

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

Survey for: CRYSTAL SPRINGS DEVELOPMENT MAHAR HOMES, INC.  
P.O. Box 8002 815 Alder Creek Drive  
Medford, Oregon 97501 Medford, Oregon 97504  
GROUP  
  
MAHAR BROTHERS, L.L.C.  
3018 Gary Drive  
Medford, Oregon 97504

Location: The Northwest one-quarter (1/4) of Section 27, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

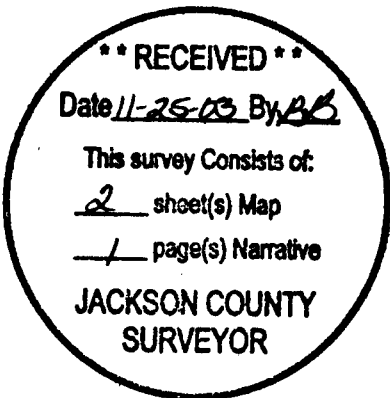
Purpose: To survey, monument and record a Subdivision Plat for SUMMER-  
FIELD SUBDIVISION AT SOUTH EAST PARK, PHASE 2.

Procedure: Utilizing found control and monuments from Survey No. 17588 and  
from Survey No. 1611, I set monuments as shown on the accom-  
panying Subdivision Plat. Having no success finding original  
monuments from Survey No. 933, I established the curve on Old  
Cherry Lane by holding survey distance of 324.99 feet from the  
Northwest corner of D.L.C. No. 58 Easterly to the Point of Curve  
and the record curve information.

Basis of Bearing: The West line of Donation Land Claim No. 58 per Survey No. 9755.

Date: October 16, 2003.

*Vol. 29 Pg. 5  
Book 15 p  
13L/100*



*David M. Minneci*



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

# SUMMERFIELD AT SOUTH · EAST · PARK PHASE 2

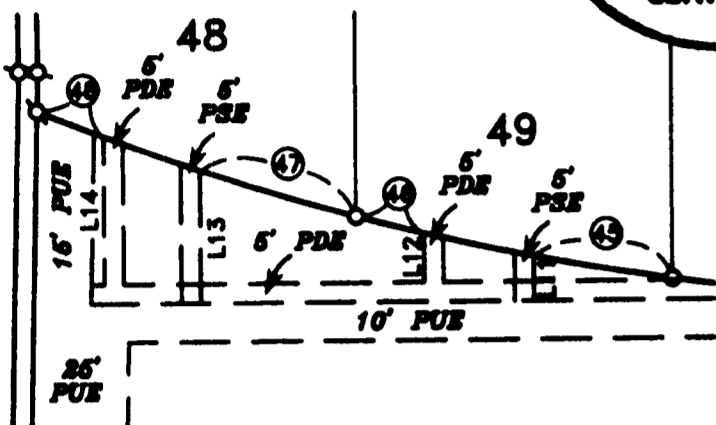
Located in:  
the Northwest 1/4 of Section 27,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

BEL AIR HEIGHTS RESUB.

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING, STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

RECEIVED  
Date 11-25-03 By DLB  
This survey consists of:  
2 sheets (Map)  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

DETAIL "A"  
1" = 60'

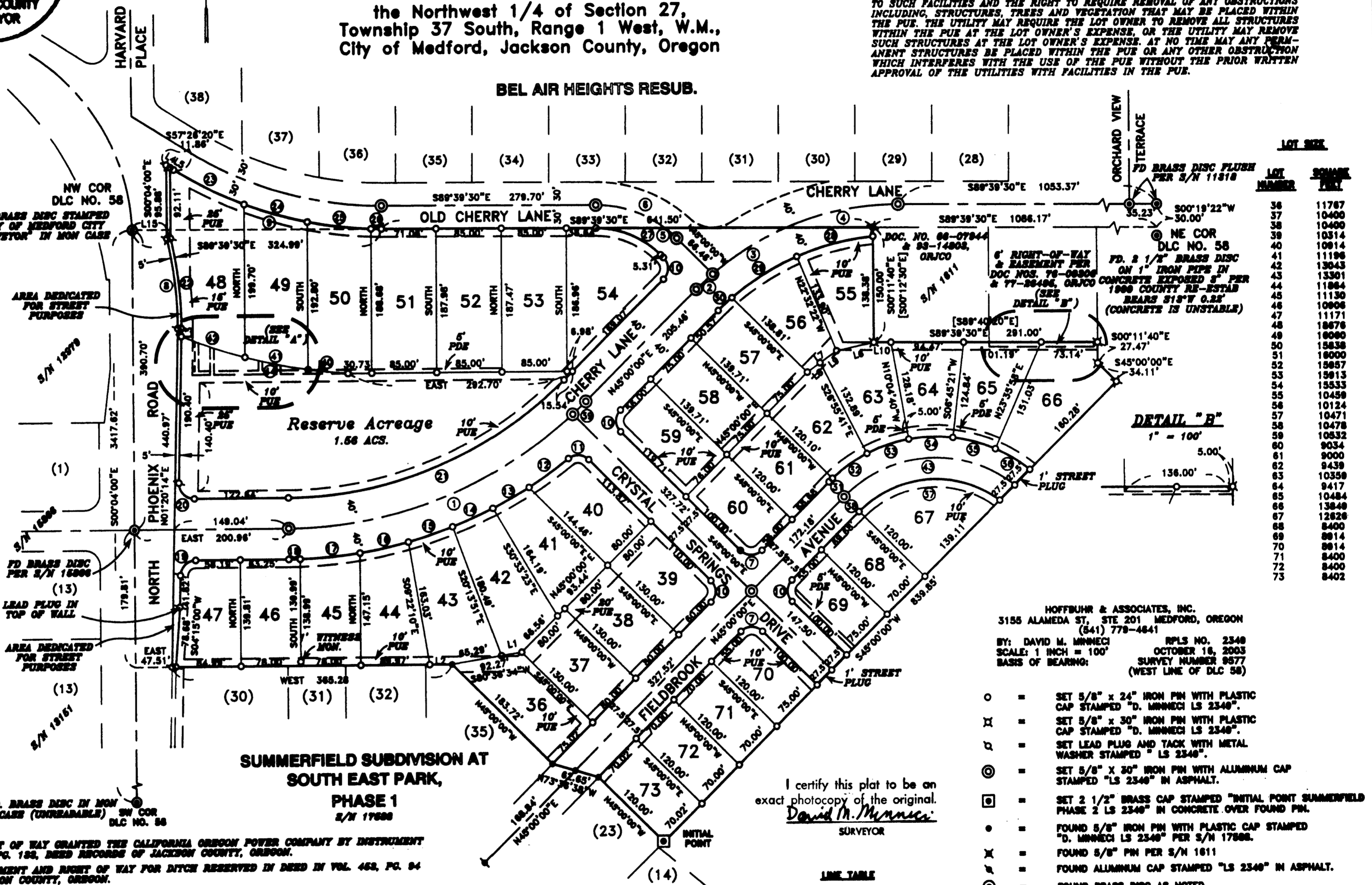


CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	42°32'28"	550.00	408.34	369.09	N86°43'47"E
2	04°31'03"	370.00	28.17	28.17	N47°19'31"E
3	17°34'54"	370.00	113.61	113.16	N86°18'50"E
4	25°13'53"	370.00	150.02	148.00	N76°43'43"E
5	07°47'18"	180.00	20.36	20.37	N46°53'38"W
6	38°32'12"	180.00	68.53	64.87	N71°13'24"W
7	80°00'00"	20.00	31.42	28.28	EAST
8	15°25'31"	507.89	119.01	118.73	N06°30'10"W
9	32°13'10"	507.44	285.36	281.62	S73°32'56"E
10	90°00'00"	20.00	31.42	28.28	NORTH
11	83°18'23"	20.00	28.08	26.58	N86°39'12"W
12	06°08'42"	590.00	63.28	63.23	S54°45'58"W
13	05°17'28"	590.00	54.48	54.44	S60°29'02"W
14	02°35'56"	590.00	57.88	57.84	N85°55'44"E
15	02°55'17"	590.00	60.88	60.84	S71°41'22"W
16	08°18'18"	590.00	64.87	64.83	N77°48'09"E
17	07°36'43"	590.00	78.38	78.33	S84°48'40"W
18	01°25'59"	590.00	14.78	14.76	N89°17'01"E
19	88°39'48"	20.00	30.95	27.95	S45°40'07"W
20	91°20'14"	20.00	31.88	28.61	N44°19'53"W
21	45°00'00"	510.00	400.55	390.34	S67°30'00"W
22	13°21'20"	512.88	119.53	119.28	S02°29'23"E
23	11°32'52"	507.44	102.28	102.10	N63°12'46"W
24	08°39'07"	507.44	85.48	85.39	N73°48'48"W
25	08°28'43"	507.44	83.85	83.54	S83°21'41"E
26	01°34'28"	507.44	13.94	13.94	N88°52'16"W
27	44°59'30"	120.00	83.53	81.18	S87°19'45"E
28	17°54'58"	350.00	103.19	102.77	S75°43'00"W
29	17°29'43"	350.00	100.77	100.35	N57°56'30"E
30	04°14'47"	350.00	24.48	24.48	S47°07'23"W
31	01°50'51"	198.00	6.32	6.32	N45°39'24"E
32	16°13'28"	198.00	55.50	55.32	N84°57'35"E
33	16°51'00"	198.00	57.64	57.43	S71°29'49"W
34	16°50'02"	198.00	57.59	57.38	N86°20'21"E
35	16°50'34"	198.00	57.62	57.41	N74°49'20"W
36	15°15'00"	198.00	52.17	52.01	S84°46'32"E
37	81°18'19"	141.00	200.04	183.71	S85°48'34"W
38	00°07'48"	141.00	0.32	0.32	N49°03'49"E
39	02°27'34"	550.00	23.61	23.61	N48°13'47"E
40	04°18'09"	597.44	52.58	52.57	N83°57'04"W
41	06°32'53"	597.44	63.77	63.72	S76°21'04"E
42	07°11'13"	597.44	67.49	67.43	S71°19'00"E
43	82°50'28"	168.50	243.62	222.89	N86°25'13"E
44	16°23'18"	597.44	223.84	222.89	S76°56'02"E
45	03°00'00"	597.44	34.52	34.51	N80°17'20"W
46	01°29'00"	597.44	18.08	18.08	N75°38'34"W
47	03°28'38"	597.44	42.32	42.31	N73°10'08"W
48	01°31'23"	597.44	18.54	18.54	N86°29'04"W

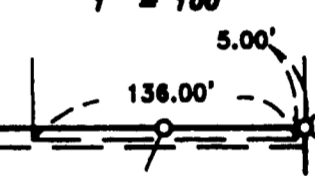
NOTES:

- UNABLE TO LOCATE RIGHT OF WAY GRANTED THE CALIFORNIA OREGON POWER COMPANY BY INSTRUMENT RECORDED IN VOL. 462, PG. 198, DEED RECORDS OF JACKSON COUNTY, OREGON.
- UNABLE TO LOCATE EASEMENT AND RIGHT OF WAY FOR DITCH RESERVED IN DEED IN VOL. 462, PG. 94 DEED RECORDS OF JACKSON COUNTY, OREGON.
- UNABLE TO LOCATE EASEMENT FOR USE OF PIPELINE FROM SPRING, WATER FROM WELLS AND 12-FOOT ROAD SET OUT IN DEED RECORDED IN VOL. 476, PG. 88, DEED RECORDS OF JACKSON COUNTY, OREGON.
- UNABLE TO LOCATE RIGHTS OF WAY GRANTED THE CALIFORNIA OREGON POWER COMPANY BY INSTRUMENTS RECORDED IN VOL. 289, PG. 479 AND 488, VOL. 218, PG. 376 AND VOL. 471, PG. 162, DEED RECORDS OF JACKSON COUNTY, OREGON.
- UNABLE TO LOCATE RIGHT(S) OF WAY GRANTED TO PACIFICORP BY INSTRUMENTS RECORD IN VOL. 527, PG. 118 AND VOL. 528, PG. 488, DEED RECORDS OF JACKSON COUNTY, OREGON.
- UNABLE TO LOCATE RIGHT(S) OF WAY GRANTED TO PACIFICORP BY INSTRUMENTS RECORD AS NO. 84-19768 AND 86-88841, OFFICIAL RECORDS OF JACKSON COUNTY.
- UNABLE TO LOCATE RIGHT(S) OF WAY GRANTED TO PACIFICORP BY INSTRUMENT RECORD AS NO. 88-19845, OFFICIAL RECORDS OF JACKSON COUNTY.
- LOTS 40, 54 AND 59 SHALL NOT HAVE ACCESS FROM CHERRY LANE.
- LOTS 47, 48 AND THE RESERVE ACREAGE SHALL NOT HAVE ACCESS FROM NORTH PHOENIX ROAD.
- VEHICLE ACCESS TO THE PARK PROPOSED AT THE NORTHEAST CORNER OF CHERRY LANE AND NORTH PHOENIX ROAD SHALL BE FROM THE EASTERN MOST END OF THE PARCEL.

371W27BC TL 100  
371W27 TL 541 & 542



DETAIL "B"  
1" = 100'



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

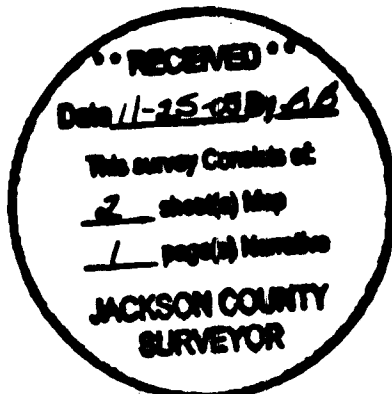
REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnici  
OREGON  
DAVID M. MINNICI  
2249  
EXPIRES 12/31/04

LINE	BEARING	DISTANCE
L1	S80°38'34"W	26.89
L2	WEST	29.32
L3	S01°20'14"W	10.28
L4	N87°28'20"W	5.94
L5	N87°28'20"W	5.92
L6	N77°38'18"E	49.88
L7	S54°08'24"W	47.25
L8	S54°08'24"W	20.97
L9	S54°08'24"W	28.28
L10	S89°38'30"E	22.20
L11	SOUTH	11.68
L12	SOUTH	12.95
L13	SOUTH	34.68
L14	SOUTH	38.60
L15	S87°38'30"E	45.00

- HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 778-4841
- BY: DAVID M. MINNICI RPLS NO. 2348  
SCALE: 1 INCH = 100' OCTOBER 16, 2003  
BASIS OF BEARING: SURVEY NUMBER 9577  
(WEST LINE OF DLC 58)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348"
  - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348"
  - ⊙ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2348"
  - ⊕ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" IN ASPHALT.
  - ⊞ = SET 2 1/2" BRASS CAP STAMPED "INITIAL POINT SUMMERFIELD PHASE 2 LS 2348" IN CONCRETE OVER FOUND PIN.
  - = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348" PER S/N 17888.
  - ⊗ = FOUND 5/8" PIN PER S/N 18111
  - ⊙ = FOUND ALUMINUM CAP STAMPED "LS 2348" IN ASPHALT.
  - ⊕ = FOUND BRASS DISC AS NOTED.
  - S/N = SURVEY NUMBER
  - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
  - PDE = PRIVATE STORM DRAIN EASEMENT
  - PSE = PRIVATE SANITARY SEWER EASEMENT
  - ORJCO = OFFICIAL RECORD OF JACKSON COUNTY, OREGON
  - [ ] = RECORD PER DOC. NO. 88-07844, ORJCO

(0212822.DWG)  
SHEET 2 OF 2

134/100



# SUMMERFIELD AT SOUTH · EAST · PARK PHASE 2

Located in:  
the Northwest 1/4 of Section 27,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

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

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

KNOW ALL MEN BY THESE PRESENTS THAT WE, MAHAR BROTHERS, LLC., MAHAR HOMES, INC., AN OREGON CORPORATION AND CRYSTAL SPRINGS DEVELOPMENT GROUP, A JOINT VENTURE 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 THAT AREA DESIGNATED FOR STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT STREET PLUGS. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 48 AND 49, PRIVATE SANITARY SEWER EASEMENTS OVER AND ACROSS THE RESERVE ACREAGE; WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THE LAND ADJOINING AND SOUTHEASTERLY OF LOT 69, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 69. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 48-53 AND 64-66, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 50-52, 63-65 AND THE RESERVE ACREAGE. WE HEREBY DESIGNATE SAID SUBDIVISION AS SUMMERFIELD AT SOUTH EAST PARK, PHASE 2.

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:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 23 OF SUMMERFIELD AT SOUTH EAST PARK, PHASE 1 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY AND BEING MARKED BY A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF BEGINNING OF SUMMERFIELD SUBDIVISION AT SOUTH EAST PARK, PHASE 2; THENCE, ALONG THE BOUNDARY OF SAID PHASE 1 AS FOLLOWS: NORTH 45°00'00" WEST 120.00 FEET; THENCE NORTH 73°36'38" WEST 62.85 FEET; THENCE NORTH 45°00'00" WEST 183.72 FEET; THENCE WEST 385.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PHOENIX ROAD; THENCE, ALONG SAID EASTERLY LINE, NORTH 01°20'14" EAST 440.97 FEET; THENCE, ALONG THE ARC OF A 507.89 FOOT RADIUS CURVE TO THE LEFT (THE LONG CURVE TO WHICH BEARS NORTH 08°30'10" WEST 118.73 FEET); AN ARC DISTANCE OF 119.01 FEET; THENCE NORTH 00°04'00" WEST 95.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHERRY LANE; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 57°28'20" EAST 11.86 FEET; THENCE, ALONG THE ARC OF A 507.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 73°32'55" EAST 281.62 FEET), AN ARC DISTANCE OF 285.38 FEET; THENCE SOUTH 89°39'30" EAST 641.50 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 66-07944, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT, SOUTH 00°11'40" EAST (RECORD SOUTH 0°12'30" EAST) 150.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT AND THE SOUTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 93-14803, SAID OFFICIAL RECORDS, SOUTH 89°39'30" EAST (RECORD SOUTH 89°40'20" EAST) 291.00 FEET TO THE SOUTHEAST CORNER OF THE LATTER SAID DOCUMENT; THENCE SOUTH 00°11'40" EAST 27.47 FEET; THENCE SOUTH 45°00'00" EAST 34.11 FEET; THENCE SOUTH 45°00'00" WEST 839.85 FEET TO THE INITIAL POINT OF BEGINNING.

MAHAR BROTHERS, LLC

IN WITNESS WHEREOF, SIGNED THIS THE 3rd DAY OF November, 2003.

Louis F. Mahar II  
LOUIS F. MAHAR II, MEMBER OF  
MAHAR BROTHERS, LLC

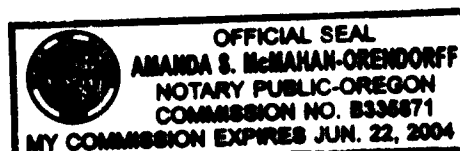
Charles C. Mahar  
CHARLES C. MAHAR, MEMBER OF  
MAHAR BROTHERS, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 2003 BY Charles C. Mahar, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF MAHAR BROTHERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Amanda S. McMahon-Orendorff  
NOTARY



STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, 2003 BY Louis F. Mahar II, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF MAHAR BROTHERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Amanda S. McMahon-Orendorff  
NOTARY



MAHAR HOMES, INC.

IN WITNESS WHEREOF, SIGNED THIS THE 3rd DAY OF NOVEMBER, 2003.

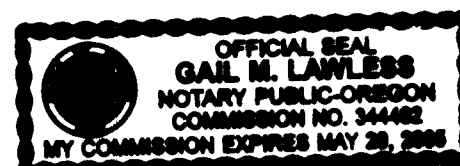
BY: Randall D. Jones  
TITLE: SECRETARY

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

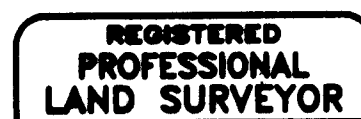
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF NOVEMBER, 2003 BY RANDALL D. JONES, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF MAHAR HOMES, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

Gail M. Lawless  
NOTARY



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



David M. Minnici  
OREGON  
JULY 25, 1999  
DAVID M. MINNICI  
22-29  
EXPIRES 12/31/04

MEDFORD CITY PLANNING: \*\*\* APPROVALS \*\*\*

EXAMINED AND APPROVED THIS 19th DAY OF November, 2003.

David M. Minnici  
SURVEYOR

EXAMINED AND APPROVED THIS 5th DAY OF November, 2003.

Lanette B. Baker CITY ENGINEER  
Paul D. Lewis CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 21st DAY OF November, 2003.

Jeffrey D. Day  
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 21st DAY OF November, 2003.

Patty Burdson, Deputy  
TAX COLLECTOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 318-46, PAGE 818-910 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 25th DAY OF NOVEMBER, 2003 AT 10:58 O'CLOCK A.M. AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 52 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK  
Cheryl Avgeris DEPUTY

CRYSTAL SPRINGS DEVELOPMENT GROUP

IN WITNESS WHEREOF, SIGNED THIS THE 3 DAY OF November, 2003.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

BY: Lucia H. Straburg  
TITLE: PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF November, 2003 BY Louis F. Mahar, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF CRYSTAL SPRINGS DEVELOPMENT GROUP, A JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL.

Lucia H. Straburg  
NOTARY

