

# FOOTHILL RIDGE

A subdivision located in a portion of Lot 8 of Stewart Acres, according to the Official Plat thereof, now of record, being in the Southeast One-Quarter of Section 16, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:  
**CLIFF & MARIANNE FOWLER**  
2972 Rosedale Terrace  
Medford, OR. 97504

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Clifford T. Fowler and Marianne F. Fowler, husband and wife, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and do hereby dedicate to the City of Medford for public use, all public utility easements, and slope easements, as shown hereon. Further, Declarants hereby create a 5-foot wide private sanitary sewer easement over, across, under and through Lot 5 for the use and benefit of Lots 1-3 inclusive, as shown hereon. Further, Declarants hereby create a 20-foot wide minimum access, private utility and emergency vehicle access easement over, across, under and through Lots 2 and 3 for the use and benefit of Lots 1-3 inclusive, as shown hereon.

Declarants have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as FOOTHILL RIDGE.

IN WITNESS WHEREOF, signed this 20<sup>th</sup> day of November, 2006.

Clifford T. Fowler  
Clifford T. Fowler  
Marianne F. Fowler  
Marianne F. Fowler

## SURVEYOR'S CERTIFICATE:

I, Logan Miles, 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property located within the Southeast One-Quarter of Section 16, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the quarter section corner common to Sections 16 and 17 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°36'40" East, along the East-West centerline of said Section 16, 2780.62 feet to the True Point of Beginning and the Initial Point; thence continue South 89°36'40" East along said centerline, 255.36 feet to the westerly right of way of Foothill Road; thence along said right of way the following courses: South 12°32'10" West, 88.90 feet to the beginning of a curve to the left, having a radius of 766.20 feet and a Central Angle of 15°12'55"; thence along the arc of said curve a distance of 203.47 feet (the long chord of said curve bears South 04°55'42" West, a distance of 202.87 feet); thence leaving said right of way, North 89°43'15" West, 217.88 feet to the easterly right of way of Herrington Way and the beginning of a curve to the left, having a radius of 127.50 feet and a Central Angle of 01°35'29"; thence along the arc of said curve a distance of 3.54 feet (the long chord of said curve bears North 00°38'15" East, a distance of 3.54 feet); thence North 00°09'29" West along said right of way, 286.04 feet to the Point of Beginning.

Log Miles  
Surveyor

## NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals, and regulations concerning the same.

Easement for an irrigation ditch and rights in connection therewith, granted to Medford Irrigation District, by instrument recorded December 5, 1923 in Volume 147, Page 188, Jackson County, Oregon, Deed Records, facility no longer present.

Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports, and related matters, granted to Pacific Power and Light Company, recorded in Volume 430, Page 6, Jackson County, Oregon, Deed Records.

Annexation Agreement, subject to the terms and provisions thereof, by and between the City of Medford, and Harold K. Turner and Nancy J. Turner, recorded January 15, 1995 as Document No. 95-01302, Official Records of Jackson County, Oregon.

## APPROVALS:

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Rob O. Deitz  
Planning Director  
December 20, 2006  
Date

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-05-133.

Examined and approved this 20<sup>th</sup> day of November, 2006.

Lawrence Borker  
City Engineer  
Paul O. Smith  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Dec. 21, 2006.

Log Miles  
Tax Collector  
Deputy  
Deputy

Examined and approved as required by O.R.S. 92.100 this 21 day of December, 2006.

Dan Ross  
Assessor  
Amanda Kirkpatrick, deputy  
Deputy

## RECORDING

FILED FOR RECORD THIS THE 21 DAY OF DECEMBER, 2006 AT 11:15 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 106 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckott  
County Clerk  
Barbara J SHAW  
Deputy

APPROVED FOR RECORDING: Paul Deitz  
County Commissioner/Administrator  
12-21-06  
Date

REGISTERED PROFESSIONAL LAND SURVEYOR

Log Miles  
OREGON  
JULY 12, 2006  
LOGAN MILES  
65452

Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.  
3132 State Street, Suite 110  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

DATE: November 10, 2006 PROJECT NUMBER: 04041

Sheet 1 of 2

## NARRATIVE:

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-05-133, as approved by the City of Medford Planning Commission on September 8, 2005.

**PROCEDURE:** Utilizing a Trimble 5600 Total Station and a TSC2 Data Collector with Trimble software, all found monuments were tied within closed loop traverses or via redundant ties.

Records utilized for this survey: Document Number 04-26489, of the Official Records of Jackson County, Oregon; Survey Number 18126, Herrington Heights Subdivision, Unit No.1, now of record and filed as Survey Number 15669; Herrington Heights Subdivision, Unit No.2, now of record and filed as Survey Number 16369, Kenyon View Estates, now of record and filed as Survey Number 18931, as filed in the office of the Jackson County Surveyor.

Utilizing said record document and maps, the northerly boundary was determined utilizing the quarter section corner common to Sections 16 and 17 and found monuments per Survey 18931. The centerline of Foothill Road was determined utilizing the County Roads Notes and record widths were utilized to establish the rights of way. The southerly boundary was determined utilizing found monuments per Surveys 15669 and 16369. The centerline of Herrington Way was determined utilizing found centerline monuments per Surveys 15669 and 18931. Record widths were utilized to establish the rights of way.

Utilizing said Document Number 04-26489 and the established rights of way, the exterior boundary and interior lot were computed and monumented as depicted hereon. The first monument was set on August 4, 2006.

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named Clifford T. Fowler and Marianne F. Fowler, known to me as husband and wife, acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 20<sup>th</sup> day of November, 2006.

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

Foothill Ridge shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 06-63955 recorded Dec. 21, 2006, Official Records of Jackson County, Oregon.

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

Log Miles  
Surveyor

\*\* RECEIVED \*\*  
DATE 12-21-06 BY RO  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

# FOOTHILL RIDGE

A subdivision located in a portion of Lot B of Stewart Acres, according to the Official Plat thereof, now of record, being in the Southeast One-Quarter of Section 16, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

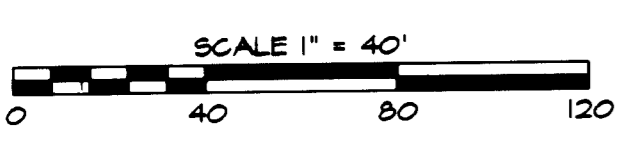
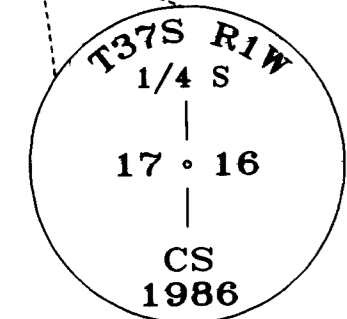
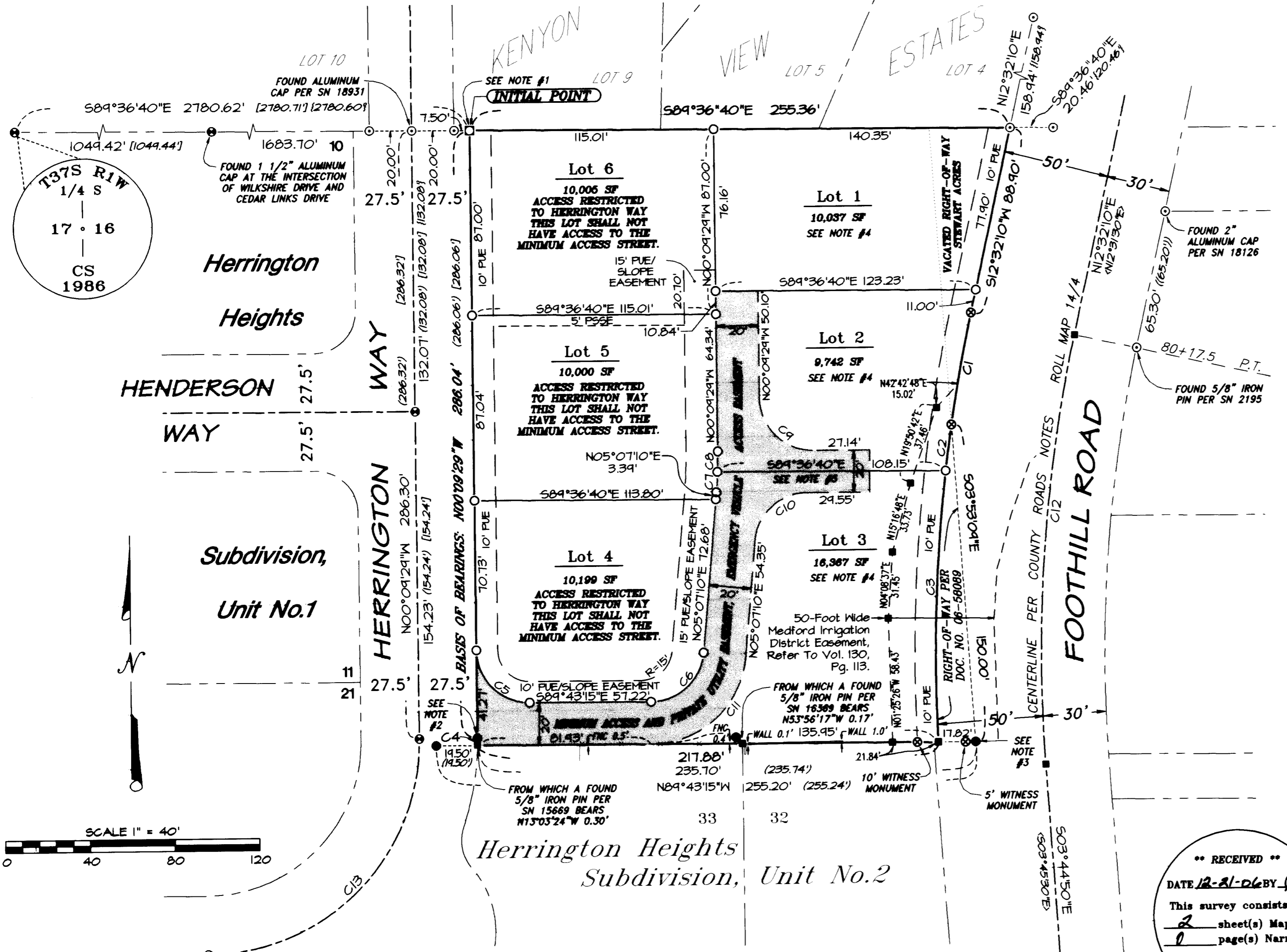
**CLIFF & MARIANNE FOWLER**  
2972 Rosedale Terrace  
Medford, OR. 97504

### LEGEND

- Indicates a set 5/8-inch diameter iron pin 24 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found brass disc marked "INITIAL POINT HERRINGTON HEIGHTS SUBDIVISION LS 1913", refer to SN 15669.
- Indicates a found brass cap marked "LS 1913", refer to SN 15669, unless otherwise noted.
- Indicates a found 5/8-inch diameter iron pin, with a yellow plastic cap marked "D. MCMAHAN LS 1913" per SN 15669 and SN 16369.
- Indicates a found 5/8-inch diameter iron pin, with a red plastic cap marked "D. HUCK LS 2023" per SN 18931, unless otherwise noted.
- Indicates a computed position, nothing found or set.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- [ ] Indicates Record Information, refer to SN 15669, as filed in the office of the Jackson County Surveyor.
- ( ) Indicates Record Information, refer to SN 16369, as filed in the office of the Jackson County Surveyor.
- { } Indicates Record Information, refer to SN 18931, as filed in the office of the Jackson County Surveyor.
- (( )) Indicates Record Information, refer to SN 18126, as filed in the office of the Jackson County Surveyor.
- < > Indicates Record Information, refer to Roll Map 14/4, as filed in the office of the Jackson County Surveyor.
- PUE Indicates Public Utility Easement.
- PSSE Indicates a Private Sanitary Sewer Easement.

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	03°54'54"	766.20'	53.41'	S10°32'13"W	53.46'
C2	01°37'30"	766.20'	21.66'	S07°43'40"W	21.66'
C3	09°35'50"	766.20'	128.34'	S02°07'10"W	128.19'
C4	01°35'29"	127.50'	3.54'	N00°38'15"E	3.54'
C5	89°33'46"	25.00'	39.08'	S44°56'22"E	35.22'
C6	85°09'35"	25.00'	37.16'	N47°41'57"E	33.83'
C7	02°38'11"	210.00'	9.66'	N03°48'04"E	9.66'
C8	02°38'27"	210.00'	9.68'	N01°09'45"E	9.68'
C9	89°27'11"	25.00'	39.03'	S44°53'05"E	35.19'
C10	85°16'10"	25.00'	37.21'	S47°45'15"W	33.87'
C11	85°09'35"	45.00'	66.88'	S47°41'57"W	60.90'
C12	16°17'00"	716.20'	203.54'	S04°23'40"W	202.86'
C13	90°26'14"	100.00'	157.84'	N45°03'38"E	141.96'



**\*\* RECEIVED \*\***  
DATE 12-21-06 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

### NOTES:

- #1 FOUND BRASS DISC MARKED "INITIAL POINT HERRINGTON HEIGHTS SUBDIVISION LS 1913", PER SN 15669, DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8-INCH DIAMETER BY 30-INCH LONG IRON PIN WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING".
- #2 FOUND A 5/8-INCH DIAMETER IRON PIN, PER SURVEY NUMBER 15669, DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8-INCH DIAMETER BY 30-INCH LONG IRON PIN WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING".
- #3 FOUND A 5/8-INCH DIAMETER IRON PIN, PER SURVEY NUMBER 16369, DESTROYED DUE TO CONSTRUCTION OF MANHOLE, SET 5' WITNESS MONUMENT.
- #4 VEHICLE ACCESS FOR LOTS 1, 2 AND 3 SHALL BE RESTRICTED TO THE MINIMUM ACCESS STREET, THESE LOTS SHALL NOT HAVE DIRECT ACCESS TO FOOTHILL ROAD. THE FRONT OF THE HOUSE ON LOTS 1, 2 AND 3 MUST FACE FOOTHILL ROAD, UNLESS AN ARTERIAL STREET FRONTAGE SEPARATION FEATURE IS INSTALLED.
- #5 NO PARKING WILL BE ALLOWED WITHIN THE MINIMUM ACCESS STREET.

### UTILITY NOTE:

"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."

**REGISTERED PROFESSIONAL LAND SURVEYOR**

[Signature]  
OREGON  
JULY 12, 2006  
LOGAN MILES  
65452  
Renewal Date 12/31/06

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

[Signature]  
Surveyor

### Basis of Survey:

Herrington Heights Subdivision, Unit No.1, recorded February 25, 1998 in Volume 24 of Plats at Page 5 of records of Jackson County, Oregon. Bearing basis applied to the easterly right-of-way of Herrington Way as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.  
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