

CRYSTAL HEIGHTS, PHASE III

A SUBDIVISION

located in the

SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

COMMENCING at the brass cap marking the southwest corner of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 89°48'36" East, along the south line of said Section 23, a distance of 882.39 feet (record 882.28 feet) to the southwest corner of the parcel of land described in Instrument No. 02-39579 of the Official Records of said County, said corner being the INITIAL POINT OF BEGINNING of this subdivision; thence continuing along said south line and the south boundary of said parcel, South 89°48'36" East (record East) 482.48 feet to the southeast corner of said parcel; thence, leaving said south line, North 00°11'24" East (record North), along the east boundary of said parcel, 832.32 feet (record 838.70 feet) to the southerly right-of-way of Hillcrest Road and the northeast corner of said parcel; thence North 78°53'59" West (record North 79° West), along said right-of-way and the north boundary of said parcel, 339.41 feet; thence, continuing along said south right-of-way and said north boundary extended, along the arc of a curve to the left having a radius of 2834.79 feet, a central angle of 04°13'17", an arc distance of 208.86 feet [the long chord of which bears North 81°00'37" West (record North 79° West) 208.81 feet]; thence, leaving said right-of-way, South 06°52'44" West 10.00 feet; thence along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°58'13", an arc length of 31.75 feet [the long chord of which bears South 37°38'09" East 28.52 feet]; thence South 07°50'57" West 70.01 feet; thence along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°00'17", an arc length of 31.07 feet [the long chord of which bears South 52°21'06" West 28.04 feet]; thence South 06°51'14" West 55.00 feet; thence along the arc of a curve to the right having a radius of 2659.79 feet, a central angle of 01°42'34", an arc length of 79.36 feet [the long chord of which bears South 82°17'28" East 79.36 feet] to the west boundary of said parcel; thence South 00°11'24" West (record South), along said west boundary, 744.44 feet to the POINT OF BEGINNING.

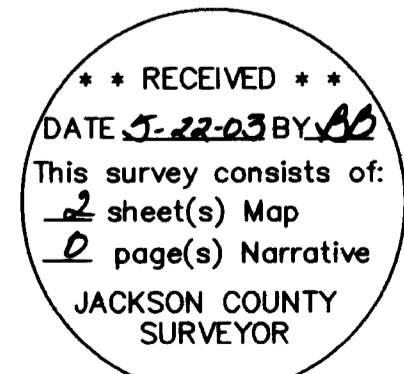
Herbert A. Farber, PLS 2189

Consent To Plat Affidavits:

From Gary T. Whittle and Sandra J. Whittle, as tenants by the entirety, see Instrument No. 03-33418 of the Official Records of Jackson County, Oregon.

From John A. Rogers, as tenant by the entirety, see Instrument No. 03-33419 of the Official Records of Jackson County, Oregon.

From Diane P. Rogers, as tenant by the entirety, see Instrument No. 03-33420 of the Official Records of Jackson County, Oregon.



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber signature

for ADDERSON BUILDERS, INC. 1361 BROOK COURT MEDFORD, OREGON 97504

Declaration:

KNOW ALL MEN BY THESE PRESENTS that Adderson Builders, Inc., an Oregon Corporation, is the owner of the lands hereon described, and has subdivided the same into lots and streets, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby dedicate to the public for public use, as shown hereon, the streets and public utility easements, and does hereby create the 20-foot-wide minimum access for the benefit of Lots 37, 38 and 39, and does hereby create the private sanitary sewer easements for the benefit of Lots 38 and 39, as shown hereon, and does hereby create the 10-foot-wide private water easement for the benefit of Lot 38, as shown hereon, and does hereby create the 15-foot-wide sanitary sewer easement for the benefit of Crystal Heights, Phase III, as shown hereon, and does hereby create the 10-foot-wide private storm drain easement for the benefit of Crystal Heights, Phase III, as shown hereon, and does hereby grant to the City of Medford the 15-foot-wide storm drain easement, as shown hereon, and does hereby grant to the City of Medford, in fee simple, those areas portrayed and designated hereon as street plugs. By its' approval of the plat, the City of Medford declares that upon the approved extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said Subdivision as Crystal Heights, Phase III.

Chris Adderson, President

State of Oregon) County of Jackson)

The foregoing instrument was acknowledged before me this 23rd day of April, 2003, by Chris Adderson, as President of ADDERSON BUILDERS, INC., an Oregon Corporation, on behalf and authority of the corporation.

Notary Public for Oregon Susan Morgan Farber



Easement Notes:

The following easements, recorded in the Deed Records of Jackson County, Oregon, do not fall within the boundary of this Subdivision: Volume 164, Page 242; Volume 275, Page 286; Volume 320, Page 54.

That portion of the Temporary Water Easement, recorded as Instrument No. 03-02967 in the Official Records of Jackson County, Oregon, falling within the boundary of this Subdivision, will be extinguished and terminated upon the filing of the final plat of said Subdivision.

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved. This 19 day of May, 2003.

Planning Director signature

Examined and approved this 25th day of APRIL, 2003.

City Surveyor and City Engineer signatures

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 20, 2003

Tax Collector and Date signatures

Examined and approved as required by O.R.S. 92.100 this 20th day of MAY, 2003.

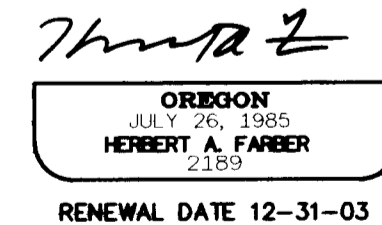
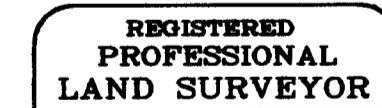
Assessor and Date signatures

Recorder:

Filed for record this 22 day of MAY, 2003 at 3:17 o'clock P. M. and recorded in Volume 29, Page 18 of the Plat Records of Jackson County, Oregon.

County Clerk and Date DEPUTY signatures

County Surveyor's File No. HAF



For the order of the County Court approving this plat see Volume 204, Page 12-1674 of the Commissioner's Journal of Proceedings.

134/65

17773

CRYSTAL HEIGHTS, PHASE III A SUBDIVISION

located in the

SOUTHWEST ONE-QUARTER OF SECTION 23,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for

ADDERSON BUILDERS, INC.

1361 BROOK COURT
MEDFORD, OREGON 97504

LEGEND

- ⊗ = FOUND 3" BRASS CAP - SW CORNER SECTION 23 - NOT TIED THIS SURVEY
 - ⊙ = FOUND 3" BRASS CAP - SE CORNER SECTION 23 - NOT TIED THIS SURVEY
 - ⊕ = FOUND 2" BRASS CAP IN CONCRETE @ CENTERLINE INTERSECTION OF HILLCREST ROAD & CHERRY LANE, LS 1913
 - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
D.R. = DEED RECORD
SS = SANITARY SEWER
SD = STORM DRAIN

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

NOTE

INFORMATION REGARDING REFERENCE MONUMENTS TO THE CENTERLINE MONUMENTS, SHOWN HEREON, IS ON FILE AT THE CITY OF MEDFORD ENGINEERING DEPARTMENT.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT CRYSTAL HEIGHTS, PHASE III, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT, FILE No. LDS-01-42 REVISED.

PROCEDURE: UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS IN THE AREA, AND THIS SURVEY, I MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°15'03"	160.84'	2834.79'	N80°31'31"W	160.82'
C2	0°25'03"	20.58'	2824.79'	N79°06'31"W	20.58'
C3	1°51'46"	91.84'	2824.79'	N80°14'56"W	91.83'
C4	90°58'13"	31.75'	20.00'	S53°20'04"W	28.52'
C5	89°00'17"	31.07'	20.00'	S36°39'12"E	28.04'
C6	1°49'16"	86.29'	2714.79'	N80°14'42"W	86.28'
C7	0°26'04"	20.59'	2714.79'	N79°07'02"W	20.59'
C8	2°37'22"	123.02'	2687.29'	N80°12'41"W	123.01'
C9	2°32'11"	117.75'	2659.79'	N80°10'05"W	117.74'
C10	90°00'00"	31.42'	20.00'	N33°53'59"W	28.28'
C11	90°00'00"	31.42'	20.00'	S56°06'01"W	28.28'
C12	89°49'12"	113.66'	72.50'	N45°06'01"E	102.37'
C13	89°49'12"	156.77'	100.00'	N45°06'01"E	141.20'
C14	29°10'25"	64.92'	127.50'	N54°25'24"E	64.22'
C15	13°38'10"	30.34'	127.50'	N54°01'07"E	30.27'
C16	16°30'38"	36.74'	127.50'	S38°56'43"W	36.61'
C17	30°29'59"	67.87'	127.50'	N15°26'24"E	67.07'
C18	7°30'49"	16.72'	127.50'	N43°26'37"E	16.71'
C19	8°59'49"	20.02'	127.50'	N35°11'18"E	20.00'
C20	10°54'36"	24.28'	127.50'	S5°38'42"W	24.24'
C21	34°59'53"	21.38'	35.00'	S72°18'39"E	21.05'
C22	34°59'53"	15.27'	25.00'	S72°18'39"E	15.03'
C23	90°00'00"	54.98'	35.00'	N45°11'24"E	49.50'
C24	90°00'00"	39.27'	25.00'	N45°11'24"E	35.36'
C25	90°00'00"	39.27'	25.00'	S45°11'24"W	35.36'
C26	90°00'00"	39.27'	25.00'	S44°48'36"E	35.36'
C27	10°54'36"	13.81'	72.50'	S5°38'43"W	13.78'
C28	10°54'36"	19.04'	100.00'	S5°38'43"W	19.01'
C29	3°15'03"	162.55'	2864.79'	N80°31'31"W	162.53'
C30	1°42'34"	79.36'	2659.79'	S82°17'28"E	79.36'
C31	0°59'42"	46.68'	2687.29'	N82°38'54"W	46.68'
C32	89°00'17"	31.07'	20.00'	S52°21'06"W	28.04'
C33	90°58'13"	31.75'	20.00'	S37°38'09"E	28.52'
C34	0°58'13"	48.52'	2864.79'	N82°38'09"W	48.52'
C35	0°37'41"	29.46'	2687.29'	N81°50'12"W	29.46'
C36	0°58'13"	48.01'	2834.79'	N82°38'09"W	48.01'
C37	4°13'16"	208.95'	2834.79'	N81°00'57"W	280.81'

Surveyed by:

FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599

OFFICE LOCATION:
431 OAK STREET
CENTRAL POINT, OREGON 97502

MAILING ADDRESS:
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

SCALE: 1"=60'
DATE: APRIL 22, 2003
JOB NO. 0179-90, 0976-01

Medford_SEV\HILLCREST ROAD SOUTH\CRYSTAL HEIGHTS MICROSURVEY\Crystal_Ridge_III_FINAL.FLX

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-03

DETAIL
(NO SCALE)

