

SALYER ESTATES

CITY OF MEDFORD PLANNING ACTION LDS-04-279

LOCATED IN
THE NORTHWEST QUARTER OF SECTION 13, T37S, R2W, W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON
FEBRUARY, 2006

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that George A. Ortiz and Hazel E. Ortiz, as tenants by the entirety, and Fred C. Hanstein and Diana M. Hanstein as tenants by the entirety, are the owners in fee simple of the lands hereon described in the Surveyor's Certificate and shown on Sheet 2 of this plat, and we have subdivided the same into lots, tract A and a street as shown on Sheet 2, and the number of each lot and tract and the course and length of all lines are plainly set fourth and that this plat is a correct representation of this subdivision. We do hereby dedicate to the public, for public use, those areas designated hereon as a street and as Public Utility Easements (P.U.E.). Charter Communications, their assigns and / or successors in interest are hereby granted the right to install and maintain television cable service over, across, and through the Public Utility Easements as shown hereon. We further do hereby create and grant a 15 foot wide and 10 foot wide Public Storm Drain Easement over the west and north portion of Lot 1 as shown on sheet 2. We further do hereby create and grant 10 foot wide Private Storm Drain Easements over portions of Lots 1, 2, 3, 4, 7, and 8 as shown on sheet 2 for the benefit of Lots 1 through 9 and Tract A. We do hereby dedicate to the public for street purposes, the 11.50 foot wide strip of land along the entire east boundary as shown on sheet 2. We do further create a 20 foot wide Minimum Access Easement over Lots 7 and 8 as shown hereon for the mutual benefit for Lots 7 and 8 and shall allow for access to install, maintain and replace private utilities including, but not limited to: storm drain, sewer, water, and electrical, their appurtenances and facilities thereof, that serve Lots 7 and 8. Maintenance of said services is the individual responsibility of the respective owners of Lots 7 and 8, their heirs, successors, and assigns. The Minimum Access Easement shall be subject to that certain Maintenance and Access Agreement as contained in Instrument No. 2006-_____ of the Official Records of Jackson County, Oregon. We do hereby designate this subdivision as SALYER ESTATES.

George A. Ortiz
George A. Ortiz
Hazel E. Ortiz
Hazel E. Ortiz

Fred C. Hanstein
Fred C. Hanstein
Diana M. Hanstein
Diana M. Hanstein

STATE OF OREGON } ss
County of Jackson

Personally appeared the above named George A. Ortiz and Hazel E. Ortiz, each to me personally known, and acknowledges the foregoing instrument to be their voluntary act and deed. Before me on the 21 day of April, 2006.

By: Staci Glass

Personally appeared the above named Fred C. Hanstein and Diana M. Hanstein, each to me personally known, and acknowledges the foregoing instrument to be their voluntary act and deed. Before me on the 21 day of April, 2006.

By: Staci Glass

Notary Public for Oregon
My Commission Expires: Dec. 11, '09



APPROVALS:

Medford City Planning

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Richard L. Bath
Planning Director

June 8, 2006
Date

Medford City Engineer & Surveyor

Examined and approved this 22nd day of May, 2006.

Laura Beckow
City Engineer

Paul L...
City Surveyor

ASSESSOR / TAX COLLECTOR:

Examined and approved as required by O.R.S. 92.100 This 12th day of June, 2006.

S. Dewalt deputy
Assessor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 12th, 2006.

Patty Burdang Deputy
Tax Collector

37-2W-13BC, Tax Lots 3400, 3402, and 3501

*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land shown hereon, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Beginning at a 5/8 inch rebar with orange plastic cap marking the northwest corner of Parcel No. One (1) of Partition Plat recorded December 17, 1992, as Partition Plat No. P-133-1992 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 13279 in the Office of the Jackson County Surveyor, said monument bears South 00°05'00" E 1935.50 feet from the northwest corner of Section 13, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°58'30" East 397.46 feet (plat record 397.40 feet) to the northeast corner of said Parcel No. One (1); thence South 00°01'30" East 51.64 feet (plat record 51.50 feet) to a found 5/8 inch rebar with red plastic cap marking the northeast corner of Parcel Two (2) of said recorded Partition Plat; thence South 89°59'24" West 120.06 feet (plat record North 89°58'30" West 120.00 feet) to a found 5/8 inch rebar with red plastic cap marking the northwest corner of said Parcel Two (2); thence South 00°08'49" East 49.79 feet (plat record South 00°01'30" East 50.00 feet) to a point situated on the north boundary of the tract described in deed recorded as No. 2004-016173 of the Official Records of Jackson County, Oregon; thence North 89°58'30" West (deed record West), along the north boundary of said described tract, 91.04 feet to a 5/8 inch rebar with orange plastic cap marking the northwest corner thereof; thence South 00°01'30" East (deed record South) 103.00 feet to a 5/8 inch rebar with orange plastic cap marking the southwest corner thereof; thence South 89°58'30" East (deed record East) 211.00 feet to the southeast corner thereof, said corner being South 27°34' East 0.41 feet from a found 1 inch iron pipe; thence South 00°01'30" East 100.00 feet to a found 5/8 inch rebar with partial yellow plastic cap marking the southeast corner of the tract described in deed recorded as No. 72-17519 of said Official Records; thence North 89°58'30" West 397.15 feet (deed record 396.92 feet) to a found 5/8 inch rebar with yellow plastic cap marking the southwest corner thereof; thence North 00°05'00" West (deed record North), along the west boundary of said Section 13, a deed record distance of 304.50 feet to the initial point of beginning. Containing 2.141 acres, more or less.

All deferred monuments will be set no later than Feb. 28, 2008.

Richard L. Bath
Surveyor

All deferred monuments are now set, see Doc. No. of the Official Records, this 7th day of February 20 07.

Robert Roberts
Jackson County Surveyor



NARRATIVE:

PURPOSE: To survey, monument, and plat the lots and street as tentatively approved in City of Medford Planning Action LDS-04-279. The exterior boundary is based on Partition Plat P-133-1992 (Filed Survey No. 13279), deed Doc. No. 72-17519 and deed Doc. No. 2004-016173 of the Official Records of Jackson County, Oregon.

PROCEDURE: Document No's. listed above along with Survey No. 6945, 8323, 13279, SEROBA ESTATES (FS 9469), and BAYBERRY SUBDIVISION (FS 13876) were all reviewed for content and consistency between one another. The following boundary lines were determined as follows:

NORTH BOUNDARY: By deed and by plat measurement, the north boundary of Partition Plat P-133-1992 is recorded to be 1935.50 feet south of the north boundary of Section 13. It was decided to hold the deed record measurements. Monuments at the NE and NW corners of Parcel No. 1 were found to be out of deed record position as shown on Sheet 2. Since the north and west boundaries of Parcel No. 2 were created by the plat, monuments found at the NE, NW, and SW corners of said Parcel No. 2 were held in their found positions as shown.

EAST BOUNDARY: Monuments found along Howard Ave. were held, as shown, to determine the centerline of said street. Monuments found along the west right of way line were found to be in close harmony with the monumented centerline.

SOUTH BOUNDARY: Monuments set for the north boundary of the property surveyed per FS 8323 were found to be in their record positions and in agreement with the south boundary of deed Doc. No. 72-17519.

WEST BOUNDARY: The west boundary of Section 13 is used to control the west boundary of our parent property. Monuments found along the section line were found to be remarkably consistent with their record positions as shown.

BASIS OF

BEARINGS: West boundary of Section 13 per Partition Plat P-133-1992 (FS 13279)

RECORDER'S CERTIFICATE:

Filed for record this 12 day of June, 2006 at 10:53 O'Clock A M. and recorded in Volume 32 of PLATS at Page 47 of Records of Jackson County, Oregon.

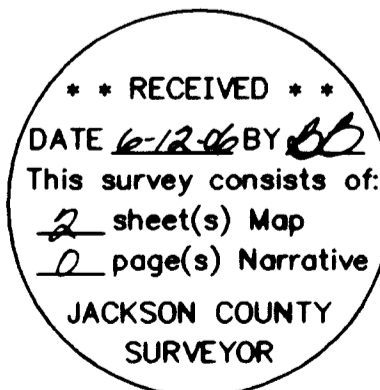
Kathleen S. Beckett
County Clerk

Glenda E. Bartlett
Deputy

APPROVED FOR RECORDING:

Richard L. Bath
Commissioner/Administrator

06/12/06
Date



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR

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SALYER ESTATES

CITY OF MEDFORD PLANNING ACTION LDS-04-279

LOCATED IN
THE NORTHWEST QUARTER OF SECTION 13, T37S, R2W, W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON
FEBRUARY, 2006

SURVEY FOR:

Reeder, Knouff LLC
P.O. Box 3026
Central Point OR 97502
Ph. 821-5751

SURVEYED BY:

Hardey Engineering and Assoc., Inc.
By: Richard L. Bath, L.S.
P.O. Box 1625
Medford, OR 97501-0124
Ph. 772-6880

CURVE	DELTA	RADIUS	ARC LENGTH	LONG CHORD
C1	32°06'59"	20.00'	11.21'	N65°28'38"E 11.065'
C2	189°26'24"	43.00'	142.17'	S35°51'40"E 85.71'
C3	58°56'33"	20.00'	20.58'	S29°23'16"W 19.68'
C4	41°30'59"	121.00'	87.68'	S20°40'29"W 85.77'
C5	17°34'37"	80.00'	24.54'	S32°28'40"W 24.45'
C6	60°01'20"	43.00'	45.05'	N79°25'50"E 43.015'
C7	59°31'38"	43.00'	44.68'	S40°47'43"E 42.69'
C8	69°53'25"	43.00'	52.45'	N23°54'50"E 49.26'
C9	26°38'52"	20.00'	9.30'	N45°32'07"E 9.22'
C10	32°17'41"	20.00'	11.27'	N16°03'50"E 11.12'
C11	24°26'12"	121.00'	51.61'	N12°32'17"E 51.22'
C12	16°40'36"	121.00'	35.22'	N33°05'41"E 35.09'
C13	0°24'11"	121.00'	0.85'	N0°06'21"E 0.85'
C14	41°30'59"	100.00'	72.46'	S20°40'29"W 70.885'
C15	3°53'54"	101.00'	6.87'	S39°29'07"W 6.87'

LINE	BEARING	DISTANCE
L1	N89°58'30"E	11.50'
L2	S19°26'29"W	19.55'
L3	S00°05'00"E	29.175'
L4	S00°01'30"E	20.00'
L5	S00°01'30"E	51.65'
L6	N89°55'00"E	8.50'
L7	S47°27'31"E	21.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

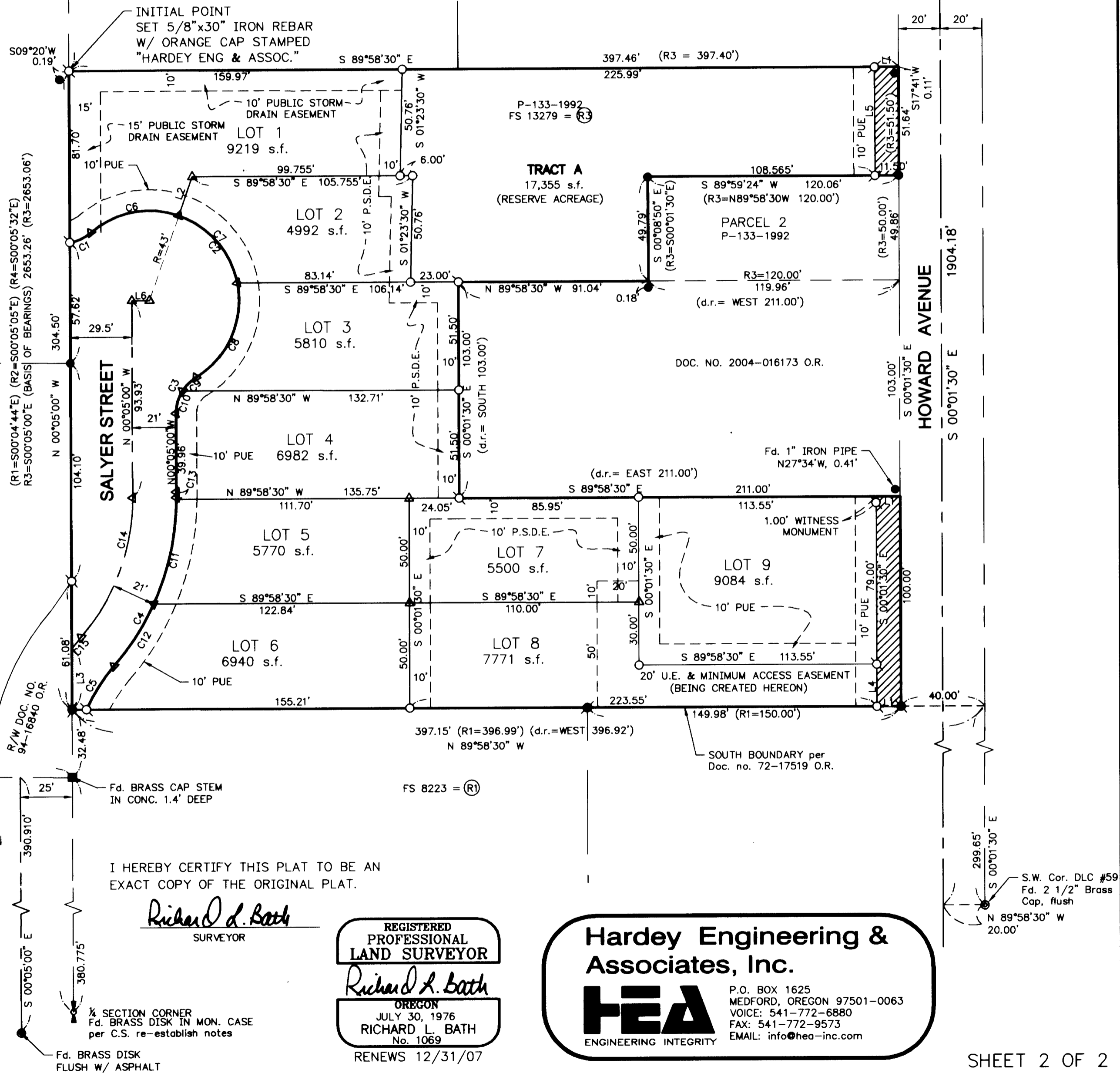
- = SET 5/8" x 24" IRON REBAR W/ ORANGE PLASTIC CAP STAMED "HARDEY ENG & ASSOC"
- ⊙ = SET 5/8" x 30" IRON REBAR W/ ORANGE PLASTIC CAP STAMED "HARDEY ENG & ASSOC"
- = FOUND MONUMENT PER FS 8223 (R1)
- = FOUND MONUMENT PER PARTITION PLAT P-133-1992 (R3)
- △ = DEFERRED MONUMENT LOCATION, TO BE SET POST CONSTRUCTION (SEE CS 19508) RLR 2/07/07
- C.S. = COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- FS = FILED SURVEY NUMBER
- PUE = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATER AND STORM DRAIN
- MWC = MEDFORD WATER COMMISSION
- s.f. = SQUARE FEET
- d.r. = DEED RECORD MEASUREMENT
- U.E. = PRIVATE UTILITY EASEMENT

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EASEMENT NOTES:

- 10' PUE per P-133-1992 is located within the 11.50' dedicated strip
- "Overhead Powerlines" per P-133-1992 have been removed
- "Pacific Corp shall have the right to install, maintain, and operate its electric utilities and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in serving the lots identified herein, including the right of access to such facilities and the right to require removal of any obstruction including trees and vegetation that may be placed within the PUE at the lot owner's expense. At no time may any permanent structure be placed within the PUE which interferes with the use of the PUE without the prior written approval of Pacific Corp."

SECTION CORNER
Fd. BRASS DISK per C.S.
re-establish notes
1' DEEP



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

RENEWS 12/31/07

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: info@hea-inc.com

** RECEIVED **
DATE 6-12-06 BY *CB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

SECTION CORNER
Fd. BRASS DISK IN MON. CASE
per C.S. re-establish notes

S.W. Cor. DLC #59
Fd. 2 1/2" Brass
Cap, flush
N 89°58'30" W
20.00'