

# STODDARD'S PLACE (A Subdivision)

A replat of a portion of Lot 19, Block 1 of ROGUE VALLEY HEIGHTS, now of record, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ROBERTS ROAD INVESTMENTS, LLC., a Domestic Limited Liability Company hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and do hereby dedicate to the City of Medford for public use a public utility easement as depicted hereon. Declarants hereby create a 5-foot wide private utility easement for storm drain and sanitary sewer purposes, over, across, under and through Lot 2, for the use Lot 2 and for the use and benefit of Lot 4 as depicted hereon.

Declarants have caused this tract of land to be surveyed and platted into lots, and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as STODDARD'S PLACE.

IN WITNESS WHEREOF, signed this 4 day of February, 2004.

Patricia A. Stoddard dba Roberts Road Investments, LLC  
Patricia A. Stoddard, Member  
ROBERTS ROAD INVESTMENTS, LLC

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Patricia A. Stoddard, known to me as a Member of ROBERTS ROAD INVESTMENTS, LLC, a Domestic Limited Liability Company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the Articles of Organization, to be her voluntary act and deed.

WITNESS my hand and seal this 4 day of February, 2004.

Before me:  
Tiffany L. Pool  
Tiffany L. Pool NOTARY PUBLIC-OREGON  
COMMISSION NO.: 309620  
MY COMMISSION EXPIRES: June 15, 2007

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

**Purpose:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat with City of Medford Planning Department, File Number LDS-04-24, April 8, 2004.

**Procedure:** Utilizing a Nikon DTM-520 Total Station with a Ranger 200-R Data Collector (with TDS software), and a Trimble 5100 GPS receiver, with a TSC4 Data Collector (with Trimble Survey Controller software), all found monuments, as depicted hereon, were tied in a closed loop traverse or with redundant ties. Record data utilized: Document Number 2004-006070, of the Official Records of Jackson County, Oregon; Volume 330 at Page 1 of the Deed Records of Jackson County, Oregon; Rogue Valley Heights, a subdivision now of record; and, Survey Number 1217, on file in the office of the Jackson County Surveyor.

Utilizing the record data and the found monuments marking the centerlines of Whittle Avenue, Roberts Road and Corona Avenue, the rights of way thereof were established as depicted hereon.

Utilizing found monuments per Rogue Valley Heights, and the established rights of ways, proportioned the northeast, northwest and southwest corners of Lot 19 of said Rogue Valley Heights.

Utilizing the established westerly and southerly boundaries of said Lot 19, established the position of the easterly line of Volume 330 at Page 1.

Pursuant to Document Number 2004-006070, the True Point of Beginning was established 152.00 feet easterly along the southerly boundary of and from the southwest corner of Lot 19 of said Rogue Valley Heights (also being the southeast corner of said Volume and Page). The easterly boundary was determined along the established east line of said Lot 19, at the deed distance, being common with a found monument per Survey Number 1217. The north boundary was determined utilizing the two found monuments per Survey Number 1217 for direction and terminating at the established easterly line of said Volume and Page. The westerly boundary was determined utilizing the established easterly line of said Volume and Page, and terminating at the south line of said Lot 19.

Utilizing the established exterior boundary of the subject tract, the boundaries for the interior lots were established and monumented as depicted hereon.

## SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that certain real property described in Document Number 04-06070 of the Official Records of Jackson County, Oregon, being a portion of Lot 19, Block 1 of ROGUE VALLEY HEIGHTS, now of record, located in the Northwest One-Quarter of the Southeast One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, more particularly described as follows:

Commencing at the Southwest Corner of said Lot 19; thence along the south line of said Lot 19 and the northerly right-of-way of Roberts Road, a public road, South 89°52'29" East, a distance of 152.00 feet to the Southeast Corner of the certain tract of land described in Volume 330, Page 1 of the Deed Records of Jackson County, Oregon, being the Initial Point and the True Point of Beginning; thence continue along said south line and northerly right-of-way, South 89°52'29" East, a distance of 130.45 feet to the beginning of a tangent curve to the left, having a radius of 30.00 feet and central angle of 89°48'39" (the long chord of said curve bears North 45°13'11" East, a distance of 42.36 feet); thence along the arc of said curve a distance of 47.02 feet to the easterly line of said Lot 19 and the westerly right-of-way of Whittle Avenue, a public road; thence along said easterly line and westerly right-of-way, North 00°18'52" East, a distance of 120.10 feet; thence leaving said easterly line and westerly right-of-way, North 89°50'53" West, a distance of 160.53 feet to the easterly line of said tract described in Volume 330, Page 1; thence along last said easterly line, South 00°14'49" West, a distance of 150.00 feet to the True Point of Beginning.

Cael E. Neathamer  
Surveyor

Stoddard's Place, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 05-014583 recorded March 16-05, Official Records of Jackson County, Oregon.

I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor

## PREPARED FOR:

**PAT STODDARD**  
1787 Roberts Road  
Medford, OR 97504

## APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.  
[Signature] March 7, 2005  
Planning Director Date

Examined and approved this 14<sup>th</sup> day of February, 2005.  
[Signature] [Signature]  
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 this 8<sup>th</sup> day of MARCH, 2004.  
[Signature] [Signature]  
Assessor Deputy

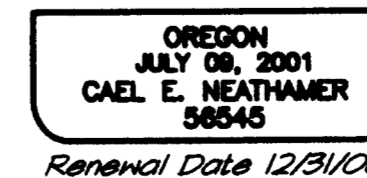
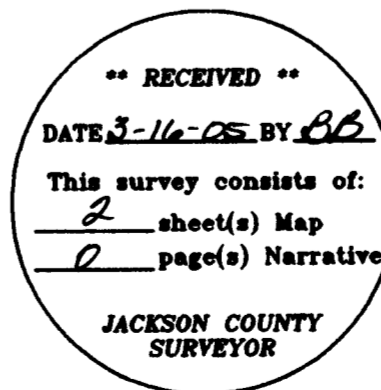
All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of March 8<sup>th</sup>, 2005.  
[Signature] [Signature]  
Tax Collector Deputy

## RECORDING:

FILED FOR RECORD THIS THE 14<sup>th</sup> DAY OF March, 2005 AT 3:16 O'CLOCK PM AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 212 PAGE 672

[Signature] [Signature]  
County Clerk Deputy



PREPARED BY: **Neathamer Surveying, Inc.**  
3126 State Street, Suite 200  
P.O. Box 1584  
Medford, Oregon 97501-0120  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 04005 DATE: February 4, 2005  
Sheet 1 of 2 © LTM

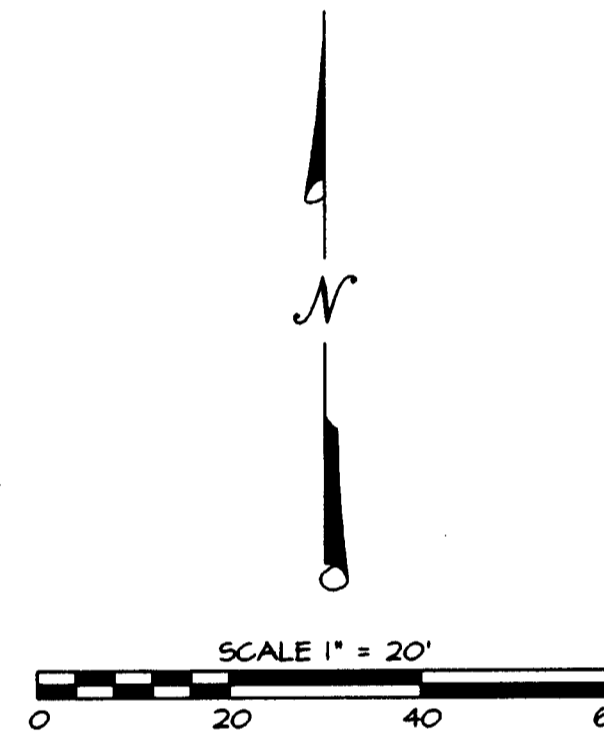
# STODDARD'S PLACE (A Subdivision)

A replat of a portion of Lot 19, Block 1 of ROGUE VALLEY HEIGHTS, now of record, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**  
**PAT STODDARD**  
1787 Roberts Road  
Medford, OR 97504

### LEGEND:

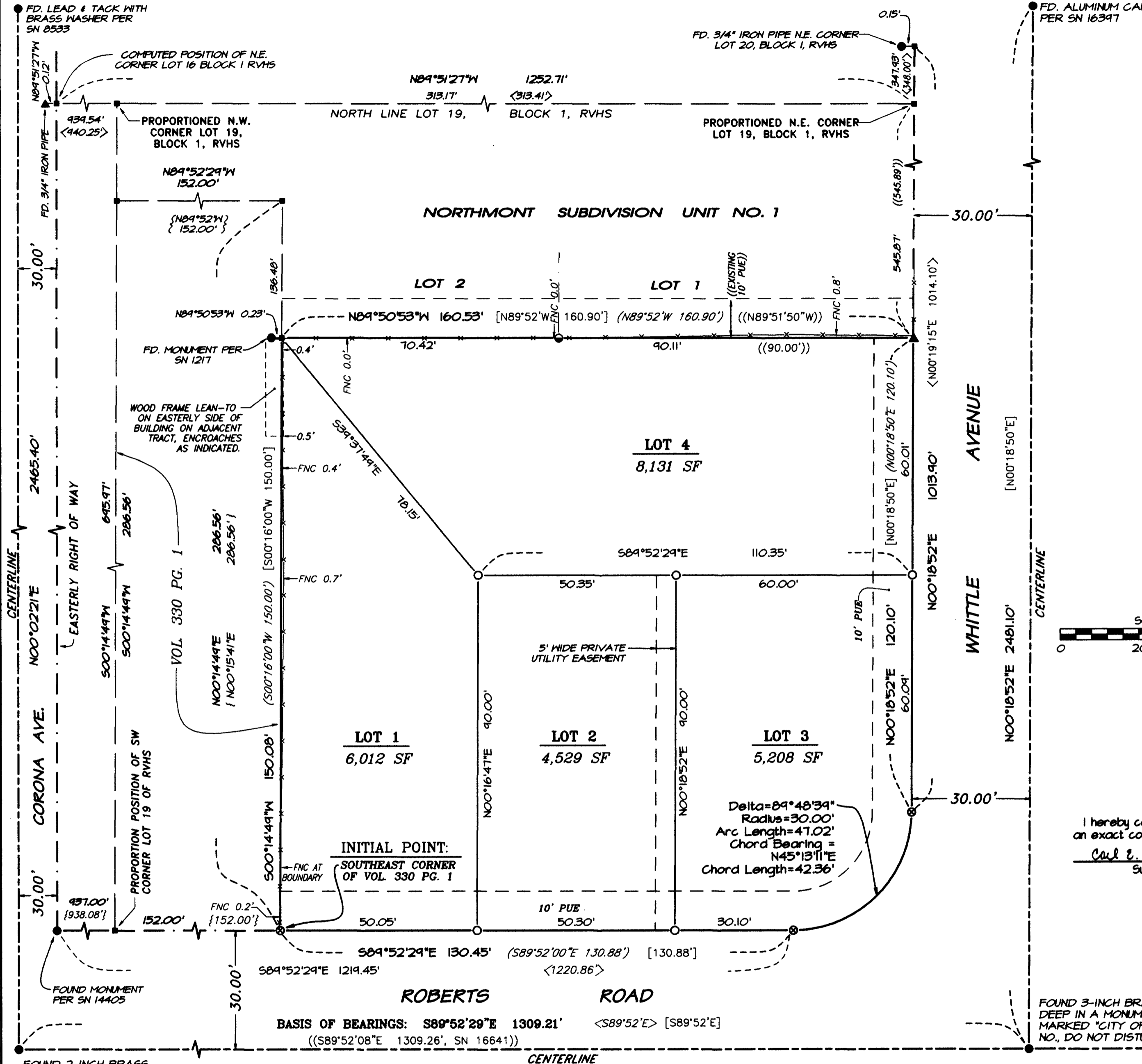
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- Indicates a found monument, as noted hereon.
- Indicates a computed position, nothing found or set, unless noted otherwise.
- ⦿ Indicates a found 5/8-inch diameter iron pin, per Northmont Subdivision Unit No. 1.
- ▲ Indicates a found 3/4-inch iron pin, per SN 1217.
- ( ) Indicates record information per Doc. No. 04-006070.
- (( )) Indicates record information as per NORTHMONT UNIT No.1, recorded July 19, 1967, in Volume II of Plats at Page 3 of the Records of Jackson County, Oregon, or as noted hereon.
- [ ] Indicates record information as per SN 1217.
- < > Indicates record information as per RVHS.
- { } Indicates record information per VOL. 330 PG. 1.
- 10' PUE Indicates a 10' wide public utility easement, being created hereon.
- RVHS ROGUE VALLEY HEIGHTS SUBDIVISION.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- VOL. PG. Indicates an instrument recorded by number of the Deed Records of Jackson County, Oregon.
- FNC 0.0'— Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.
- x—x— Indicates an existing fence.



I hereby certify that this is an exact copy of the original.  
Carl E. Neathamer  
Surveyor

### BASIS OF BEARINGS:

Basis of Bearings is Geodetic North based on NGS-84 Datum, established by Global Positioning System Observations. Bearing applied to the centerline of Roberts Road, as depicted hereon.



### NOTE:

"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."

**\*\* RECEIVED \*\***  
DATE 3-16-05 BY BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

Carl E. Neathamer

OREGON  
JULY 08, 2001  
CARL E. NEATHAMER  
58545

Renewal Date 12/31/06

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State Street, Suite 200  
P.O. Box 1584  
Medford, Oregon 97501-0120  
Phone (541) 732-2869  
FAX (541) 732-1382

**PROJECT NUMBER:** 04005      **DATE:** February 4, 2005  
Sheet 2 of 2      © LTM