

FINAL PLAT
HILL ESTATES
A PLANNED UNIT DEVELOPMENT

located in
LOT 6 & A PORTION OF LOT 7 BLOCK 2
DELTA WATERS SUBDIVISION LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 17
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for
MIKE AND LINDA HILL
2114 DELTA WATERS ROAD
MEDFORD, OREGON 97504

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 25, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-05

** RECEIVED **
DATE 4-5-05 BY BB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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:

Lot 6, Block 2, of the Delta Waters Subdivision, City of Medford, Jackson County Oregon, recorded in Volume 12, Page 23 of the Plat Records of Jackson County, Oregon.

TOGETHER WITH the following described tract "A"

The West Half of the South 75 feet of Lot 7, Block 2 of the Delta Waters Subdivision, City of Medford, Jackson County Oregon, recorded in Volume 12, Page 23 of the Plat Records of Jackson County, Oregon more particularly described as follows:

BEGINNING at the southeast corner of Lot 6 of the Delta Waters Subdivision, recorded in Volume 12, Page 23, of the Plat Records of Jackson county Oregon; thence South 00°00'12" West 42.47 feet along the west line of Lot 7 of said Subdivision; thence South 89°52'43" East along the south line of said Lot 7 a distance of 69.27 feet; thence North 00°00'12" East 42.47 feet; thence North 03°52'59" East 32.60 feet; thence North 89°52'43" West 66.35 feet to the east line of said Lot 6; thence South 08°57'20" West along said East line 32.93 feet to the POINT OF BEGINNING.

TOGETHER WITH the following described tract "B"

Commencing at the southeast corner of Lot 6 of the Delta Waters Subdivision, recorded in Volume 12, Page 23, of the Plat Records of Jackson county Oregon; thence South 00°00'12" West 42.47 feet along the west line of Lot 7 of said Subdivision; thence South 89°52'43" East along the south line of said Lot 7 a distance of 69.27 feet; thence North 00°00'12" East 42.47 feet; thence North 03°52'59" East 32.60 feet to a 5/8" iron pin and the POINT OF BEGINNING; thence North 17°57'45" East 9.07 feet to a fence corner; thence North 82°05'27" West along a fence line 66.99 feet to the west line of said Lot 7; thence South 8°57'20" West 17.93 feet to a 5/8 inch iron pin; thence South 89°52'43" East 66.35 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber

RELEASE AFFIDAVITS:

FROM PEOPLE'S BANK OF COMMERCE, AS BENEFICIARY, RECORDED AS INSTRUMENT NO. 05-018860, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CHASE MANULIFE MORTGAGE FROM ~~AMERICAN~~ CORPORATION, AS BENEFICIARY, RECORDED AS INSTRUMENT NO. _____, 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

Declaration:

KNOWN BY ALL MEN THESE PRESENTS, that we Linda Hill and Michael Hill, wife and husband, as tenants by the entirety are the owners of the lands hereon described and have subdivided the same into 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 we do hereby dedicate to the public for public use, the public utility easement as shown hereon, and do hereby create the private storm drain easement for the benefit of lots 2 and 3 including ingress and egress for the construction and maintenance of said storm drain as shown hereon, ** and do hereby create a private road for ingress and egress for the benefit of Lots 1 through 4, and ingress and egress for temporary emergency vehicles as shown hereon. We hereby designate said Subdivision as Hill Estates, (a Planned Unit Development).

Linda Hill
LINDA HILL
Michael Hill
MICHAEL HILL

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 9th day of February, 2004, by Linda Hill

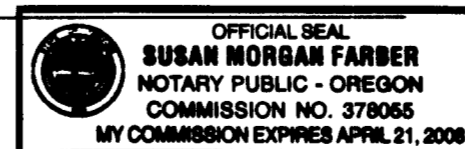
(Signature) *Susan Morgan Farber*
(Printed Name) SUSAN MORGAN FARBER
Notary Public for Oregon Commission No. 378055
My commission expires 4/21/08



State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 9th day of February, 2004, by Mike Hill

(Signature) *Susan Morgan Farber*
(Printed Name) SUSAN MORGAN FARBER
Notary Public for Oregon Commission No. 378055
My commission expires 4/21/08



** AND DO HEREBY CREATE THE PRIVATE SANITARY SEWER AND WATER SERVICE EASEMENT, ALSO FOR THE BENEFIT OF LOTS 1-4 AS SHOWN HEREON,

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.
This 25th day of MARCH, 2005.

John King
ACTING Planning Director

Examined and approved this 5th day of March, 2005.

Paul D. ... City Surveyor
Laura ... City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 30th of March, 2005
Carol A. ... Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 this 30th day of MARCH, 2005.

[Signature] DEPUTY Assessor

Recorder:

Filed for record this 5th day of April, 2005 at 10:30 o'clock A. M. and recorded in Volume 131, Page 18 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Susan J. Morgan Deputy

For the order of the County Court approving this plat see Volume 212, Page 1470, of the Commissioner's Journal of Proceedings.

RECEIVED
DATE 4-5-05 BY *AB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

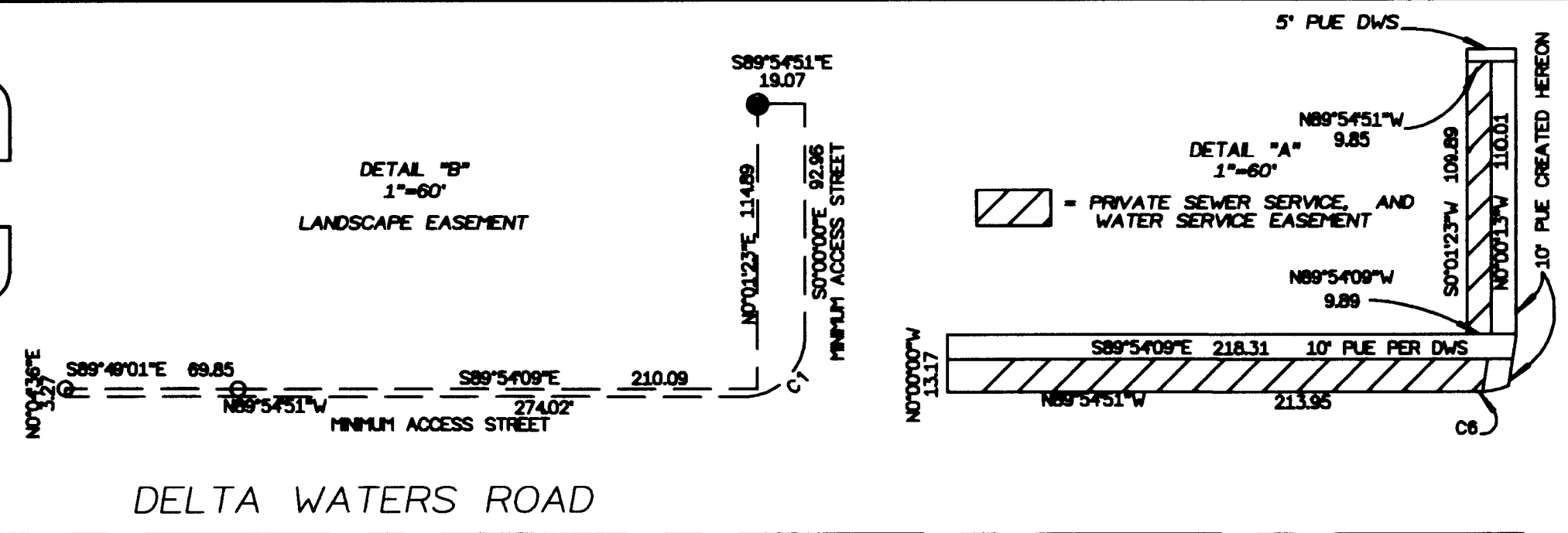
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-05

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

Herbert A. Farber

DETAIL "B"
1"=60'
LANDSCAPE EASEMENT

DETAIL "A"
1"=60'
PRIVATE SEWER SERVICE AND
WATER SERVICE EASEMENT



FINAL PLAT
of
HILL ESTATES
A PLANNED UNIT DEVELOPMENT
located in
LOT 6 & A PORTION OF LOT 7, BLOCK 2,
DELTA WATERS SUBDIVISION LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 17,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD,
JACKSON COUNTY, OREGON
for
MIKE & LINDA HILL
2114 DELTA WATERS ROAD
MEDFORD, OREGON 97504

LEGEND

- ⊗ = 3" BRASS CAP - SECTION CORNER PER COUNTY RE-ESTABLISHMENT NOTES
- ⚡ = 2 1/2" BRASS CAP-1/4 SECTION CORNER PER COUNTY RE-ESTABLISHMENT NOTES
- = FOUND 5/8" IRON PIN, DELTA WATERS SUBDIVISION, OR AS DESCRIBED
- = 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"
- X-X = FENCE LINE
- S/N = FILED SURVEY NUMBER
- W.C. = WITNESS CORNER
- DWS = DELTA WATER SUBDIVISION

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 THIS PLAN UNIT DEVELOPMENT (PUD)/ LAND DIVISION AS APPROVED BY THE CITY OF MEDFORD IN FILE NUMBER PUD-02-67.

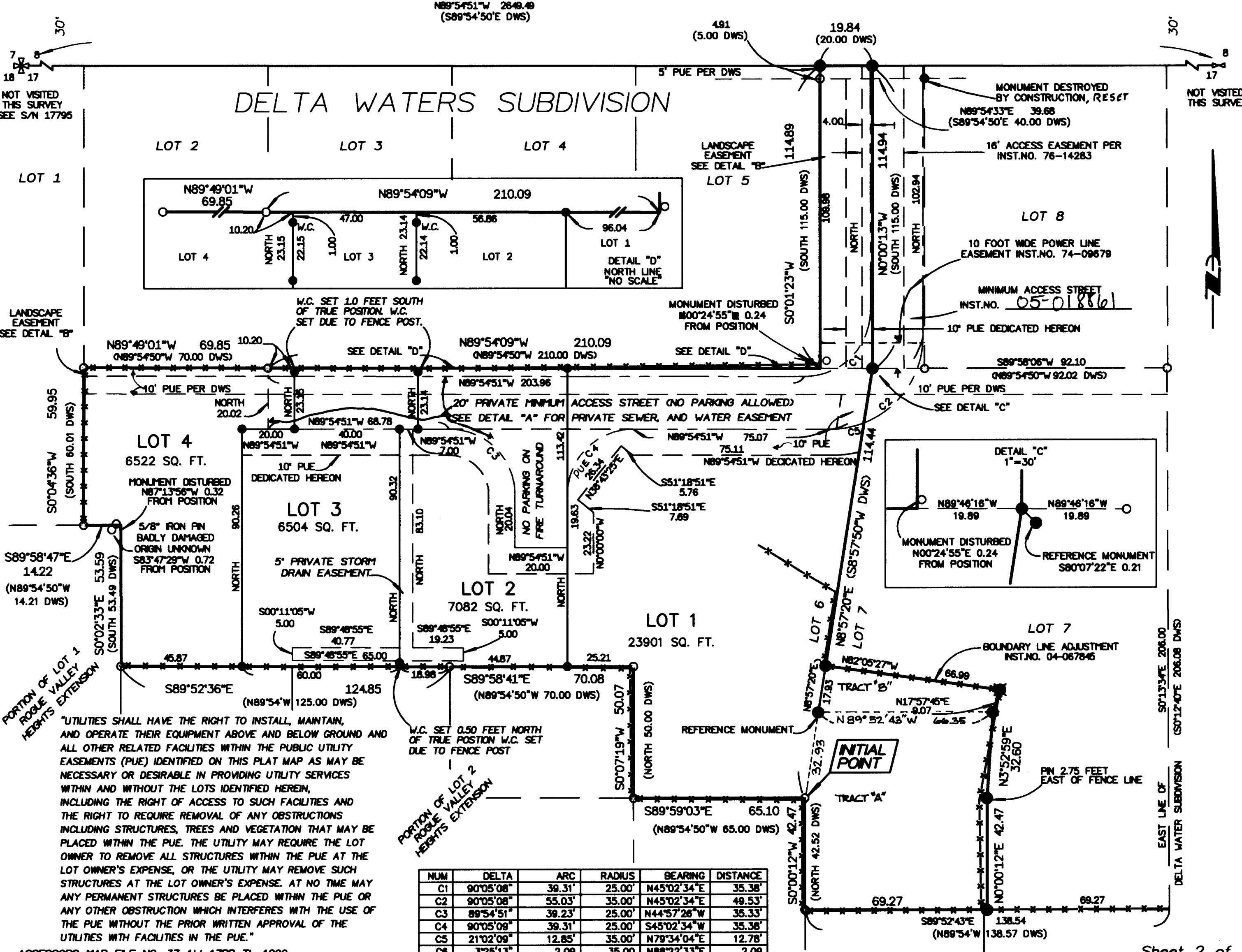
PROCEDURE:
USING CONTROL ESTABLISHED IN PREVIOUS SURVEYS I TIED THE FOUND MONUMENTS AS SHOWN HEREON. USING INSTRUMENT NUMBER 89-029628 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE RECORDED SUBDIVISION PLAT OF DELTA WATERS SUBDIVISION I COMPUTED THE EXTERIOR BOUNDARY OF THE SUBDIVISION. I THEN COMPARED THE COMPUTED POSITIONS TO THE FOUND MONUMENTS. I HELD ALL OF THE MONUMENTS THAT HAD NOT BEEN DISTURBED (SEE PLAT). I THEN PROPORTIONED IN THE REMAINING LOT CORNERS USING THE POSITIONS OF THE UNDISTURBED FOUND MONUMENTS. AFTER ESTABLISHING THE EXTERIOR BOUNDARY I MONUMENTED THE NEW LOT LINES ACCORDING TO THE APPROVED TENTATIVE PLAN. THE SOUTHERLY RIGHT-OF-WAY OF DELTA WATERS ROAD IS THE NORTH LINE OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON. THE SECTION LINE WAS RETRACED BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTH ONE-QUARTER CORNER DURING PREVIOUS WORK.

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599

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

SCALE: 1" = 30'
DATE: FEBRUARY 24, 2005
JOB NO.: 1032-02

DRAWING FILE: JOBS\MEDFORD_NE\DELTA\microsurvey\final plat\hill final plat.FLX



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°05'08"	39.31'	25.00'	N45°02'34"E	35.38'
C2	90°05'08"	55.03'	35.00'	N45°02'34"E	49.53'
C3	89°54'51"	39.23'	25.00'	N44°57'26"W	35.33'
C4	90°05'09"	39.31'	25.00'	S45°02'34"W	35.38'
C5	21°02'09"	12.85'	35.00'	N79°34'04"E	12.78'
C6	3°25'13"	2.09'	35.00'	N88°22'33"E	2.09'

"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 (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."