

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT ANTHONY LALLO CONSTRUCTION, INC. HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER OF THE LANDS DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED AND SET FORTH IN THE "SURVEYOR'S CERTIFICATE", AND HAVE CAUSED SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN HEREON. DECLARANTS HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE RIGHT OF WAY AS SHOWN HEREON TOGETHER WITH THE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS AND PUBLIC STORM DRAIN EASEMENTS. DECLARANTS HEREBY ALSO CREATE A 10.00 FOOT SOUNDWALL BUFFER, PRIVATE STORM DRAIN EASEMENTS AND TEMPORARY FIRE TURNAROUNDS AS SHOWN HEREON. DECLARANTS HEREBY CREATE A 20.00 FOOT ACCESS EASEMENT FROM REANNA WAY OVER LOT 28, AS DEPICTED HEREON, FOR THE BENEFIT OF LOTS 26 AND 29. DECLARANTS HEREBY DESIGNATE SAID SUBDIVISION AS "CUMMINGS PLACE SUBDIVISION".

IN WITNESS WHEREOF, SIGNED THIS 30<sup>TH</sup> DAY OF SEPT., 2005.

*Anthony Lallo*  
ANTHONY LALLO CONSTRUCTION, INC.  
ANTHONY LALLO, PRESIDENT

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONNALLY APPEARED THE ABOVE NAMED ANTHONY LALLO, PRESIDENT AND AN AUTHORIZED REPRESENTATIVE OF ANTHONY LALLO CONSTRUCTION, INC., KNOWN TO ME, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2005.

*Renate Koehler* NOTARY PUBLIC - OREGON  
COMMISSION NO. 39353-2  
MY COMMISSION EXPIRES: JUNE 13, 2009



**APPROVALS:**

CITY OF MEDFORD PLANNING

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

*Paul O. Leatt* November 4, 2005  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

*Laura Beckow* 10-5-05  
CITY ENGINEER DATE

*Paul D. Lini* 10-11-05  
CITY SURVEYOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100 AS OF NOVEMBER 8<sup>th</sup>, 2005.

*[Signature]* DEPUTY  
ASSESSOR, DEPARTMENT OF ASSESSMENT

APPROVED FOR RECORDING *David Kanner for* 11/14/05  
County Commissioner DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.095 AS OF Nov. 8<sup>th</sup>, 2005.

*Jamie Clark* Deputy  
TAX COLLECTOR

**CUMMINGS PLACE SUBDIVISION**

LOCATED IN THE NW 1/4 OF THE NE 1/4 SECTION 13,  
T. 37 S., R. 2W., OF WILLAMETTE MERIDIAN,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

**SURVEY FOR:**

ANTHONY LALLO CONSTRUCTION, INC.  
1092 CASINO ROAD  
MEDFORD, OREGON 97501

JUNE 31, 2005

**RECORDING:**

FILED FOR RECORD THIS 14 DAY OF November  
2005, AT 2:58 O'CLOCK, P.M. AND RECORDED IN  
VOLUME 31 OF PLATS AT PAGE 66  
OF RECORDS OF JACKSON COUNTY, OREGON.

*Kathleen S. Beckett* COUNTY CLERK  
*Glenda E. Bartlett* DEPUTY

**SURVEYOR'S CERTIFICATE**

I, DANIEL L. SEIBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2541, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE INITIAL POINT OF RECORDED PARTITION PLAT NO. P-13-2003. SAID PLAT BEING IN A PORTION OF THE GARDEN ACRES SUBDIVISION, TRACT B-1 RECORDED IN JACKSON COUNTY, OREGON; THENCE S00°00'55"E, ALONG THE WEST RIGHT OF WAY OF CUMMINGS LANE AS SHOWN ON RECORDED SURVEY NUMBER 17660, 230.23 FEET; THENCE LEAVING SAID RIGHT OF WAY, N90°00'00"E, 30.00 FEET TO THE INITIAL POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E, 190.92 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 127.50 FEET, A DELTA OF 14°59'47" AND A LONG CHORD THAT BEARS S44°09'33"E, 33.28 FEET; THENCE ALONG SAID CURVE 33.37 FEET; THENCE N56°55'29"E, 90.36 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY I-5; THENCE ALONG SAID RIGHT OF WAY ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5579.58 FEET, A DELTA OF 2°14'05" AND A LONG CHORD THAT BEARS S31°21'07"E 217.59 FEET, THENCE ALONG SAID CURVE 217.62 FEET TO THE NORTH LINE OF THE BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT 94-43180 OF JACKSON COUNTY RECORDS; THENCE LEAVING SAID RIGHT OF WAY, S 89-03-19 W, ALONG SAID NORTH LINE 129.69 FEET TO THE WEST LINE OF THE BOUNDARY LINE AGREEMENT RECORDED IN INSTRUMENT 94-43182 OF JACKSON COUNTY RECORDS; THENCE S00°02'53"W, ALONG SAID WEST LINE, 508.34 FEET TO THE NORTH RIGHT OF WAY OF MIDWAY ROAD; THENCE N89°58'20"W, ALONG SAID RIGHT OF WAY, 219.00 FEET; THENCE N71°37'20"W, 56.64 FEET TO THE EAST RIGHT OF WAY OF SAID CUMMINGS LANE; THENCE N00°00'55"W, ALONG SAID EAST RIGHT OF WAY, 652.90 FEET TO THE TRUE INITIAL POINT OF BEGINNING.

*Daniel L. Seibert* 9-26-05  
DANIEL L. SEIBERT PLS 2541 DATE

**NARRATIVE**

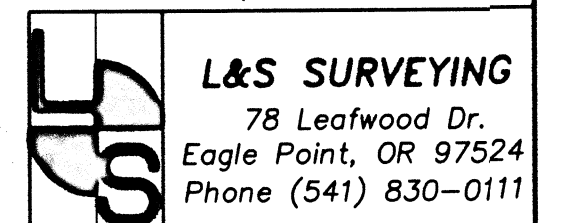
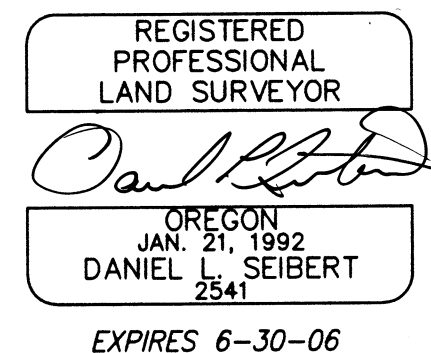
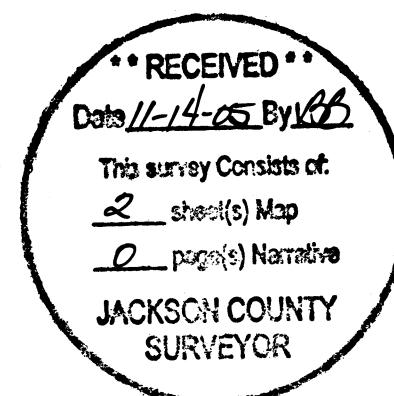
PERFORM A BOUNDARY SURVEY AND PREPARE A SUBDIVISION PLAT PURSUANT TO CLIENT'S INSTRUCTIONS AND AS APPROVED BY THE CITY OF MEDFORD, OREGON.

**PROCEDURE**

UTILIZING FOUND MONUMENTATION AND INDICATED RECORDED SURVEYS, AS SHOWN HEREON, CONTROL WAS ESTABLISHED FOR THE BOUNDARY OF SUBJECT TRACT AND MONUMENTS WERE ESTABLISHED IN ORDER TO SUBDIVIDE PER THE OWNERS REQUEST. THE EAST RIGHT OF WAY LINE OF CUMMINGS ROAD WAS HELD AS THE BASIS OF BEARINGS.

I CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

*Daniel L. Seibert*  
DANIEL L. SEIBERT, PLS 2541



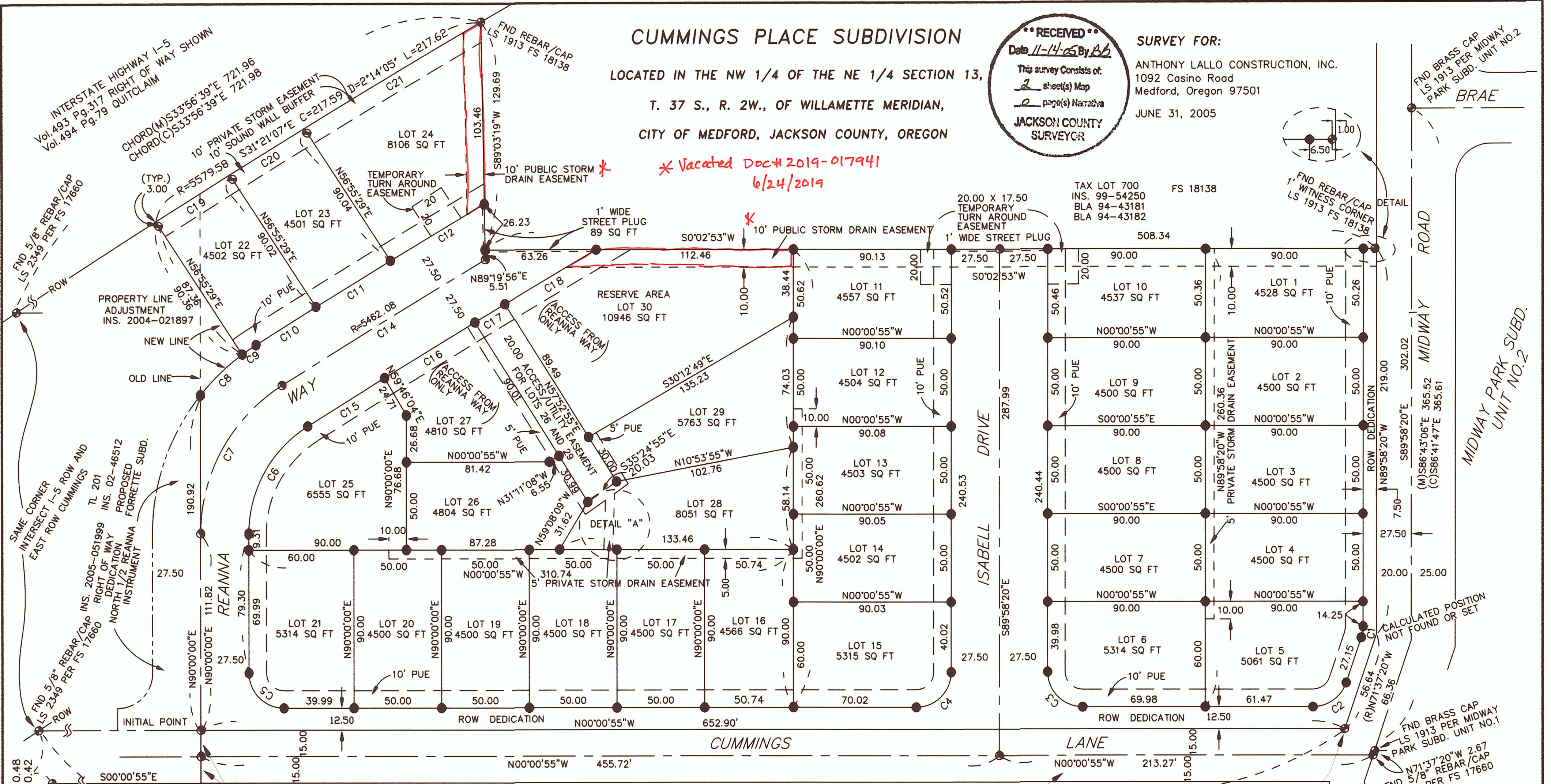
# CUMMINGS PLACE SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NE 1/4 SECTION 13,  
T. 37 S., R. 2W., OF WILLAMETTE MERIDIAN,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

**RECEIVED**  
Date 11-14-05 By BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY FOR:**  
ANTHONY LALLO CONSTRUCTION, INC.  
1092 Casino Road  
Medford, Oregon 97501  
JUNE 31, 2005

\* Vacated Doc# 2019-017941  
6/24/2019



(M)S08'09"09"W 210.48  
(C)S08'10"55"W 210.42  
FND 2" ALUM. CAP  
S.E. CORNER GARDEN ACRES  
TRACT B-1  
INITIAL POINT OF  
FS 17696

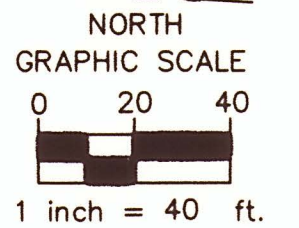
NOTE: UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND TELEPHONE GRANTED PER VOLUME 347, PAGE 42 OF DEED RECORDS OF JACKSON COUNTY.  
NOTE: EASEMENT IN VOLUME 320, PAGE 299 IS NOT LOCATED ON THIS SUBDIVISION.

**BASIS OF BEARINGS**  
(R)N00°00'55"W 1091.46'  
(M)1091.45'  
EAST ROW CUMMINGS LANE  
PER MONUMENTS FOUND FS 17660

LEGAL PUBLIC ACCESS ROAD  
FS 17660

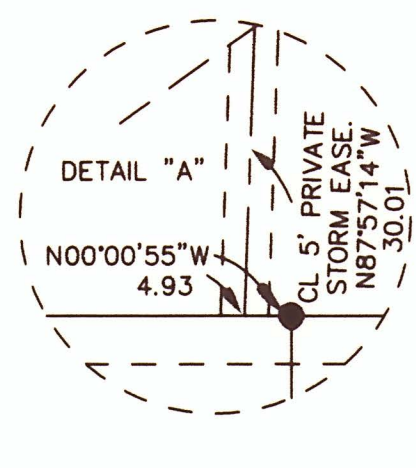
FND 5/8" REBAR/CAP  
LS 2349 PER FS 17660

NOTE: ALL LOTS ARE FOR DEVELOPMENT OF SINGLE-FAMILY RESIDENCES.  
NOTE: NO PARKING ON MINIMUM ACCESS STREET TO LOTS 26, 28 AND 29, PER MEDFORD BUREAU FIRE PREVENTION.



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	6.40	20.00	6.37	S80°48'22"E	18°19'57"
C2	25.00	20.00	23.41	S35°49'39"E	71°37'28"
C3	31.43	20.00	28.29	N45°00'22"E	90°02'35"
C4	31.40	20.00	28.27	S44°59'38"E	89°57'25"
C5	31.42	20.00	28.29	S44°59'32"W	90°00'55"
C6	72.94	72.50	69.90	N61°10'47"W	57°38'26"
C7	100.60	100.00	96.41	S61°10'47"E	57°38'26"
C8	33.37	127.50	33.28	N44°09'33"W	14°59'47"
C9	9.57	127.50	9.57	N34°30'37"W	4°18'05"
C10	40.43	5489.58	40.43	N32°08'55"W	0°25'19"
C11	50.01	5489.58	50.01	N31°40'35"W	0°31'19"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C12	62.52	5489.58	62.51	N31°05'21"W	0°39'09"
C13	DELETED				
C14	136.39	5462.08	136.39	S31°38'39"E	1°25'51"
C15	51.77	5434.58	51.77	N32°05'12"W	0°32'45"
C16	60.52	5434.58	60.52	N31°29'41"W	0°38'17"
C17	20.00	5434.58	20.00	N31°04'13"W	0°12'39"
C18	60.42	5434.58	60.42	N30°38'47"W	0°38'13"
C19	50.02	5579.58	50.01	N32°12'45"W	0°30'49"
C20	50.02	5579.58	50.01	N31°41'57"W	0°30'49"
C21	117.59	5579.58	117.59	N30°50'19"W	1°12'27"



- LEGEND**
- SET 5/8"x30" IRON PIN WITH 1 1/2" ALUMINUM CAP LS2541
  - SET 5/8"x30" IRON PIN WITH PLASTIC CAP LS2541
  - SET WITNESS MONUMENT 5/8"x30" IRON PIN WITH PLASTIC CAP LS2541
  - FOUND MONUMENT AS SHOWN
  - (R) RECORD
  - (C) CALCULATED
  - (M) MEASURED
  - (FS) FILED SURVEY NUMBER
  - TL TAX LOT NUMBER
  - INS RECORDED INSTRUMENT NUMBER
  - PUE PUBLIC UTILITY EASEMENT

**REFERENCE SURVEYS**  
FS 1239 FS 17696  
FS 6408 FS 17660  
FS 18138 FS 1342  
FS 14294 FS 13222

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

DANIEL L. SEIBERT, PLS 2541

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Daniel L. Seibert*  
OREGON  
JAN. 21, 1992  
DANIEL L. SEIBERT  
2541  
RENEWAL 6-30-06

**L&S SURVEYING**  
78 Leafwood Dr.  
Eagle Point, OR 97524  
Phone (541) 830-0111

14L/61