

CRYSTAL HEIGHTS, PHASES I & II

A SUBDIVISION

located in the

SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES, INC.

PO BOX 1488 MEDFORD, OREGON 97501

Declaration:

KNOWN ALL MEN BY THESE PRESENT that Pacific Crest Properties, Inc. an Oregon Corporation, is the owner of the lands hereon described, and has subdivided the same into lots and streets, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and does hereby dedicate to the public for public use, as shown hereon, the public right-of-ways, the streets, public utility easements, public storm drain easement, and public sanitary sewer easement, and does hereby create the private storm drain easements for the benefit of the lots for which they are adjacent to and pass over, and does hereby create the private sanitary sewer easements for the benefit of the lots for which they are adjacent to and pass over, and does hereby create the slope easement shown hereon for the benefit of the City of Medford. We hereby designate said Subdivision as Crystal Heights, Phases I & II.

Gary T. Whittle, President

State of Oregon) ss County of Jackson)

The foregoing instrument was acknowledged before me this 20th day of October, 2004, by Gary T. Whittle, as President of PACIFIC CREST PROPERTIES, INC., an Oregon Corporation, on behalf and by authority of the corporation.

Notary Public for Oregon Susan Hansen Barber

Easement Notes:

The following easements, recorded in the Deed Records of Jackson County, Oregon, do not fall within the boundary of this Subdivision: Volume 164, Page 242; Volume 275, Page 286; Volume 320, Page 54.

Utility Note:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all their related facilities within the Public Utility Easements (PUE) 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."

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the southwest corner of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 89°48'36" East, along the south line of said Section 23, a distance of 882.39 feet (record 882.28 feet) to the southwest corner of the parcel of land described in Instrument No. 02-39579 of the Official Records of said County, said corner being the southeast corner of Crystal Heights Phase III, filed in Volume 29, Page 18 of the Plat Records of said County, and filed as Survey No. 17773 in the Office of the Jackson County Surveyor, said corner also being the initial point of this subdivision and the POINT OF BEGINNING; thence, leaving said south line, North 00°11'24" East along the westerly boundary of said Crystal Heights, Phase III, 744.44 feet to a 5/8 inch iron pin marking the NW corner of Lot 47 of said Phase III; thence, continuing along said westerly boundary, along the arc of a curve to the left having a radius of 2659.79 feet, an arc length of 79.36 feet and a delta angle of 1°42'34" (the long chord which bears North 82°17'28" West 79.36 feet) to a 5/8 inch iron pin; thence, continuing along said westerly boundary, North 06°51'14" East 55.00 feet to a 5/8 inch iron pin; thence, continuing along said westerly boundary, along the arc of a curve to the left having a radius of 20.00 feet, an arc length of 31.07 feet and a delta angle of 89°00'17" (the long chord which bears North 52°21'06" East 28.04 feet) to a 5/8 inch iron pin; thence, continuing along said westerly boundary, North 07°50'57" East 70.01 feet to a 5/8 inch iron pin; thence, continuing along said westerly boundary, along the arc of a curve to the left having a radius of 20.00 feet, an arc length of 31.76 feet and a delta angle of 90°58'14" (the long chord which bears North 37°38'09" West 28.52 feet) to a 5/8 inch iron pin; thence, continuing along said westerly boundary, North 06°52'44" East 7.71 feet to a 5/8 inch iron pin; thence, along the southerly right-of-way line of Hillcrest Road, along the arc of a curve to the left having a radius of 2834.79 feet, an arc length of 260.63 feet and a delta angle of 05°16'04" (the long chord which bears North 85°41'21" West 260.54 feet); thence, continuing along said southerly right-of-way, North 88°19'23" West 343.15 feet to the easterly boundary of VIA LOMA LINDA SUBDIVISION filed July 21, 1976 in Volume 12, Page 67 of said Plat Records; thence, leaving said southerly right-of-way line, South 00°00'27" West, along said easterly boundary, 247.87 feet; thence leaving said easterly boundary South 89°59'33" East 6.05 feet; thence South 2°00'43" West 49.27 feet; thence South 2°00'43" West 52.25 feet; thence North 89°59'33" West 2.50 feet to said east boundary of VIA LOMA LINDA SUBDIVISION; thence South 0°00'27" West along said east boundary 604.53 feet to said south line of Section 23; thence, leaving said easterly line, South 89°48'36" East, along said south line, 657.28 feet to the POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

Consent To Plat Affidavits:

- Release affidavit from Louis F. Mahar, beneficiary, recorded as Instrument No. 2004-66595 of the Official Records of Jackson County, Oregon.
-Release affidavit from Louis F. Mahar, Trustee of the Pacific Trend Building Profit Sharing Plan FBO Louis F. Mahar, beneficiary recorded as Instrument No. 2004-66596 of the Official Records of Jackson County, Oregon.
-Release affidavit from Gary T. Whittle and Sandra J. Whittle, beneficiary, recorded as Instrument No. 2004-66599 of the Official Records of Jackson County, Oregon.
-Release affidavit from John A. Rodgers as mortgagee recorded as Instrument No. 2004-66598 of the Official Records of Jackson County, Oregon.
-Release affidavit from Louis F. Mahar, beneficiary, recorded as Instrument No. 2004-66597 of the Official Records of Jackson County, Oregon.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved. This 9 day of November, 2004.

Planning Director

Examined and approved this 27th day of October, 2004.

City Surveyor City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 11/10/04

Tax Collector Date

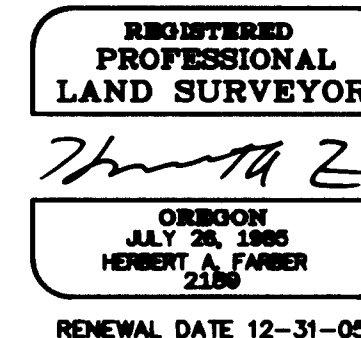
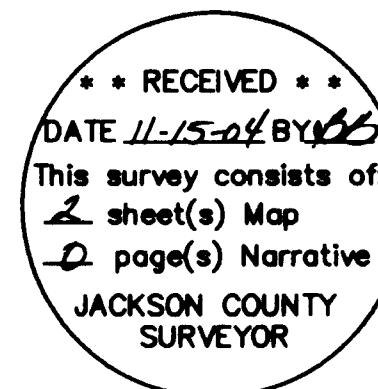
Examined and approved as required by O.R.S. 92.100 this 10th day of November, 2004.

Assessor Date

Recorder:

Filed for record this 15 day of November, 2004 at 3:26 o'clock P. M. and recorded in Volume 30, Page 72 of the Plat Records of Jackson County, Oregon.

County Clerk Date



For the order of the County Court approving this plat see Volume 208, Page 202-204, of the Commissioner's Journal of Proceedings.

LEGEND

- ✱ = FOUND SECTION CORNER AS SHOWN
- ⊙ = FOUND BRASS CAP AS SHOWN
- ⊕ = FOUND 2 1/2" BRASS CAP
- △ = FOUND 5/8" I.P. S/N 17773
- = FOUND 5/8" IRON PIN, "RCE 5685" UNLESS OTHERWISE SHOWN
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- SS = PUBLIC SANITARY SEWER EASEMENT (PSS = PRIVATE SS)
- SD = PUBLIC STORM DRAIN EASEMENT (PSD = PRIVATE SD)
- WL = PUBLIC WATER LINE EASEMENT (PWL = PRIVATE WL)
- R/W = PUBLIC RIGHT-OF-WAY
- CSRM = COUNTY SURVEYORS ROAD MAP
- VLLS = VIA LOMA LINDA SUBDIVISION VOLUME 12 PAGE 67 PLAT RECORDS OF JACKSON COUNTY
- SE = PUBLIC SLOPE EASEMENT

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

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

PURPOSE: TO SURVEY AND MONUMENT CRYSTAL HEIGHTS, PHASES I & II, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT, FILE NO. LDS-01-42 REVISED.

PROCEDURE: THE SOUTH LINE OF CRYSTAL HEIGHTS SUBDIVISION, PHASES I & II, WAS CREATED FROM PREVIOUS SURVEY WORK WHICH LOCATED THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN. THIS SOUTH LINE OF SAID SECTION 23, AS SURVEYED BY FARBER SURVEYING IN JUNE OF 1993, CLOSELY MATCHED RECORD DISTANCE BETWEEN SECTION CORNERS WHEN COMPARED TO OTHER RECORDED SURVEYS ON FILE. IN 2003, THE SOUTHWEST CORNER OF SAID SECTION 23 WAS THEN REVISITED, AND FOUND TO BE 0.88' OUT OF POSITION. THIS DISTURBED LOCATION CORRESPONDS WITH THE JACKSON COUNTY SURVEYOR'S CORNER REESTABLISHMENT NOTES. THE SOUTH LINE OF SECTION 23, AND THE SOUTHERLY LINE OF THE CRYSTAL HEIGHTS SUBDIVISION, WAS THEN CREATED BETWEEN THE ORIGINAL SOUTHWEST CORNER POSITION AS SURVEYED IN 1993 AND THE LOCATION OF THE SOUTHEAST SECTION CORNER. THE WEST LINE OF THE CRYSTAL HEIGHTS SUBDIVISION IS BOUNDED BY THE EXISTING VIA LOMA LINDA SUBDIVISION. FEW MONUMENTS, NOT OF RECORD, WERE LOCATED ALONG THE EASTERN SIDE OF THE FENCE LINES RUNNING ALONG THE LOTS 1-6, BLOCK 3, OF THE VIA LOMA VISTA SUBDIVISION. THE INITIAL POINT FOR THE VIA LOMA VISTA SUBDIVISION WAS ALSO FOUND AS BEING 0.53' OUT OF CALCULATED POSITION, AND DID NOT CORRESPOND WITH ANY OTHER FOUND MONUMENTATION IN THE AREA. A BEST-FIT LINE BETWEEN THE FOUND MONUMENTS WAS HELD AS SHOWN. THE EAST LINE OF THE CRYSTAL HEIGHTS, PHASES I & II, SUBDIVISION IS BOUNDED BY PHASE III OF THE SAME SUBDIVISION, AS RECORDED BY S/N 17773. THE NORTH LINE OF THE CRYSTAL HEIGHTS SUBDIVISION WAS DETERMINED FROM THE CENTERLINE MONUMENTS ALONG HILLCREST ROAD. UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS AND THIS SURVEY, I MONUMENTED THE LOTS AND STREETS AS SHOWN HEREON.

CRYSTAL HEIGHTS, PHASES I & II

A SUBDIVISION located in the

SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES, INC.

PO BOX 1488 MEDFORD, OREGON 97501

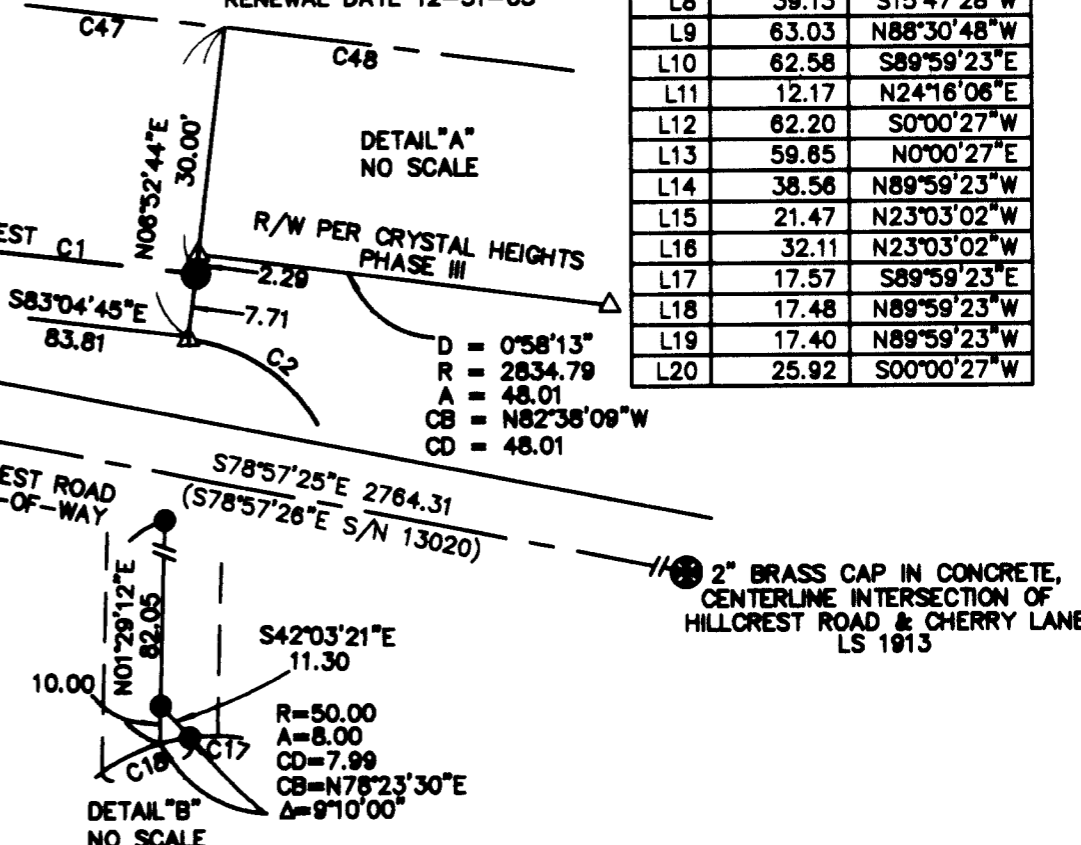
REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-05

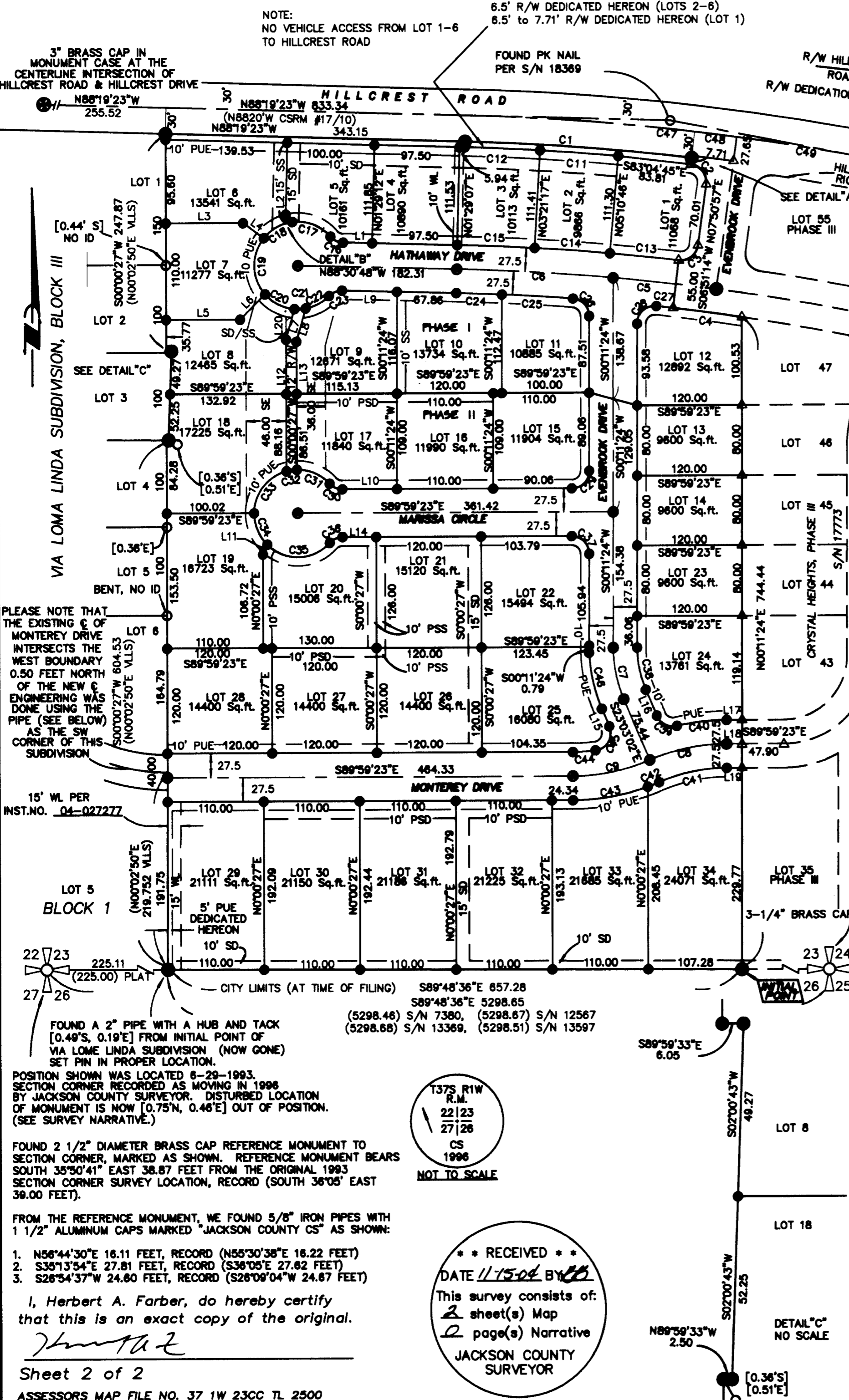
LINE TABLE

NUM	DISTANCE	BEARING
L1	33.40	N88°30'48"W
L2	92.05	N1°29'12"E
L3	88.31	S89°59'23"E
L4	29.32	N54°18'35"W
L5	84.66	S89°59'23"E
L6	40.56	N44°52'23"E
L7	35.83	S15°47'28"W
L8	39.13	S15°47'28"W
L9	63.03	N88°30'48"W
L10	62.58	S89°59'23"E
L11	12.17	N24°16'06"E
L12	62.20	S0°00'27"W
L13	59.65	N0°00'27"E
L14	38.56	N89°59'23"E
L15	21.47	N23°03'02"W
L16	32.11	N23°03'02"W
L17	17.57	S89°59'23"E
L18	17.48	N89°59'23"E
L19	17.40	N89°59'23"E
L20	25.92	S0°00'27"W



CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°16'04"	280.83	2834.79	N85°41'21"W	280.54
C2	90°58'13"	31.75	20.00	N37°38'09"W	28.52
C3	89°00'17"	31.07	20.00	N52°21'06"E	28.04
C4	1°42'35"	79.36	2856.79	N82°17'28"W	79.36
C5	1°32'36"	72.40	2887.29	N83°56'04"W	72.40
C6	3°49'25"	179.35	2887.29	N88°36'05"W	179.31
C7	23°14'26"	60.84	150.00	S11°25'49"E	60.43
C8	23°03'38"	90.56	225.00	S78°28'48"W	89.95
C9	23°03'38"	90.56	225.00	N78°28'48"E	89.95
C10	VOID	VOID	VOID	VOID	VOID
C11	1°49'25"	90.01	2828.29	N85°39'53"W	90.01
C12	1°44'48"	86.22	2828.29	N87°26'59"W	86.21
C13	1°40'28"	79.34	2714.79	N83°59'00"W	79.34
C14	1°49'29"	86.47	2714.79	N85°43'59"W	86.48
C15	1°52'05"	88.51	2714.79	N87°34'46"W	88.51
C16	47°16'04"	18.50	20.00	S84°52'46"E	16.04
C17	55°46'48"	48.88	50.00	N89°08'07"W	46.78
C18	44°04'55"	38.47	50.00	S80°56'03"W	37.53
C19	79°49'48"	69.86	50.00	S101°19'E	64.17
C20	44°24'24"	38.75	50.00	S63°06'28"E	37.79
C21	14°50'21"	12.95	50.00	N87°14'11"E	12.91
C22	35°35'53"	31.07	50.00	N82°01'04"E	30.57
C23	47°16'04"	18.50	20.00	S87°51'09"W	16.04
C24	1°07'27"	52.18	2856.79	N87°57'06"W	52.18
C25	1°45'20"	81.80	2856.79	N88°30'38"W	81.59
C26	85°49'18"	29.96	20.00	N42°43'15"W	27.23
C27	0°24'54"	19.27	2856.79	N83°21'13"W	19.27
C28	98°14'55"	33.60	20.00	S48°18'52"W	29.78
C29	89°49'12"	31.35	20.00	N45°06'01"E	28.24
C30	47°16'07"	18.50	20.00	S86°21'22"E	16.04
C31	48°09'52"	42.03	50.00	N66°48'09"W	40.80
C32	13°54'55"	12.14	50.00	S82°09'24"W	12.11
C33	75°11'20"	85.61	50.00	S37°36'17"W	61.01
C34	48°32'10"	39.74	50.00	S22°45'28"E	38.70
C35	91°43'54"	60.05	50.00	N88°36'30"E	71.77
C36	47°16'04"	18.50	20.00	S86°22'35"W	16.04
C37	90°10'47"	31.48	20.00	N44°53'59"W	28.33
C38	23°14'26"	49.89	122.50	S11°25'49"E	49.35
C39	79°57'40"	27.91	20.00	S63°01'52"E	25.70
C40	13°01'19"	57.39	252.50	S83°29'57"W	57.28
C41	23°03'38"	79.49	197.50	S78°28'48"W	78.96
C42	3°13'50"	14.24	252.50	N88°33'53"E	14.24
C43	19°49'48"	87.39	252.50	N80°05'43"E	86.95
C44	7°32'20"	25.99	197.50	N66°14'27"E	25.97
C45	105°31'18"	36.83	20.00	N28°42'37"E	31.84
C46	23°14'26"	72.00	177.50	S11°25'49"E	71.51
C47	5°16'02"	263.36	2864.79	N85°41'22"W	263.27
C48	0°56'10"	48.48	2864.79	N82°34'16"W	48.48
C49	3°07'45"	156.46	2864.79	N80°31'18"W	156.44



PLEASE NOTE THAT THE EXISTING E OF MONTEREY DRIVE INTERSECTS THE WEST BOUNDARY 0.50 FEET NORTH OF THE NEW E ENGINEERING WAS DONE USING THE PIPE (SEE BELOW) AS THE SW CORNER OF THIS SUBDIVISION

POSITION SHOWN WAS LOCATED 8-29-1993. SECTION CORNER RECORDED AS MOVING IN 1996 BY JACKSON COUNTY SURVEYOR. DISTURBED LOCATION OF MONUMENT IS NOW [0.75'N, 0.46'E] OUT OF POSITION. (SEE SURVEY NARRATIVE.)

FOUND 2 1/2" DIAMETER BRASS CAP REFERENCE MONUMENT TO SECTION CORNER, MARKED AS SHOWN. REFERENCE MONUMENT BEARS SOUTH 36°50'41" EAST 38.87 FEET FROM THE ORIGINAL 1993 SECTION CORNER SURVEY LOCATION, RECORD (SOUTH 36°05' EAST 39.00 FEET).

FROM THE REFERENCE MONUMENT, WE FOUND 5/8" IRON PIPES WITH 1 1/2" ALUMINUM CAPS MARKED "JACKSON COUNTY CS" AS SHOWN:

- N56°44'30"E 16.11 FEET, RECORD (N55°30'38"E 16.22 FEET)
- S35°13'54"E 27.81 FEET, RECORD (S36°05'E 27.82 FEET)
- S26°54'37"W 24.60 FEET, RECORD (S26°09'04"W 24.87 FEET)

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Sheet 2 of 2

ASSESSORS MAP FILE NO. 37 1W 23CC TL 2500

T37S R1W
22/23
27/28
CS
1996
NOT TO SCALE

** RECEIVED **
DATE 11/15/04 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0846

OFFICE LOCATION: 431 OAK STREET CENTRAL POINT, OR 97501
MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OR 97502

SCALE: 1" = 100'
DATE: OCTOBER 29, 2004
JOB NO.: 0179-90, 0976-01
DRAWING FILE: Medford_SE\HILLCRST ROAD SOUTH\CRYSTAL HEIGHTS MICROSURVEY\CRYSTAL I&II FINAL PLAT.FLX