

BARNETT MEADOWS SUBDIVISION

LOCATED IN:
THE S.E. 1/4 OF SECTION 29, T37S, R1W, WM,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, MICHELLE M. NISTLER, GARY A. HOLT, RALPH J. REEDER and MARGARET E. REEDER are the owners in fee simple of the lands hereon described, and have subdivided the same into lots and streets 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, and do hereby dedicate to the public for public use the street as shown hereon, together with those easements labeled as public utility easements (PUE) and do hereby grant to the City of Medford an easement for access and for installation and maintenance of sanitary sewer and storm drainage facilities, across Lots 3, 4, and 5 and across Lot 9 as shown hereon, and do also hereby create the 20 foot minimum access as shown hereon, across Lots 3 and 5 for the benefit of the owners, heirs and assignees of Lots 4 and 5, across Lots 6 and 8 for the benefit of the owners, heirs, and assignees of Lots 7 and 8, across Lot 9 for the benefit of the owners, heirs, and assignees of the adjoining parcel of land lying Eastern of subdivision boundary, and do also create the 5 foot private storm drainage easement across Lots 1, 2 and 3 for the benefit of the owners, heirs and assignees of Lots 1, 2 and 10 and do also create the private waterline easement, across Lot 5, for the benefit of the owners, heirs and assignees of Lot 4, and across Lots 6 and 8 for the benefit of the owners, heirs and assignees of Lot 7. We do hereby dedicate said subdivision as BARNETT MEADOWS SUBDIVISION.

IN WITNESS WHEREOF, signed this 25th day of FEBRUARY 2005.

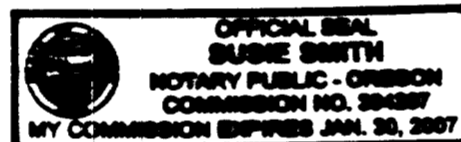
STATE OF OREGON }
County of Jackson } ss.

Ralph J. Reeder
RALPH J. REEDER
Margaret E. Reeder
MARGARET E. REEDER

The foregoing instrument was acknowledged before me this 25th day of February, 2005, by RALPH J. REEDER AND MARGARET E. REEDER, known to me as the persons who executed the foregoing instrument as their voluntary act and deed.

Before me:

[Signature]
Notary



IN WITNESS WHEREOF, signed this 14th day of February 2005.

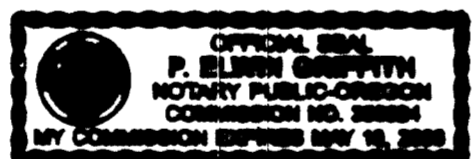
STATE OF OREGON }
County of Jackson } ss.

Michelle M. Nistler
MICHELLE M. NISTLER

The foregoing instrument was acknowledged before me this 14th day of February, 2005, by MICHELLE M. NISTLER, known to me as the person who executed the foregoing instrument as her voluntary act and deed.

Before me:

P. Elvin Saffer
Notary



IN WITNESS WHEREOF, signed this 14th day of February 2005.

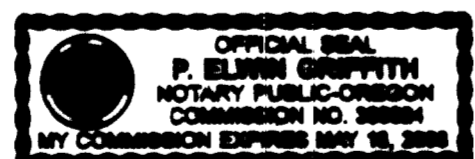
STATE OF OREGON }
County of Jackson } ss.

Gary A. Holt
GARY A. HOLT

The foregoing instrument was acknowledged before me this 14th day of February, 2005, by GARY A. HOLT, known to me as the person who executed the foregoing instrument as his voluntary act and deed.

Before me:

P. Elvin Saffer
Notary



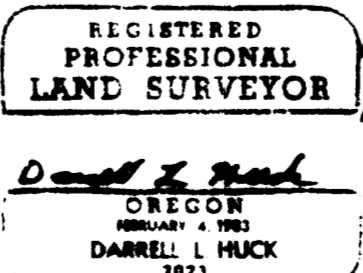
For order of the County Court approving this plat see Volume 213, page 245-247 of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 12th day of MAY, 2005 at 1:50 O'Clock P.M. and recorded in Volume 31 of Plats at page 26 of records of Jackson County, Oregon.

KATHLEEN S. BECKETT
County Clerk

CHERYL AUGERIS
Deputy



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of 5/10/05

James Clark, Deputy
Tax Collector

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON }
County of Jackson } ss.

I, Darrell L. Huck, 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 for the Southeast Corner of GREENBROOK SUBDIVISION in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Eastern boundary of Donation Land Claim No. 51, in Township 37 South Range 1 West of the Willamette Meridian, which point bears South 89°04'15" East 1312.70 feet from the Northeast corner of said Donation Land Claim No. 51; thence South 89°50'29" West (Record South 89°50'40" West) along the Southerly boundary of said GREENBROOK SUBDIVISION and the Southerly boundary of GREENBROOK SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County, 705.52 feet to the Northwest corner of tract described per Instrument No. 03-34188 of the Deed Records of said Jackson County; thence South 00°09'20" East along the Westerly boundary of said tract and the Westerly boundary of tract described per Instrument No. 03-34167 said Deed Records, 417.02 feet to a point on the Northerly right-of-way line of Barnett Road as described per Instrument No. 98-30534 said Deed Records for the INITIAL POINT OF BEGINNING; thence along said Northerly right-of-way line, South 89°42'00" East 112.99 feet; thence South 89°14'20" East 87.84 feet to the most-southerly Southeast corner of the aforementioned tract described per Instrument No. 03-34188; thence along the boundary of said tract North 00°07'50" West 210.71 feet; thence South 89°42'00" East 103.13 feet; thence North 00°05'04" West 208.46 feet to Northeast corner of said tract; thence along the Northerly boundary of said tract, South 89°50'29" West 304.30 feet to the Northwest corner thereof; thence South 00°09'20" East along the Westerly boundary of said tract, 417.02 feet to the INITIAL POINT OF BEGINNING.



*** APPROVALS ***

MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature]
Planning Director

May 5, 2005
Date

Examined and approved this 4th day of March, 2005.

[Signature]
City Engineer

[Signature]
City Surveyor

AFFIDAVIT OF CONSENT FOR SUBDIVISION:

FROM TELEPACIFIC CORPORATION, AN OREGON CORPORATION AND VESTA ENTERPRISES, INC., AN OREGON CORPORATION, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN DEED OF TRUST RECORDED AUGUST 23, 2004 AS DOCUMENT NO. 2004-049204, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER DOCUMENT NO. 2005-027911, SAID OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT FOR SUBDIVISION:

FROM FRED A. WALLACE AND PATRICIA A. WALLACE, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN DEED OF TRUST RECORDED FEBRUARY 10, 2004 AS DOCUMENT NO. 2004-006739, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER DOCUMENT NO. 2005-027910, SAID OFFICIAL RECORDS.

Examined and approved as required by O.R.S. 92.100 as of May 10th, 2005.

[Signature]
Assessor, Department of Assessment

BARNETT MEADOWS SUBDIVISION

LOCATED IN:
THE S.E. 1/4 OF SECTION 29, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

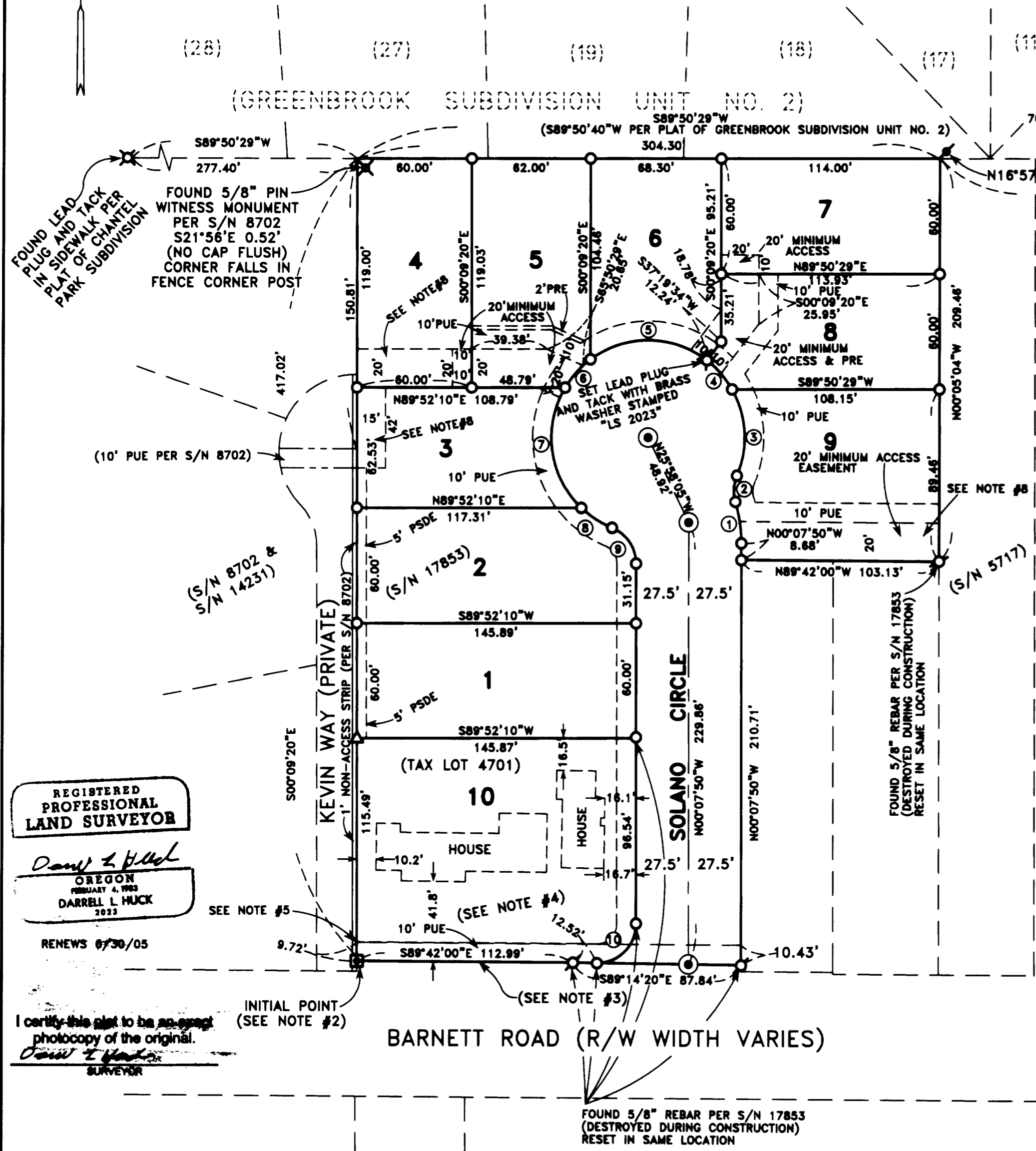
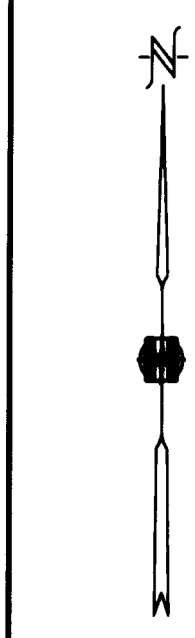
FOR:
TELEPACIFIC CORPORATION & VESTA ENTERPRISES, INC.

P.O. BOX 8600
MEDFORD, OREGON 97501

LOCATION OF N.E. CORNER
DLC NO. 51 PER PLAT OF
GREENBROOK SUBDIVISION
(NOT VISITED THIS SURVEY)

LOT SIZE

LOT NO.	SQUARE FEET
1	8,753
2	8,467
3	6,592
4	7,141
5	7,272
6	6,693
7	6,838
8	6,869
9	9,262
10	16,839



- NOTES:**
- 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.
 - INITIAL POINT - SET METAL CAP ON 5/8" X30" REBAR STAMPED "HOFFBUHR & ASSOC INC" IN POSITION OF FOUND 6/8" REBAR PER S/N 17853.
 - NORTH RIGHT-OF-WAY LINE PER INSTRUMENT NO. 98-30634 J.C.D.R.
 - LOT 10 SHALL NOT HAVE VEHICULAR ACCESS ALONG BARNETT ROAD FRONTAGE.
 - RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES GRANTED TO PACIFIC CORP., AN OREGON CORPORATION OR ITS PREDECESSOR, IN INTEREST, BY INSTRUMENT NO. 98-02596 OF J.C.D.R. (NORTHERLY LINE).
 - REFERENCE POINTS FOR CENTERLINE STREET MONUMENTS ARE ON FILE AT CITY SURVEYOR'S OFFICE.
 - NO PARKING SHALL BE ALLOWED WITHIN THE 20' MINIMUM ACCESS AREAS.
 - EASEMENT FOR SANITARY SEWER AND STORM DRAINAGE FACILITIES BEING GRANTED TO THE CITY OF MEDFORD HEREON.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641

SCALE: 1 Inch = 50 feet
BASIS OF BEARING: DATE: JANUARY 14, 2005
FILED SURVEY NO. 17853
EAST LINE DLC NO. 51

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF BARNETT MEADOWS SUBDIVISION PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDS-03-183 AND AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION FROM FILED SURVEYS NO. 5717, 8702, 9174 AND 17853 AND INSTRUMENTS NO. 03-34167 AND NO. 03-34168 J.C.D.R. FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	16°39'28"	75.00	21.80	21.73	N08°27'34"W
2	39°47'12"	20.00	13.89	13.61	S03°06'18"W
3	52°49'48"	50.50	46.56	44.93	N03°25'00"W
4	22°50'33"	50.50	20.13	20.00	N41°15'10"W
5	74°05'29"	50.50	65.30	60.85	N89°43'11"W
6	22°28'32"	50.50	19.81	19.68	S41°59'48"W
7	77°21'00"	50.50	68.18	63.12	S07°54'58"E
8	21°44'28"	50.50	19.16	19.05	S57°27'41"E
9	68°12'05"	20.00	23.81	22.43	N34°13'52"W
10	90°53'30"	20.00	21.73	28.50	N45°18'55"E

- = Set 5/8"x24" rebar with plastic cap stamped "HOFFBUHR AND ASSOC., INC."
- ⊙ = Set 5/8"x30" rebar with plastic cap stamped "HOFFBUHR AND ASSOC., INC."
- ⊙ = Set 5/8"x30" rebar with metal cap stamped "HOFFBUHR & ASSOC INC."
- △ = Found 5/8" rebar with plastic cap stamped "D.MCMAHAN LS 1913" per S/N 17853.
- ⚡ = Found 5/8" rebar per S/N 5717 (no cap found).
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance.
- S/N = Filed Survey Number
- J.C.D.R. = Jackson County Deed Records
- R/W = Right of Way
- PSDE = Private Storm Drainage Easement
- PRE = Private Waterline Easement

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huxck
OREGON FEBRUARY 4, 1993
DARRELL L. HUXCK 2023
RENEWS 07/30/05

I certify this plat to be an exact photocopy of the original.
Darrell L. Huxck
SURVEYOR

RECEIVED
Date 5-12-05 By *CD*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR