°00'35"E
7	05°04'47"	120.00	10.64	10.64	S81°31'46"E
8	29°07'53"	80.00	40.68	40.24	N69°30'13"W
9	20°07'27"	80.00	28.10	27.95	S44°52'32"E
10	60°00'31"	20.00	20.95	20.00	S25°01'32"E
11	29°02'22"	80.00	40.55	40.11	S69°32'58"E
12	19°41'18"	100.00	34.36	34.19	N64°46'55"W
13	20°07'27"	100.00	35.12	34.94	N44°52'33"W
14	13°00'00"	750.00	170.17	169.81	N28°28'13"E
15	12°00'00"	750.00	157.08	156.79	N40°58'12"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S55°01'47"E	83.14'
L2	S34°48'49"E	66.94'
L3	S17°05'07"W	25.42'
E1	N30°18'18"W	46.10'
E2	N21°00'00"W	35.00'
E3	N63°00'00"W	40.00'
E4	N41°00'00"W	34.00'
E5	N67°00'00"W	46.00'
E6	N28°25'31"W	253.90'

- NOTES:
- PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT PER PLAT OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1.
  - RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, PER VOLUME 369, PAGE 11, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON (SPECIFIC LOCATION NOT GIVEN).
  - RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENTS NO. 90-15834 AND NO. 96-01946 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, (APPROXIMATE LOCATION).
  - AREA TO BE DEDICATED FOR PUBLIC STREET PER SEPARATE DOCUMENT.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
 Douglas C. McMah  
 OREGON  
 JULY 18, 1980  
 DOUGLAS C. McMAHAN  
 No. 1913  
 RENEWS 12/31/02

I certify this plot to be an exact photocopy of the original.  
 Douglas C. McMah  
 Surveyor



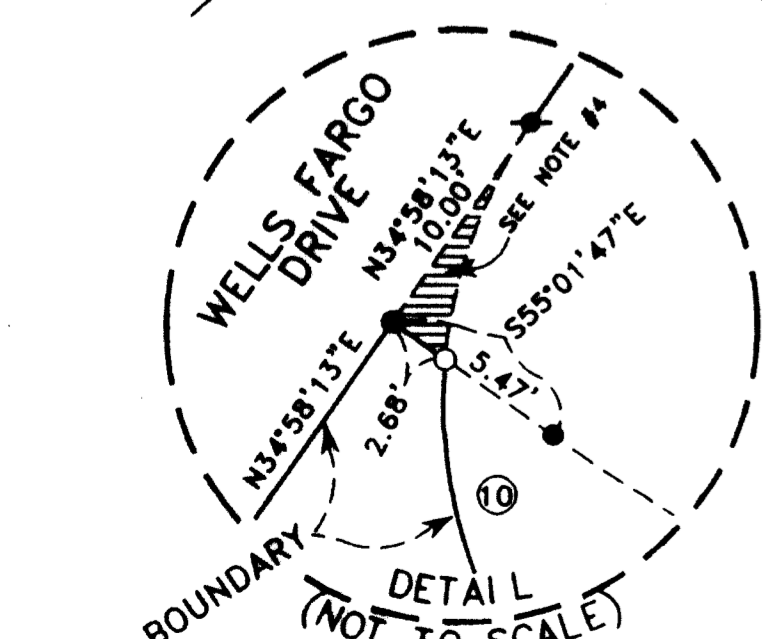
**\*\* RECEIVED \*\***  
 Date 12-9-02 By CS  
 This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

All deferred monuments will be set no later than  
SEPT. 30, 2003

All deferred monuments are now set, see Document  
 No. 04-00630 of Official Records this 25<sup>th</sup> day of  
FEBRUARY, 2004 CS 18143

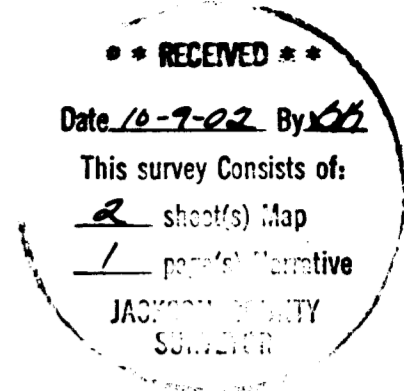
Approved: Douglas C. McMah  
 Jackson County Surveyor

INITIAL POINT:  
 SET 3" BRASS DISC ON  
 2" X 30" IRON PIPE IN  
 LOCATION OF FOUND  
 5/8" IRON PIPE  
 STAMPED "INITIAL  
 POINT WELLS  
 FARGO HEIGHTS  
 LS 1913"



# WELLS FARGO HEIGHTS SUBDIVISION

LOCATED IN:  
LOT 8 OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1  
IN THE S.E. 1/4 OF SECTION 32, T.37S., R.2W., W.M.,  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON



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

We, DWIGHT F. HOUSER and RUTH I. HOUSER, husband and wife, are the owners in fee simple of the land 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 that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the area for public streets shown hereon, together with those easements labeled as public utility easements. We hereby designate said subdivision as WELLS FARGO HEIGHTS SUBDIVISION.

IN WITNESS WHEREOF, We have set our hand and seal this 3 day of OCTOBER, 2002.

Dwight F. Houser  
DWIGHT F. HOUSER

Ruth I. Houser  
RUTH I. HOUSER

State of Oregon )  
County of Jackson ) ss.

Date: October 3, 2002

Personally appeared before me the above named Ruth I. Houser and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me: Diana L. Vreeland  
Notary

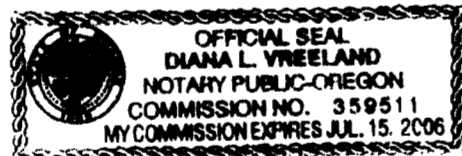


State of Oregon )  
County of Jackson ) ss.

Date: October 3, 2002

Personally appeared before me the above named Dwight F. Houser and acknowledged the foregoing instrument to be his voluntary act and deed.

Before Me: Diana L. Vreeland  
Notary



STATE OF OREGON )  
County of Jackson ) ss.

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

I, Douglas C. McMahan, 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 tract.

BEGINNING at a point for the Southwest corner of Lot 8 in JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1 in the City of Jacksonville, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence along the Northwesterly boundary of said Lot 8, along the arc of a 775.00 foot radius curve to the left (the long chord to which bears North 37°44'33" East 74.97 feet) an arc distance of 75.00 feet; thence continue along said boundary, North 34°58'13" East 290.72 feet, to the Northwest corner of said Lot 8; thence South 55°01'47" East along the Northeasterly boundary of said Lot 8, a distance of 2.68 feet; thence leaving said boundary along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 25°01'32" East 20.00 feet) an arc distance of 20.95 feet; thence South 55°01'47" East 38.14 feet; thence along the arc of a 80.00 foot radius curve to the left (the long chord to which bears South 69°32'58" East 40.11 feet) an arc distance of 40.55 feet; thence South 84°04'09" East 145.98 feet to a point on the Northeasterly boundary of the aforementioned Lot 8; thence along said boundary South 74°37'34" East 41.85 feet; thence along the arc of a 100.00 foot radius curve to the right (the long chord to which bears South 64°46'55" East 34.19 feet) an arc distance of 34.36 feet; thence South 54°56'16" East 179.41 feet; thence along the arc of a 100.00 foot radius curve to the right (the long chord to which bears South 44°52'32" East 34.94 feet) an arc distance of 35.12 feet; thence South 34°48'49" East 63.91 feet to the Northeast corner thereof; thence South 17°05'07" West along the Southeasterly boundary of said Lot 8, a distance of 285.00 feet to the Southeast corner of said Lot 8; thence North 68°19'30" West along the Southwesterly boundary of said Lot 8, a distance of 680.91 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

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

CITY OF JACKSONVILLE PLANNING:

[Signature]  
PLANNER/DIRECTOR

10/3/2002  
DATE

Examined and approved this 3<sup>RD</sup> day of OCTOBER, 2002

Roger Roberts  
Jackson County Surveyor

Examined and approved as required by O.R.S. 92.100 as of October 4<sup>th</sup>, 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 Oct, 4, 2002

Patty Budsony, Deputy  
Tax Collector

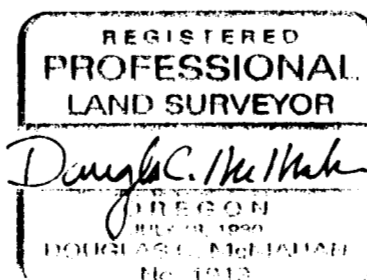
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 09<sup>th</sup> day of October, 2002 at 11:45 Clock a.M. and recorded in Volume 28 of Plats at Page 50 of records of Jackson County, Oregon.

Kathleen S. Becker  
County Clerk

Cheryl Auger  
Deputy



RENEWS 12/31/02

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



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Kathleen S. Beckett - County Clerk

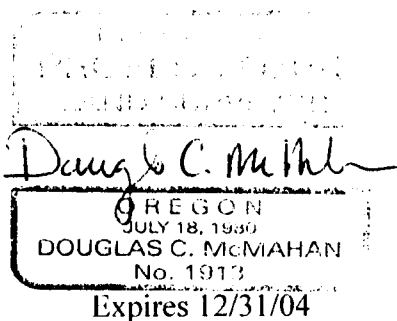
18 14 3

**AFFIDAVIT OF MONUMENTATION**  
**FOR**  
**DEFERRED MONUMENTS**

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those monuments shown as deferred on the Official Plat of WELLS FARGO HEIGHTS SUBDIVISION, as recorded in Volume 28, Page 50 of Plats in Jackson County, Oregon. The deferred street center monuments consist of a 5/8 inch x 24 inch rebar with yellow plastic caps marked "D.MCMAHAN LS 1913".

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

IN WITNESS HEREOF, signed this 10th day of February, 2004.

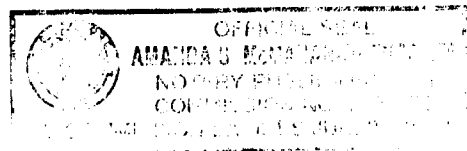


STATE OF OREGON)  
County of Jackson ) ss.

This instrument was acknowledged before me on this 10th day of February, 2004, by Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Amanda S. McMillan-Crawford  
Notary



Examined and approved this 23rd day of FEBRUARY, 2004.

Greg R. Roberts  
Jackson County Surveyor

