

SURVEY NO. 18264
P-27-2004

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

Survey for: Jerry and Donna Halley
524 North Berkeley Way
Medford, Oregon 97504

Location: Lot 1 of Block 8 in the AMENDED PLAT OF BLOCKS 5, 6, 7, 8 & 9 of EASTWOOD SUBDIVISION in the Southwest one-quarter (1/4) of Section 20, 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 File No. LDP-03-257) per client's request.

Procedure: Determining the boundary of my client's property proved to be extremely challenging. A lack of original and centerline monuments, unrecorded monuments, monuments considerably out of record position and numerous errors in the closures of the lots and streets of the AMENDED PLAT left little compelling evidence to make that determination. I informed my clients of these difficulties and recommended doing Property Line Adjustments with the property owners to the East and South, but they did not wish to pursue that recommendation.

The overall dimensions of the North and West lines of EASTWOOD SUBDIVISION agree very favorably with the original Plat. I used record bearings and distances to determine the street centerlines of N. Keeneway Drive, N. Berkeley Way, Barneburg Road, Lenora Drive and Stratford Avenue, and the intersections of Lenora and Stratford with N. Keeneway and N. Berkeley Way. I found monuments from Survey No. 2052 to substantiate the north-south position of Lenora and a 1/2" iron pipe of unknown origin marking the adjusted property line of Lots 8 & 9 of Block 5 for the north-south position of Stratford. These monuments also fit the east-west alignment of N. Berkeley Way better than the 5/8" pins of unknown origin.

Because the overall dimensions of the resulting Block 8 fit so favorably with record, I used record distances to determine the North, South and West lines of Lot 1. The difference between the record and calculated overall distances of the South lines of Lots 1 and 9 is due to an apparent dimensioning error in the Amended Plat. Because of this discrepancy, I proportioned to determine the Southeast corner of Lot 1.

It should be noted that the monuments found on the right-of-way line and centerline of N. Berkeley Way north of EASTWOOD SUBDIVISION determine the South line of COLLEGE HILL ADDITION and the right-of-way line of N. Berkeley Way within COLLEGE HILL ADDITION. This creates a gap of about 0.15" in the Subdivision lines and a jog of about 0.64" in the road.

Basis of Bearing: The North line of EASTWOOD SUBDIVISION.

PARTITION PLAT NO. P-27-2004
(LAND PARTITION LDP-03-257)

Located in:
Lot 1 of Block 8,
AMENDED PLAT OF BLOCKS 5, 6, 7, 8, & 9
EASTWOOD SUBDIVISION
in the Southwest 1/4 of Section 20,
Township 37 South, Range 1 West, W.M.,
City of Medford Jackson County, Oregon
Tax Lot 3700

For:
Jerry and Donna Halley

FD. 5/8" PIN WITH ALUMINUM CAP
STAMPED "JACKSON COUNTY CS"
6" DEEP PER 1993 RE-ESTAB
N.W. CORNER OF
EASTWOOD SUBDIVISION

FD. 3/4" CAPPED PIPE
S.E. CORNER OF
COLLEGE HILL ADDITION
N76°58'W 0.66'

FD. 5/8" PIN
PER S/N 6973
N78°17'W 0.64'

FD. 5/8" PIN
PER S/N 6973
N70°46'W 0.55'

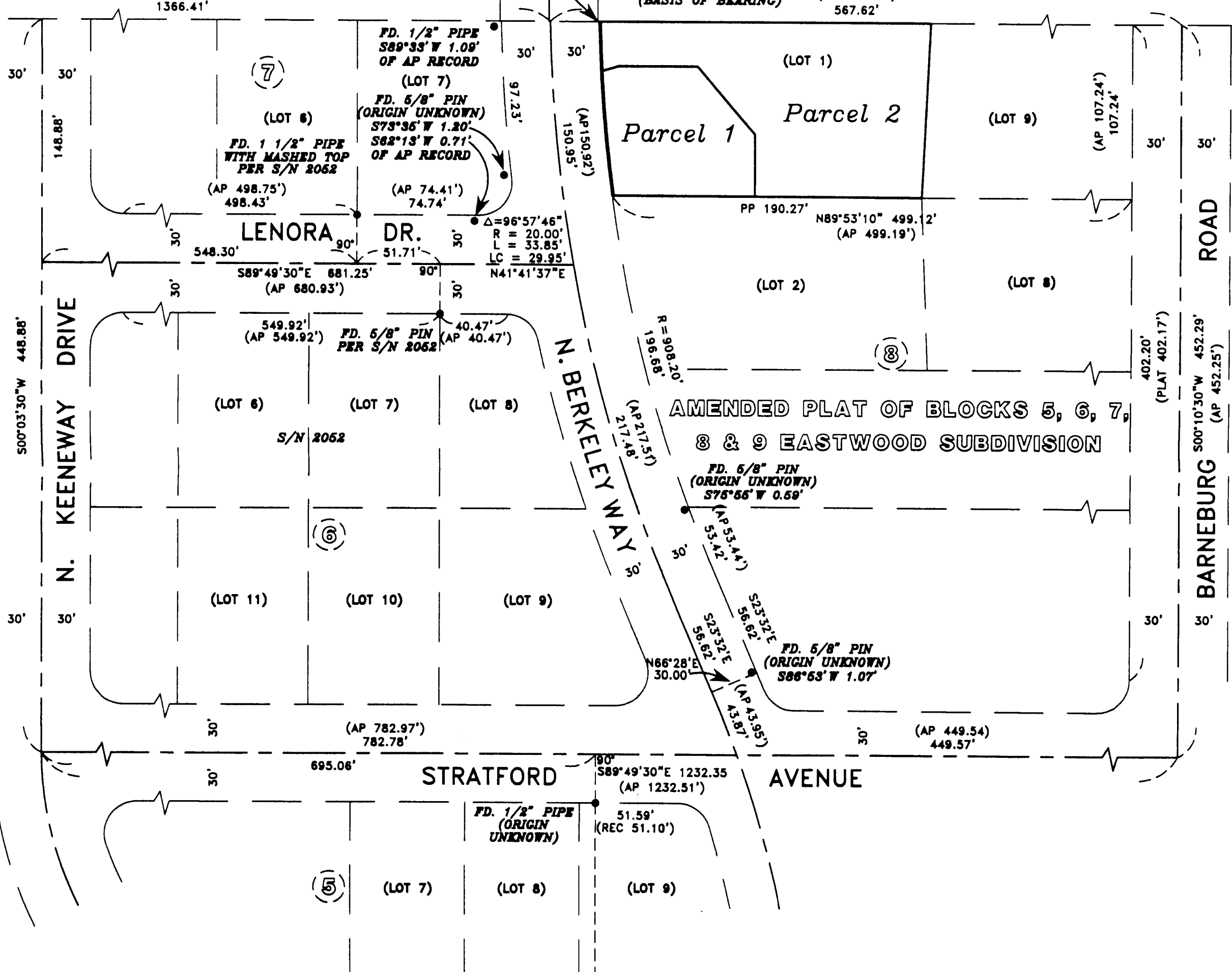
COLLEGE HILL ADDITION

(PLAT 2476.11')

S89°59'00"E 2476.13'
(BASIS OF BEARING) (AP 567.62')
567.62'

FD. 1" PIPE 6" DEEP
N.E. CORNER OF
EASTWOOD SUBDIVISION

(PLAT & AP 1366.41')
1366.41'



(AP N0°22'W 1313.10')
N00°21'48"W 1312.99'

N. KEENEWAY DRIVE
500°03'30"W 448.88'

N. BERKELEY WAY
217.48'

BARNEBURG ROAD
500°10'30"W 452.29'
(PLAT 402.17')
402.20' (AP 452.25')

19 20
30 29
FD. 2 1/2" BRASS DISC
STAMPED "T37S RIV CS 1987"
IN MON CASE PER 1987 RE-ESTAB

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minacci
OREGON
JULY 28, 1988
DAVID M. MINACCI
2349
EXPIRES 12/31/04

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

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST., STE 201, MEDFORD, OREGON
(541) 778-4841
BY: DAVID M. MINACCI RPLS NO. 2349
SCALE: 1 INCH = 80' MARCH 28, 2004
BASIS OF BEARING: EASTWOOD SUBDIVISION
(NORTH LINE)

- = FOUND MONUMENT AS NOTED.
- AP = AMENDED PLAT OF BLOCKS 5, 6, 7, 8 & 9 EASTWOOD SUBDIVISION
- PLAT = EASTWOOD SUBDIVISION
- S/N = SURVEY NUMBER
- PP = PROPORTIONED DISTANCE

RECEIVED
Date 5-21-04 By [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PARTITION PLAT NO. P-27-2004
(LAND PARTITION LDP-03-257)

Located in:
Lot 1 of Block 8,
AMENDED PLAT OF BLOCKS 5, 6, 7, 8, & 9
EASTWOOD SUBDIVISION
in the Southwest 1/4 of Section 20,
Township 37 South, Range 1 West, W.M.,
City of Medford Jackson County, Oregon
Tax Lot 3700

For:
Jerry and Donna Halley

APPROVALS:

Robert O. Latta CITY OF MEDFORD PLANNING
DIRECTOR
May 20, 2004 DATE

EXAMINED AND APPROVED THIS 19 DAY OF APRIL, 2004.

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 21 DAY OF MAY 2004 AT 2:58 O'CLOCK, P.M.
AND RECORDED AS PARTITION PLAT NO. P-27-2004 OF "RECORD OF PARTITION PLATS" IN
JACKSON COUNTY, OREGON. (INDEX VOLUME 15 PAGE 27.)

KATHLEEN S. BECKET COUNTY CLERK
CHERYL AUGERIS DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18264

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 REGU-
LATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT
TRACT OF LAND AS SET FORTH HEREON:
David M. Minneci SURVEYOR

LOT ONE (1) OF BLOCK EIGHT (8) OF THE AMENDED PLAT OF BLOCKS FIVE (5), SIX (6), SEVEN
(7), EIGHT (8) AND NINE (9) OF EASTWOOD SUBDIVISION, JACKSON COUNTY, OREGON, ACCORDING
TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JERRY A. HALLEY AND DONNA K. HALLEY ARE THE
OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DES-
CRIBED 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 UTILI-
TY EASEMENTS. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF
PARCEL 2, A PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 1.

IN WITNESS WHEREOF, SIGNED THIS THE 1 DAY OF April, 2004.

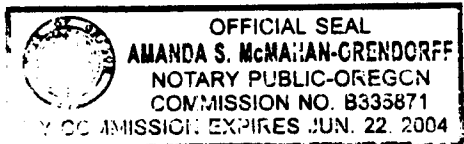
STATE OF OREGON)
COUNTY OF JACKSON) SS

Jerry A. Halley
JERRY A. HALLEY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 1st DAY OF April,
2004 BY JERRY A. HALLEY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS
HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Amanda S. McMahon-Crendorff
NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 1 DAY OF April, 2004.

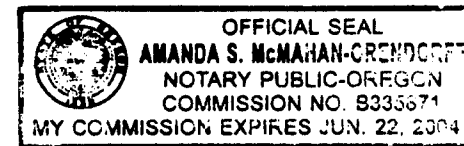
STATE OF OREGON)
COUNTY OF JACKSON) SS

Donna K. Halley
DONNA K. HALLEY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 1st DAY OF April,
2004 BY DONNA K. HALLEY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS
HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Amanda S. McMahon-Crendorff
NOTARY



MORTGAGE ELECTRONICS REGISTRATION SYSTEMS, INC, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED
DEED DATED APRIL 2, 2003 AND RECORDED APRIL 9, 2003 AS DOCUMENT NO. 03-21777, OFFICIAL RECORDS OF
JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID
TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 15 DAY OF APRIL, 2004.

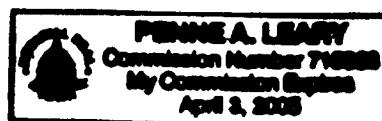
STATE OF Iowa
COUNTY OF Polk

Daniel J. Mahlum
AUTHORIZED REPRESENTATIVE
MORTGAGE ELECTRONICS REGISTRATION SYSTEMS, INC.
Assistant Secretary
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April,
2004, BY Daniel J. Mahlum, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF MORTGAGE ELECTRONICS REGISTRATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

Priscilla A. Leary
NOTARY



PEOPLE'S BANK OF COMMERCE, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED FEBRUARY
13, 2004 AND RECORDED FEBRUARY 20, 2004 AS DOCUMENT NO. 2004-008629, OFFICIAL RECORDS OF JACKSON
COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST
DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 19 DAY OF April, 2004.

STATE OF Oregon
COUNTY OF Jackson

Ken Troutman
AUTHORIZED REPRESENTATIVE
PEOPLE'S BANK OF COMMERCE
President
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April,
2004, BY Ken Troutman, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF PEOPLE'S BANK OF COMMERCE.

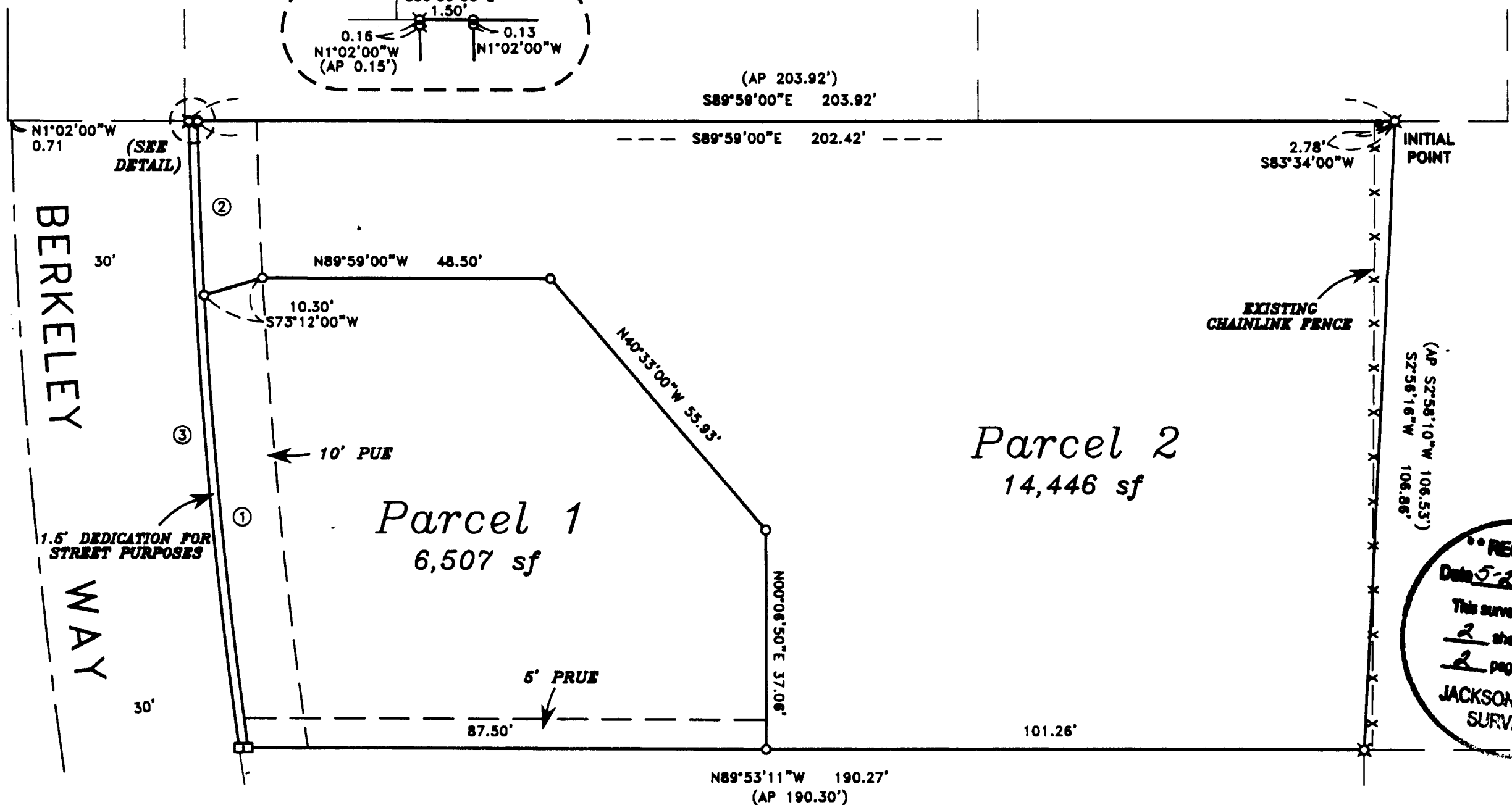
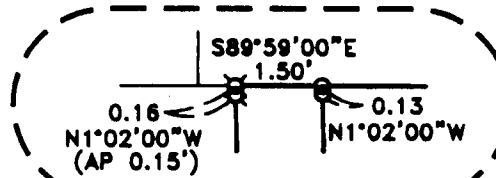
WITNESS MY HAND AND OFFICIAL SEAL.

Nikki Kleker
NOTARY



Christopher Francis Deputy 5/21/04 DATE
ASSESSOR
Carol Juvenese Deputy 5/21/04 DATE
TAX COLLECTOR

DETAIL



CURVE TABLE

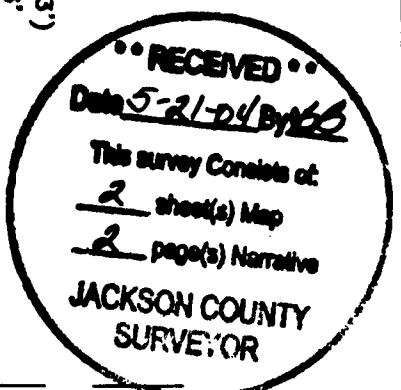
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	4°51'06"	906.70'	76.78'	76.75'	S05°20'47\"E
2	1°53'15"	906.70'	29.87'	29.87'	N01°58'37\"W
3	6°43'33"	906.20'	106.61'	106.55'	N04°23'47\"E

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 PERM-
ANENT 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.

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 20' MARCH 26, 2004
BASIS OF BEARING: EASTWOOD SUBDIVISION (NORTH LINE)

- = 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" IN CONCRETE FOOTING.
- = FOUND 1/2" IRON PIPE (ORIGIN UNKNOWN)
- AP = AMENDED PLAT OF BLOCKS 5, 6, 7, 8 & 9 EASTWOOD SUBDIVISION
- S/N = SURVEY NUMBER
- PRUE = EASEMENT FOR PRIVATE UTILITIES, WATER AND STORM DRAINAGE CONSTRUCTION AND MAINTENANCE.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

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



REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minneci
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/04

(03326part.dwg)
SHEET 1 OF 2

Date: March 26, 2004

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minneci

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

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

**** RECEIVED ****
Date 5-21-04 By BB
This survey Consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR