

# WESTCORTE ESTATES

Re-subdivision of Lot 2 and a portion of Lot 1, in Block 3 of the NICKELL ADDITION, to the City of Medford, being located in the Northwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

Vol. 30 Pg. 4  
Book 15 pg. 49  
13R/16

## SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

Beginning at a point on the east right of way of Cherry Street, being North 00°00'02" East, 117.00 feet from the southwest corner of Lot 1, Block 3 of the Nickell Addition, to the City of Medford, according to the official plat thereof, now of record; thence North 89°54'57" East, 683.56 feet to a point on the east line of said Lot 1; thence along the east line of Lot 1 and Lot 2, of said block and subdivision, South 00°12'28" West, 278.51 feet to the southeast corner of the north half of said Lot 2; thence along the south line thereof, South 89°54'25" West, 682.55 feet to a point on the east right of way of Cherry Street; thence along said right of way, North 00°00'02" East, 278.61 feet to the Point of Beginning.

Cael E. Neathamer  
Surveyor

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## NARRATIVE TO COMPLY WITH O.R.S. 209.250

To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Application per File Number LDS-03-54, by the City of Medford Planning Commission.

Utilizing a Nikon DTM-520 Total Station, a Ranger 200R with TDS software, a Trimble 5700 Global Positioning System (GPS) equipment, and a Trimble TSCe with Trimble Controller software, all found monuments were tied via closed loop traverse(s), or by redundant ties. Record information utilized: Doc. No. 03-46445 and Doc. No. 03-46446; Cherrywood Estates, and Colinwood Estates, Phase IV, now of record; and, SN 13563 and SN 16196.

Utilizing the Trimble GPS equipment, established the Basis of Bearings between the tied monuments controlling the centerline of Cherry Street, as depicted hereon. Record widths were used to establish the right of way of Cherry Street.

Utilizing the found monuments per SN 13563 and SN 16196, Lots 1 and 2, Block 3 of the Nickell Addition, to the City of Medford, were established.

Utilizing Doc. No. 03-46445 and Doc. No. 03-46446, the exterior boundaries of the subject tract were established.

Street centerlines, rights of way, and lots were computed, and monuments set as depicted hereon.

I hereby certify that this is  
an exact copy of the original.  
Cael E. Neathamer  
Surveyor

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## NOTES

ound a 2" diameter iron pipe that bears N53°31'46"E, 3.32' from set monument. Also, found a 5/8" diameter iron  
ch a yellow plastic cap marked "FARBER LS 2189" (refer to SN 17845), that bears N00°12'28"E, 1.41' from set mc  
ound a 5/8-inch diameter iron pin with a yellow plastic cap marked "FARBER PLS 2189" that lies 0.09' north of II

# WESTCORTE ESTATES

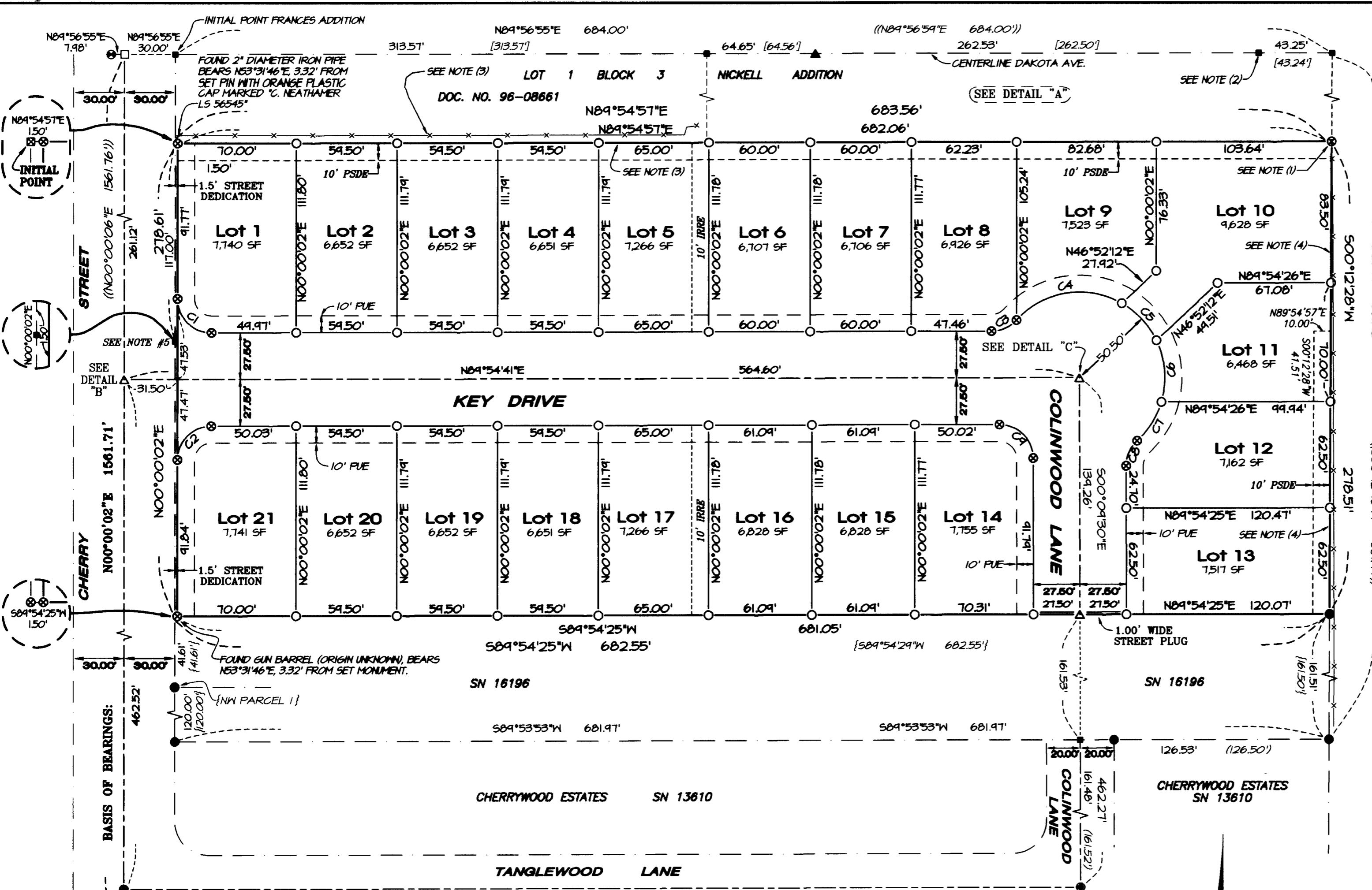
Re-subdivision of Lot 2 and a portion of Lot 1, in Block 3 of the NICKELL ADDITION, to the City of Medford, being located in the Northwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

**Diamond Key Builders, LLC.**  
1091 Medford Center  
Medford, Oregon 97504

### LEGEND

- Indicates a set 5/8-inch diameter iron pin 24 inches long, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- △ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an aluminum cap marked "C/L MON. LS 56545".
- ⊠ Indicates a set 3/8-caliber shell casing, set in concrete with a tack and a brass tag marked "NEATHAMER LS 56545".
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "FARBER PLS 2189". Refer to SN 13563 or 13610.
- Indicates a found 3 inch diameter brass cap in concrete, marked "FARBER PLS 2189". Refer to SN 13610.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "FARBER PLS 2189". Refer to SN 17845.
- ⊙ Indicates a found brass cap marking the northwest corner of Section 36, per Jackson County Re-establishment notes.
- Indicates a found railroad spike with a center punch. Refer to SN 13563.
- Indicates a computed position, nothing found or set.
- (( )) Indicates record information per SN 13563.
- ( ) Indicates record information per SN 13610.
- { } Indicates record information per SN 16196.
- [ ] Indicates record information per SN 17845.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- 10' PSDE Indicates a 10-foot wide Private Storm Drain Easement being created hereon.
- 10' IRRE Indicates a 10-foot wide Irrigation Easement being created hereon.
- x— Indicates the centerline of an existing fence line.

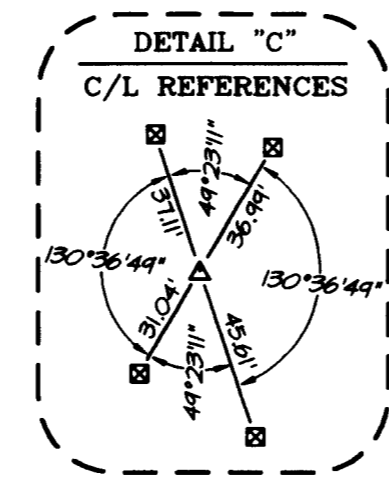
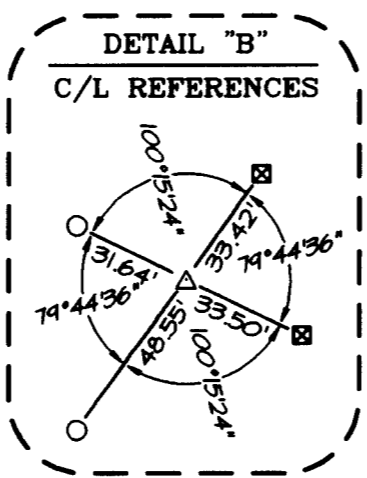
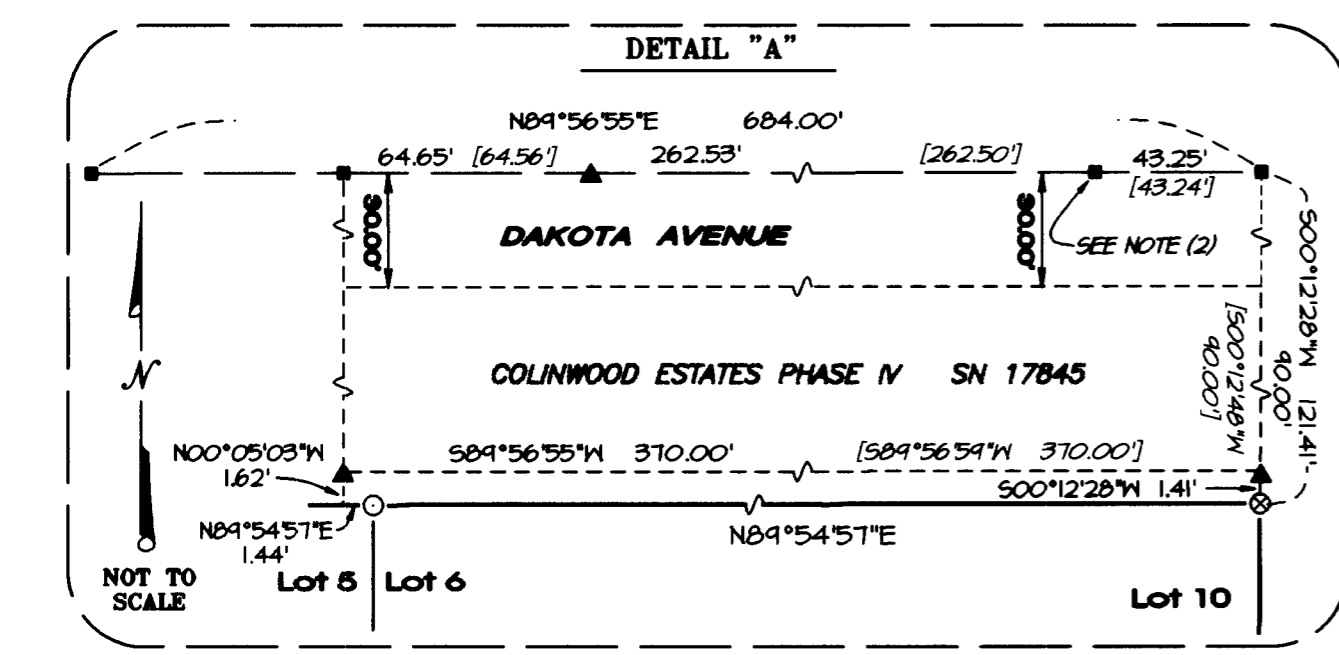
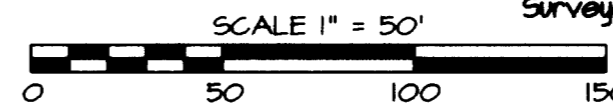


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°05'21"	20.00'	31.45'	S45°02'38"E	28.31'
C2	89°54'39"	20.00'	31.38'	N44°57'22"E	28.26'
C3	47°38'32"	20.00'	16.63'	N66°05'25"E	16.16'
C4	77°19'17"	50.50'	68.15'	N80°55'48"E	63.10'
C5	34°33'31"	50.50'	30.46'	S43°07'48"E	30.00'
C6	42°09'48"	50.50'	37.16'	S04°46'09"E	36.33'
C7	31°10'17"	50.50'	27.47'	S31°53'53"W	27.14'
C8	47°38'34"	20.00'	16.63'	N23°39'46"E	16.16'
C9	89°55'49"	20.00'	31.39'	S45°07'24"E	28.27'

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer  
Surveyor



RECEIVED  
DATE 1-22-04 BY RB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Carl E. Neathamer  
OREGON JULY 08, 2001  
CAEL E. NEATHAMER 56545  
Renewal Date 12/31/04

### BASIS OF SURVEY:

Basis of Bearings: Geodetic North based on the NGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the found monuments defining the centerline of Cherry Street, as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.  
100 East Main St., Suite N  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382  
PROJECT NUMBER: 02058 DATE: January 13, 2004  
Sheet 2 of 2

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we DIAMOND KEY BUILDERS, LLC, an Oregon limited liability company, hereinafter as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and hereby dedicate to the City of Medford for public use all streets, including additional right-of-way dedication for Cherry Street, and public utility easements, as depicted hereon, which shall be subject to historical irrigation easements as relocated. Declarant hereby creates all private storm drain easements, as depicted hereon. Declarant hereby creates a 10-foot wide irrigation easement, as depicted hereon, in favor of the Medford Irrigation District, its successors and assigns, for the purpose of access to construct, re-construct, maintain and repair a sub-surface irrigation line, its facilities and appurtenances. Within said easement, planting of non-aggressive, shallow root type vegetation shall be allowed, while the planting of trees or plant material with an aggressive root structure, and structures permanent in nature, are prohibited. Affected property owners shall be responsible for the replacement and removal costs of the same. Declarant conveys in fee simple to the City of Medford, the one-foot street plug as depicted hereon. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. Declarant, the successors or assigns, and owner(s) of each lot, as depicted hereon, shall be subject to the Declaration of Covenants, Conditions and Restrictions for WESTCORTE ESTATES, recorded by Instrument on 01-22-04, 2004, as Document Number 04-003272, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, streets and public and private easements, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarant hereby designates this subdivision as WESTCORTE ESTATES.

IN WITNESS WHEREOF, signed this 15 day of January, 2004.

George H. Gardner, Member Diamond Key Builders, LLC.

STATE OF OREGON } ss
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above-named George H. Gardner, who being duly sworn, stated that he is the Member of Diamond Key Builders, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of January, 2004.

Notary Public: Tiffany L. Pool, NOTARY PUBLIC-OREGON, COMMISSION NO.: 369620, MY COMMISSION EXPIRES: June 15, 2007

RELEASE

LibertyBank, as holders of beneficiary interest under those certain Trust Deeds recorded as Instrument Number 03-46447, Instrument Number 03-68942 and Instrument Number 03-68943, of the Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said Trust Deeds, all property described in the "DECLARATION" as being Dedicated hereon to the City of Medford.

Signed this 15 day of JANUARY, 2004.

Alex Pawlowski, Vice President LibertyBank, North Medford Branch

STATE OF OREGON } ss
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above-named Alex Pawlowski, Vice President, North Medford Branch, LibertyBank, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of January, 2004.

Notary Public: Mary Ann Tait, NOTARY PUBLIC-OREGON, COMMISSION NO.: 345548, MY COMMISSION EXPIRES: 6-22-2005

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I, Carl E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

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Carl E. Neathamer, Surveyor

NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Application per File Number LDS-03-54, by the City of Medford Planning Commission.

PROCEDURE: Utilizing a Nikon DTM-520 Total Station, a Ranger 200R with TDS software, a Trimble 5700 Global Positioning System (GPS) equipment, and a Trimble TSCe with Trimble Controller software, all found monuments were tied via closed loop traverse(s), or by redundant ties. Record information utilized: Doc. No. 03-46445 and Doc. No. 03-46446; Cherrywood Estates, and Collinwood Estates, Phase IV, now of record; and, SN 13563 and SN 16196.

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I hereby certify that this is an exact copy of the original. Carl E. Neathamer, Surveyor

NOTES

- (1) Found a 2" diameter iron pipe that bears N53°31'46"E, 3.32' from set monument. Also, found a 5/8" diameter iron pin with a yellow plastic cap marked "FARBER LS 2189" (refer to SN 17845), that bears N00°12'28"E, 1.41' from set monument.
(2) Found a 5/8-inch diameter iron pin with a yellow plastic cap marked "FARBER PLS 2189" that lies 0.09' north of line.
(3) Centerline of fence averages 4.7' northerly of boundary.
(4) At Lot 10, centerline of fence bears easterly 0.1'. At Lot 13, centerline of fence bears easterly 2.7'.
(5) Indicates a computed position for the southwest corner of Lot 1, Block 3 of the Nickell Addition.
(6) 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.

PREPARED FOR:

Diamond Key Builders, LLC, 1091 Medford Center Medford, Oregon 97504

APPROVALS:

PLANNING FILE NO.: LDS-03-54

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

Planning Director: [Signature] Date: January 20, 2004

Examined and approved this 15th day of January, 2004.

City Engineer: [Signature] City Surveyor: [Signature]

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 20, 2004.

Tax Collector: [Signature] Deputy: [Signature]

Examined and approved as required by O.R.S. 92.100 this 20th day of January, 2004.

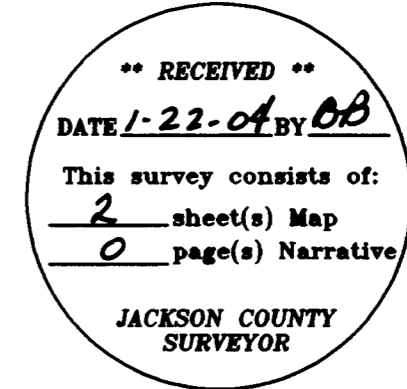
Assessor: [Signature] Deputy: [Signature]

RECORDING:

FILED FOR RECORD THIS THE 22 DAY OF January 2004, AT 3:46 O'CLOCK PM AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 4 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 206, PAGE 494

County Clerk: [Signature] Deputy: [Signature]



Carl E. Neathamer, OREGON JULY 08, 2001 CAEL E. NEATHAMER 58545, Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc. 100 East Main St., Suite N P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 02058 DATE: January 13, 2004 Sheet 1 of 2