

APPROVALS:

MEDFORD PLANNING DEPARTMENT
DIRECTOR
November 25, 2003
LDP-03-101 LAND PARTITION
EXAMINED AND APPROVED THIS 25th DAY OF NOVEMBER, 2003
ACTING MEDFORD CITY SURVEYOR

** RECEIVED **
Date 11-26-03 By [Signature]
This survey consists of
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

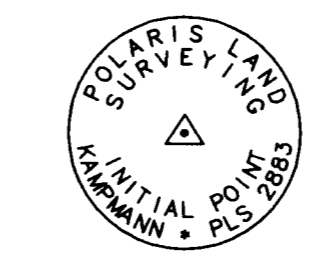
PARTITION PLAT NO. P- 71 - 2003
LAND PARTITION SURVEY
OF
LOT 61
SKY CREST ESTATES SUBDIVISION, UNIT NO. 2
LOCATED IN
SOUTHWEST QUARTER OF SECTION 23
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON
FOR
WAYNE ZALLEN
1516 STARDUST WAY
MEDFORD, OREGON 97504

RECORDING:
FILED FOR RECORD THIS 26th DAY OF November, 2003 AT
9:24 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-71 2003
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 14, PAGE 71
Kathleen S Beckett COUNTY CLERK
Barbara J Shaw DEPUTY
COUNTY SURVEYOR FILE NO. 18000

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT I, WAYNE A. ZALLEN, AM THE OWNER OF THE LAND HEREOF DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREOF, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. I HEREBY CREATE A 10 FOOT WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 2, FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREOF.
Wayne A. Zallen
WAYNE A. ZALLEN

STATE OF OREGON)
COUNTY OF JACKSON) SS
PERSONALLY APPEARED THE ABOVE NAMED WAYNE A. ZALLEN, THIS 25th DAY OF November, 2003, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.
BEFORE ME: Laurie A. Miller
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES JANUARY 20, 2007

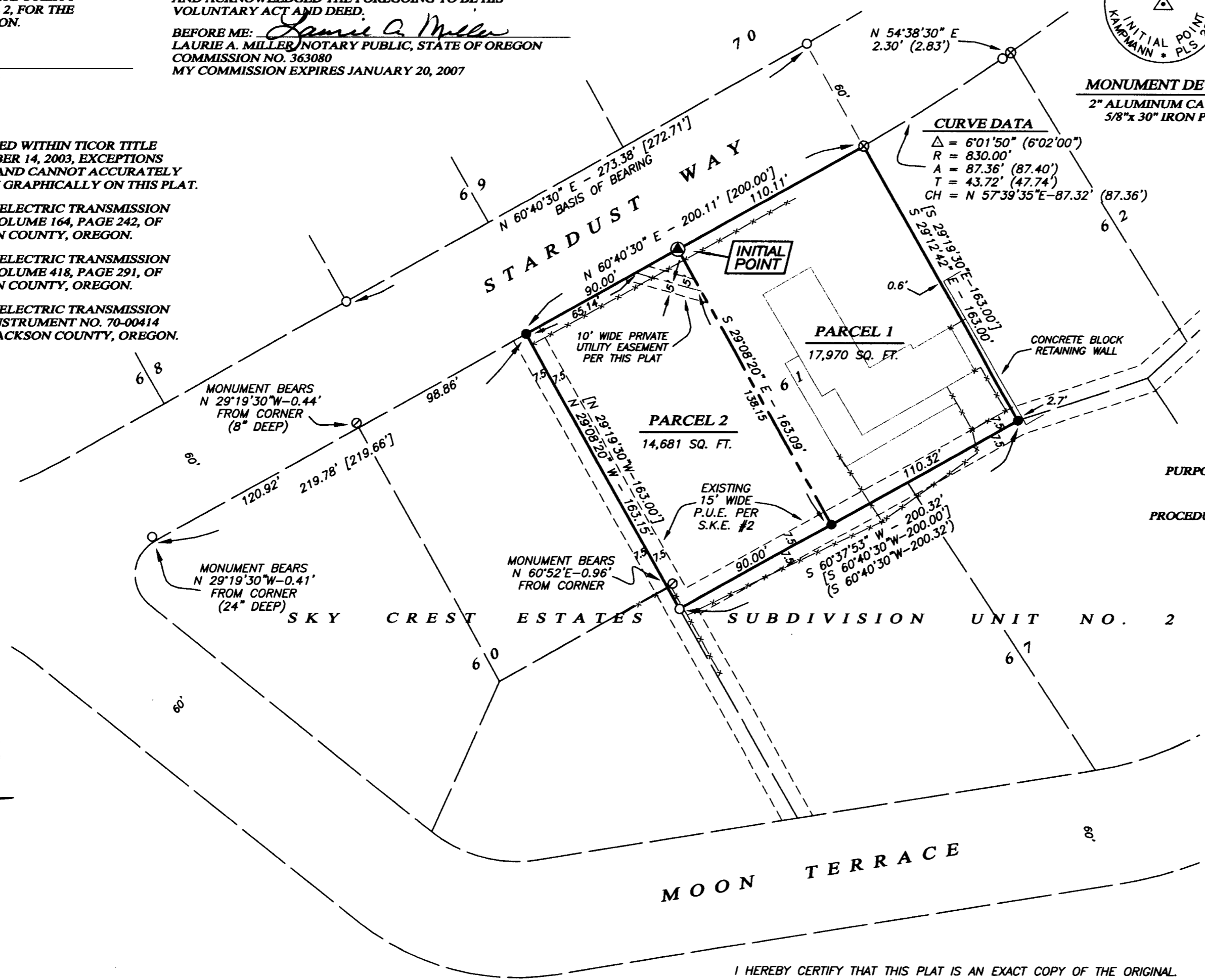
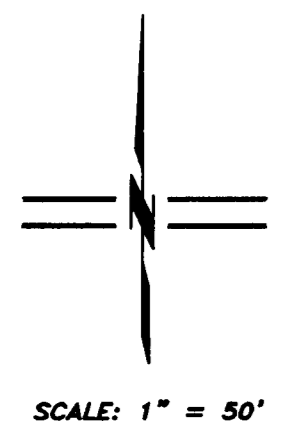
SURVEY NOTES:
THE FOLLOWING EASEMENTS DESCRIBED WITHIN TICOR TITLE REPORT NO. 03-59622, DATED ON OCTOBER 14, 2003, EXCEPTIONS NO. 2, 3 & 7, ARE BLANKET IN NATURE AND CANNOT ACCURATELY BE DEPICTED, THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.
1 RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION LINES AS CONTAINED WITHIN VOLUME 164, PAGE 242, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
2 RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION LINES AS CONTAINED WITHIN VOLUME 418, PAGE 291, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
3 RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION LINES AS CONTAINED WITHIN INSTRUMENT NO. 70-00414 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

CURVE DATA
Delta = 6'01'50" (6'02'00")
R = 830.00'
A = 87.36' (87.40')
T = 43.72' (47.74')
CH = N 57'39'35"E - 87.32' (87.36')

LEGEND
5/8" IRON PIN PER SKY CREST ESTATES SUBDIVISION, UNIT NO. 2 (RECOVERED)
5/8" IRON PIN - ORIGIN UNKNOWN (RECOVERED)
3/4" IRON PIN PER S/N 6263 (RECOVERED)
5/8"x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
5/8"x 30" IRON PIN w/ 1/2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" (ESTABLISHED)
PROPERTY LINE
PARTITION LINE
BOUNDARY LINE
CENTERLINE
EASEMENT LINE
FENCELINE (FOR GRAPHIC PURPOSES ONLY)
S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
() SURVEY RECORD S/N 6263, JACKSON COUNTY SURVEYOR
[] PLAT RECORD, SKY CREST ESTATES SUBDIVISION UNIT NO. 2
P.U.E. PUBLIC UTILITY EASEMENT PER S.K.E. SUBDIVISION NO. 2
S.K.E. #2 SKY CREST ESTATES UNIT #2



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF LOT 61, SKY CREST ESTATES SUBDIVISION, UNIT NO. 2, AND FILED AS PLANNING ACTION NO. LDP-03-101 WITH THE CITY OF MEDFORD PLANNING DEPARTMENT.
PROCEDURE: UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEY THE RECOVERED AND ESTABLISHED MONUMENTS AS SHOWN. THIS SUBDIVISION IS LOCATED IN A WELL DOCUMENTED AREA OF HIGHLY EXPANSIVE SOILS RESULTING IN GRADUAL BUT SIGNIFICANT GROUND MOVEMENT. THUS, IT IS VERY COMMON TO FIND SIGNIFICANT DIFFERENCES BETWEEN MONUMENTS RECOVERED AND THE SURVEY RECORD. IN DETERMINING THE BOUNDARY OF LOT 61, I HELD MONUMENTS AT THE MOST NORTHERLY AND MOST SOUTHERLY CORNERS OF LOT 61 FOR POSITION, AND HELD MONUMENTS ALONG THE NORTHWESTERLY LINE OF STARDUST WAY FOR THE RIGHT OF WAY, WHICH FIT WELL WITH THE MOST NORTHERLY CORNER OF LOT 61. THE MOST EASTERLY CORNER OF LOT 61 WAS DETERMINED BY UTILIZING A PLAT RECORD DISTANCE FROM THE PIN FOUND AT THE MOST NORTHERLY CORNER TO A POINT THAT INTERSECTED THE RECORD DISTANCE FROM THE PIN AT THE MOST WESTERLY CORNER OF LOT 61 PER FILED SURVEY NO. 10136, SINCE THE ORIGINAL CORNER WAS APPARENTLY DESTROYED BY THE CONSTRUCTION OF A LARGE CONCRETE BLOCK WALL. THE MOST WESTERLY CORNER OF LOT 61 WAS APPARENTLY DESTROYED BY CONSTRUCTION OF A POWER TRANSFORMER AND WAS DETERMINED BY PROPORTIONAL MEASUREMENT AGAINST THE PLAT RECORD BETWEEN RECOVERED MONUMENTS AT THE MOST NORTHERLY CORNER OF LOT 61 AND THE POINT OF CURVATURE AT THE NORTHWESTERLY CORNER OF LOT 60. THIS BOUNDARY DETERMINATION RESULTED IN THE BEST OVERALL RELATIONSHIP BETWEEN MONUMENTS FOUND AND THE ORIGINAL SUBDIVISION PLAT RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR
Shawn Kampmann
OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS
RENEWAL DATE: 6/30/2005

SURVEYOR'S CERTIFICATE
I, SHAWN KAMPMANN, 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 HEREOF SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.
ALL OF LOT 61, SKY CREST ESTATES SUBDIVISION, UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, RECORDED JUNE 22, 1966 IN VOLUME 10, PAGE 40 OF THE PLAT RECORDS OF SAID COUNTY, LYING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: NOVEMBER 7, 2003
PROJECT NO. 091-03

GENERAL NOTE:
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. 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.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL
Shawn Kampmann SURVEYOR

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY WAS THE RIGHT OF WAY OF STARDUST WAY, BETWEEN RECOVERED MONUMENTS LOCATED AT THE SOUTHWESTERLY CORNER OF LOT 69 AND A POINT OF CURVATURE ON THE SOUTHEAST LINE OF LOT 70 OF SKY CREST ESTATES SUBDIVISION, UNIT NO. 2, RECORDED IN VOLUME 10, PAGE 40, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, HAVING A RECORD PLAT BEARING OF NORTH 60°40'30" EAST.