

SURVEY NO. 18031  
*p-80-2003*

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

Survey for: CRYSTAL SPRINGS DEVELOPMENT GROUP  
P.O. Box 8002  
Medford, Oregon 97501

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 Partition Plat (City of Medford  
Planning Department No. LDP-02-107) per clients request.

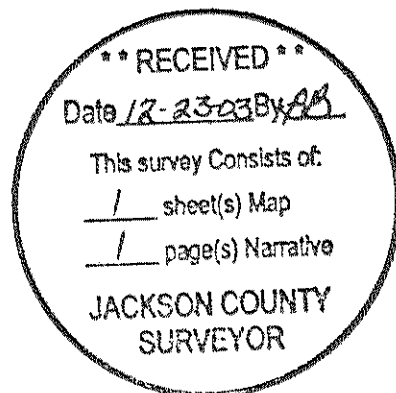
Procedure: Utilizing found control and monuments from Survey No. 17588 and  
from Survey No. 9577, I set monuments as shown on the accom-  
panying Partition Plat. The two monuments at the Northwest corner  
of Parcel 1 were previously set by this Office on Survey No. 17588.  
They were subsequently destroyed by construction and reset  
hereon.

Basis of  
Bearing: The West line of Donation Land Claim No. 58 per Survey No.  
17588.

Date: November 1, 2003.



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 20 DAY OF December, 2003.

Debra Spinks, Deputy ASSESSOR  
December 23 2003 DATE  
Carol Applegate, Deputy TAX COLLECTOR  
12-23-03 DATE

PARTITION PLAT NO. P-80-2003  
(LAND PARTITION LDP-02-107)

Located In:

In the Northwest 1/4 of Section 27,  
Township 37 South, Range 1 West, W.M.,  
City of Medford Jackson County, Oregon  
Tax Lot 800

For:

CRYSTAL SPRINGS DEVELOPMENT GROUP

APPROVALS:

CITY OF MEDFORD PLANNING

Robert O. Leath  
DIRECTOR

December 19, 2003  
DATE

EXAMINED AND APPROVED THIS 18 DAY OF December, 2003.

Paul D. Linn  
CITY SURVEYOR

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 23 DAY OF December 2003 AT 11:27 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-80-2003 OF "RECORD OF PARTITION PLATS" IN  
JACKSON COUNTY, OREGON. (INDEX VOLUME 14 PAGE 80.)

Kathleen S. Beckett  
COUNTY CLERK

Geraldine Cutting  
DEPUTY

18031

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18031

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:

David M. Minnici  
SURVEYOR

BEGINNING AT THE NORTHWEST CORNER OF LOT 27 OF SUMMERFIELD AT SOUTHEAST PARK, PHASE 1 IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 02-00500, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, SOUTH 00°01'00" EAST 124.96 FEET (RECORD SOUTH 00°02'00" EAST 125.00 FEET) TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, SOUTH 89°55'00" WEST 167.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PHOENIX ROAD; THENCE, NORTH 00°04'00" WEST 124.96 FEET (RECORD 125.00 FEET) TO THE NORTHERLY LINE OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 02-00500; THENCE, ALONG SAID NORTHERLY LINE, NORTH 89°55'00" EAST 167.40 FEET TO THE INITIAL POINT OF BEGINNING.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CRYSTAL SPRINGS DEVELOPMENT GROUP JOINT VENTURE, A JOINT VENTURE COMPRISED OF LOUIS F. MAHAR AND MICHAEL T. MAHAR, 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 HEREON FOR STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2, A MINIMUM ACCESS EASEMENT OVER AND ACROSS PARCEL 1. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCEL 2.

CRYSTAL SPRINGS DEVELOPMENT GROUP JOINT VENTURE

IN WITNESS WHEREOF, SIGNED THIS THE 16 DAY OF December, 2003

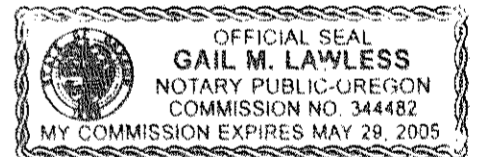
STATE OF OREGON)  
COUNTY OF JACKSON) SS

Michael T. Mahar  
MICHAEL T. MAHAR, PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 16 DAY OF December, 2003 BY MICHAEL T. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF CRYSTAL SPRINGS DEVELOPMENT GROUP JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL.

Gail M. Lawless  
NOTARY



HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., STE 201, MEDFORD, OREGON  
(541) 779-4641

BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 30' NOVEMBER 1, 2003  
BASIS OF BEARING: SURVEY NUMBER 17588  
(WEST LINE DLC NO. 58)

- = 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".
- = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "LS 2349" AS NOTED.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 17588.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 9577.
- ⊗ = FOUND 3/4" IRON PIPE PER S/N 35.
- ⊙ = FOUND BRASS CAP AS NOTED.
- S/N = SURVEY NUMBER
- PDE = PRIVATE STORM DRAIN EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

(02104part.dwg)  
SHEET 1 OF 1

NW COR  
DLC NO. 58

FD BRASS DISC STAMPED  
"CITY OF MEDFORD CITY  
SURVEYOR" IN MON CASE



PHOENIX ROAD  
NORTH PHOENIX STREET  
5' DEDICATION FOR STREET PURPOSES

Parcel 1  
10,548 sf

Parcel 2  
9,739 sf

FIELDBROOK COURT

SUMMERFIELD AT SOUTHEAST PARK, PHASE 1

S/N 17588

S/N 35  
& 9577

DOC. NO. 97-15625,  
O.R.J.C.O.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David M. Minnici

OREGON  
JULY 26, 1908  
DAVID M. MINNECI  
2349

EXPIRES 12/31/04

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.

FD. BRASS DISC IN MON CASE (UNREADABLE)  
SW COR  
DLC NO. 58