

SURVEY NO 18858

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

Survey for: Philip Henius  
2435 Borton Drive  
Santa Barbara, California 93109

Location: A portion of Lot 5, Block 4, CARNER & SABINS SECOND ADDITION in the Southwest One-quarter (1/4) of Section 15, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **BROADWAY VISTA SUBDIVISION.**

Procedure: Using found monuments from Surveys No. 6671, 8806, 13169, 14290, 14571 and 16851 and deed information from Doc. No. 2004-064474, Official Records of Jackson County, I set monuments as shown on the accompanying Plat.

Basis of Bearing: The centerline of North Broadway per Survey No. 16851.

Date: July 12, 2005

1. 31 pg. 42  
book 16 pg 82  
14L/37

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David M. Minneci

OREGON  
JULY 26, 1988  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/06  
880 Golf View Dr., Ste. 201  
Medford, Oregon 97504

**\*\* RECEIVED \*\***  
Date 7-16-05 By DM  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

# BROADWAY VISTA SUBDIVISION

Located in:

A Portion of Lot 5, Block 4,  
CARNER & SABIN'S SECOND ADDITION  
the S.W. 1/4 of Section 15 (15cb)  
in Township 36 S., R4W., W.M.,  
City of Rogue River,  
Jackson County, Oregon

FD 5/8" PIN WITH  
ALUMINUM CAP STAMPED  
"HA-LS1068" PER  
S/N 18851

LOT 6, BLOCK 4  
CARNER & SABIN'S  
SECOND ADDITION

WOODVILLE HEIGHTS  
(S/N 16851)

PARCEL II  
P-100-1992

(S/N 13169) 15' WATERLINE  
EASEMENT PER  
P-100-1992

(10)

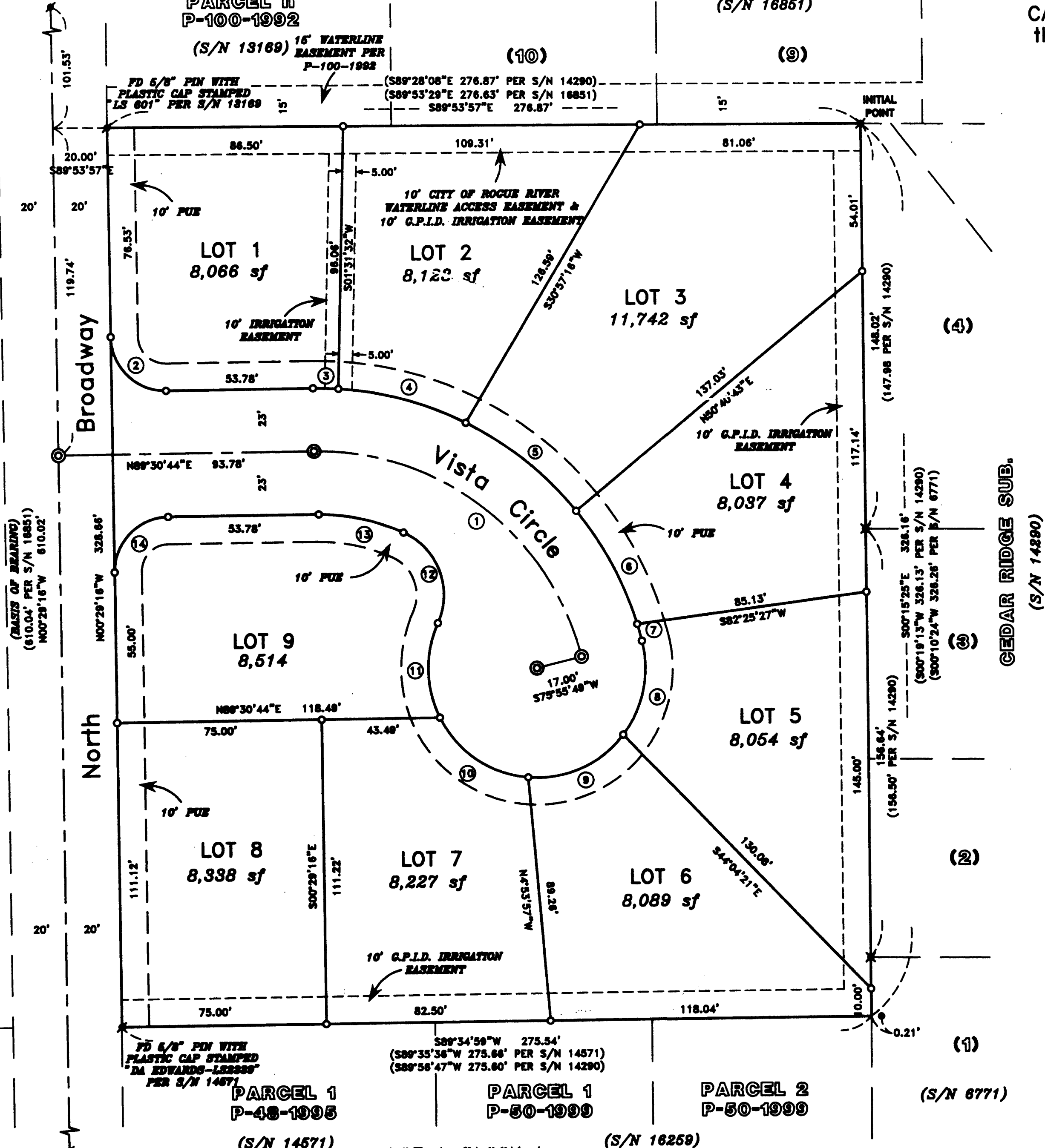
(9)

FD 5/8" PIN WITH  
PLASTIC CAP STAMPED  
"LS 801" PER S/N 13169

(S89°28'08"E 276.87' PER S/N 14290)  
(S89°53'29"E 276.63' PER S/N 16851)  
(S89°53'57"E 276.87' PER S/N 14290)

INITIAL  
POINT

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	76°25'05"	100.00'	133.37'	123.71'	S52°16'44"E
2	90°00'00"	20.00'	31.42'	28.28'	S45°29'18"E
3	04°21'19"	123.00'	9.35'	9.35'	S88°18'38"E
4	22°43'15"	123.00'	48.78'	48.48'	N74°46'20"W
5	24°18'48"	123.00'	52.20'	51.80'	S51°15'17"E
6	22°03'44"	123.00'	47.38'	47.07'	N28°04'00"W
7	02°57'57"	123.00'	6.37'	6.37'	S19°33'12"E
8	51°48'51"	40.00'	38.15'	34.93'	S11°49'05"W
9	57°17'45"	40.00'	40.00'	36.35'	N66°21'12"E
10	58°34'48"	40.00'	40.90'	39.14'	N55°42'31"W
11	51°08'27"	40.00'	35.70'	34.53'	S00°50'53"E
12	90°20'20"	25.00'	39.42'	35.48'	S20°26'50"E
13	24°52'18"	77.00'	33.42'	33.16'	S78°03'08"E
14	90°00'00"	20.00'	31.42'	28.28'	N44°30'44"E



LOT 5, BLOCK 4  
CARNER & SABIN'S  
SECOND ADDITION

NOTE:  
1.) EASEMENT FOR IRRIGATION PURPOSES PER VOL. 61,  
PG. 411, DEED RECORDS OF JACKSON COUNTY, OREGON  
(SPECIFIC LOCATION NOT GIVEN)

- HOFFMANN & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 778-4841
- BY: DAVID M. MINNECI RPLS NO. 2348  
SCALE: 1 INCH = 30' JULY 12, 2006  
BASIS OF BEARING: SURVEY NUMBER 18851  
(CENTERLINE OF NORTH BROADWAY)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
  - ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" IN ASPHALT.
  - = FD. 3/4" IRON PIPE PER S/N 6771.
  - ✕ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "LS 18851" PER S/N 14290.
  - ⚡ = FOUND MONUMENT AS NOTED.
  - S/N = SURVEY NUMBER
  - PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
  - G.P.L.D. = GRANTS PASS IRRIGATION DISTRICT

RECEIVED  
Date 2-16-06  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
David M. Minnecci  
OREGON  
JULY 25, 1999  
DAVID M. MINNECCI  
2348  
EXPIRES 12/31/06

FD 5/8" PIN  
PER S/N 8808

FD 5/8" PIN WITH  
PLASTIC CAP STAMPED  
"DA EDWARDS-LS2888"  
PER S/N 14871  
PARCEL 1  
P-48-1995  
(S/N 14571)

(S89°34'59"W 275.54'  
(S89°35'36"W 275.66' PER S/N 14571)  
(S89°56'47"W 275.60' PER S/N 14290)  
PARCEL 1  
P-50-1999  
(S/N 16259)

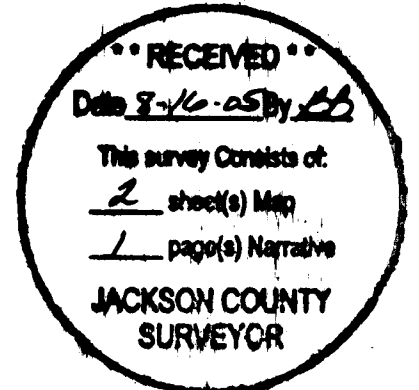
PARCEL 2  
P-50-1999  
(S/N 6771)

LOT 4, BLOCK 4  
CARNER & SABIN'S  
SECOND ADDITION

# BROADWAY VISTA SUBDIVISION

Located In:

A Portion of Lot 5, Block 4,  
CARNER & SABIN'S SECOND ADDITION  
the S.W. 1/4 of Section 15 (15cb)  
in Township 36 S., R4W., W.M.,  
City of Rogue River,  
Jackson County, Oregon



### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BROADWAY VISTA, LLC, A LIMITED LIABILITY COMPANY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS 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 THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE GRANTS PASS IRRIGATION DISTRICT THE 10-FOOT IRRIGATION EASEMENTS SHOWN HEREON. WE HEREBY GRANT TO THE CITY OF ROGUE RIVER A 10-FOOT EASEMENT FOR ACCESS TO THE WATERLINE LOCATED WITHIN THE 15-FOOT WATERLINE EASEMENT SHOWN ON PARTITION PLAT P-100-1992. THE OWNERS OF LOTS 1, 2 AND 3 ARE PROHIBITED FROM BUILDING STRUCTURES AND LANDSCAPING THAT WOULD RESTRICT OR INTERFERE WITH THE CITY OF ROGUE RIVER'S ABILITY TO ACCESS THIS EASEMENT. WE HEREBY DESIGNATE SAID SUBDIVISION AS BROADWAY VISTA SUBDIVISION.

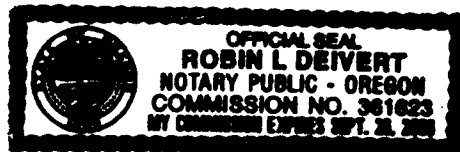
BROADWAY VISTA, LLC

BY: Philip Henius Pres TRDL  
PHILIP HENIUS, PRESIDENT, TABLE ROCK  
DEVELOPMENT INC., MANAGING PARTNER

STATE OF Oregon )  
COUNTY OF Josephine ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 8 DAY OF August, 2005,  
BY PHILIP HENIUS, PRESIDENT OF TABLE ROCK DEVELOPMENT, INC., MANAGING PARTNER OF BROADWAY VISTA, LLC.

BEFORE ME:



Robin L. Deivert  
NOTARY

BANK OF THE CASCADES, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED OCTOBER 29, 2004 AND RECORDED NOVEMBER 3, 2004 AS DOCUMENT NO. 04-64475, 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.

IN WITNESS WHEREOF, SIGNED THIS 8 DAY OF August, 2005.

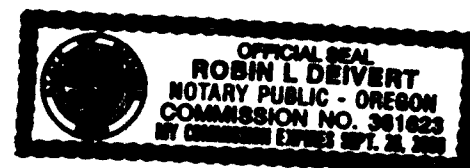
R. Deivert  
AUTHORIZED REPRESENTATIVE  
BANK OF THE CASCADES  
Vice President  
TITLE

STATE OF Oregon )  
COUNTY OF Josephine ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 2005,  
BY Ralph Combs, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON  
BEHALF OF BANK OF THE CASCADES.

WITNESS MY HAND AND OFFICIAL SEAL

Robin L. Deivert  
NOTARY



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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David M. Minnecci

OREGON  
JULY 24, 1999  
DAVID M. MINNECCI  
2349

EXPIRES 12-31-06

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

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECCI, 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:

BEGINNING AT THE NORTHWEST CORNER OF CEDAR RIDGE SUBDIVISION IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING ON THE NORTHERLY LINE OF LOT 5, BLOCK 4 OF CARNER AND SABIN'S SECOND ADDITION, SAID TOWNSHIP AND RANGE, AND BEING THE INITIAL POINT OF BEGINNING OF BROADWAY VISTA SUBDIVISION; THENCE, ALONG THE WESTERLY LINE OF SAID CEDAR RIDGE SUBDIVISION, SOUTH 00°15'25" EAST 326.16 FEET (PLAT SOUTH 00°19'13" WEST 326.13 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°34'59" WEST 275.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°29'16" WEST 328.66 FEET TO A POINT ON THE AFORESAID NORTHERLY LINE OF LOT 5, BLOCK 4 OF CARNER AND SABIN'S SECOND ADDITION; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°53'57" EAST 276.87 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnecci  
SURVEYOR

### \*\*\* APPROVALS \*\*\*

EXAMINED AND APPROVED THIS 5th DAY OF August, 2005.

Roger Roberts  
COUNTY SURVEYOR

CITY OF ROGUE RIVER

EXAMINED AND APPROVED THIS 8th DAY OF August, 2005.

Mike Rugh  
CITY ADMINISTRATOR

EXAMINED AND APPROVED THIS 8th DAY OF August, 2005.

Kon Johnson  
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 8th DAY OF August, 2005.

Jeffrey J. [Signature]  
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 8th DAY OF August, 2005.

Carol Appligater, Deputy  
TAX COLLECTOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 214, PAGE 293-295 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 16th DAY OF AUGUST, 2005 AT 12:09 O'CLOCK P.M.  
AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 42 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett  
COUNTY CLERK

Barbara J. Shaw  
DEPUTY