

SURVEY NO **17913**

*P-59-2003*

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

Survey for: D. FORD, L.L.C.  
P.O. Box 970  
Medford, Oregon 97501

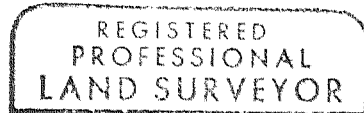
Location: The Northeast one-quarter (1/4) of Section 7, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

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

Procedure: Utilizing found monuments per Survey No. 12237 and Document  
No. 98-52445, Official Records of Jackson County, Oregon, I set  
monuments as shown on the accompanying Partition Plat.

Basis of  
Bearing: Newly monumented line per Survey No. 12237.

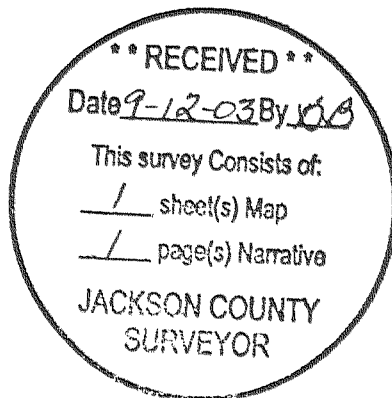
Date: April 10, 2003.



*David M. Minneci*



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



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2003.

**PARTITION PLAT NO. P-59-2003**  
(LAND PARTITION LDP-02-106)

Located in:  
in the Northeast 1/4 of Section 7,  
Township 37 South, Range 1 West, W.M.,  
City of Medford Jackson County, Oregon  
Tax Lot 1500  
For:  
**John Batzer**

APPROVALS:

Paul Scott CITY OF MEDFORD PLANNING  
DIRECTOR  
September 11, 2003  
DATE

EXAMINED AND APPROVED THIS 28 DAY OF MAY, 2003.

Paul D. Turner  
CITY SURVEYOR

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 12 DAY OF SEPTEMBER 2003 AT 3:00 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-59-2003 OF "RECORD OF PARTITION PLATS" IN  
JACKSON COUNTY, OREGON. (INDEX VOLUME 14 PAGE 59.)  
KATHLEEN S. BECKETT COUNTY CLERK  
CHERYL AUGERIS DEPUTY

17913

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. \_\_\_\_\_

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:

COMMENCING AT THE CORNER COMMON TO SECTIONS 5, 6, 7 AND 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 532.21 FEET; THENCE WEST 152.87 FEET TO A 5/8" IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF CRATER LAKE HIGHWAY FOR THE INITIAL POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 98-52445, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS; SOUTH 0°01'52" EAST 172.38 FEET; THENCE SOUTH 89°57'17" WEST 445.34 FEET; THENCE NORTH 0°01'26" WEST 173.89 FEET; THENCE SOUTH 89°51'07" EAST 445.32 FEET TO THE POINT OF BEGINNING.

David M. Minnici  
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, D. FORD, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, 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 EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 1 AND 2, A SHARED ACCESS EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PARCELS 1 AND 2. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2, A PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 1.

D. FORD, L.L.C.

IN WITNESS WHEREOF, SIGNED THIS 27<sup>TH</sup> DAY OF MAY, 2003.

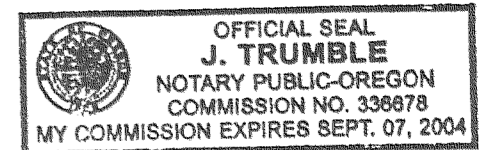
BY: [Signature]  
TITLE: Member

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED JOHN BATZER, KNOWN TO ME AS THE PERSON WHO ACKNOWLEDGED THE FOREGOING ACT AND DEED ON BEHALF OF D. FORD, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

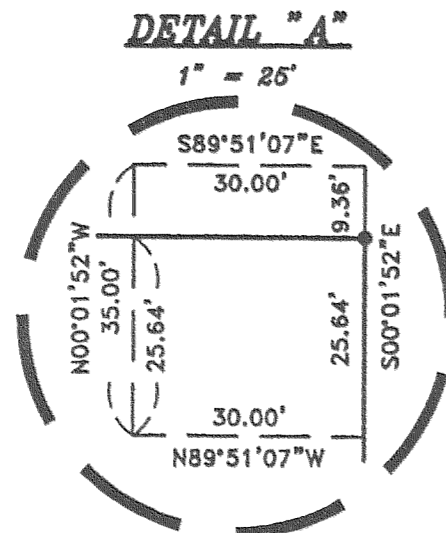
[Signature]  
NOTARY



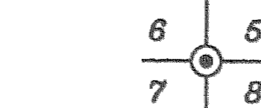
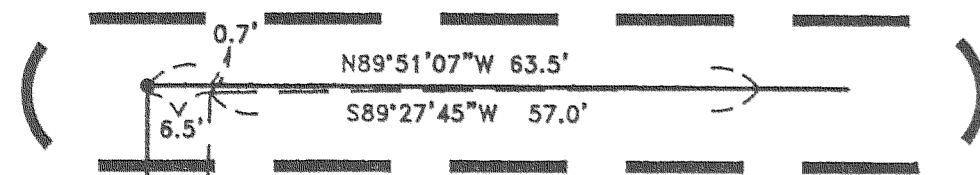
HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 779-4841  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 50' APRIL 10, 2003  
BASIS OF BEARING: SURVEY NUMBER 12237  
(NEWLY MONUMENTED LINE)

- = 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".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "BOYDEN RLS 281" PER S/N 12237.
- ⊗ = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS CAP IN CONCRETE PER S/N 8830.
- S/N = SURVEY NUMBER
- [ ] = RECORD PER DOCUMENT NO. 98-52445, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- PSE = PRIVATE SANITARY SEWER EASEMENT

FD. 2 1/2" BRASS DISC IN CONCRETE PER 1988 RE-ESTABLISHMENT



DETAIL "B"  
1" = 20'

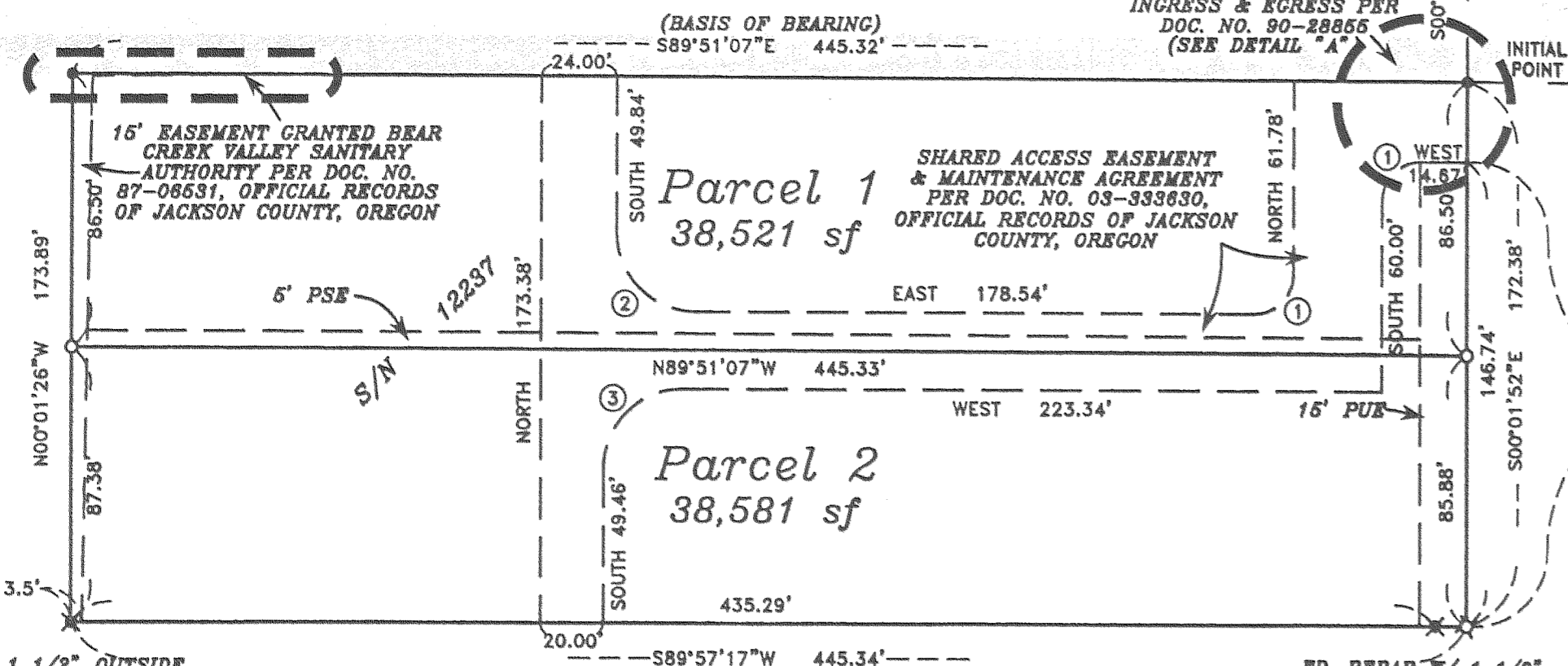


FD. 3/4" PIPE 11" DEEP PER S/N 12237

JOINT-USER EASEMENT FOR INGRESS & EGRESS PER DOC. NO. 90-28855 (SEE DETAIL "A")

INITIAL POINT [152.84'] WEST 152.87'

Highway  
Lake  
Crater



AREA OF ACCESS TO CRATER LAKE HIGHWAY RELINQUISHED PER VOL. 587, PAGE 223, DEED RECORDS OF JACKSON COUNTY, OREGON

FD. 1 1/2" OUTSIDE DIAMETER IRON PIPE EXPOSED 2" (CANNOT MEASURE INSIDE PIPE)

FD. REBAR W/ 1 1/2" ALUMINUM CAP (STATE HIGHWAY DEPT. RP TO STATION 2257+84.24)

REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnici  
OREGON  
JULY 29, 1988  
DAVID M. MINNECI  
2349  
EXPIRES 12/31/04

CURVE TABLE

| CURVE | DELTA     | RADIUS | LENGTH | CHORD  | BEARING     |
|-------|-----------|--------|--------|--------|-------------|
| 1     | 90°00'00" | 12.50' | 19.64' | 19.68' | S45°00'00"W |
| 2     | 90°00'00" | 25.00' | 39.27' | 35.36' | S45°00'00"E |
| 3     | 90°00'00" | 25.00' | 39.27' | 35.36' | S45°00'00"W |

RECEIVED  
Date 9-12-03 By [Signature]  
This survey consists of:  
1 sheet(s) Map  
88 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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