

# MADRONE VILLA TOWNHOMES

Located in:  
Block 2 of GEORGE R. BALLS ADDITION TO WOODVILLE  
in the Northwest 1/4 of Section 22,  
Township 36 South, Range 4 West, W.M.,  
City of Rogue River,  
Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, THAT VALLEY CORE BUILDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND A TRACT AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND TRACT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREAS SHOWN FOR STREET DEDICATION TOGETHER WITH THOSE AREAS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY DESIGNATE SAID SUBDIVISION AS MADRONE VILLA TOWNHOMES.

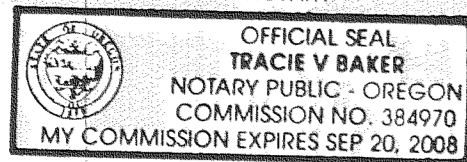
VALLEY CORE BUILDERS, LLC

STATE OF Oregon )  
COUNTY OF Jackson ) SS

BY: [Signature]  
RYAN CSAFTIS, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 26<sup>th</sup> DAY OF September, 2006, BY RYAN CSAFTIS, MEMBER OF VALLEY CORE BUILDERS, LLC. AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]  
NOTARY

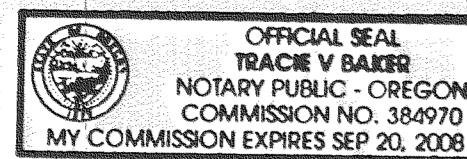


STATE OF Oregon )  
COUNTY OF Jackson ) SS

BY: [Signature]  
JOHNATHAN JENSEN, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 26<sup>th</sup> DAY OF September, 2006, BY JOHNATHAN JENSEN, MEMBER OF VALLEY CORE BUILDERS, LLC. AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]  
NOTARY



SCOTT VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED JUNE 14, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NO. 2006-031073, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREON, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 26<sup>th</sup> DAY OF September, 2006.

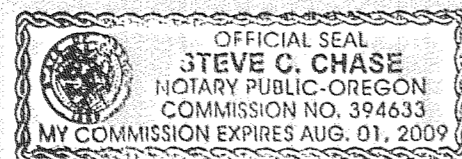
STATE OF Oregon )  
COUNTY OF Jackson ) SS

BY: [Signature]  
TITLE: VP/Relationship Banker

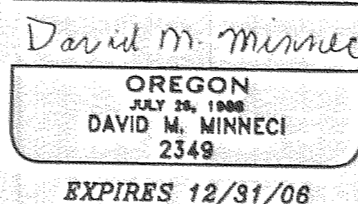
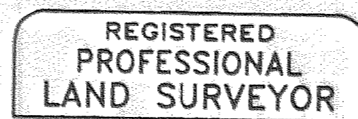
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF September, 2006, BY Michael W. Bingham, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SCOTT VALLEY BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY



I certify this plat to be an exact photocopy of the original.  
[Signature]  
DAVID M. MINNECI, SURVEYOR



\*\*\* 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 LINES:

COMMENCING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "WIEGAND" MARKING THE CENTERLINE INTERSECTION OF ARBOR STREET AND GARDINER STREET IN BLOCK 2 OF GEORGE R. BALL'S ADDITION TO WOODVILLE, LOCATED IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE, ALONG THE CENTERLINE OF SAID GARDINER STREET, SOUTH 08°20'42" WEST 128.58 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "WIEGAND"; THENCE SOUTH 38°42'45" EAST 24.13 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-021527, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING OF MADRONE VILLA TOWNHOMES; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 81°12'56" EAST 323.06 FEET; THENCE SOUTH 08°15'00" WEST 78.68 FEET; THENCE, ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 53°15'00" WEST 35.36 FEET), AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 81°45'00" WEST 185.92 FEET; THENCE NORTH 38°42'45" WEST 153.40 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature]  
SURVEYOR

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

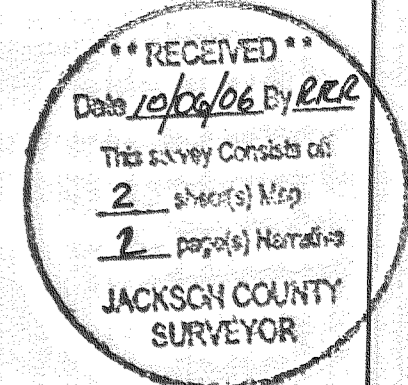
EXAMINED AND APPROVED THIS 27<sup>th</sup> DAY OF September, 2006.  
[Signature]  
COUNTY SURVEYOR

CITY OF ROGUE RIVER  
EXAMINED AND APPROVED THIS 2nd DAY OF October, 2006.  
[Signature]  
CITY ADMINISTRATOR

EXAMINED AND APPROVED THIS 2nd DAY OF October, 2006.  
[Signature]  
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 5<sup>TH</sup> DAY OF OCTOBER, 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 5<sup>th</sup> DAY OF October, 2006.  
[Signature]  
TAX COLLECTOR



APPROVAL FOR RECORDING  
[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

Oct 6, 2006  
DATE

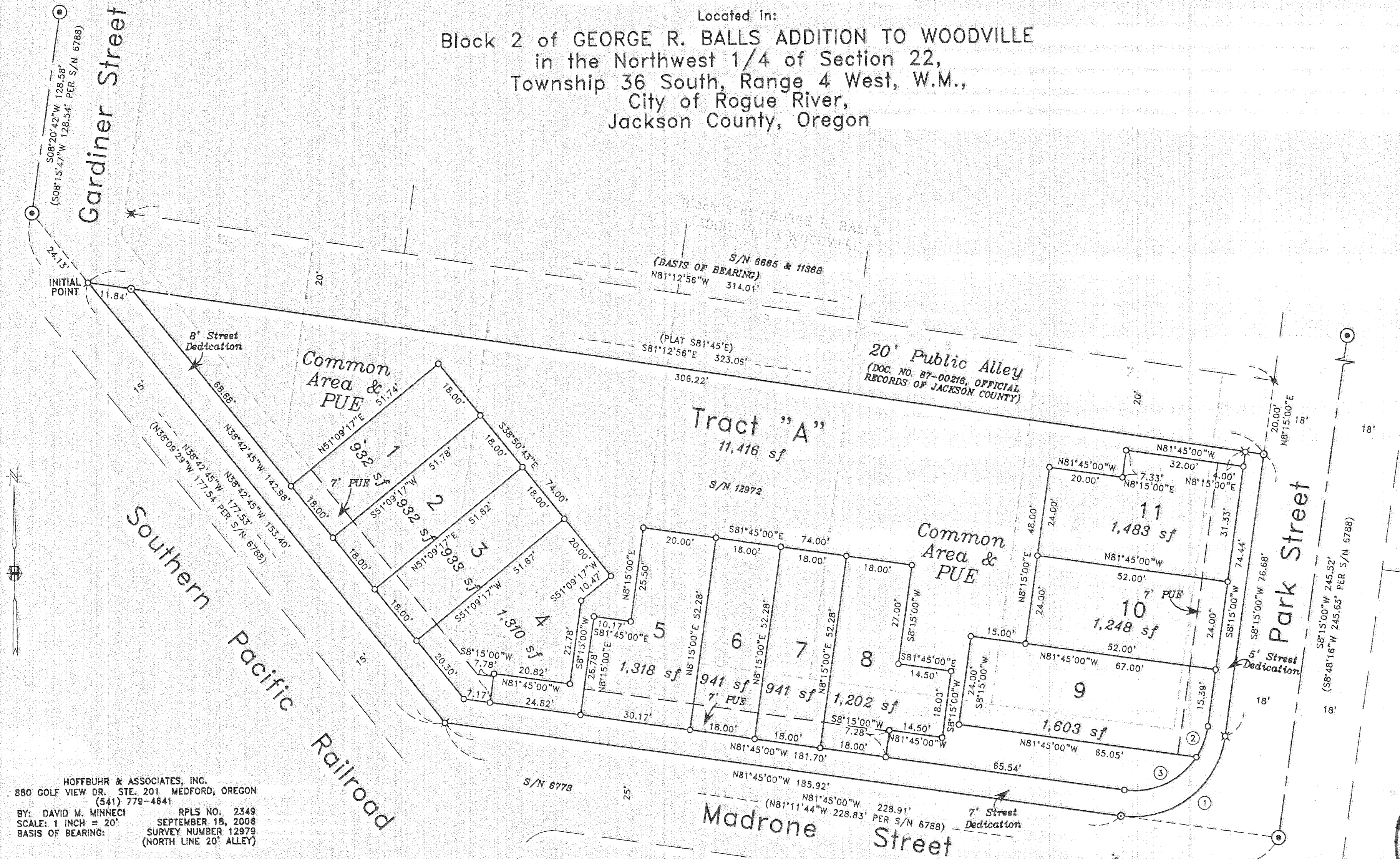
FILED FOR RECORD THIS 6 DAY OF OCTOBER, 2006 AT 3:08 O'CLOCK P.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 84 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

# MADRONE VILLA TOWNHOMES

Located in:  
Block 2 of GEORGE R. BALLS ADDITION TO WOODVILLE  
in the Northwest 1/4 of Section 22,  
Township 36 South, Range 4 West, W.M.,  
City of Rogue River,  
Jackson County, Oregon



HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 20' SEPTEMBER 18, 2006  
BASIS OF BEARING: SURVEY NUMBER 12979  
(NORTH LINE 20' ALLEY)

- = 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 LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE CURB. (REPLACEMENT OF ORIGINAL MONUMENTS DESTROYED BY CONSTRUCTION)
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "DW EDWARDS- PLS 741" PER S/N 12979.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "DW EDWARDS- PLS 741" PER S/N 11368.
- ⊗ = FOUND 5/8" IRON PIN PER S/N 6665.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "WIEGAND" PER S/N 6788.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT

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

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	25.00'	39.27'	35.36'	S53°15'00"W
2	25°29'23"	20.00'	8.90'	8.82'	S20°59'40"W
3	64°30'38"	20.00'	22.52'	21.35'	N65°59'42"E

**"RECEIVED"**  
Date 10/06/06 By PEE  
This survey consists of  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 24, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/08

SURVEY NO 19360

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

*Vol. 32 Pg. 84  
Book 18 Pg. 2  
14R/56*

Survey for: **VALLEY CORE BUILDERS, LLC**  
620 Brian Way  
Medford, Oregon 97501

Location: Block 2 of **GEORGE R. BALLS ADDITION TO WOODVILLE** in the Northwest one-quarter (1/4) of Section 22, Township 36 South, Range 4 West, Willamette Meridian, City of Rogue River, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **MADRONE VILLA TOWNHOMES**.

Procedure: In January of 1977, Richard L. Templin undertook surveying the "exterior boundary of Block 2, George Balls Addition to Woodville." In reviewing the narrative of this survey (No. 6665), I concluded his procedures and interpretations to be thoughtful and consistent with established surveying practices. It did, however, create an inconsistent right-of-way width for Gardner Street and encroachments of existing structures and lines of occupation in the alley separating Lots 1-6 and 7-12. This discrepancy was apparently the result of drafting error or interpretation of the "147'" distance along the East and West lines of the "Smithline Block" of the original Plat. In May of 1977, in an apparent attempt to end confusion, the City of Rogue River employed Robert Wiegand to establish lasting centerlines of the streets within the Mathis and Bagley and George Balls Additions. The result of this effort is chronicled in Survey No. 6788. The Wiegand survey uses several of Templin's monuments to establish the East right-of-way line of Park Street, but ignores his monuments establishing the North right-of-way line of Madrone Street, the Northeast line of the road connecting the West end of Madrone Street to the South end of Gardner Street, and the East right-of-way line of Gardner Street. Unfortunately, this has created a conflict between these positions. Subsequent surveys by Darrell Edwards in Blocks 1, 2 and 4 of George Balls Addition perpetuated the established lines of the Templin survey, including Survey No. 12979 on which I had based this Subdivision. Jackson County Surveyor Roger Roberts has questioned the validity of these positions based on the apparent intent of the City of Rogue River to alleviate such confusion. Unfortunately, the City never passed any resolutions permanently establishing the right-of-ways from the Wiegand survey. The City's Planning Director has opted to abide by whatever solution is agreed upon by Roger and me. Because of the Intent of Survey No. 6778 and the minimal impact it has on this Subdivision, I revised my exterior boundary to reflect the monumented positions of that Survey. The monument at the West end of Madrone Street was destroyed by construction and reset at the record angles of Survey No. 6788. Because of recent improvements to the 20-foot alley along the North line, I held its position based on found monuments from Survey No. 12979. This property is described in Document No. 2006-021527, Official Records of Jackson County, Oregon.

Basis of  
Bearing:

The North line of 20-foot alley per Survey No. 12979.

Date: September 18, 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. St., Ste. 201  
Medford, Oregon 97504

**\*\* RECEIVED \*\***  
Date 10-6-06 By SB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR