

SURVEY NO **17782**  
*P-31-2003*

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

Survey for: Jason and Leah Landis  
955 Sydney Court  
Central Point, Oregon 97502

Location: Located in the Northwest  $\frac{1}{4}$  of Section 17, Township 37  
South, Range 1 West, Willamette Meridian, City of  
Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat (City of  
Medford File No. LDP-02-155) per clients request.

Procedure: Utilizing control and found monumentation from Surveys  
No. 11899 and 12053 and recorded Document No. 02-  
37368, I set monuments as shown on the accompanying  
Partition Plat. The Basis of Bearing was established by  
inverse between the most Northerly and Southerly found  
monuments on the Westerly right-of-way line of  
Springbrook Road, this Office having record position of  
said monuments from previous survey work. The found  
monument at the most Southerly, Southwest corner is  
not of record but fit the record description.

Basis of  
Bearing: Westerly right-of-way line of Springbrook Road per Sur-  
vey No. 12053.

Date: March 7, 2003

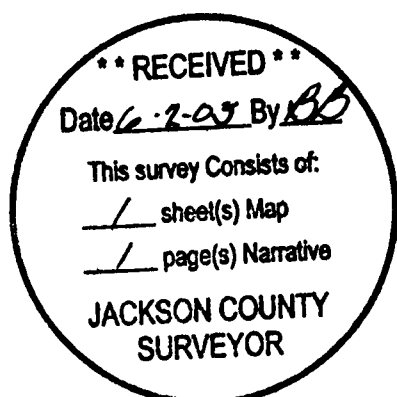
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

OREGON  
JULY 26, 1908  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/04  
3155 Alameda St., Ste. 201  
Medford, Oregon 97504

(landisnar.doc)



APPROVALS:

CITY OF MEDFORD PLANNING

*[Signature]*  
DIRECTOR

May 28, 2003  
DATE

EXAMINED AND APPROVED THIS 15 DAY OF MAY, 2003.

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 2<sup>ND</sup> DAY OF JUNE, 2003 AT 12:11 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-31-2003 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 14 PAGE 31.)

*Kathleen S. Beckett*  
COUNTY CLERK

*CHERYL ANGERIS*  
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 17782

PARTITION PLAT NO. P-31-2003  
(File No. LDP-02-155)

Located in:

In the Northwest 1/4 of Section 17,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

For:

Jason Landis  
955 Sydney Court  
Central Point, Oregon

IN WITNESS WHEREOF, SIGNED THIS 25 DAY OF April, 2003.

STATE OF OREGON }  
COUNTY OF JACKSON }

*[Signature]*  
JASON M. LANDIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25<sup>TH</sup> DAY OF April, 2003, BY JASON M. LANDIS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



NOTARY

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 2<sup>ND</sup> DAY OF June, 2003.

*[Signature]* 6-2-03  
ASSESSOR DATE  
*[Signature]* 6/2/03  
TAX COLLECTOR DATE

SURVEYOR'S CERTIFICATE:

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE MOST EASTERLY, NORTHEAST CORNER OF LOT 39, MOUNTAIN GLEN SUBDIVISION, UNIT NO. 2 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING ON THE BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 02-37388, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID TRACT BOUNDARY AS FOLLOWS: SOUTH 89°27'43" WEST 4.85 FEET; THENCE NORTH 00°00'18" EAST 124.97 FEET; THENCE NORTH 89°27'40" EAST 95.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK ROAD; THENCE SOUTH 41°07'58" EAST 184.87 FEET; THENCE SOUTH 38°02'03" EAST 17.43 FEET; THENCE SOUTH 89°50'28" WEST 204.13 FEET; THENCE NORTH 21°02'41" EAST 13.89 FEET TO THE INITIAL POINT OF BEGINNING.

*[Signature]*  
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JASON M. LANDIS AND LEAH D. LANDIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT AREA DESIGNATED FOR STREET PURPOSES TOGETHER WITH THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT. WE HEREBY GRANT TO THE CITY OF MEDFORD AN EASEMENT FOR STREAM ACCESS AND MAINTENANCE AS SHOWN HEREON.

IN WITNESS WHEREOF, SIGNED THIS 25 DAY OF April, 2003.

STATE OF OREGON }  
COUNTY OF JACKSON }

*[Signature]*  
LEAH D. LANDIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25<sup>TH</sup> DAY OF April, 2003, BY LEAH D. LANDIS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

BEFORE ME:



NOTARY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS (MERS), THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED JULY 9, 2002 AND RECORDED JULY 12, 2002 AS DOCUMENT NO. 02-37388, OFFICIAL RECORDS OF 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.

IN WITNESS WHEREOF, SIGNED THIS 13<sup>TH</sup> DAY OF May, 2003.

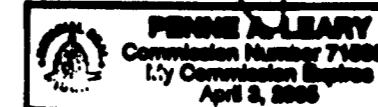
*[Signature]*  
AUTHORIZED REPRESENTATIVE  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

STATE OF OREGON }  
COUNTY OF JACKSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF May, 2003 BY *[Signature]*, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF MORTGAGE ELECTRONIC REGISTRATION SYSTEM.

WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
NOTARY

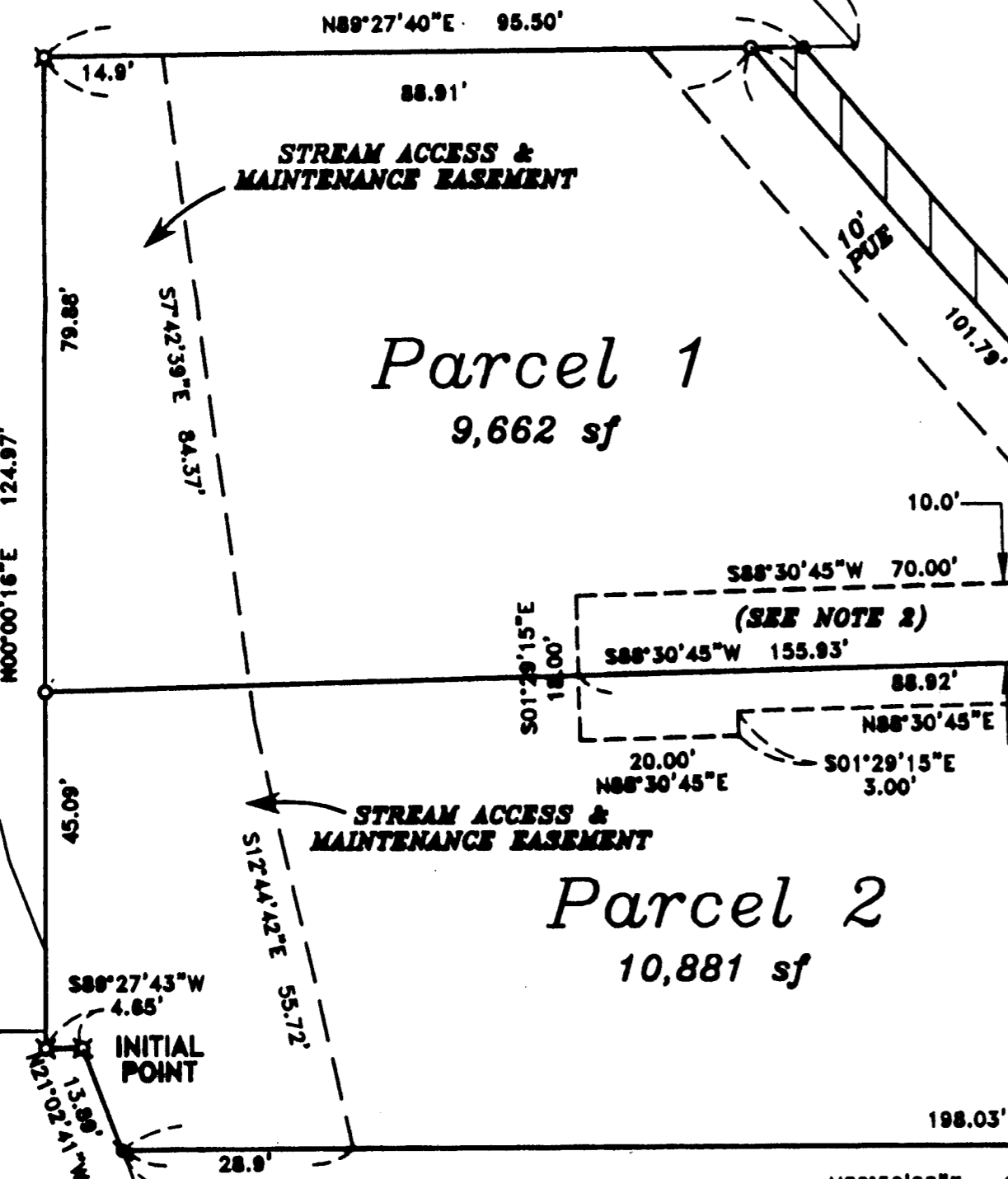
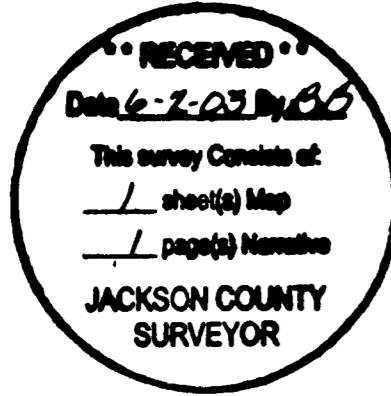


HOFFBLUM & ASSOCIATES, INC.  
3186 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 779-4841

BY: DAVID M. MINNECI RPLS NO. 2340  
SCALE: 1 INCH = 20' MARCH 7, 2003  
BASIS OF BEARING: SURVEY NUMBER 12083  
(WESTERLY RIGHT-OF-WAY LINE OF SPRINGBROOK ROAD)

- O = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "B. MINNECI LS 2340"
- X = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2340"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "B. HOFFBLUM LS 1913"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "DA EDWARDS LS 2339"
- X = FOUND 3/4" IRON PIN PER S/N 8670.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER OBSTRUCTION AND MAINTENANCE
- ☑ = EASEMENT GRANTED CITY OF MEDFORD FOR SLOPE AND UTILITIES PER DOC. NO. 91-98453, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

MOUNTAIN GLEN SUBDIVISION UNIT NO. 2



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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	129°38'41"	5.00'	11.31'	9.09'	S23°41'25" W
2	50°21'19"	25.00'	21.97'	21.27'	S89°18'33" E

NOTES:

- UNABLE TO LOCATE EASEMENT RESERVED BY MEDFORD UTILITIES DISTRICT PER VOL. 816, PG. 604, DEED RECORDS OF JACKSON COUNTY, OREGON.
- FOR SHARED ACCESS EASEMENT AND MAINTENANCE AGREEMENT SEE DOC. NO. 98-94488, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SHARED ACCESS EASEMENT SHALL BE ONLY ACCESS TO SPRINGBROOK ROAD.

REGISTERED PROFESSIONAL LAND SURVEYOR

*David M. Minnici*

OREGON  
DAVID M. MINNECI  
2340

EXPIRES 12/31/04