

# CEDAR VALE SUBDIVISION

Located in:  
the North 1/2 of Section 16,  
Township 37 South, Range 1 West, W.M.,  
In the City of Medford, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT WE, GLEN ABBEY L.L.C., AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE AREAS DESIGNATED FOR STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD MEDFORD IN FEE SIMPLE THOSE AREAS DESIGNATED HEREON AS 1-FOOT STREET PLUGS. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY GRANT TO THE CITY OF MEDFORD PUBLIC STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 1, 3-7, 13, 19, 32 AND 35. WE HEREBY GRANT TO THE CITY OF MEDFORD PUBLIC SANITARY SEWER EASEMENTS OVER AND ACROSS LOTS 2, 13, 19 AND 31. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 4-6, 8, 9, 11, 12, 14-16, 17, 18, 20-24, 25, 26, 28, 29-31, 33 AND 34, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 3-5, 9, 10, 12, 13, 14, 15, 18-23, 26, 27 AND 30-33. WE HEREBY DESIGNATE SAID SUBDIVISION AS CEDAR VALE SUBDIVISION.

GLEN ABBEY LLC,

IN WITNESS WHEREOF, SIGNED THIS THE 20 DAY OF July, 2006.

BY: [Signature]  
TITLE: member glen abbey llc

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF July, 2006 BY Cris Galpin, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF GLEN ABBEY LLC, AN OREGON LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY  
Commission # 397741  
exp. Sept 27, 2009

WE, PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED MAY 10, 2005 AND RECORDED MAY 16, 2005 AS DOCUMENT NO. 2005-028769, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 20 DAY OF July, 2006.

BY: [Signature]  
TITLE: V.P. Ass. Branch mg.  
AUTHORIZED REPRESENTATIVE, PREMIER WEST BANK

STATE OF Oregon )  
COUNTY OF Jackson ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF July, 2006, BY JIM BOTSFORD, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY  
Commission # 3363082  
Exp. 12-2-06

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECI, A DULY 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 16 AND 17 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE CENTERLINE OF SECTION 16, SOUTH 89°36'40" EAST 2142.58 FEET; THENCE NORTH 739.34 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 03-78553, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING OF CEDAR VALE SUBDIVISION; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT, NORTH 00°15'20" WEST (RECORD NORTH 00°15'30" WEST) 574.58 FEET TO THE SOUTHERLY BOUNDARY OF DREAM VIEW ESTATES, THENCE, ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF LAUREL WOODS, P.U.D. AS FOLLOWS: SOUTH 89°50'00" EAST (PLAT SOUTH 89°48'29" EAST) 159.85 FEET; THENCE SOUTH 00°25'00" EAST 4.46 FEET (PLAT SOUTH 00°27'20" EAST 4.45 FEET); THENCE SOUTH 89°52'02" EAST 339.82 FEET (PLAT SOUTH 89°51'27" EAST 339.86 FEET); THENCE SOUTH 89°54'04" EAST (PLAT SOUTH 89°56'57" EAST) 225.76 FEET; THENCE SOUTH 58°23'46" EAST (PLAT SOUTH 58°21'43" EAST) 269.87 FEET; THENCE, LEAVING SAID SOUTHERLY BOUNDARY, SOUTH 48°00'22" WEST 458.29 FEET; THENCE SOUTH 45°35'48" EAST 25.79 FEET; THENCE SOUTH 48°04'00" WEST 153.25 FEET TO THE SOUTHERLY LINE OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 03-78553; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°59'50" WEST (RECORD WEST) 516.55 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnecci  
SURVEYOR

\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING:  
EXAMINED AND APPROVED THIS 12 DAY OF September, 2006.

[Signature]  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 28 DAY OF July, 2006.

[Signature] CITY ENGINEER  
[Signature] CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 18 DAY OF SEPTEMBER, 2006.

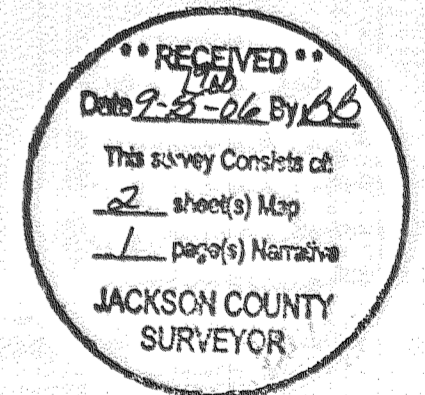
[Signature]  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 18 DAY OF September, 2006.

[Signature]  
TAX COLLECTOR

APPROVAL FOR RECORDING

[Signature] Sept 19 2006  
COMMISSIONER/ADMINISTRATOR DATE



I certify this plat to be an exact photocopy of the original.  
David M. Minnecci  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci  
OREGON  
JULY 20, 1988  
DAVID M. MINNECCI  
2349

EXPIRES 12/31/06

FILED FOR RECORD THIS 19 DAY OF September, 2006 AT 1:23 O'CLOCK P.M.  
AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 78 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK  
[Signature] DEPUTY



# CEDAR VALE SUBDIVISION

Located in:  
 the North 1/2 of Section 16,  
 Township 37 South, Range 1 West, W.M.,  
 in the City of Medford, Jackson County, Oregon

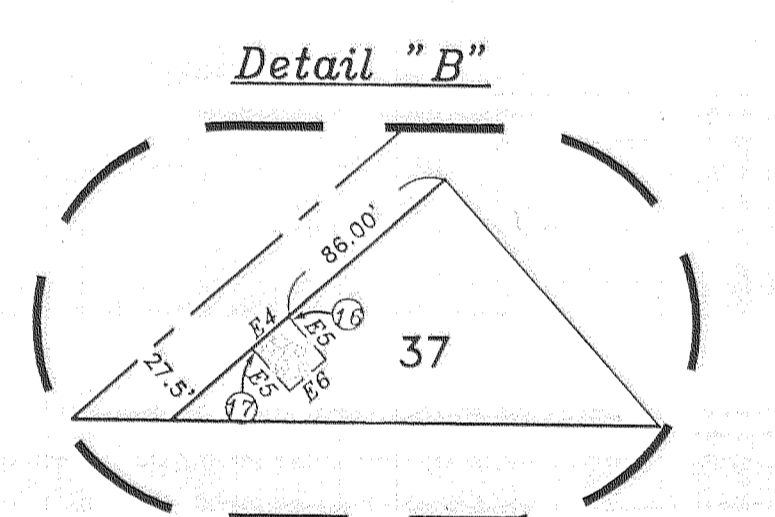
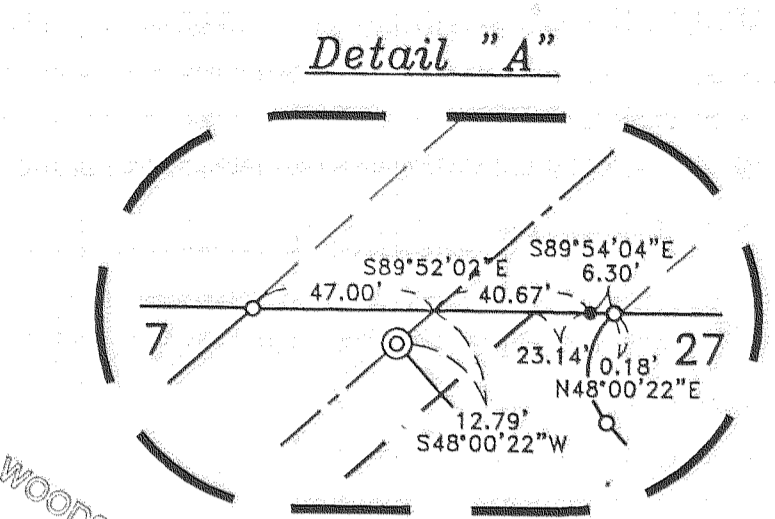
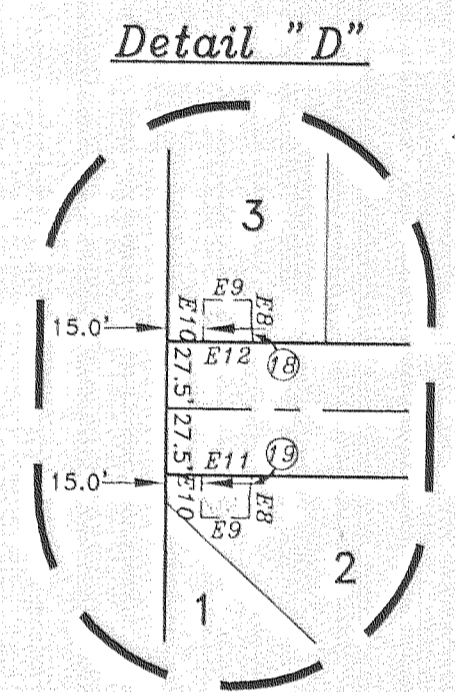
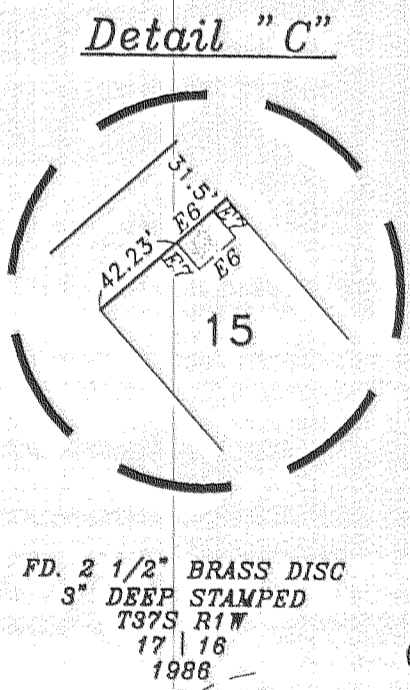
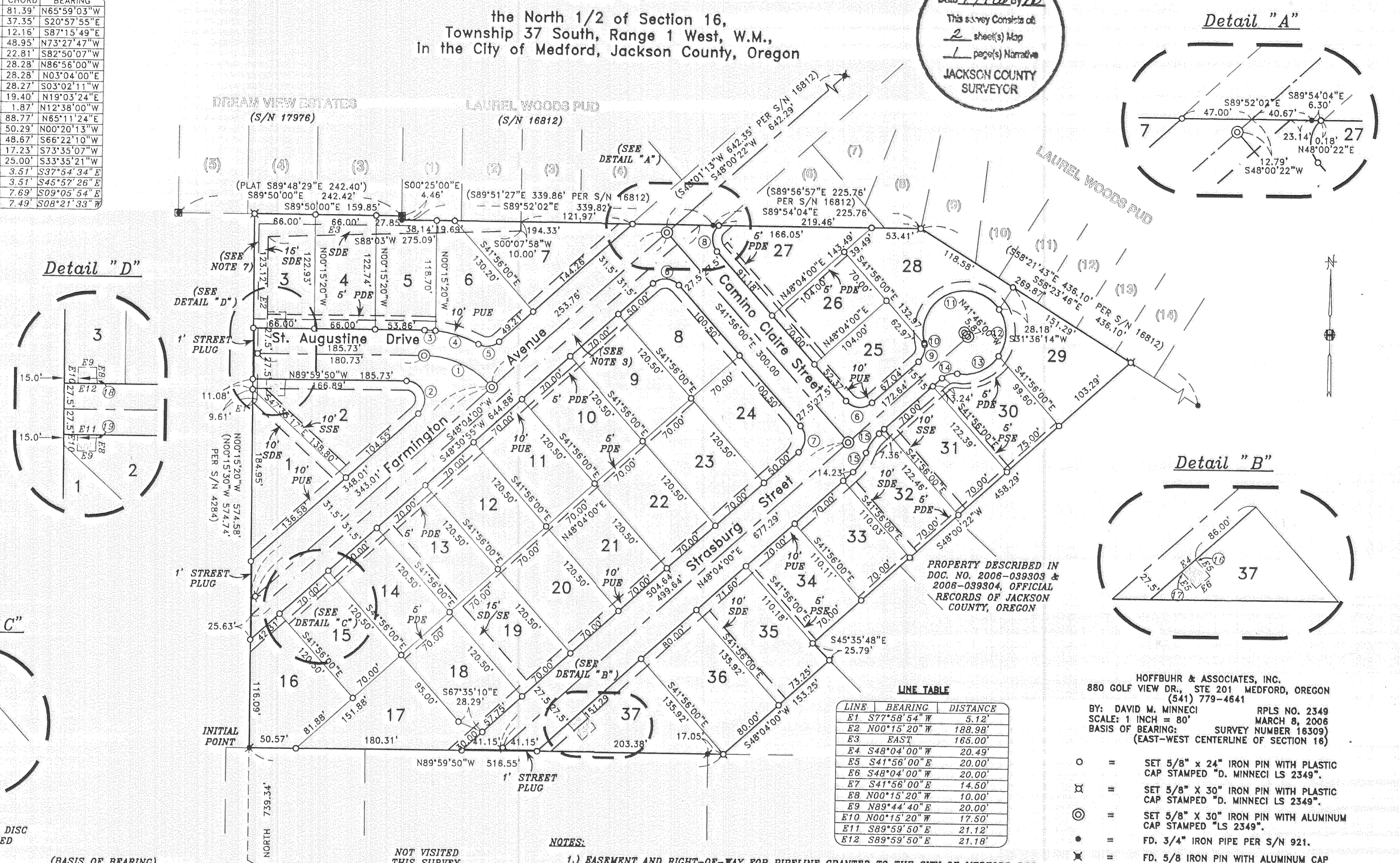
**RECEIVED**  
 Date 9/9/06 By *AB*  
 This survey consists of  
 2 sheet(s) Map  
 1 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	48°01'35"	100.00'	83.82'	81.39'	N65°59'03"W
2	138°03'50"	20.00'	48.19'	37.35'	S20°57'55"E
3	05°28'01"	127.50'	12.17'	12.16'	S87°15'49"E
4	22°08'03"	127.50'	49.26'	48.95'	N73°27'47"W
5	69°32'14"	20.00'	24.27'	22.81'	S82°50'07"W
6	90°00'00"	20.00'	31.42'	28.28'	N86°56'00"W
7	90°00'00"	20.00'	31.42'	28.28'	N03°04'00"E
8	89°56'22"	20.00'	31.39'	28.27'	S03°02'11"W
9	58°01'13"	20.00'	20.25'	19.40'	N19°03'24"E
10	05°21'27"	20.00'	1.87'	1.87'	N12°38'00"W
11	161°00'07"	45.00'	126.45'	88.77'	N65°11'24"E
12	67°56'38"	45.00'	53.36'	50.29'	N00°20'13"W
13	65°28'09"	45.00'	51.42'	48.67'	S66°22'10"W
14	51°02'14"	20.00'	17.82'	17.23'	S73°35'07"W
15	28°57'18"	50.00'	25.27'	25.00'	S33°35'21"W
16	08°02'52"	25.00'	3.51'	3.51'	S37°54'34"E
17	08°02'52"	25.00'	3.51'	3.51'	S45°57'26"E
18	17°41'08"	25.00'	7.72'	7.69'	S09°05'54"E
19	16°43'06"	25.00'	7.52'	7.49'	S08°21'33"E

**LOT SIZE**

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	9433	20	8435
2	11477	21	8435
3	8120	22	8435
4	8107	23	8435
5	7927	24	8349
6	8807	25	7394
7	9391	26	7280
8	8349	27	9011
9	8435	28	10181
10	8435	29	10617
11	8435	30	8209
12	8435	31	8570
13	8435	32	8094
14	8435	33	7705
15	8435	34	7710
16	10418	35	9753
17	10377	36	10873
18	8279	37	10281
19	8435		



**LINE TABLE**

LINE	BEARING	DISTANCE
E1	S77°58'54"W	5.12'
E2	N00°15'20"W	188.98'
E3	EAST	165.00'
E4	S48°04'00"W	20.49'
E5	S41°56'00"E	20.00'
E6	S48°04'00"W	20.00'
E7	S41°56'00"E	14.50'
E8	N00°15'20"W	10.00'
E9	N89°44'40"E	20.00'
E10	N00°15'20"W	17.50'
E11	S89°59'50"E	21.12'
E12	S89°59'50"E	21.18'

- NOTES:**
- EASEMENT AND RIGHT-OF-WAY FOR PIPELINE GRANTED TO THE CITY OF MEDFORD PER VOL. 131, PG. 614, JACKSON COUNTY DEED RECORDS. (SPECIFIC LOCATION NOT GIVEN.)
  - EASEMENT FOR PIPELINE PER VOL. 131, PG. 614, DEED RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN.)
  - C/L 60' WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF MEDFORD PER VOL. 161, PGS. 255, 341 & 343, DEED RECORDS OF JACKSON COUNTY. (SHOWN - 20' ON NORTHWESTERLY SIDE & 30' ON SOUTHEASTERLY SIDE)
  - RIGHTS-OF-WAY FOR IRRIGATION LATERALS RESERVED BY MEDFORD IRRIGATION DISTRICT PER VOL. 183, PG. 498 AND VOL. 192, PG. 160, DEED RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATIONS NOT GIVEN.)
  - RIGHTS-OF-WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOL. 368, PG. 29, DEED RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATIONS NOT GIVEN.)
  - RIGHTS-OF-WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOC. NO. 89-23185, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATIONS NOT GIVEN.)
  - C/L 10' WIDE SANITARY SEWER EASEMENT GRANTED THE CITY OF MEDFORD PER DOC. NO. 95-21879, OFFICIAL RECORDS OF JACKSON COUNTY. (SHOWN)
  - RECIPROCAL STORM DRAIN EASEMENT PER DOC. NO. 99-61464, OFFICIAL RECORDS OF JACKSON COUNTY. (VOID IF ALTERNATIVE METHOD OR ROUTING IS DEVELOPED THAT REPLACES THE NEED FOR ANY SPECIFIC LOCATION.)
  - TEMPORARY EASEMENT FOR EMERGENCY VEHICULAR TURN-AROUND GRANTED THE CITY OF MEDFORD PER DOC. NO. 2006-045083, OFFICIAL RECORDS OF JACKSON COUNTY. (SHOWN)

- HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
 (541) 779-4641
- BY: DAVID M. MINNECI RPLS NO. 2349  
 SCALE: 1 INCH = 80' MARCH 8, 2006  
 BASIS OF BEARING: SURVEY NUMBER 16309  
 (EAST-WEST CENTERLINE OF SECTION 16)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
  - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
  - ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
  - = FD. 3/4" IRON PIPE PER S/N 921.
  - ⊗ = FD. 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LJ FRIAR & ASSOC" PER S/N 17590.
  - ⊙ = FD. 1 1/4" SQUARE BOLT PER S/N 921.
  - ⊙ = FOUND MONUMENT AS NOTED.
  - ⊙ = FOUND BRASS DISC AS NOTED.
  - S/N = SURVEY NUMBER
  - PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
  - SDE = PUBLIC STORM DRAIN EASEMENT
  - SSE = PUBLIC SANITARY SEWER EASEMENT
  - SD/SE = PUBLIC STORM DRAIN/SANITARY SEWER EASEMENT
  - PDE = PRIVATE STORM DRAIN EASEMENT
  - PSE = PRIVATE SANITARY SEWER EASEMENT
  - ⊠ = TEMPORARY EMERGENCY VEHICLE TURNAROUND EASEMENT - SEE NOTE 9

I certify this plat to be an exact photocopy of the original.  
**David M. Minnecci**  
 SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**David M. Minnecci**

OREGON  
 JULY 28, 1988  
 DAVID M. MINNECCI  
 2349

EXPIRES 12/31/06

37S 1W 16AC, TL 800 & 900  
 37S 1W 16A, TL 800 & 801

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.