

SURVEY NO. 18958

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

*Vol. 31 Pg. 61  
Book 17 Pg. 1  
14L/56*

Survey for: David and Elahe Young  
1309 NE 6<sup>th</sup> Avenue  
Grants Pass, Oregon 97526

Location: The Southwest one-quarter (1/4) of Section 23, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon

Purpose: To survey, monument and record a Subdivision Plat (City of Medford File No. PUD-03-79) per client's request.

Procedure: This property is described in Document No. 94-19139, Official Records of Jackson County. The right-of-way of Hillcrest Road was determined by calculating a curve using the tangents from the centerline monuments at the intersections of Hillcrest Road and Eagle Trace Drive, Hillcrest Road and Cherry Lane and the centerline monuments at Hillcrest Road and Highcrest Drive, Hillcrest Road and San Marcos Drive and the Point of Curve established by a City of Medford unrecorded Survey. The resulting delta of 91.20' is equal to the delta of the County Surveyors road map No. 17/10. The Northerly boundary was established as a prolongation of the Northerly line of **HILLCREST MEADOWS SUBDIVISION, UNIT NO. 2**, done previously by this Office. The Initial Point of **SKYCREST SUBDIVISION, UNIT NO. 3**, further substantiates this position. The Westerly boundary, being the Easterly right-way-line of Highcrest Drive, is shown as the Section line common to Sections 22 and 23 on the plat of **SKYCREST SUBDIVISION, UNIT NO. 1** and subsequent surveys. Unfortunately, trying to accurately produce this line proved troublesome. The Northerly one-quarter corner falls in a residential backyard and has been lost. A search was made for the Initial Point of **SKYCREST SUBDIVISION, UNIT NO. 1** with no success. The one-sixteenth corner shown as an angle point on Survey No. 7380 (calculated as 0.28 East of line) is shown as 0.26 East of line on Survey No. 7834 and 0.16 East of line of Survey No. 10895. Holding a line 0.16 West of the one-sixteenth corner fit with the found City of Medford monument at the intersection of Highcrest Drive and Hillcrest Road being 30.00 feet West.

Basis of Bearing: Centerline of Hillcrest Road per Survey No. 13768

Date: March 4, 2005

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

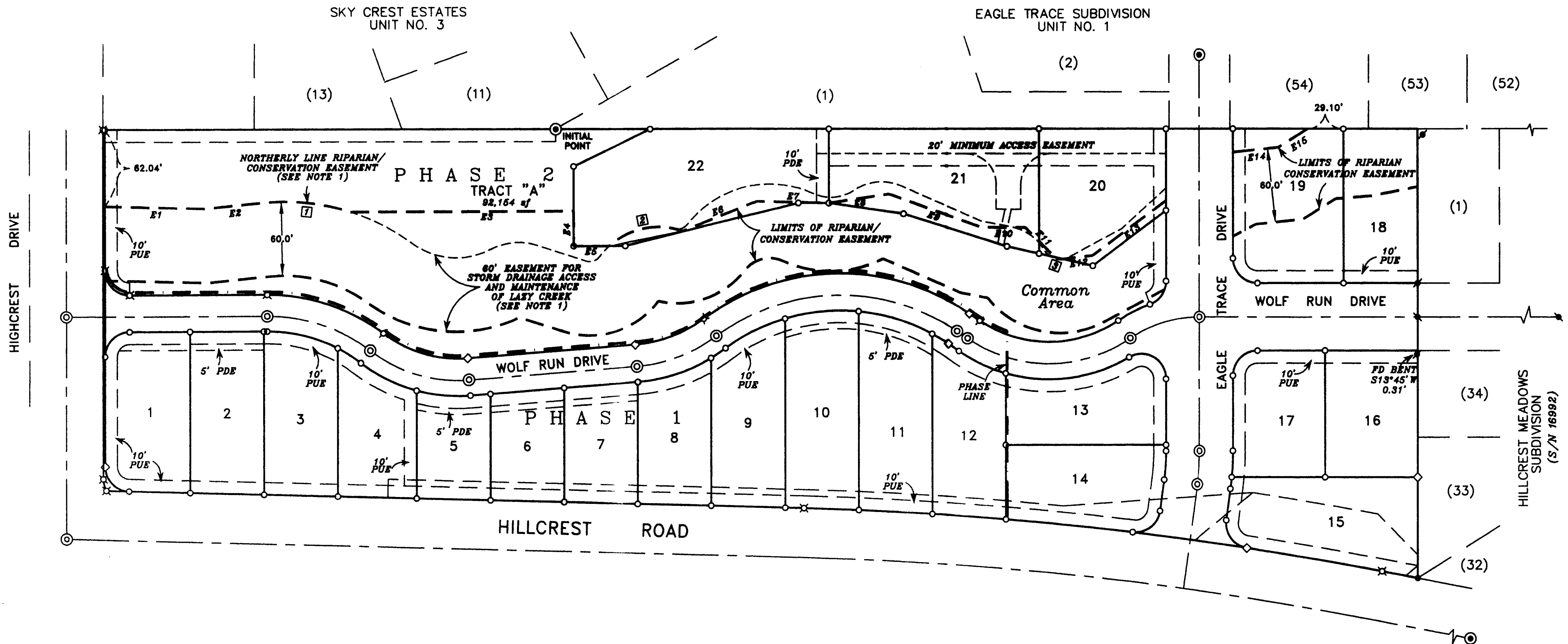
OREGON  
JULY 26, 1968  
DAVID M. MINNECI  
2349

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

**\* RECEIVED \***  
*11-9-05 By [Signature]*  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR  
(DrYoungnar.doc)

# THE MEADOWS AT CREEKWOOD VILLAGE, PHASES 1 AND 2 (A Planned Community)

Located in:  
The Southwest 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon



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

**NOTES:**  
1.) SOUTHERLY LINE OF RIPARIAN/CONSERVATION EASEMENT AND EASEMENT FOR STORM DRAINAGE AND ACCESS TO LAZY CREEK ARE THE SAME.

**RIPARIAN LINE TABLE**

LINE	BEARING	DISTANCE
E1	S88°34'05"E	81.46'
E2	N84°27'08"E	47.48'
E3	EAST	181.11'
E4	SOUTH	28.44'
E5	EAST	28.99'
E6	N88°22'44"E	84.97'
E7	S88°30'12"E	58.50'
E8	N81°38'08"E	49.52'
E9	S70°06'38"E	80.39'
E10	S89°48'20"E	35.65'
E11	S44°46'58"E	32.20'
E12	N83°25'52"E	24.04'
E13	N53°26'40"E	74.65'
E14	N84°01'35"E	37.11'
E15	N58°00'18"E	28.08'

**RIPARIAN CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	23°38'01"	175.00'	72.04'	71.56'	S83°44'51"E
2	61°13'45"	80.00'	64.13'	61.15'	N78°49'22"E
3	51°47'10"	10.00'	9.05'	8.73'	S70°40'33"E

HOFFBUHR & ASSOCIATES, INC.  
860 GOLF VIEW DR., STE. 201 MEDFORD, OREGON  
(541) 779-4841

BY: DAVID M. MINNECCI RPLS NO. 2349  
SCALE: 1 INCH = 60' MARCH 4, 2005  
BASIS OF BEARING: SURVEY NUMBER 13768  
(CENTERLINE HILLCREST ROAD)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- ◇ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE.
- ⊕ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "L J FRIAR & ASSOC." PER S/N 16992.
- ⊖ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L J FRIAR & ASSOC." PER S/N 16992.
- = FOUND MONUMENT AS NOTED.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 17773.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED.
- ⊚ = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "LS 2349" IN ASPHALT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 25, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/06



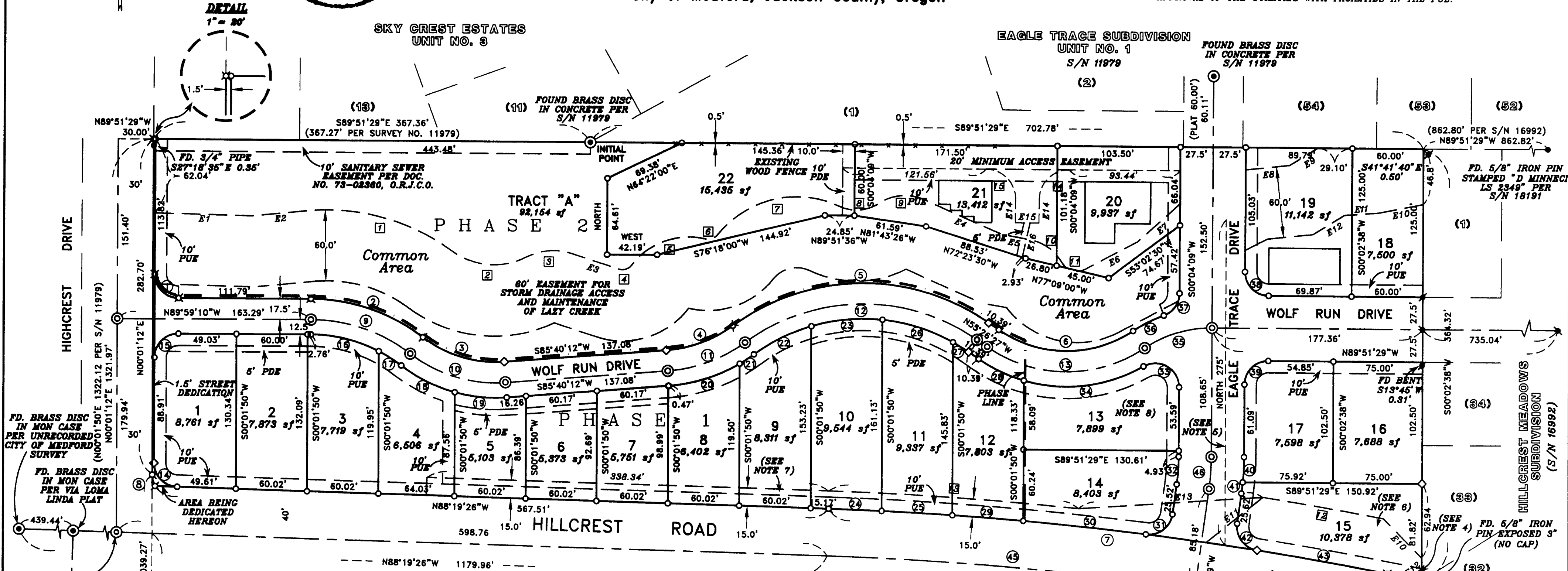
# THE MEADOWS AT CREEKWOOD VILLAGE, PHASES 1 AND 2 (A Planned Community)

Located in:  
The Southwest 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon



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 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.

DETAIL  
1" = 30'



FD. BRASS DISC IN MON CASE PER UNRECORDED CITY OF MEDFORD SURVEY  
FD. BRASS DISC IN MON CASE PER VIA LOMA LINDA PLAT  
FD. BRASS DISC STAMPED JACKSON COUNTY 22 23 27 28 1989

I certify this plat to be an exact photocopy of the original.  
*David M. Minnecci*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 26, 1989  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/06  
37S 1W 23CC, 2600

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'22"	20.00'	31.42'	28.29'	S44°58'59"E
2	37°28'41"	155.00'	101.38'	99.59'	S71°14'50"E
3	41°49'18"	100.00'	72.99'	71.38'	S73°25'08"E
4	32°11'29"	107.50'	60.40'	59.61'	N89°34'28"W
5	71°04'49"	186.00'	230.75'	216.23'	N89°01'08"E
6	68°48'43"	100.00'	120.10'	113.01'	N89°50'48"W
7	09°22'00"	2904.79'	474.88'	474.35'	N83°38'26"W
8	28°20'37"	20.00'	9.89'	9.79'	N14°09'07"W
9	37°28'41"	137.50'	89.94'	88.35'	S71°14'50"E
10	41°49'18"	117.50'	85.77'	83.88'	S73°25'08"E
11	32°11'29"	125.00'	70.23'	69.31'	N69°34'28"E
12	71°04'49"	186.50'	209.04'	195.89'	N89°01'08"E
13	68°48'43"	117.50'	141.12'	132.79'	S89°50'48"E
14	88°20'37"	20.00'	30.84'	27.87'	N44°09'07"W
15	89°59'37"	20.00'	31.41'	28.28'	N45°01'01"E
16	27°14'55"	125.00'	59.45'	58.89'	S76°21'42"E
17	10°13'45"	125.00'	22.32'	22.29'	N57°37'21"W
18	22°20'47"	130.00'	50.70'	50.38'	N63°40'53"W
19	19°28'31"	130.00'	44.19'	43.98'	S84°35'32"E
20	26°14'13"	137.50'	62.96'	62.42'	N72°33'06"E
21	05°57'15"	137.50'	14.29'	14.28'	N56°27'21"E
22	19°51'38"	186.00'	54.07'	53.80'	N63°24'33"E
23	22°16'51"	156.00'	60.66'	60.28'	S84°28'47"W

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	S88°34'05"E	81.46'
E2	N84°27'08"E	47.48'
E3	S72°01'02"E	41.66'
E4	S66°21'22"E	72.21'
E5	S79°22'01"E	23.89'
E6	N61°51'46"E	49.29'
E7	N47°38'12"E	48.40'
E8	N48°01'35"E	37.11'
E9	N58°00'18"E	28.08'
E10	N44°12'16"W	46.38'
E11	S51°08'02"W	61.28'
E12	N49°53'56"E	12.84'
E13	S86°12'42"W	155.61'
E14	S00°08'31"W	20.00'
E15	N89°51'29"W	20.00'
E16	N12°07'36"E	30.06'

**EASEMENT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	03°35'17"	175.00'	128.46'	125.60'	S74°31'04"E
2	63°48'18"	60.00'	66.82'	63.42'	S85°23'26"E
3	45°16'33"	50.00'	39.51'	38.49'	N85°20'42"E
4	70°59'52"	10.00'	12.39'	11.61'	N72°29'02"E
5	66°15'39"	60.00'	69.39'	65.59'	N70°06'56"E
6	65°02'46"	10.00'	11.35'	10.75'	N70°43'02"E
7	76°18'11"	85.00'	113.20'	105.02'	N76°21'04"E
8	57°58'28"	35.00'	35.41'	33.92'	N85°30'56"E
9	57°06'56"	40.00'	39.87'	38.24'	N85°05'10"E
10	48°59'37"	40.00'	34.20'	33.17'	S54°52'16"E
11	87°45'43"	15.00'	22.98'	20.79'	S74°15'23"E
12	02°00'00"	2949.79'	102.97'	102.96'	N80°12'34"W
13	04°09'20"	2919.79'	211.78'	211.73'	N86°15'19"W
14	90°00'00"	25.00'	39.27'	35.36'	S45°08'31"W
15	90°00'00"	25.00'	39.27'	35.36'	N44°51'29"W

- NOTES:**
- LOTS 1-12, 14 AND 15 SHALL NOT HAVE VEHICULAR ACCESS TO HILLCREST ROAD.
  - EASEMENT IN FAVOR OF CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 184, PG. 242 AND VOL. 216, PG. 376, DEED RECORDS OF JACKSON COUNTY. (EXACT LOCATION NOT GIVEN)
  - EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SANITARY SEWER PER DOC. NO. 78-08360, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (LOCATION SHOWN)
  - EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SLOPES PER DOC. NO. 01-23271, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (LOCATION SHOWN)
  - TEMPORARY EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR STORM DRAINAGE PER DOC. NO. 03-11850, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (LOCATION SHOWN - EXTINGUISHED UPON FILING OF FINAL PLAT.)
  - EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SLOPES PER DOC. NO. 03-11832, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (LOCATION SHOWN)
  - EASEMENT IN FAVOR OF THE CITY OF MEDFORD FOR SLOPES PER DOC. NO. 8004-034223, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (LOCATION SHOWN)
  - ACCESS TO AND FROM LOT 13 RESTRICTED TO EAGLE TRACE DRIVE.
  - ACCESS TO AND FROM LOT 1 RESTRICTED TO HIGHCREST DRIVE.

- HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4841
- BY: DAVID M. MINNECCI  
SCALE: 1 INCH = 60'  
BASIS OF BEARING: SURVEY NUMBER 13768  
(CENTERLINE HILLCREST ROAD)
- RPLS NO. 2349  
MARCH 4, 2005  
SURVEY NUMBER 13768
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
  - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
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  - ⊚ = FOUND BRASS CAP MONUMENT AS NOTED.
  - = SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "LS 2349" IN ASPHALT.
  - S/N = SURVEY NUMBER
  - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
  - PDE = PRIVATE STORM DRAIN EASEMENT
  - = BUILDING ENVELOPE
- (00191S2.DWG)  
Sheet 2 of 2

THE MEADOWS AT CREEKWOOD VILLAGE,  
PHASES 1 AND 2  
(A Planned Community)

Located in:  
The Southwest 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

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

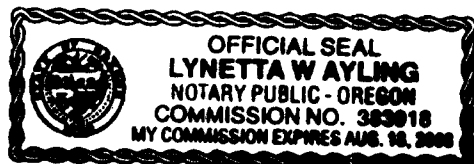
KNOW ALL MEN BY THESE PRESENTS THAT WE, DAVID F. YOUNG AND ELAHE V. YOUNG, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AND TRACT "A" AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, THE DEDICATION ALONG HIGHCREST ROAD AND THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 2, 3, 5, 6, 7, 8, 9, 11, 12, 20, 21 AND 22, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 1, 2, 5, 6, 7, 10, 11, 21 AND 22. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 21 AND 22, A MINIMUM ACCESS EASEMENT OVER AND ACROSS LOTS 20, 21 AND 22. WE HEREBY GRANT TO THE CITY OF MEDFORD, A 60.00 FOOT EASEMENT FOR ACCESS TO AND MAINTENANCE OF LAZY CREEK. WE HEREBY DESIGNATE SAID SUBDIVISION AS THE MEADOWS AT CREEKWOOD VILLAGE.

*David F. Young*  
\_\_\_\_\_  
DAVID F. YOUNG

STATE OF OREGON ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 27<sup>th</sup> DAY OF May, 2005, BY DAVID F. YOUNG, KNOW TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:  
*Lynetta W. Ayling*  
\_\_\_\_\_  
NOTARY

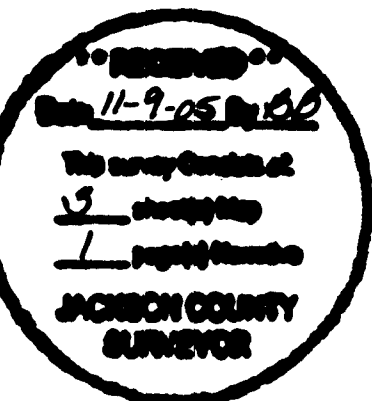


*Elahé V. Young*  
\_\_\_\_\_  
ELAHE V. YOUNG

STATE OF OREGON ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 27<sup>th</sup> DAY OF May, 2005, BY ELAHE V. YOUNG, KNOW TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

*Lynetta W. Ayling*  
\_\_\_\_\_  
NOTARY



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 24, 1859  
DAVID M. MINNICI  
2348

EXPIRES 12/31/06

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

STATE OF OREGON )  
COUNTY OF JACKSON )SS

I, DAVID M. MINNICI, 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 BRASS DISC IN CONCRETE MARKING THE INITIAL POINT OF EAGLE TRACE SUBDIVISION, UNIT NO. 1 IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND BEING THE INITIAL POINT OF BEGINNING OF THE MEADOWS AT CREEKWOOD VILLAGE, PHASES 1 AND 2; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID UNIT NO. 1, SOUTH 83°51'29" EAST 702.78 FEET TO THE NORTHWEST CORNER OF HILLCREST MEADOWS SUBDIVISION; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION, SOUTH 00°02'38" WEST 364.32 FEET (PLAT 363.87 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF HILLCREST ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 78°57'26" WEST 29.42 FEET; THENCE, ALONG THE ARC OF A 2904.79 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 83°38'26" WEST 474.35 FEET), AN ARC DISTANCE OF 474.88 FEET; THENCE NORTH 88°19'26" WEST 567.51 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 14°09'07" WEST 9.79 FEET), AN ARC DISTANCE OF 9.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHCREST DRIVE; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°01'12" EAST 282.70 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 94-19139, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 89°51'29" EAST 367.36 FEET TO THE POINT OF BEGINNING.

*David M. Minnici*  
\_\_\_\_\_  
SURVEYOR

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

MEDFORD CITY PLANNING:

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

*Robert O. Lat* October 31, 2005  
\_\_\_\_\_  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 3<sup>rd</sup> DAY OF June, 2005.

*Laurence Bashaw* *Paul D. L...*  
\_\_\_\_\_  
CITY ENGINEER CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 2<sup>nd</sup> DAY OF NOVEMBER, 2005.

*[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 2<sup>nd</sup> DAY OF November, 2005.

*Patty Bidsmy*  
\_\_\_\_\_  
TAX COLLECTOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 9<sup>th</sup> DAY OF November, 2005 AT 8:25 O'CLOCK A.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 61 OF RECORDS OF JACKSON COUNTY, OREGON.

*Kathleen S Beckett* *Barbara J Shau*  
\_\_\_\_\_  
COUNTY CLERK DEPUTY