

SCHOLARSHIP ESTATES

CITY OF MEDFORD PLANNING ACTION LDS-02-72

LOCATED IN
THE NORTHEAST QUARTER OF SECTION 14, T37S, R2W, W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON
JUNE, 2004

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Reeder, Knouff LLC, an Oregon limited liability company, is the owner in fee simple of the lands hereon described in the Surveyor's Certificate and shown on Sheet 2 of this plat, and has subdivided the same into the lots and a street as shown on Sheet 2, and the number of each lot and the course and length of all lines are plainly set fourth and that this plat is a correct representation of this subdivision. We do hereby dedicate to the public, for public use, those areas designated hereon as a street and as Public Utility Easements (P.U.E.). Charter Communications, their assigns and / or successors in interest are hereby granted the right to install and maintain television cable service over, across, and through the Public Utility Easements as shown hereon. We further do hereby create and grant a 10 foot wide Public Storm Drain Easement over the northern portion of Lot 9 as shown. We further do hereby create and grant Private Storm Drain Easements, variable in width, over portions of Lots 1 and 2, Lots 4 through 8, Lots 10 through 13, and Lot 15 as shown on Sheet 2. We do hereby designate this subdivision as SCHOLARSHIP ESTATES.

Ralph J. Reeder Member: Ralph J. Reeder
Mark A. Knouff Member: Mark A. Knouff

STATE OF OREGON }
County of Jackson } ss

Personally appeared the above named Ralph J. Reeder and Mark A. Knouff, each to me personally known, and acknowledges the foregoing instrument to be their voluntary act and deed. Before me on the 30th day of July, 2004.

By [Signature]
Notary Public for Oregon
My Commission Expires: 3-5-08



APPROVALS:

Medford City Planning

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] Planning Director
September 1, 2004 Date

Medford City Engineer & Surveyor

Examined and approved this 13 day of AUGUST, 2004.

[Signature] City Engineer
[Signature] City Surveyor

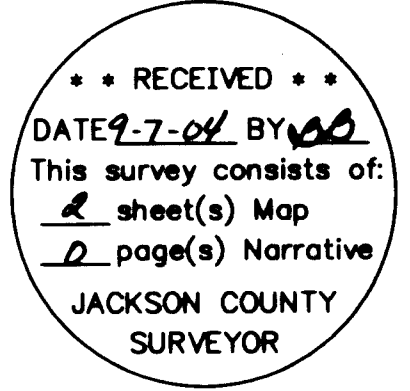
ASSESSOR / TAX COLLECTOR:

Examined and approved as required by O.R.S. 92.100 This 2nd day of SEPTEMBER, 2004.

[Signature] Assessor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Sept 02, 2004.

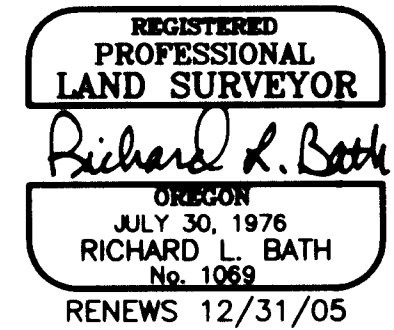
[Signature] Tax Collector



*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Beginning at the initial point being a 1 inch iron pipe marking the southwest corner of Block One (1) in ELLENDALE SUBDIVISION UNIT NO. 2, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 89°56'06" East 292.36 feet (plat record EAST 292.20 feet) to a 1 inch iron pipe marking the most southern southeast corner of said Block One (1); thence along the West boundary of ELLENDALE SUBDIVISION UNIT NO. 3, according to the official plat thereof, now or record in said Jackson County, Oregon, South 00°00'12" East 199.96 feet (plat record SOUTH 200.00 feet) to the southwest corner of said subdivision being situated on the West right of way line of Duell Avenue (60 foot wide public road); thence South 00°01'20" West (record SOUTH 276.57 feet), along said right of way line, 276.45 feet to a point that bears North 89°59'20" West 0.06 feet from a found 5/8 inch iron rebar; thence North 89°59'20" West (record WEST) 140.00 feet to a 5/8 inch rebar with plastic cap; thence North 00°01'20" East, parallel with said right of way line of Duell Avenue, 35.31 feet to a 5/8 inch rebar with plastic cap being a point that is 500.00 feet Northeasterly of, when measured normal to, the northeastern right of way line of Pacific Highway No. 99; thence North 35°07'33" West (record North 35°07'30" West), parallel with said highway right of way line, 313.38 feet to a 5/8 inch rebar with plastic cap; thence NORTH 185.10 feet to a 5/8 inch rebar with plastic cap being a point situated on the north boundary of the tract described in deed recorded as No. 99-54191 of the Official Records of Jackson County, Oregon; thence EAST, along said north boundary, 28.03 feet to the true point of beginning.



AFFIDAVIT of DECLARATION APPROVAL:

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s). 04-52280
Official Records, Jackson County, Oregon.

NARRATIVE

PURPOSE: To survey, monument, and plat the lots and street as tentatively approved in City of Medford Planning Action LDS-02-72. The exterior boundary is based on Property Line Adjustment description recorded in Document No. 02-62514 of the Official Records of Jackson County, Oregon, said boundary further shown on Filed Survey No. 17593.

PROCEDURE: Using control established by this office for the boundary survey of the subject property as shown on Filed Survey No. 17593 as filed in the Office of the Jackson County Surveyor, platted and monumented the street and lots as required by State Law and City Ordinance.

BASIS OF BEARINGS: FS 17593

RECORDER'S CERTIFICATE:

Filed for record this 7th day of SEPT., 2004 at 11:20 O'Clock, A M. and recorded in Volume 30 of PLATS at Page 58 of Records of Jackson County, Oregon.

[Signature] County Clerk

[Signature] Deputy

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOL 203, PAGE 125-127 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR

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SCHOLARSHIP ESTATES

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LOCATED IN
THE NORTHEAST QUARTER OF SECTION 14, T37S, R2W, W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON
JUNE, 2004

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.00	N54°52'27"E
L2	5.45	N00°01'20"E
L3	34.96	S69°21'09"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	
C1	54°51'07"	100.00'	95.73'	N62°33'07"W	92.12'
C2	90°00'00"	15.00'	23.56'	N44°58'40"W	21.21'
C3	54°51'07"	127.50'	122.06'	N62°33'07"W	117.45'
C4	252°40'24"	50.50'	222.70'	S88°47'21"E	81.36'
C5	71°46'25"	15.00'	18.79'	S01°39'39"W	17.59'
C6	55°45'06"	72.50'	70.55'	S62°06'07"E	67.80'
C7	90°00'00"	15.00'	23.56'	N45°01'20"E	21.21'
C8	9°53'29"	167.32'	28.89'	S04°58'05"W	28.85'
C9	12°18'33"	127.50'	27.39'	S83°49'24"E	27.34'
C10	15°55'39"	127.50'	35.44'	S69°42'18"E	35.33'
C11	16°57'50"	127.50'	37.75'	S53°15'34"E	37.61'
C12	9°39'06"	127.50'	21.48'	S39°57'06"E	21.45'
C13	17°33'46"	50.50'	15.48'	S26°20'40"E	15.42'
C14	40°31'32"	50.50'	35.72'	S02°42'00"W	34.98'
C15	34°02'14"	50.50'	30.00'	S39°58'53"W	29.56'
C16	34°02'14"	50.50'	30.00'	S74°01'06"W	29.56'
C17	34°02'14"	50.50'	30.00'	N71°56'40"W	29.56'
C18	34°02'14"	50.50'	30.00'	N37°54'27"W	29.56'
C19	58°26'11"	50.50'	51.51'	N08°19'46"E	49.30'

SURVEY FOR:
Reeder, Knouff LLC
P.O. Box 3026
Central Point OR 97502
Ph. 821-5751

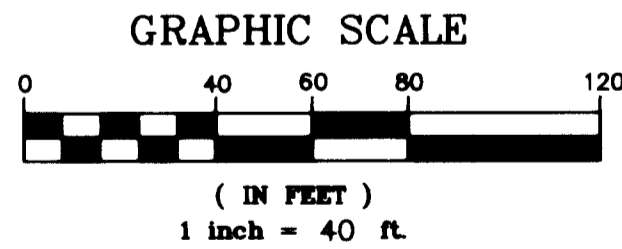
SURVEYED BY:
Hardey Engineering and Associates, Inc.
By: Richard L. Bath, L.S.
P.O. Box 1625
Medford, OR 97501-0124
Ph. 772-6880

EASEMENT NOTES

1. Restriction per Vol. 334, page 33 of D.R. regarding any auto wrecking establishment on the subject property.
2. Restriction per Vol. 351, page 60 of D.R. regarding unsightly building of any permanent nature.
3. Restriction per Vol. 365, page 295 of D.R. regarding no used car or wrecking yards, or high board fences.
4. Temporary Easement for utilities (per Doc. No. 03-09262 O.R.) which will terminate upon the recording of the plat.
5. Regarding PacifiCorp. and P.U.E.'s:
"PacifiCorp shall have the right to install, maintain, and operate its electric utilities and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in serving the lots identified herein, including the right of access to such facilities and the right to require removal of any obstruction including trees and vegetation that may be placed within the PUE at the lot owner's expense. At no time may any permanent structure be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of PacifiCorp."

LEGEND

- ⊕ = SET 5/8" x 30" IRON REBAR W/ ALUM. CAP STAMPED "HARDEY ENG & ASSOC"
- = SET 5/8" x 24" IRON REBAR W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG & ASSOC"
- ⊙ = SET 5/8" x 30" IRON REBAR W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG & ASSOC"
- = FOUND MONUMENT AS NOTED
- D.R. = DEED RECORDS, JACKSON COUNTY, OREGON
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- FS = FILED SURVEY NO.
- PUE = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, AND STORM DRAIN
- MWC = MEDFORD WATER COMMISSION



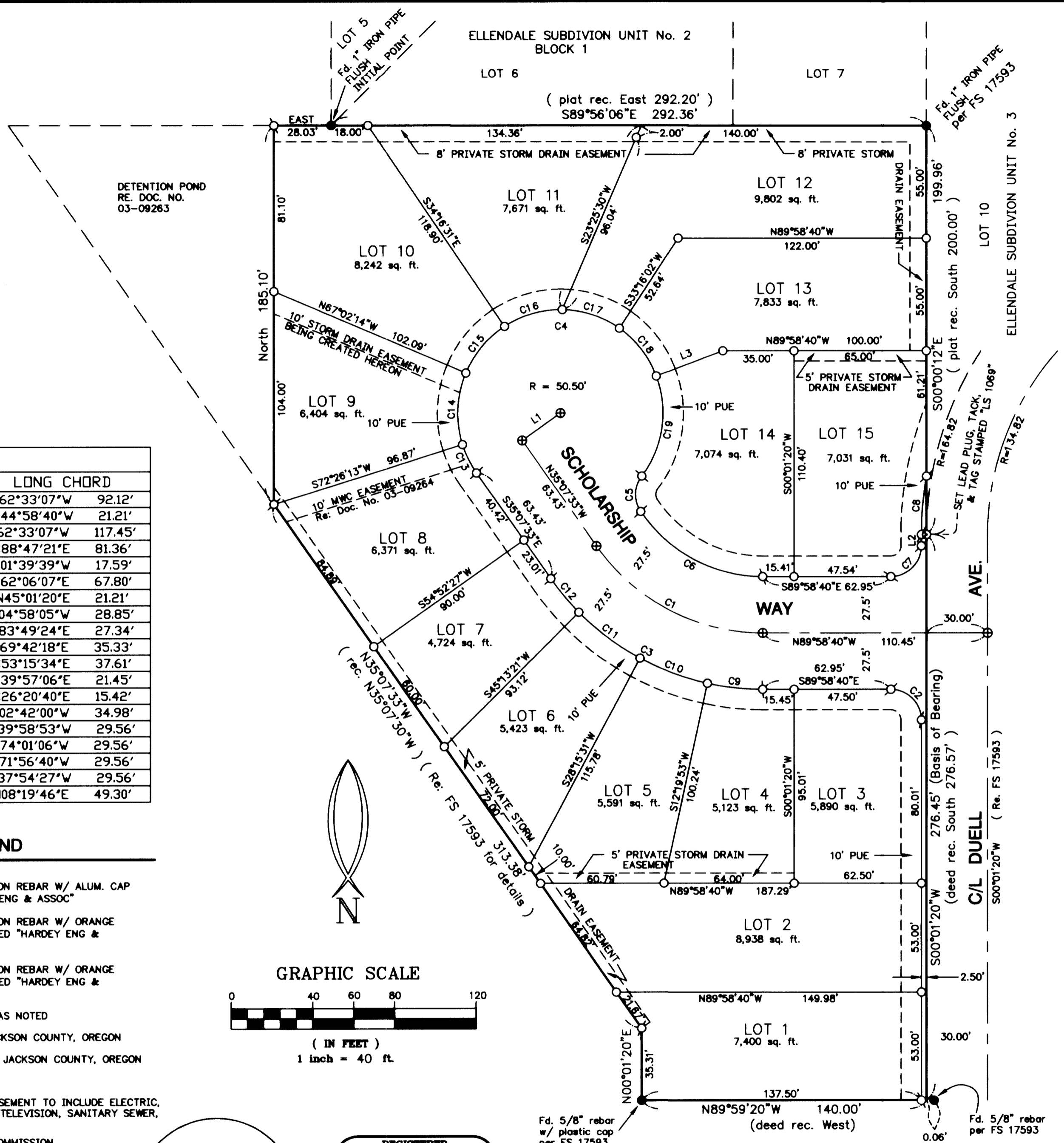
I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR

RECEIVED
DATE 7-7-04 BY *SS*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/05

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: info@hea-inc.com



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