

# MARSHALL ESTATES

A subdivision located within Donation Land Claim No. 84, in the Southeast One-quarter of the Northwest One-quarter of Section 36 South, in Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**Jerry Toney Construction, Inc.**  
6581 Griffin Creek Road  
Medford, Oregon 97501

## APPROVALS:

[Signature] February 21, 2006  
City of Medford Planning Department Date

File Number: LDS-04-219

Examined and approved this 30<sup>th</sup> day of SEPTEMBER, 2006.

[Signature]  
ACTING City Surveyor

Examined and approved this 30<sup>th</sup> day of September, 2006.

[Signature]  
City Engineer

## TAX STATEMENT APPROVAL:

Examined and approved as required by O.R.S. 92.100 this 6<sup>th</sup> day of MARCH, 2006.

DAN ROSS Assessor Date William Johnson Deputy Date 3-6-2006

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 6, 2006.

Carol Applegate Deputy 3-6-06 Date Carol Applegate Deputy 3-6-06 Date

APPROVED FOR RECORDING: [Signature] 3/6/06  
COMMISSIONER/ADMINISTRATOR DATE

## RECORDING:

FILED FOR RECORD THIS THE 6<sup>th</sup> DAY OF March, 2006 AT 1:46 P.M.  
AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 19 OF THE RECORDS OF JACKSON COUNTY, OREGON.

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

[Signature] County Clerk [Signature] Deputy

## DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that DIANE LOUISE DELEON, as tenant in common, hereafter referred to as Declarant, is the owner in fee simple, the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and has caused the same to be divided into Lots 1, 2, 3 and 4, and hereby dedicates to the public, for public use, all Public Utility Easements; and hereby dedicates to Rogue Valley Sewer Services, a 10-foot wide sewer easement; as depicted hereon. Declarant hereby creates a 10-foot wide Private Storm Drainage Easement for the use and benefit of Lots 2, 3 and 4, as depicted hereon. Declarant also creates a Minimum Access Easement as depicted hereon, for the purpose of ingress and egress of Lots 2, 3 and 4, and shall allow for access to install, maintain and replace private utilities including, but not limited to: storm drain; sewer; and, water, their appurtenances and facilities thereof, that serve Lots 2, 3 and 4. Maintenance of said services is the individual responsibility of the respective owners of Lots 2, 3 and 4, their heirs, successors and assigns. The Minimum Access Easement shall be subject to that certain Maintenance and Access Agreement as contained in Instrument Number 2006-011057 of the Official Records of Jackson County, Oregon, recorded on the 6<sup>th</sup> day of March, 2006. Declarant hereby designates this subdivision as MARSHALL ESTATES.

[Signature] 9-28-05  
Diane Louise DeLeon Date

STATE OF OREGON }  
County of Jackson } ss

Personally appeared before me the above named Diane Louise DeLeon, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 28 day of September, 2006.

Before me: [Signature]  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 374275  
MY COMMISSION EXPIRES: Oct. 30<sup>th</sup> 2007

## NOTES:

This Partition Plat may be subject to the following matters of record:

- 1) The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
- 2) The premises herein described are within and subject to statutory powers, including the power of assessment, Rogue Valley Sewer Services.
- 3) Right of way for laterals for irrigation purposes, set out in deed recorded October 15, 1942 in Volume 246, Page 430, of the Deed Records of Jackson County, Oregon.
- 4) Building restrictions set out in deed recorded October 15, 1942 in Volume 246, Page 430, of the Deed Records of Jackson County, Oregon.

## NARRATIVE:

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-04-219, as approved by the City of Medford Planning Commission on November 11, 2004.

**PROCEDURE:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software and, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Document Number 87-20978, of the Official Records of Jackson County, Oregon; BEEKMAN PLACE SUBDIVISION, now of record and filed as Survey Number 17659; and WOLFF RUN SUBDIVISION, now of record and filed as Survey Number 16241; Surveys Numbered 743 and 16450, as filed in the office of the Jackson County Surveyor.

Utilizing said record document and maps, established the centerline intersection of Marshall Avenue and the east line of Donation Land Claim No. 84. The center-line of Marshall Avenue was determined utilizing a found monument at its intersection with Peach Street and a monument along the northerly right of way of Marshall Avenue. Record widths were utilized to establish the rights of way.

Utilizing said Document Number 87-20978 and the established rights of way, computed the exterior boundary and interior lots, and monumented the corners of which, as depicted hereon.

## SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property located within Donation Land Claim No. 84 (DLC 84), in the Southeast One-quarter of the Northwest One-quarter of Section 36 South, in Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, the description of which more particularly described as follows:

Commencing at the Northeast Corner of DLC 84 in said township and range; thence along the east line thereof, South 00°07'35" West, 2203.85 feet to its intersection with the centerline of Marshall Avenue, a public street; thence leaving said east line of DLC 84, and along said centerline, South 89°57'54" West, 1019.67 feet; thence continue along said centerline, South 89°57'54" West, 150.00 feet; thence leaving said centerline, South 00°07'35" East, 30.00 feet to a point on the southerly right of way of said Marshall Avenue, and the True Point of Beginning; thence continuing South 00°07'35" East, 269.75 feet; thence North 84°57'54" East, 150.00 feet; thence North 00°07'35" East, 269.75 feet; thence South 89°57'54" West, 150.00 feet to the Point of Beginning.

Cael E. Neathamer  
Surveyor

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer  
Surveyor

\*\* RECEIVED \*\*  
DATE 3-6-06 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer  
OREGON JULY 09, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.  
3126 State St, Suite 200  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

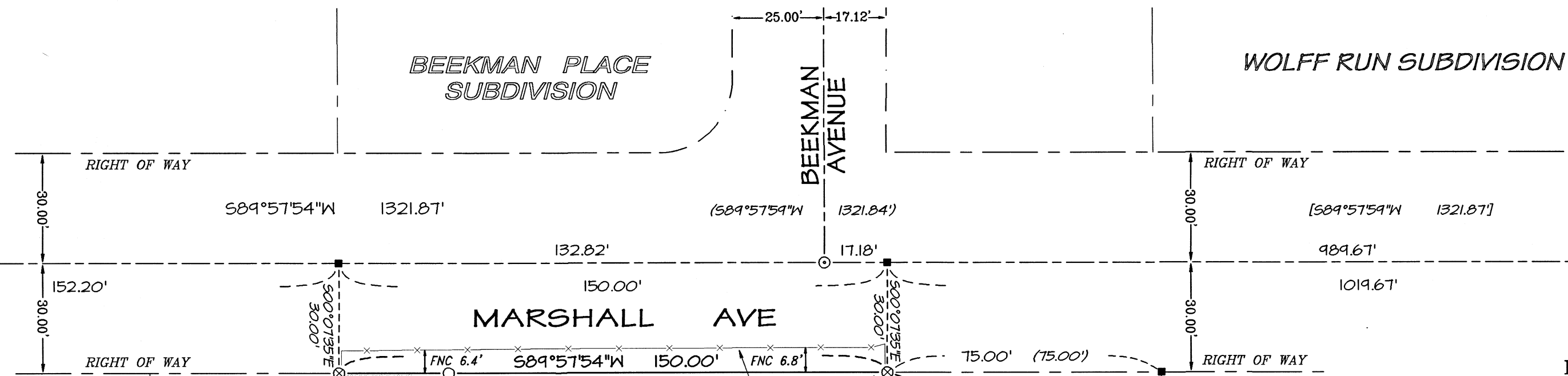
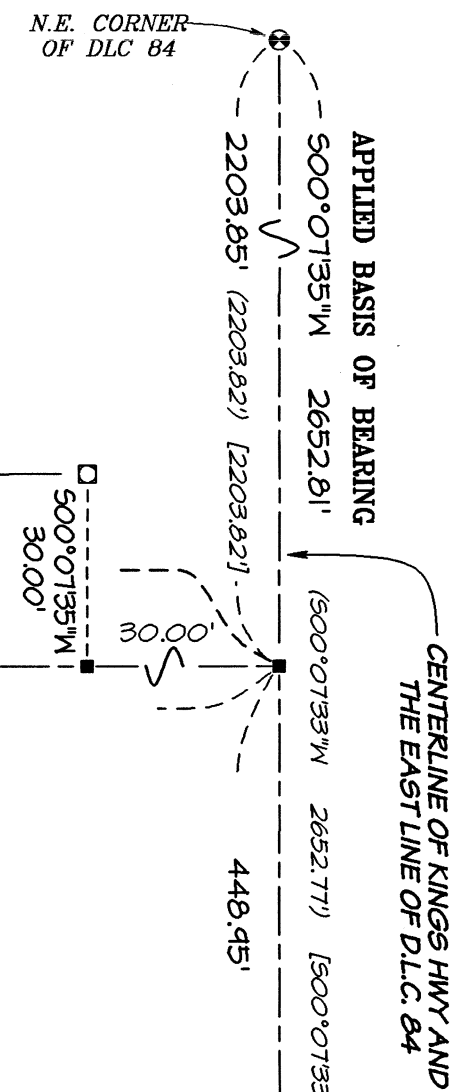
PROJECT NUMBER: 04023 DATE: September 22, 2005

# MARSHALL ESTATES

## PREPARED FOR:

**Jerry Toney Construction, Inc.**  
6521 Griffin Creek Road  
Medford, Oregon 97501

A subdivision located within Donation Land Claim No. 84, in the Southeast One-quarter of the Northwest One-quarter of Section 36 South, in Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.



### POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the first day of November, 2006.

All monuments are now set, on this 21<sup>st</sup> day of March, 2007. Refer to Document Number 07-13691 of the Official Records of Jackson County, Oregon. (See CS 19562)

*Carole Roberts*  
Jackson County Surveyor

### LEGEND:

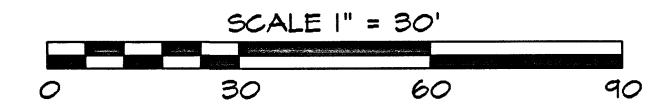
- Indicates a deferred 5/8 inch diameter iron pin, 24 inches long, with an orange plastic cap marked "C. NEATHAMER LS 56545", to be set at a later date.
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a found 3-inch diameter brass cap in a monument case marking corners of DLC 84.
- Indicates a found monument as referenced on SN 16450.
- △ Indicates a found 3/4" Iron pin as referenced on SN 5564.
- Indicates a found 2-inch aluminum centerline cap marked "LS 2344" as referenced on SN 17654.
- Indicates a found 3/4" Iron pin, as referenced on SN 743.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per SN 16450.
- [ ] Indicates record information per SN 17654.
- PUE Indicates a Public Utility Easement.
- PSDE Indicates a Private Storm Drain Easement.
- DLC Indicates a Donation Land Claim.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates the centerline of an existing fence.
- FNC 0.3' Indicates the distance and which side of the boundary line that the centerline of the fence line is located.
- (A) Indicates a portion of the structure to be removed, being located within the 10-foot setback area, and in Lot 3.

### NOTES

- 1) Access for lots 2, 3, and 4 shall be limited to and provided by Minimum Access Easement.
- 2) Access to lot 1 is limited to its frontage along Marshall Ave.

FROM COMPUTED POSITION, A FOUND 5/8" IRON PIN BEARS S50°14'34"E, 0.17'

I hereby certify that this is an exact copy of the original.  
*Carl E. Neathamer*  
Surveyor



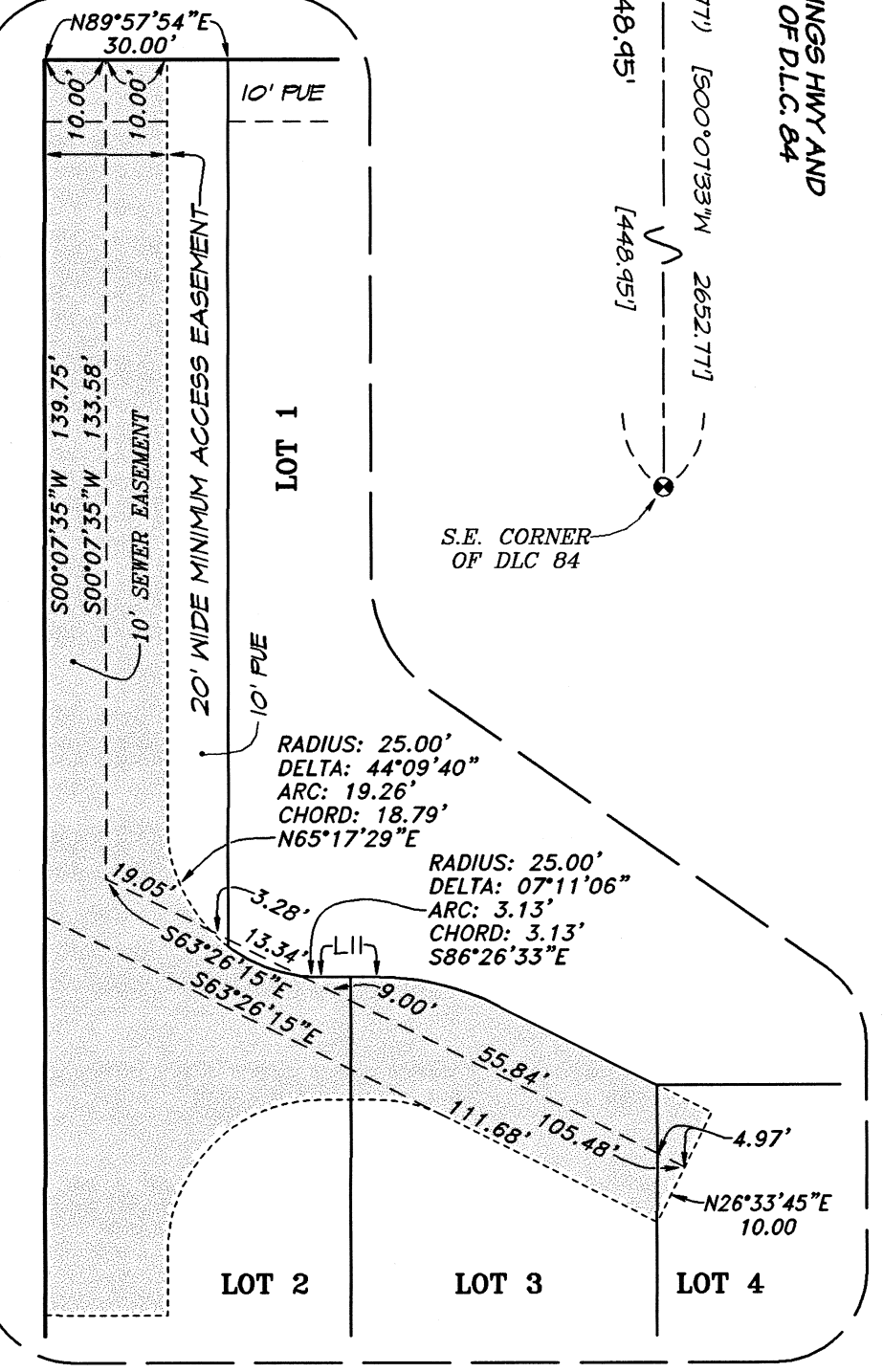
### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	45.00'	26°35'52"	20.84'	N76°44'10"W	20.70'
C2	25.00'	31°01'53"	16.16'	N71°31'10"W	15.88'
C3	25.00'	53°07'48"	23.18'	N26°26'19"W	22.36'
C4	25.00'	84°50'18"	34.20'	N45°02'45"E	35.31'
C5	25.00'	26°35'52"	11.61'	S76°44'10"E	11.50'

### LINE TABLE

LINE #	BEARING	DISTANCE
L1	S89°52'25"E	20.00'
L2	N00°07'35"E	10.10'
L3	N84°57'54"E	5.07'
L4	N84°57'54"E	4.09'
L5	N63°26'15"W	38.76'
L6	N26°44'04"E	20.00'
L7	N63°26'15"W	10.00'
L8	N63°26'15"W	28.82'
L9	N84°57'54"E	4.03'
L10	N84°57'54"E	4.93'
L11	N84°57'54"E	8.96'

### DETAIL "A"



### BASIS OF SURVEY:

Geodetic North based on NGS-84 datum, attained by Global Positioning System (GPS) observations. Basis applied to the centerline of Marshall Avenue as depicted hereon.

PREPARED BY: **Neathamer Surveying, Inc.**  
3126 State St, Suite 200  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 04023 DATE: September 22, 2005  
Sheet 2 of 2

\*\* RECEIVED \*\*  
DATE 5-6-06 BY BB  
This survey consists of:  
2 sheet(s) Map  
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JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
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OREGON  
JULY 09, 2001  
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Renewal Date 12/31/06