

SURVEY NO. 19141
P-36-2006

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

Survey for: James and Sunshine Beard
4501 Cloudcrest Drive
Medford, Oregon 97504

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

Purpose: To survey, monument and record a Partition Plat (City of
Medford File No. LDP-04-228) per client's request.

Procedure: This property is described in Document No. 2005-032775, Of-
ficial Records of Jackson County. Utilizing record information
and found monuments from Surveys No. 16928, 17590 and
18179, I set monuments as shown on the accompanying Plat.
The right-of-way of Cloudcrest Drive was established using
record distance southwesterly from the found monument of
Survey No. 16928 and record angle from said Survey and
property description. The right-of-way of Highcrest Drive was
established using record description angle along with record
distance along the Northerly line of Parcel 1 (264.44 feet)
and the found pin along the Easterly right-of-way from Survey
No. 18179.

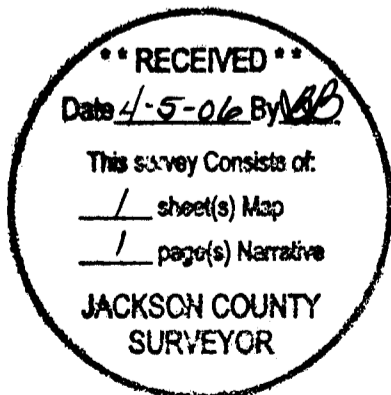
Basis of
Bearing: Centerline of Stardust Way per Survey No. 17590.

Date: March 3, 2006

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAMES K. BEARD AND SUNSHINE M. BEARD, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA OF RIGHT-OF-WAY SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS.

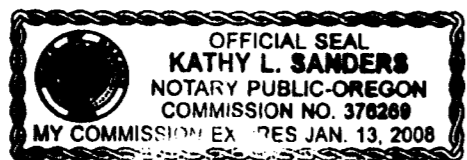
IN WITNESS WHEREOF, SIGNED THIS THE 6th DAY OF March, 2006.

STATE OF OREGON) COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 6th DAY OF March 2006, 2005, BY JAMES K. BEARD, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Kathy L. Sanders, Notary Public



IN WITNESS WHEREOF, SIGNED THIS THE 6th DAY OF March, 2006.

STATE OF OREGON) COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 6th DAY OF March 2006, 2005, BY SUNSHINE M. BEARD, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Kathy L. Sanders, Notary Public



AFFIDAVIT OF CONSENT

FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., RECORDED AS DOCUMENT NO. 2006-009793, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT

FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., RECORDED AS DOCUMENT NO. 2006-009794, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DR., STE 201 MEDFORD, OREGON (541) 779-4841

BY: DAVID M. MINNECI RPLS NO. 2349 SCALE: 1 INCH = 80' MARCH 3, 2006 BASIS OF BEARING: SURVEY NUMBER 17590 (CENTERLINE OF STARDUST WAY)

- Legend for symbols: O = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349". X = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349". • = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 18179. ✕ = FD. 5/8" IRON PIN WITH ALUMINUM/PLASTIC CAP STAMPED "LJ FRIAR & ASSOC" PER S/N 17590. • = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R. DRAUGHTON LS 2657" PER S/N 16928. S/N = SURVEY NUMBER PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE. O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON [] = RECORD PER DOC. NO. 2005-032775, O.R.J.C.O.

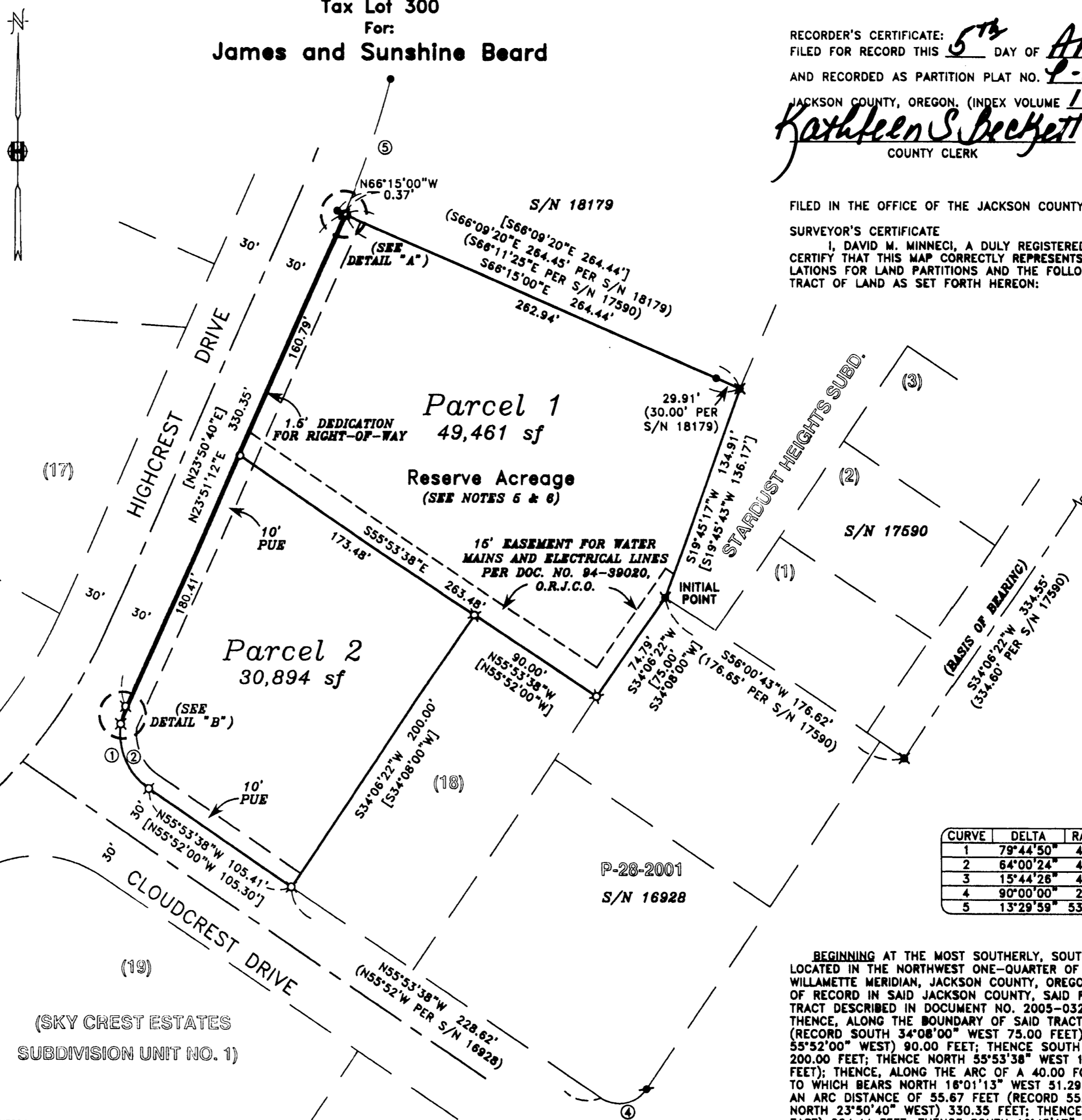
NOTES:

- 1.) RIGHT(S) OF WAY FOR THE TRANSMISSION & DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOL. 164, PG. 242 AND VOL. 416, PG. 291, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
2.) RESERVATION OF ROYALTY FOR COMMERCIAL COAL REMOVAL PER VOL. 244, PG. 636, D.R.J.C.O.
3.) DECLARATION OF RESTRICTIONS RECORDED OCTOBER 15, 1986 IN VOL. 697, PG. 866, D.R.J.C.O. AMENDMENTS RECORDED DECEMBER 29, 1976, AS DOC. NOS: 76-23047, 76-23048, 76-23409, 76-23050 76-23051, O.R.J.C.O.
4.) PERPETUAL EASEMENT FOR WATER MAINS AND ELECTRICAL LINES GRANTED THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS AND PACIFICORP PER DOC. NO. 94-39020, O.R.J.C.O. (LOCATION SHOWN)
5.) NO BUILDING PERMITS FOR SINGLE-FAMILY RESIDENCES MAY OCCUR ON PARCEL 1 UNTIL FURTHER LAND DIVISION OCCURS CREATING PARCELS CONSISTENT WITH ALL APPLICABLE PROVISIONS OF THE CITY OF MEDFORD LAND DEVELOPMENT CODE.
6.) AT THE TIME OF FINAL PLAT RECORDING, PARCEL 1 HAD NO DOMESTIC WATER SUPPLY.

PARTITION PLAT NO. P-36-2006 (LAND PARTITION LDP-04-228)

Located In: the Northwest 1/4 of Section 23, Township 37 South, Range 1 West, Willamette Meridian City of Medford, Jackson County, Oregon Tax Lot 300

For: James and Sunshine Beard



APPROVALS:

Signature of Paul O. Scott, Director, City of Medford Planning, dated March 31, 2006.

EXAMINED AND APPROVED THIS 10th DAY OF March, 2006.

RECORDER'S CERTIFICATE: FILED FOR RECORD THIS 5th DAY OF April 2006 AT 2:16 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-36-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, (INDEX VOLUME 17 PAGE 36.)

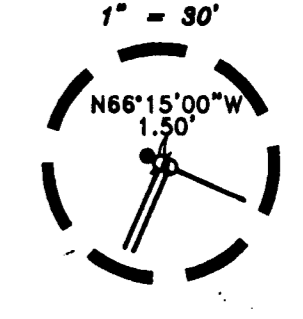
Signature of Kathleen S. Beckett, County Clerk, and Carmen Helmer, Deputy.

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19141

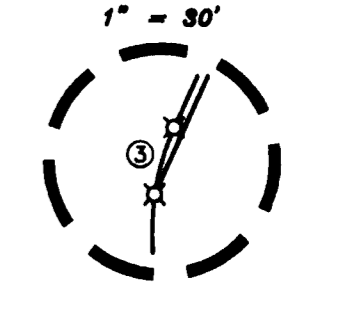
SURVEYOR'S CERTIFICATE: I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON.

Signature of David M. Minneci, Surveyor.

DETAIL "A" 1" = 30'



DETAIL "B" 1" = 30'



CURVE TABLE

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 5 rows of curve data.

BEGINNING AT THE MOST SOUTHERLY, SOUTHWEST CORNER OF STARDUST HEIGHTS SUBDIVISION LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP, 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY, SAID POINT BEING ON THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2005-032775, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 34°08'22" WEST 74.79 FEET (RECORD SOUTH 34°08'00" WEST 75.00 FEET); THENCE NORTH 55°53'38" WEST (RECORD NORTH 55°52'00" WEST) 90.00 FEET; THENCE SOUTH 34°08'22" WEST (RECORD SOUTH 34°08'00" WEST) 200.00 FEET; THENCE NORTH 55°53'38" WEST 105.41 FEET (RECORD NORTH 55°52'00" WEST 105.30 FEET); THENCE, ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 18°01'13" WEST 51.29 FEET (RECORD NORTH 18°00'40" WEST 51.27 FEET), AN ARC DISTANCE OF 55.67 FEET (RECORD 55.65 FEET); THENCE NORTH 23°51'12" EAST (RECORD NORTH 23°50'40" WEST) 330.35 FEET; THENCE SOUTH 66°15'00" EAST (RECORD SOUTH 66°09'20" EAST) 284.44 FEET; THENCE SOUTH 19°45'17" WEST 134.91 FEET (RECORD SOUTH 19°45'43" WEST 136.17 FEET) TO THE POINT OF BEGINNING.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 5th DAY OF APRIL, 2006.

Signature of William Johnson, Deputy Assessor, dated 4-5-2006.

Signature of Tracy Morrison, Deputy Tax Collector, dated 4-5-2006.

I certify this plat to be an exact photocopy of the original. Signature of David M. Minneci, Surveyor.

