

SURVEY NO 18522

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

Survey for: Milo C. Smith Charles E. Smith  
973 Garden Springs Cir. 1863 Cunningham Av.  
Medford, Oregon 97504 Medford, Oregon 97501

Location: Located in the Southeast ¼ of Section 19, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **SPRING  
STREET TOWNHOMES.**

Procedure: Utilizing control from work previously done in this area, and found  
monuments from Surveys No. 5383, 6585 and 7986, I set monu-  
ments as shown on the accompanying Plat. The tract is described  
in Document No. 02-10664, Official Records of Jackson County,  
Oregon.

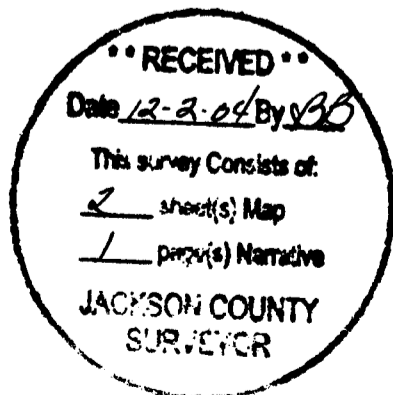
Basis of  
Bearing: Centerline of Spring Street per Survey No. 5383.

Date: October 12, 2004

Vol. 30 Pg. 75  
Book 16 Pg. 29  
13R/87



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



# SPRING STREET TOWNHOMES

Located in:  
the Southeast 1/4 of Section 19,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

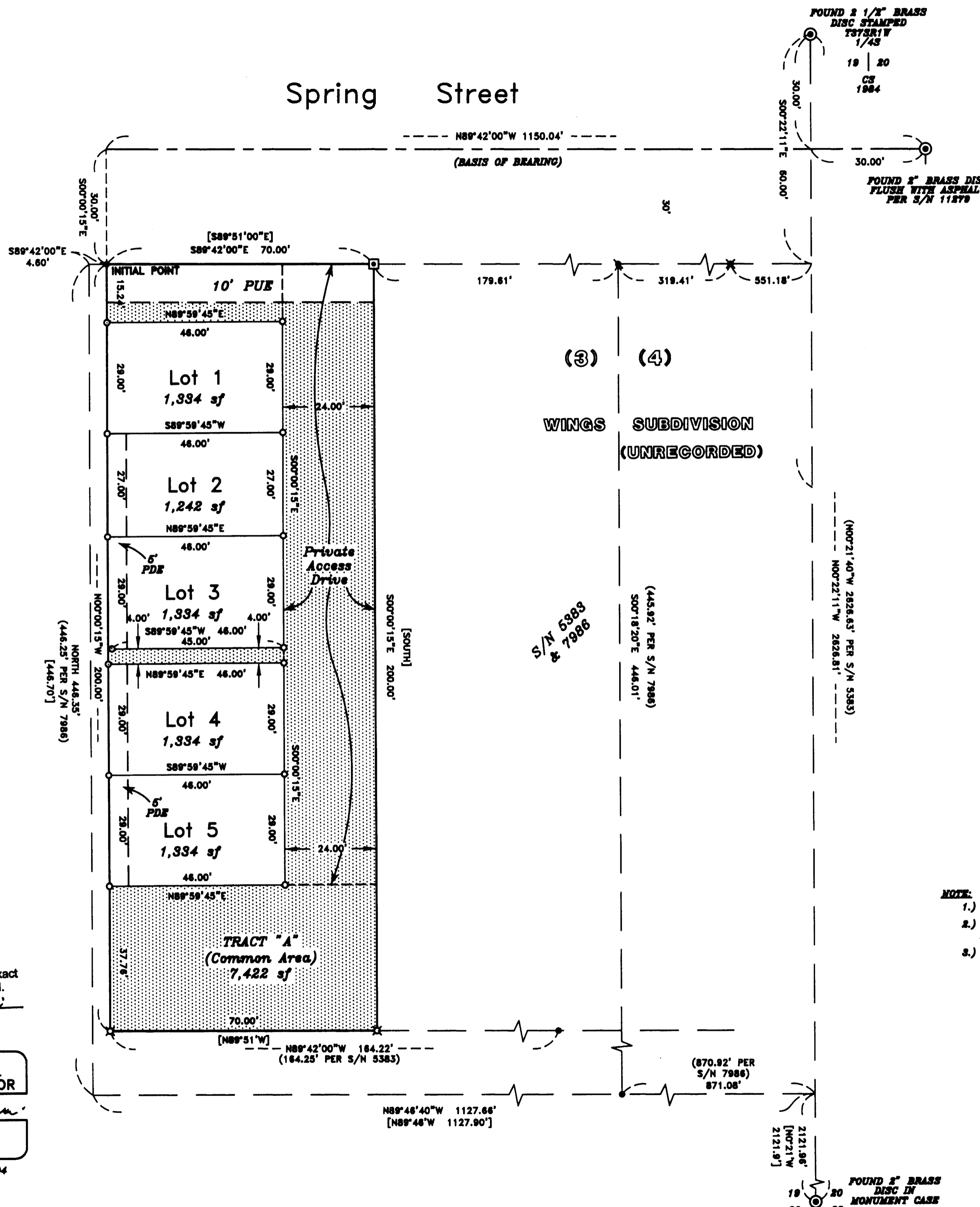
HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 779-4441  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 20' OCTOBER 12, 2004  
BASIS OF BEARING: SURVEY NUMBER 5383  
(CENTER LINE OF SPRING ST.)

- = 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 AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE.
- = FOUND 5/8" IRON PIN PER S/N 5383
- ⊗ = FOUND 5/8" IRON PIN PER S/N 7986
- ⊗ = FOUND 5/8" IRON PIN PER S/N 6585
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- [ ] = RECORD PER DOCUMENT NO. 02-10884, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PDE = PRIVATE STORM DRAIN EASEMENT
- [ ] = EASEMENT FOR PRIVATE UTILITIES

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 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.

**NOTE:**

- 1.) NO PARKING IS ALLOWED ALONG THE PRIVATE ACCESS DRIVE.
- 2.) EASEMENT FOR RIGHT-OF-WAY FOR IRRIGATION LATERAL AS RESERVED IN VOLUME 166, PAGE 499 OF THE DEED RECORDS OF JACKSON COUNTY. (NO SPECIFIC LOCATION GIVEN).
- 3.) AGREEMENT AS TO PIPELINE PER VOLUME "P", PAGE 138 AND VOLUME "Q", PAGE 306 OF THE MISCELLANEOUS RECORDS OF JACKSON COUNTY.



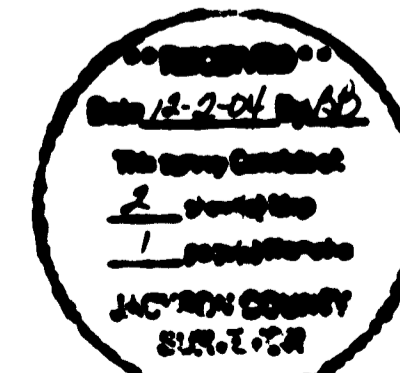
I certify this plat to be an exact photocopy of the original.  
*David M. Minnici*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*David M. Minnici*

OREGON  
JULY 26, 1999  
DAVID M. MINNECI  
2349

EXPIRES 12/31/04




# SPRING STREET TOWNHOMES

Located in:  
the Southeast 1/4 of Section 19,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

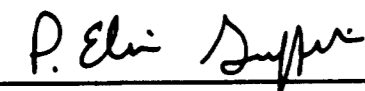
KNOW ALL MEN BY THESE PRESENTS, THAT WE, CHARLES E. SMITH AND MILO SMITH, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AND AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1, 2, 3, 4 & 5, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 2, 3, 4 AND 5. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1, 2, 3, 4 AND 5, AN EASEMENT FOR PRIVATE UTILITIES OVER AN ACROSS THAT PORTION OF TRACT "A" SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS SPRING STREET TOWNHOMES.

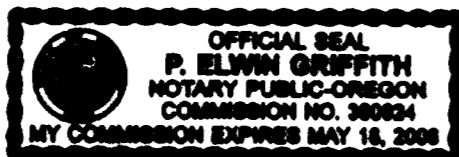
IN WITNESS WHEREOF, SIGNED THIS THE 25 DAY OF October, 2004.  
  
\_\_\_\_\_  
CHARLES E. SMITH

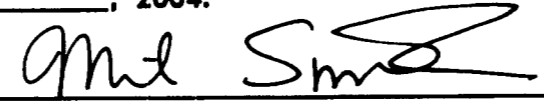
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF October, 2004 BY CHARLES E. SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

  
\_\_\_\_\_  
NOTARY

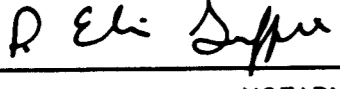


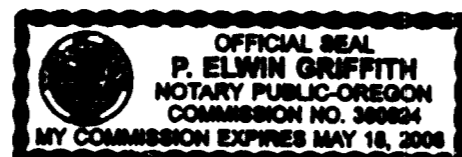
IN WITNESS WHEREOF, SIGNED THIS THE 25 DAY OF October, 2004.  
  
\_\_\_\_\_  
MILO SMITH

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF October, 2004, BY MILO SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

  
\_\_\_\_\_  
NOTARY

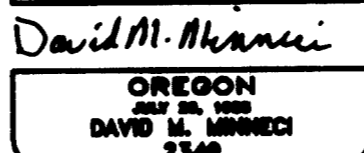
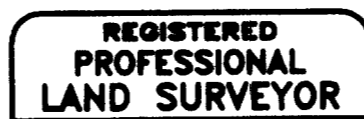



FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 211, PAGE 341-349 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 2<sup>nd</sup> DAY OF December, 2004 AT 12:08 O'CLOCK P.M. AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 75 OF RECORDS OF JACKSON COUNTY, OREGON.

  
\_\_\_\_\_  
COUNTY CLERK

  
\_\_\_\_\_  
DEPUTY





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

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECI, 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 BOUNDARY LINES:

COMMENCING AT A POINT ON THE SECTION LINE WHICH IS NORTH 00°22'11" WEST 2121.96 FEET (RECORD NORTH 0°21' WEST 2121.9 FEET) FROM THE SOUTHEAST CORNER OF SECTION 19 IN TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°46'40" WEST 1127.86 FEET (RECORD NORTH 89°46' WEST 1127.90 FEET); THENCE NORTH 446.35 FEET (RECORD 446.70 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING STREET; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°42'00" EAST (RECORD SOUTH 89°51' EAST) 4.80 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 02-10664, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 89°42'00" EAST (RECORD SOUTH 89°51' EAST) 70.00 FEET; THENCE SOUTH 00°00'15" EAST (RECORD SOUTH) 200.0 FEET; THENCE NORTH 89°42'00" WEST (RECORD NORTH 89°51' WEST), PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF SPRING STREET; THENCE NORTH 00°00'15" WEST (RECORD NORTH) 200.00 FEET TO THE POINT OF BEGINNING.

  
70.00 FEET  
  
\_\_\_\_\_  
SURVEYOR

\*\*\* APPROVALS \*\*\*


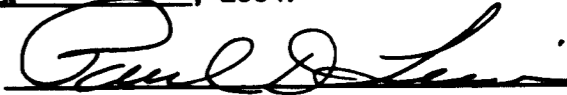
MEDFORD CITY PLANNING:

FILE NO. LDS-02-200 (PAD LOT DEVELOPMENT)

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

  
\_\_\_\_\_  
Acting PLANNING DIRECTOR  
11-24-04  
DATE


EXAMINED AND APPROVED THIS 6<sup>th</sup> DAY OF November, 2004.

  
\_\_\_\_\_  
CITY ENGINEER  
  
\_\_\_\_\_  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 30<sup>th</sup> DAY OF NOVEMBER, 2004.

  
\_\_\_\_\_  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 30<sup>th</sup> DAY OF November, 2004.

  
\_\_\_\_\_  
TAX COLLECTOR

WE, GERALD L. WOMACK AND NORMA J. WOMACK, BEING THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED APRIL 13, 2004 AND RECORDED APRIL 15, 2004 AS DOCUMENT NO. 2004-020458, 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.

SEE CONSENT DOCUMENT DATED NOVEMBER 2, 2004 AND RECORDED AS DOC. NO. 2004-064-393 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

