

CARDWELL KNOLL
A PLANNED COMMUNITY SUBDIVISION
 LOCATED IN:
A PORTION OF POOL & KLIPPEL'S ADDITION
AND A PORTION OF MRS. CARDWELL'S ADDITION
IN THE NE 1/4 OF SECTION 32, T37S, R2W, WM.,
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE,
 TODD ZITZNER AND BETH ZITZNER, husband and wife, are the owners in fee simple of the land hereon described and have subdivided the same into lots and a private street (Cardwell Court) 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, and we do hereby dedicate to the public for public use those easements labeled as public utility easements, and we hereby create the private storm drainage easements across Lots 2-4, for the benefit of the owners, heirs and assignees of Lots 1, 3 and 4, and the private sanitary sewer easements across Lots 2 and 3, for the benefit of the owners, heirs and assignees of Lots 3 and 4, and we hereby create the 10-foot waterline easement across Lot 1 to the City of Jacksonville we do also hereby create an easement (Cardwell Court) for access across Lots 1-4, for the benefit of the owners, heirs, and assignees of Lots 1-4. We hereby designate said subdivision as CARDWELL KNOLL.

IN WITNESS WHEREOF, We have set our hand and seal this 5th day of March, 2004.

Todd Zitzner
TODD ZITZNER

Beth Zitzner
BETH ZITZNER

STATE OF OREGON }
 County of Jackson } ss.

*** SURVEYOR'S CERTIFICATE ***

I, Douglas C. McMahan, 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 tract.

Commencing at a point on the Northerly line of Hueners Lane at the Northwest corner of MRS. CARDWELL'S ADDITION to the City of Jacksonville, Jackson County, Oregon, according to the official plat thereof, now of record, said point also known as the South-west corner of the Frick Tracts; thence South 86°37'20" West 133.34 feet to a point on the Easterly line of Park Street; thence South 00°06'30" West along said line, 160.27 feet to a point for the Northwest corner of tract described in Instrument No. 03-79528 of the Deed Records of said Jackson County, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence continue South 00°06'30" West along the Westerly boundary of said tract, 48.99 feet; thence continue along the boundary of said tract North 82°42'17" East 102.99 feet; thence South 00°06'30" West 93.87 feet; thence North 81°12'30" West 13.32 feet; thence South 00°06'30" West 89.92 feet to the most Southerly-Southwest corner of said tract; thence North 84°29'23" East along the Southerly boundary of said tract 232.40 feet to a 5/8 inch iron pin marking the Southeast corner thereof; thence North 10°59'50" East along the Easterly boundary of said tract, 220.76 feet to the Northeast corner thereof; thence South 86°37'20" West along the Northerly boundary of said tract, 362.63 feet to the INITIAL POINT OF BEGINNING.

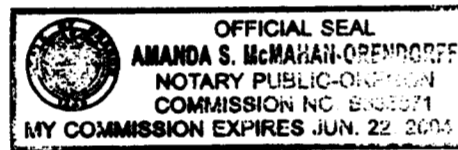
Douglas C. McMahan
SURVEYOR

State of Oregon }
 County of Jackson } ss.

Date: March 5, 2004

Personally appeared before me the above named BETH ZITZNER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me: Amanda S. McMahan-Orendorff
Notary



*** APPROVALS ***

CITY OF JACKSONVILLE PLANNING:

A. Scott Coyle
PLANNER/DIRECTOR

3/4/2004
DATE

Examined and approved this 8th day of MARCH, 2004.

Robert Roberts
Jackson County Surveyor

Examined and approved as required by O.R.S. 92.100 as of March 9th, 2004.

Justin D. ...
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 9th of March 2004.

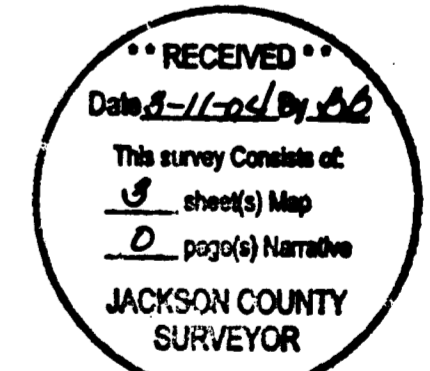
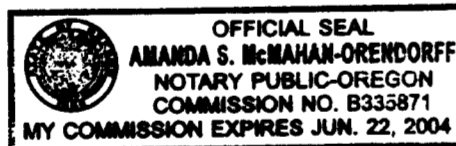
Carol Swenson Deputy
Tax Collector

State of Oregon }
 County of Jackson } ss.

Date: March 5, 2004

Personally appeared before me the above named TODD ZITZNER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before Me: Amanda S. McMahan-Orendorff
Notary



For order of the County Court approving this plat see Volume 206, Page 1811-1819 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 11 day of March, 2004 at 11:20 o'clock A.M. and recorded in Volume 30 of Plats at Page 14 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

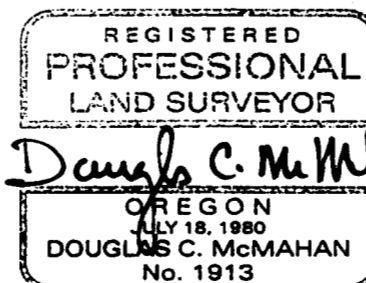
Geraldine Cutting
Deputy

I certify this plat to be an exact photocopy of the original.

Douglas C. McMahan
SURVEYOR

AFFIDAVIT OF CONSENT FOR SUBDIVISION:

FROM NATIONAL CITY MORTGAGE CO. THE UNDERSIGNED BENEFICIARY OF A CERTAIN DEED OF TRUST RECORDED JUNE 6, 2003 AS DOCUMENT NO 03-36948, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER DOCUMENT NO. 2004-011608, SAID OFFICIAL RECORDS.



RENEWS 12/31/04

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
JULY 31, 2004.

Douglas C. McMah
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
NO. 06-02419 OF OFFICIAL RECORDS THIS 17TH DAY OF
January, 2006 (See CS 19034)

APPROVED: *Roger R. Roberts*
JACKSON COUNTY SURVEYOR

CARDWELL KNOLL

A PLANNED COMMUNITY SUBDIVISION

LOCATED IN:

A PORTION OF POOL & KLIPPEL'S ADDITION
AND A PORTION OF MRS. CARDWELL'S ADDITION
IN THE NE 1/4 OF SECTION 32, T37S, R2W, WM.,
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR:

TODD ZITZNER

P.O. BOX 548
JACKSONVILLE, OREGON 97530

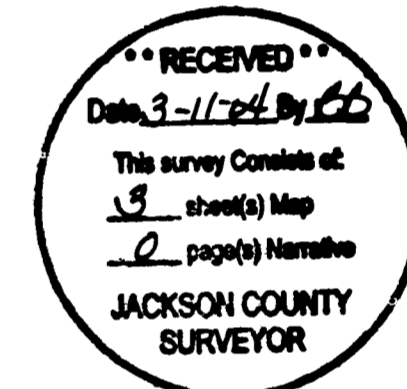
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT, DESCRIBE AND PREPARE A FINAL PLAT
OF CARDWELL KNOLL, A PLANNED COMMUNITY AS APPROVED BY
THE CITY OF JACKSONVILLE AND AS PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED
SURVEYS NO. 3632, 4242, 4492, 5994, 7277, 7460 AND 18022
FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON.
INSTRUMENT NO. 03-74528 WAS USED FOR BOUNDARY. AN ELEC-
TRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

NOTES:

- SEE SHEET 3 OF 3 FOR EASEMENT INFORMATION.
- 10' WATERLINE EASEMENT BEING CREATED HEREON.



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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 40 feet DATE: January 8, 2004
BASIS OF BEARING: FILED SURVEY NO. 5994

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "LS 1913".
- = FOUND 5/8" IRON PIN AS SHOWN HEREON.
- ⦿ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS1913" PER S/N 18022
- △ = DEFERRED MONUMENT
- sf = SQUARE FEET
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE (SEE NOTE #1).

(02189s2.dwg)
SHEET 2 OF 3

LINE NO.	BEARING	DISTANCE
L1	N80°21'20"E	141.78'
L2	S84°57'49"E	49.39'
L3	S68°09'48"E	39.14'
L4	S08°58'32"E	22.50'

I certify this plat to be an
exact photograph of the original.
Douglas C. McMah
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMah

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

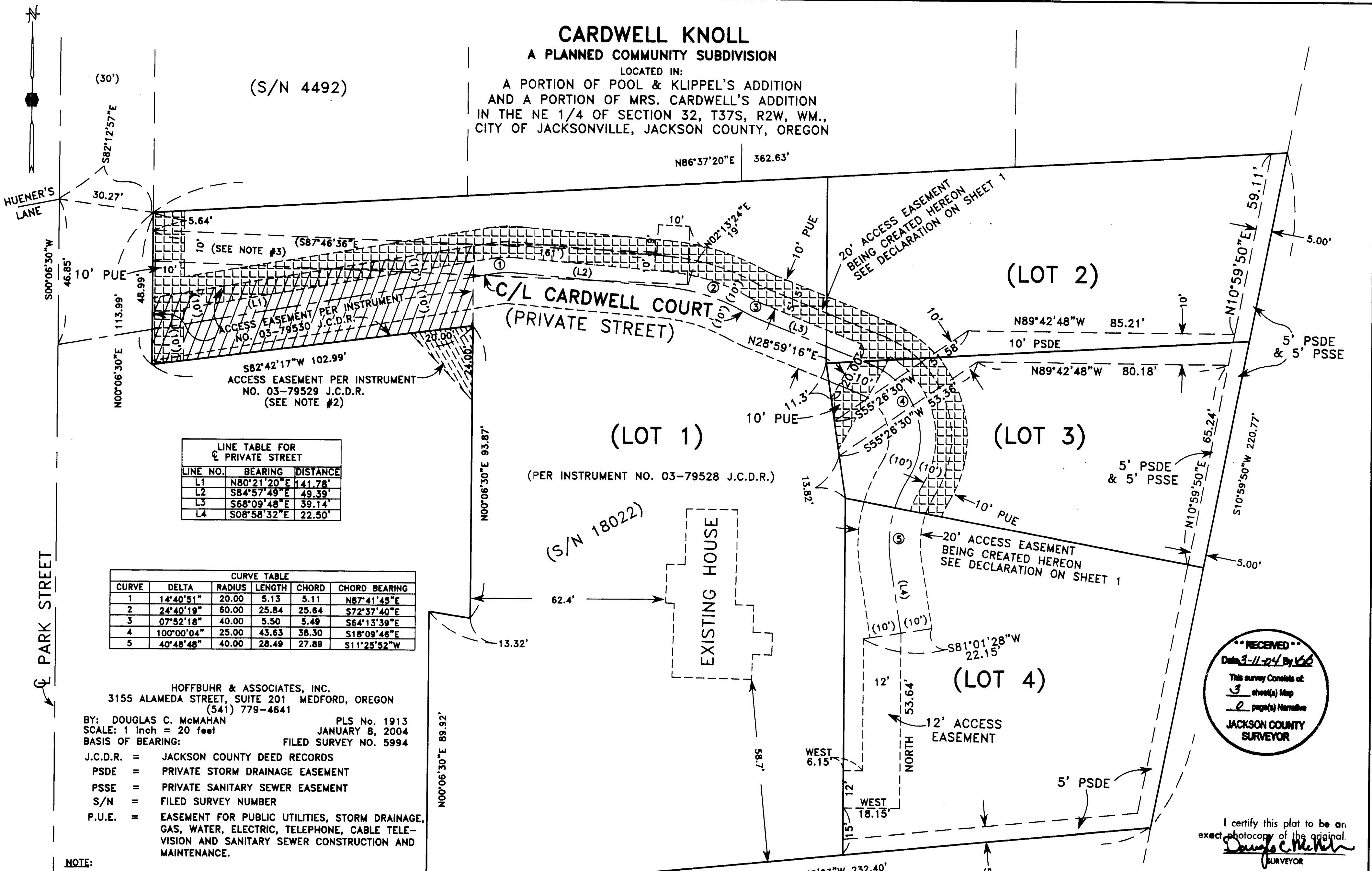
RENEWS 12/31/04

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	14°40'51"	20.00	5.13	5.11	N87°41'45"E
2	24°40'19"	60.00	25.84	25.64	S72°37'40"E
3	07°52'18"	40.00	5.50	5.49	S64°13'39"E
4	100°00'04"	25.00	43.63	38.30	S18°09'46"E
5	40°48'48"	40.00	28.49	27.89	S11°25'52"W

CARDWELL KNOLL

A PLANNED COMMUNITY SUBDIVISION

LOCATED IN:
A PORTION OF POOL & KLIPPEL'S ADDITION
AND A PORTION OF MRS. CARDWELL'S ADDITION
IN THE NE 1/4 OF SECTION 32, T37S, R2W, WM.,
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON



LINE TABLE FOR
C/L PRIVATE STREET

LINE NO.	BEARING	DISTANCE
L1	N80°21'20"E	141.78'
L2	S84°57'49"E	49.39'
L3	S68°09'48"E	39.14'
L4	S08°58'32"E	22.50'

CURVE TABLE

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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 20 feet JANUARY 8, 2004
BASIS OF BEARING: FILED SURVEY NO. 5994

J.C.D.R. = JACKSON COUNTY DEED RECORDS
PSDE = PRIVATE STORM DRAINAGE EASEMENT
PSSE = PRIVATE SANITARY SEWER EASEMENT
S/N = FILED SURVEY NUMBER
P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE,
GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELE-
VISION AND SANITARY SEWER CONSTRUCTION AND
MAINTENANCE.

- NOTE:
- THIS SHEET IS FOR ILLUSTRATION OF EASEMENTS ONLY. SEE SHEET 2 OF 3 FOR ALL LOT DIMENSIONS AND SURVEY INFORMATION.
 - ACCESS EASEMENT TO BENEFIT LOT 1.
 - 10' WATERLINE EASEMENT BEING CREATED HEREON, SEE DECLARATION ON SHEET 1.
 - AN EASEMENT TO MEDFORD IRRIGATION DISTRICT FOR CANAL PURPOSES PER VOLUME 133, PAGE 322 J.C.D.R., MAY AFFECT THIS PROPERTY (SPECIFIC LOCATION UNDETERMINABLE).

RECEIVED
Date 3-11-24 By 166
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an exact photocopy of the original.
Douglas C. McMah
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMah
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/04