

SURVEY NO.

19015
P-1-2006

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

Survey for: Tom Lowell
2580 Crater Lake Highway
Medford, Oregon 97504

Location: in Lot 5 and Lot 8 of ROGUE VALLEY HEIGHTS EXT., in the Northwest one-quarter (1/4) of Section 17, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey and monument a land partition as approved by the City of Medford Planning Department (File No. LDP-04-152 & E-04-222)

Procedure: The north and east boundaries of the property were previously established per file survey No. 8276. The south boundary has been recently subject to a property line adjustment as described in Instrument No. 2004-040113 of the official records of Jackson County, Oregon and the west boundary is the right-of-way line of Crater Lake Avenue as described in Instrument No. 97-49024, official records of Jackson County, Oregon.

Utilizing a Leica TCA-1800 total station, a control traverse was run tying monuments found per file Survey No. 8276, Parkwood Subdivision and Crater Lake Avenue center-line reference points as established by the City of Medford Surveying Department. Holding found monuments for control, the location of the partition parcel corners was computed and monuments were set as shown.

Basis of Bearing: PARKWOOD SUBDIVISION (Powell Street center line)

Date: August 25, 2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

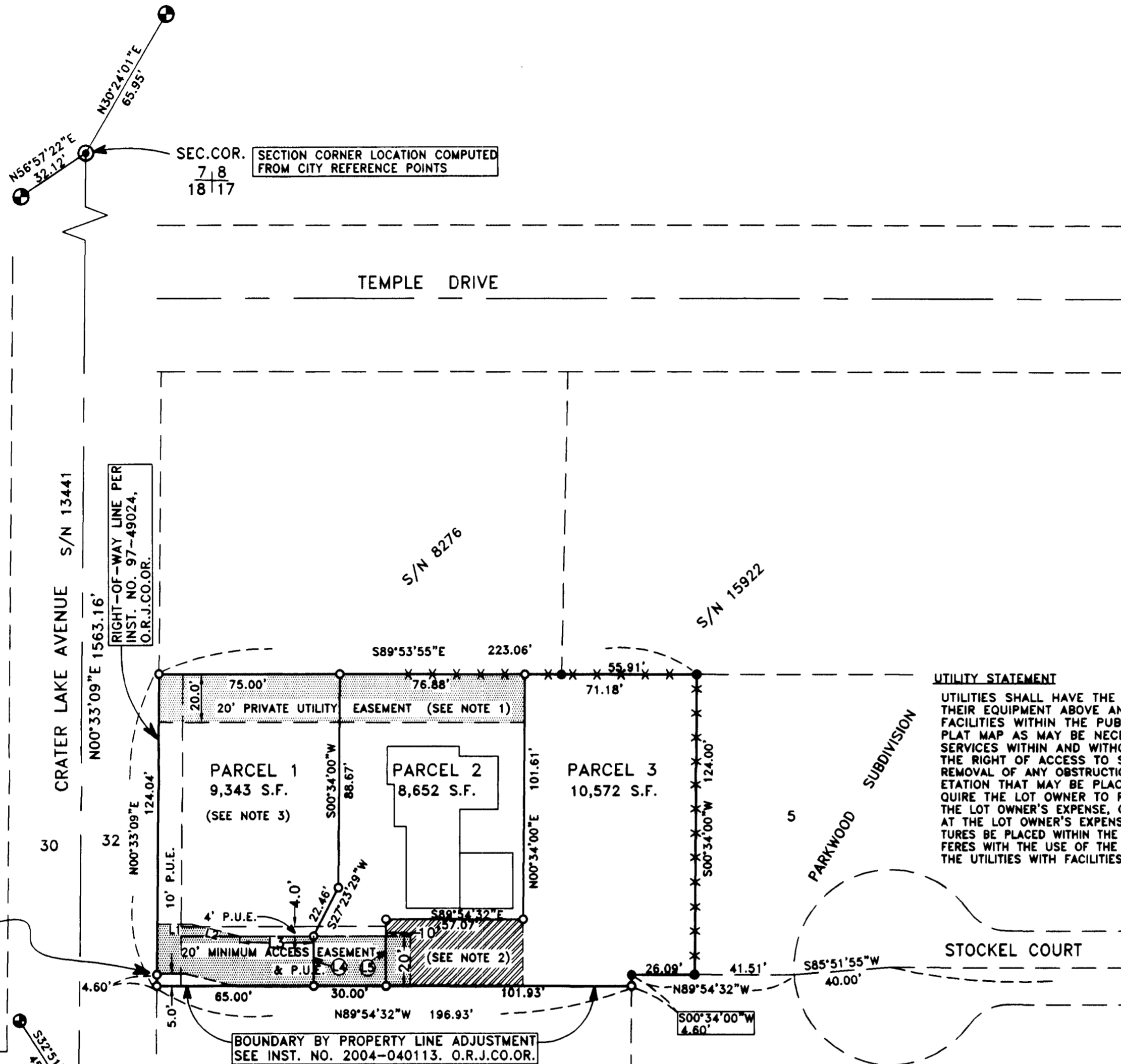
Darrell L. Huck
L.S. 2023 - Oregon
Renews 6/30/07
Hoffbuhr & Associates, Inc.
880 Golf View Drive, Suite 201
Medford, Oregon 97504

RECEIVED
1-8-06 By BB
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LAND PARTITION SURVEY
PARTITION PLAT No. P-1-2006

LOCATED IN
Lot 5 and Lot 8, Block 1 of ROGUE VALLEY HEIGHTS EXTENSION.,
in the N.W. 1/4 of Section 17, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

FOR
TOM LOWELL
2580 CRATER LAKE HWY.
MEDFORD, OREGON 97504



UTILITY STATEMENT

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 5/8"x30" IRON REBAR
W/PLASTIC CAP MKD "D.HUCK
L.S. 2023", ON THE SOUTH
LINE OF LOT 5, BLOCK 1 OF
ROGUE VALLEY HEIGHTS
EXTENSION.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
5829
Expires 6/30/2007

37 1W 17BC TAX LOT 8000

NOTES:

- PRIVATE UTILITY EASEMENT TO BENEFIT PARCEL 2 & 3 FOR POWERLINE, WATERLINE, SANITARY SEWER AND STORM DRAIN PURPOSES AND TO BENEFIT PACIFICORP FOR POWER LINE MAINTENANCE AND SERVICE.
- INGRESS/EGRESS EASEMENT TO BENEFIT PARCEL 2; PRIVATE AND PUBLIC EMERGENCY VEHICLES SHALL HAVE RIGHT OF ACCESS TO AND ACROSS SAID EASEMENT.
- PARCEL 1 ACCESS TO CRATER LAKE AVENUE IS RESTRICTED TO THE MINIMUM ACCESS EASEMENT AS SHOWN HEREON.
- PARKING WITHIN THE 20' MINIMUM ACCESS EASEMENT IS PROHIBITED.
- THIS PLAT IS SUBJECT TO A MAINTENANCE AND ACCESS AGREEMENT, RECORDED ON JANUARY 3, 2006⁶ AS DOCUMENT NO. 2006-000164, OF OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

LINE	LENGTH	BEARING
L1	14.51'	S89°54'32"E
L2	20.58'	S79°50'54"E
L3	30.53'	S89°54'32"E
L4	20.00'	S00°05'28"W
L5	27.00'	N00°05'28"E

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

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 40 FEET AUGUST 15, 2005
BASIS OF BEARING: PARKWOOD SUBDIVISION

- = SET 5/8"x24" IRON REBAR WITH PLASTIC CAP STAMPED "D. HUCK LS 2023", UNLESS NOTED OTHERWISE.
- = FOUND 5/8" IRON PIN PER S/N 8276 & PARKWOOD SUBD.
- ⊙ = FOUND BRASS CAP MONUMENT PER PARKWOOD SUBD. UNLESS NOTED OTHERWISE
- ⊕ = FOUND .38 CAL. SHELL CASING - CITY REFERENCE POINT
- X-X- = FENCE LINE
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- O.R.J.CO.OR. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON

RECEIVED
Date 1-3-06 By DLH
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-1-2006

LOCATED IN

Lot 5 and Lot 8, Block 1 of ROGUE VALLEY HEIGHTS EXT.,
in the N.W. 1/4 of Section 17, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

FOR

TOM LOWELL
2580 CRATER LAKE HWY.
MEDFORD, OREGON 97504

APPROVAL:

Robert O. Scott December 22, 2005
MEDFORD PLANNING DEPARTMENT DATE
PA # LDP - 04-152 & E-04-222

Examined and Approved this 9th day of NOVEMBER, 2005.

James M. Budson
ACTING City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS A. LOWELL IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. I DO HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENT. CHARTER COMMUNICATIONS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN T.V. CABLE SERVICE OVER AND ACROSS AND THROUGH THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

I HEREBY MAKE AND CREATE A 20.00 FOOT MINIMUM ACCESS EASEMENT, OVER AND ACROSS PARCELS 1, 2 AND 3 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2 AND PARCEL 3. THE MINIMUM ACCESS EASEMENT IS TO BE KEPT FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING FENCES AND PARKED CARS, AT ALL TIMES. I HEREBY MAKE AND CREATE A 20.00 FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 1 AND PARCEL 2 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2 AND PARCEL 3 AND ALSO TO BENEFIT PACIFICORP FOR POWER LINE MAINTENANCE AND SERVICE. I ALSO MAKE AND CREATE AN INGRESS - EGRESS EASEMENT OVER AND ACROSS PARCEL 3, AS SHOWN HEREON, FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. THIS PLAT IS SUBJECT TO A MAINTENANCE AND ACCESS AGREEMENT, TO BE RECORDED AS A SEPARATE DOCUMENT.

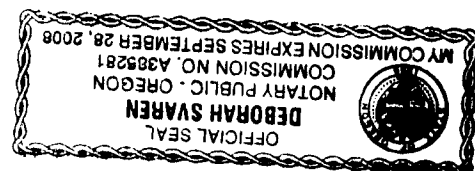
SIGNED THIS 3rd DAY OF November, 2005.

Thomas A. Lowell
THOMAS A. LOWELL

State of Oregon }
County of Jackson } ss.

Personally appeared the above named Thomas A. Lowell, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before Me: Deborah S. Vran



RECORDING

FILED FOR RECORD THIS THE 3rd DAY OF January, 2006
AT 2:23 O'CLOCK P M. AND RECORDED AS PARTITION PLAT NO. P-1-2006
OF THE RECORDS PARTITION PLATS OF JACKSON COUNTY,
OREGON. INDEX VOLUME 17, PAGE 1.
Kathleen S. Beckett Carmen D. Helman
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19015

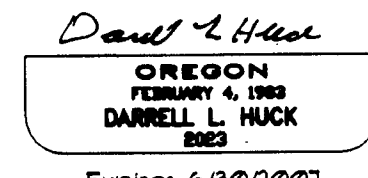
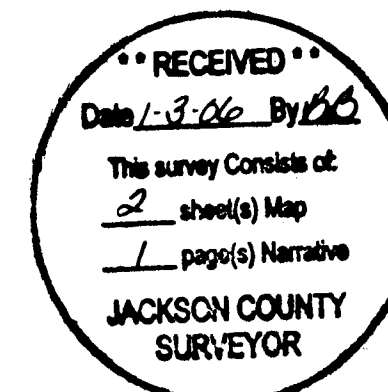
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92-095 HAVE BEEN PAID AS OF Jan, 3 2006

Willie Johnson Deputy 1-3-2006
ASSESSOR DATE
Patty Budson Deputy 1/3/06
TAX COLLECTOR DATE

SURVEYORS CERTIFICATE:
I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 OF BLOCK 1 OF ROGUE VALLEY HEIGHTS EXTENSION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 89°54'32" EAST 2.00 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 97-49024 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR THE INITIAL POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE, NORTH 00°33'09" EAST 124.04 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 98-25660 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE AND IT'S EASTERLY PROLONGATION, SOUTH 89°53'55" EAST 223.06 FEET TO THE NORTHWEST CORNER OF LOT 5 OF PARKWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID LOT 5, SOUTH 00°34'00" WEST 124.00 FEET TO THE SOUTHERLY LINE OF LOT 5 OF THE AFORESAID ROGUE VALLEY HEIGHTS EXTENSION; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°54'32" WEST 26.09 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 90-18538 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH 00°34'00" WEST 4.60 FEET; THENCE ALONG A LINE PARALLEL WITH AND 4.60 FEET DISTANT FROM, WHEN MEASURED PERPENDICULAR TO, THE SOUTH LINE OF THE AFORESAID LOT 5, NORTH 89°54'32" WEST 196.93 FEET TO THE EAST LINE OF THAT 2.00 FOOT WIDE STRIP OF LAND DESCRIBED IN INSTRUMENT NO. 97-49023 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID EAST LINE, NORTH 00°33'09" EAST 4.60 FEET TO THE INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR



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

Expires 6/30/2007