

SURVEY NO 18418  
*P-54-2004*

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

Survey for: Michael T. Mahar  
815 Alder Creek Drive  
Medford, Oregon 97504

Location: The Northeast 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  
File No. LDP-03-143) per clients request.

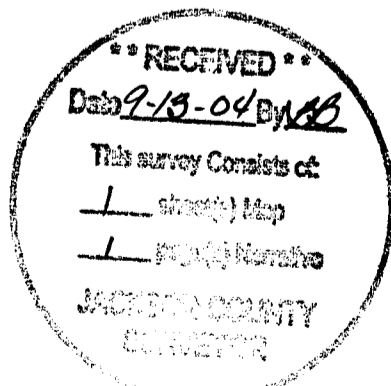
Procedure: Utilizing found monuments and control from Survey No. 17588, I  
set monuments as shown on the accompanying Partition Plat. This  
Plat also represents an approved Property Line Adjustment creat-  
ing tax lots as described in Documents No. 2004-04369 and 2004-  
04370, Official Records of Jackson County, Oregon.

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

Date: July 12, 2004



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/04  
880 Golf View Dr., Ste. 201  
Medford, Oregon 97504



PARTITION PLAT NO. P-54-2004  
(LAND PARTITION LDP-03-143)

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 703

For:  
Michael T. Mahar

APPROVALS:

CITY OF MEDFORD PLANNING

*[Signature]*  
DIRECTOR

September 8, 2004  
DATE

EXAMINED AND APPROVED THIS 11 DAY OF AUGUST, 2004.

*[Signature]*  
CITY SURVEYOR

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 13<sup>th</sup> DAY OF September 2004 AT 11:32 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-54-2004 OF "RECORD OF PARTITION PLATS" IN  
JACKSON COUNTY, OREGON. (INDEX VOLUME 15 PAGE 54.)

KATHLEEN S. BECKETT  
COUNTY CLERK

CHERYL AVGERIS  
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18418

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:

*[Signature]*  
SURVEYOR

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SUMMERFIELD AT SOUTH EAST PARK, PHASE  
1 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF,  
NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE WESTERLY LINE OF SAID LOT, SOUTH  
131.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTHERLY LINE OF SAID  
LOT 4 AND THE SOUTHERLY LINE OF LOT 5 OF SAID PHASE 1, EAST 125.00 FEET; THENCE, LEAVING  
SAID SOUTHERLY LINE, SOUTH 188.85 FEET TO THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN  
DOCUMENT NO. 88-22888, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID  
NORTHERLY LINE, NORTH 89°12'00" WEST 181.02 FEET; THENCE, LEAVING SAID NORTHERLY LINE,  
NORTH 28.48 FEET; THENCE EAST 11.00 FEET; THENCE, ALONG THE ARC OF A 28.88 FOOT RADIUS  
NON-TANGENT CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 67°47'11" EAST  
18.80 FEET); AN ARC DISTANCE OF 19.38 FEET; THENCE NORTH 188.46 FEET TO THE SOUTHERLY  
LINE OF LOT 3 OF SAID PHASE 1; THENCE, ALONG SAID SOUTHERLY LINE, EAST 7.80 FEET TO THE  
SOUTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY LINE OF SAID LOT, NORTH 131.95 FEET  
TO THE NORTHEAST CORNER THEREOF; THENCE EAST 20.00 FEET TO THE POINT OF BEGINNING.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.088 HAVE  
BEEN PAID AS OF THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2004.

*[Signature]*  
ASSESSOR

9-13-04  
DATE

*[Signature]*  
TAX COLLECTOR

9-13-04  
DATE

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 PERMA-  
NENT 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.

NOTES:

- 1.) UNABLE TO LOCATE RIGHT OF WAY GRANTED TO THE CALIFORNIA POWER COMPANY IN VOLUME 807, PAGE 218 & VOLUME 804, PAGE 404, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2.) UNABLE TO LOCATE RIGHT OF WAY GRANTED TO THE CALIFORNIA POWER COMPANY IN VOLUME 482, PAGE 108, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3.) UNABLE TO LOCATE EASEMENT AND RIGHT OF WAY RESERVED IN VOLUME 482, PAGE 94, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 4.) UNABLE TO LOCATE NON-EXCLUSIVE EASEMENT PER VOLUME 479, PAGE 88, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 5.) UNABLE TO LOCATE RIGHTS OF WAY GRANTED TO PACIFICORP IN VOLUME 208, PAGE 479, VOLUME 218, PAGE 376 AND VOLUME 471, PAGE 182, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 6.) UNABLE TO LOCATE RIGHTS OF WAY GRANTED TO PACIFICORP IN VOLUME 688, PAGE 264, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 7.) NO PARKING IS ALLOWED ALONG THE MINIMUM ACCESS EASEMENT.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL T. MAHAR, AM THE OWNER 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. I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 2 AND 3, A MINIMUM ACCESS EASEMENT OVER AND ACROSS PARCELS 1, 2 AND 3. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 1 AND 2, A 5-FOOT PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCELS 2 AND 3. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 2 AND 3, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCELS 1 AND 2.

IN WITNESS WHEREOF, SIGNED THIS THE 9 DAY OF AUGUST, 2004.

*[Signature]*  
MICHAEL T. MAHAR  
his attorney in fact

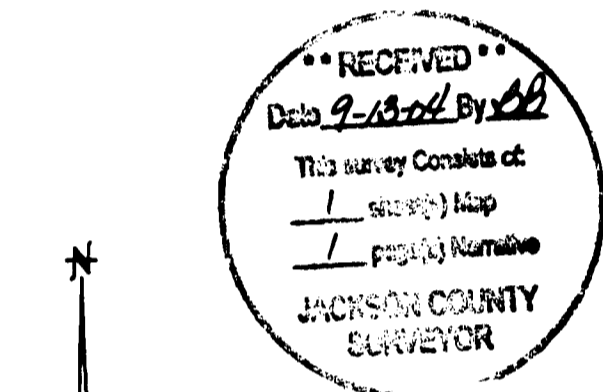
STATE OF OREGON  
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 9 DAY OF AUGUST, 2004 BY MICHAEL T. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.



*[Signature]*  
NOTARY

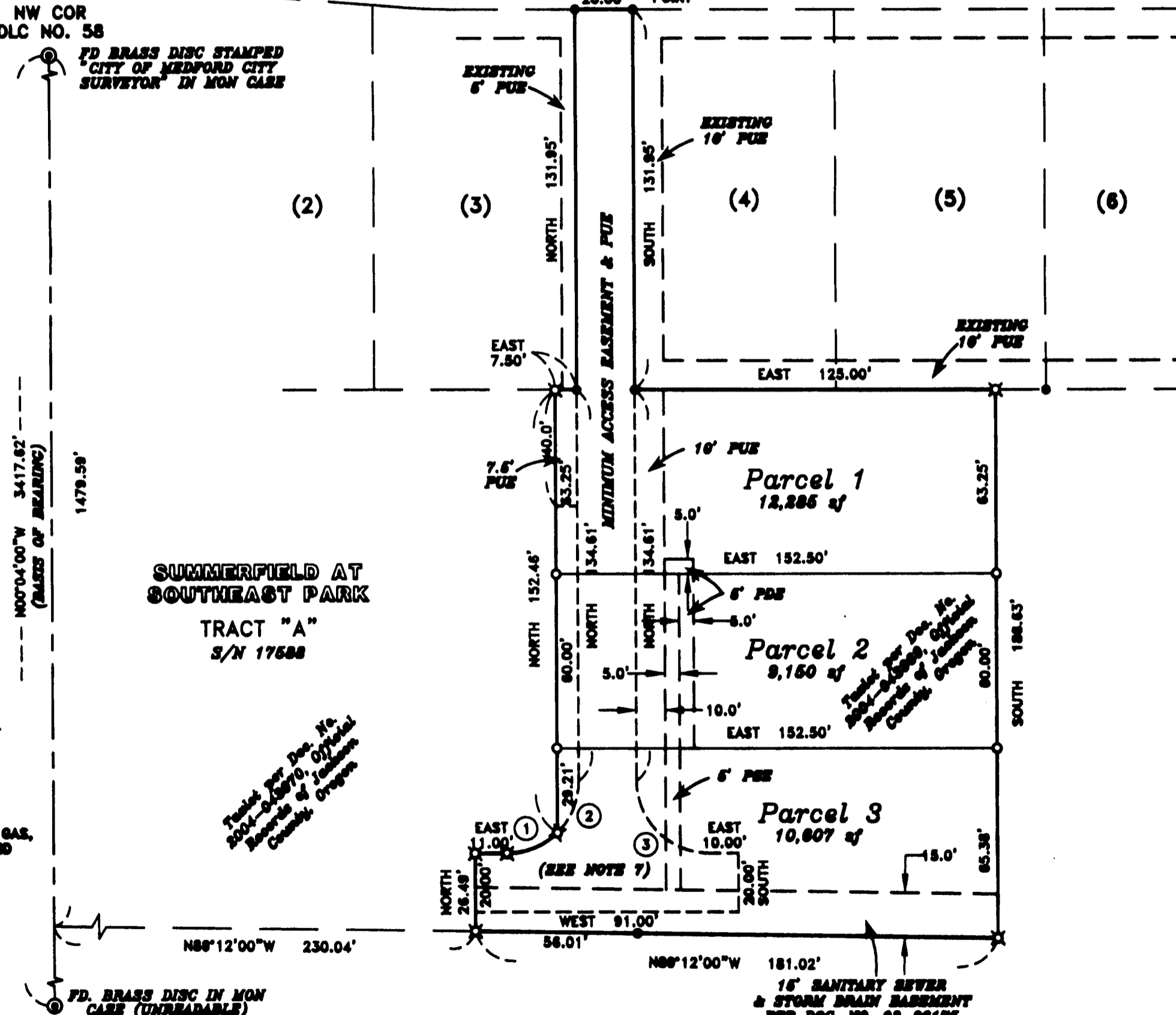


HOFFBUHR & ASSOCIATES, INC.  
3188 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 778-4841  
BY: DAVID M. MINNECI RPLS NO. 2340  
SCALE: 1 INCH = 40' JULY 12, 2004  
BASIS OF BEARING: SURVEY NUMBER 17888  
(WEST LINE DLC NO. 58)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2340"
- ✕ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2340"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2340" PER S/N 17888.
- ✕ = FOUND ALUMINUM CAP STAMPED "LS 2340" IN ASPHALT PER S/N 17888.
- ◎ = FOUND BRASS CAP IN CONCRETE PER S/N 8830.
- S/N = SURVEY NUMBER
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

SUMMERFIELD AT  
SOUTHEAST PARK  
TRACT "A"  
S/N 17888

*[Signature]*  
2004-09-08, Official  
Records of Jackson  
County, Oregon



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	44°25'37"	25.00'	19.38'	18.90'	N67°47'11"E
2	45°34'23"	25.00'	19.89'	19.38'	N22°47'11"E
3	80°00'00"	25.00'	38.27'	35.38'	S48°50'00"E

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
DAVID M. MINNECI  
2340

EXPIRES 12/31/04

I certify this plat to be an exact  
photocopy of the original.  
*[Signature]*  
SURVEYOR