

See Aff. of Post Mon

SURVEY NO. 17659

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

Survey for: Tom A. L. and Grace B. Van Groningen
516 Barringham Lane
Modesto, California

Location: The Southeast One-quarter (1/4) of Section 36, Town-
ship 37 South, Range 2 West, Willamette Meridian, City
of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat (City
of Medford Planning File No. LDS 02-100) for BEEKMAN
PLACE SUBDIVISION.

Procedure: Using previously established control, record description
from Document No. 01-11801, Official Records of Jack-
son County, Oregon and found monumentation from Sur-
veys No. 13367, 15371 and 16241, I set monuments as
shown on the accompanying Subdivision Plat.

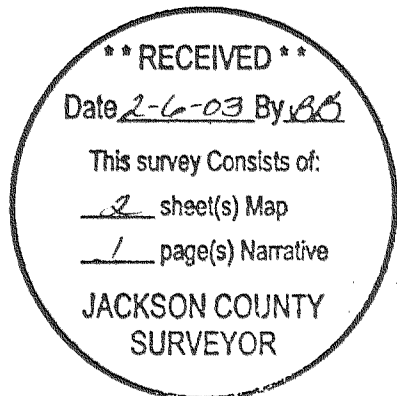
Basis of
Bearing: The East line of Donation Land Claim No. 84 per Survey
No. 15371.

Date: November 20, 2002

Vol. 29 Pg. 4
Book 14 pg. 85
134/52



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/02
3155 Alameda St., Suite 201
Medford, Oregon 97504

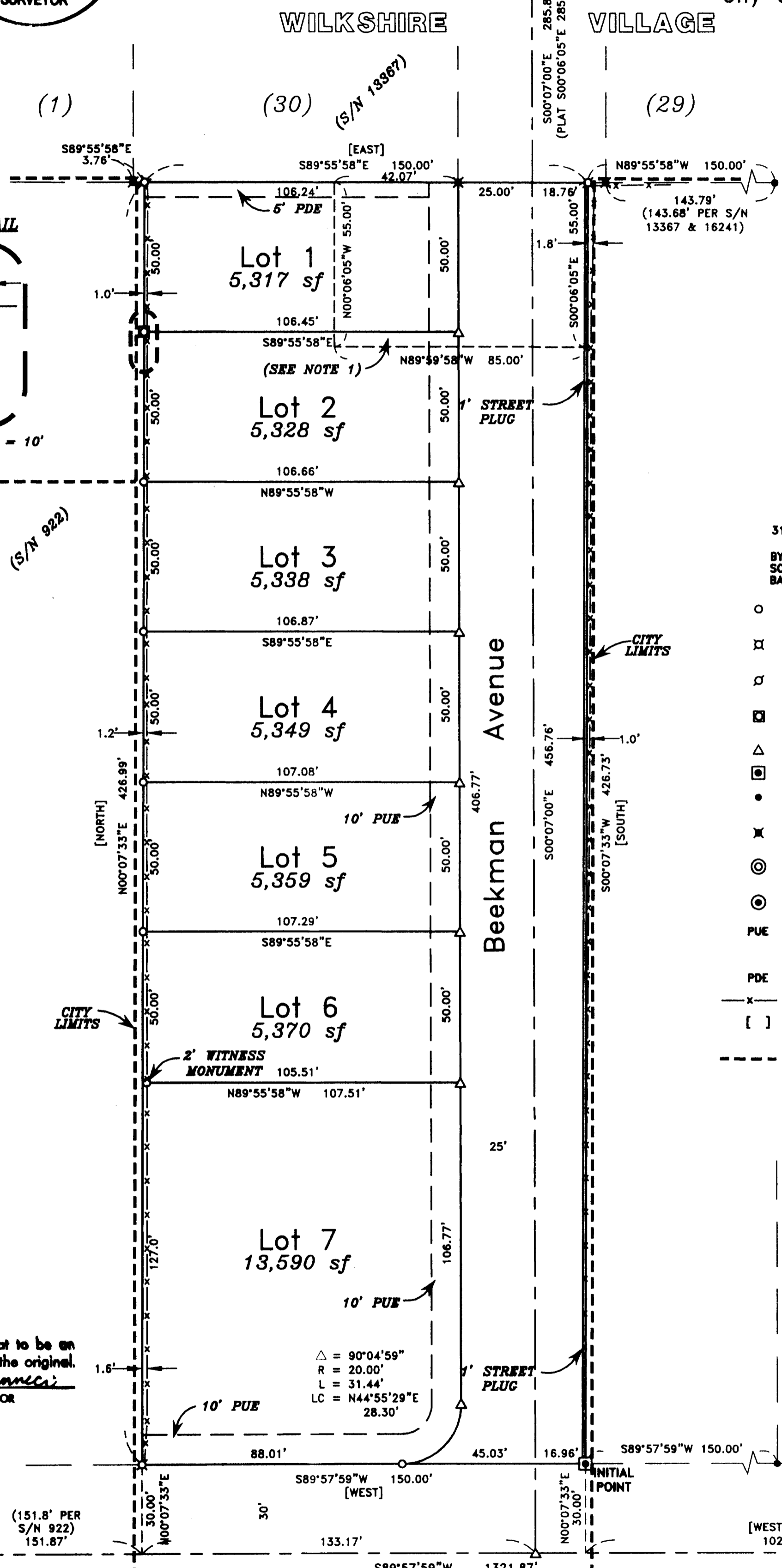
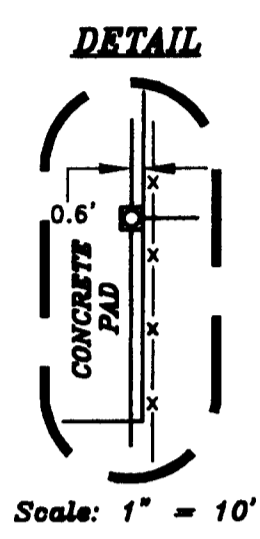


BEEKMAN PLACE SUBDIVISION

Located in:

the Southeast 1/4 of Section 36,
Township 37 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon

RECEIVED
 Date 2-6-02 By DB
 This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



- NOTES:**
- 1.) TEMPORARY TURN-AROUND GRANTED TO THE PUBLIC PER DOC. NO. 94-07897, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. WILL TERMINATE UPON THE EXTENSION AND ACCEPTANCE BY THE CITY OF MEDFORD OF BEEKMAN AVENUE.
 - 2.) NO VISIBLE EVIDENCE OF LATERALS FOR IRRIGATION PER VOLUME 222, PAGE 86, JACKSON COUNTY DEED RECORDS.

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

BY: DAVID M. MINNECI PLS NO. 2349
 SCALE: 1 INCH = 30' NOVEMBER 20, 2002
 BASIS OF BEARING: SURVEY NUMBER 15371
 (EAST LINE OF DLC 84)

- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊙ = SET 5/8" X 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- ⊠ = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "LS 2349" IN CONCRETE.
- △ = DEFERRED MONUMENT - *See CS 18189 - RAB, C.S. 3/25/04*
- ⊠ = SET BRASS DISC STAMPED "LS 2349" ON 2" IRON PIPE.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 16241.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 13367.
- ⊙ = FOUND BRASS CAP IN CONCRETE STAMPED "LS 1913" PER SURVEY 13367.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE
- PDE = PRIVATE STORM DRAIN EASEMENT
- x- = EXISTING WIRE FENCE LINE
- [] = RECORD DESCRIPTION PER DOCUMENT NO. 01-11801, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- - - = CITY LIMITS

I certify this plot to be an exact photocopy of the original.
David Minnecci
 SURVEYOR

△ = 90°04'59"
 R = 20.00'
 L = 31.44'
 LC = N44°55'29"E
 28.30'

FD. 3/4" IRON PIN 2" DEEP (1" IRON PIN PER S/N 6689)

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
 OREGON
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/04

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
July 1, 2003.
David M. Minnecci
 SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 01-05086 OF OFFICIAL RECORDS THIS 25th DAY OF March, 2004. CS 18189

APPROVED: [Signature]
 JACKSON COUNTY SURVEYOR

N.E. CORNER D.L.C. NO. 84
 FOUND BRASS DISC IN MONUMENT CASE STAMPED "T37S R2W DLC NE 84 NW 86 LS 1644 1990"

S.E. CORNER D.L.C. NO. 84
 FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED "T37S R2W 84 86 DLC - COR 82 83 1980"

BEEKMAN PLACE SUBDIVISION

Located in:
the S.E. 1/4 of Section 36,
Township 37 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, TOM A. L. VAN GRONINGEN AND GRACE B. VAN GRONINGEN, TRUSTEES UNDER A DECLARATION OF TRUST DATED APRIL 14, 1986, 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 THE PORTION OF STREET SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THAT AREA PORTRAYED AND DESIGNATED HEREON AS A 1-FOOT STREET PLUG. BY IT'S APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE REMAINDER OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THAT TRACT WESTERLY OF AND ADJACENT TO LOT 1, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 1. WE HEREBY DESIGNATE SAID SUBDIVISION AS BEEKMAN PLACE SUBDIVISION.

IN WITNESS WHEREOF, SIGNED THIS THE 02 DAY OF January, 2003.

California
STATE OF OREGON)
COUNTY OF JACKSON) SS

Tom A. L. Van Groningen
TOM A. L. VAN GRONINGEN, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 02 DAY OF January, 2003 BY TOM A. L. VAN GRONINGEN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE UNDER DECLARATION OF TRUST DATED APRIL 14, 1986.

WITNESS MY HAND AND OFFICIAL SEAL.

D. Dawn Langley
NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 02 DAY OF January, 2003.

California
STATE OF OREGON)
COUNTY OF JACKSON) SS

Grace B. Van Groningen
GRACE B. VAN GRONINGEN, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 02 DAY OF January, 2003 BY GRACE B. VAN GRONINGEN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE UNDER DECLARATION OF TRUST DATED APRIL 14, 1986.

WITNESS MY HAND AND OFFICIAL SEAL.

D. Dawn Langley
NOTARY



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



EXPRES 12-31-04

*** 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 SOUTHWEST CORNER OF LOT 6, WOLFF RUN SUBDIVISION IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARSHALL AVENUE, SOUTH 89°57'59" WEST 150.00 FEET TO A BRASS DISC MARKING THE INITIAL POINT OF BEGINNING OF BEEKMAN PLACE SUBDIVISION; THENCE CONTINUE SOUTH 89°57'59" WEST 150.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE, NORTH 00°07'33" EAST 426.99 FEET TO THE SOUTHERLY BOUNDARY OF WILKSHIRE VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°55'58" EAST 150.00 FEET; THENCE, LEAVING SAID SOUTHERLY BOUNDARY, SOUTH 00°07'33" WEST 426.73 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:
EXAMINED AND APPROVED THIS 3rd DAY OF February, 2003.

EXAMINED AND APPROVED THIS 6th DAY OF JANUARY, 2003.

Robert Paul CITY ENGINEER
Paul D. Linn CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 4th DAY OF FEBRUARY, 2003.

William Johnson Deputy
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 4th DAY OF February, 2003.

Carol Applegate, Deputy
TAX COLLECTOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 204, PAGE 229-231 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 6 DAY OF FEBRUARY, 2003 AT 3:10 O'CLOCK P.M.
AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 4 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett Barbara J Shaw - DEPUTY

