

# HOVER HEIGHTS

Located in:  
the Northeast 1/4 of Section 6,  
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, JIM DEAN SALYER AND JODI L. SALYER ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AND STREETS 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 THE STREETS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED AS 1-FOOT STREET PLUGS. BY ITS ACCEPTANCE 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 THAT 10-FOOT EASEMENT FOR PUBLIC STORM DRAIN SHOWN HEREON. WE HEREBY GRANT TO THE CITY OF MEDFORD AND THE ROGUE RIVER VALLEY IRRIGATION DISTRICT THAT 15-FOOT EASEMENT FOR PUBLIC STORM DRAIN AND IRRIGATION FACILITIES SHOWN HEREON. WE HEREBY GRANT TO THE CITY OF MEDFORD TEMPORARY EASEMENTS FOR EMERGENCY VEHICULAR TURNAROUND OVER THE AREAS SHOWN HEREON. BY ACCEPTANCE OF THESE EASEMENTS, THE CITY OF MEDFORD DECLARES SAID EASEMENTS, UNLESS OTHERWISE QUITCLAIMED, SHALL AUTOMATICALLY TERMINATE AND EXTINGUISH IF (A) EXTENSIONS OF THE AFFECTED STREETS HAVE BEEN DEDICATED, IMPROVED AND ACCEPTED BY THE CITY, OR (B), ALTERNATE TURNAROUNDS HAVE BEEN PROVIDED. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 2, 3, 9-12, 14 AND THE TRACT OF LAND ADJOINING THE EASTERLY BOUNDARY OF LOT 12, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 1, 2, 6, 8, 10, 14 AND 15. WE HEREBY DESIGNATE SAID SUBDIVISION AS HOVER HEIGHTS.

IN WITNESS WHEREOF, SIGNED THIS THE 20<sup>th</sup> DAY OF November, 2006.

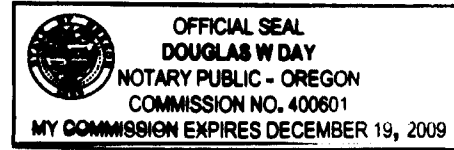
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Jim Dean Salyer  
JIM DEAN SALYER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF November, 2006 BY JIM DEAN SALYER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED,

WITNESS MY HAND AND OFFICIAL SEAL.

Douglas W Day  
NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 20<sup>th</sup> DAY OF November, 2006.

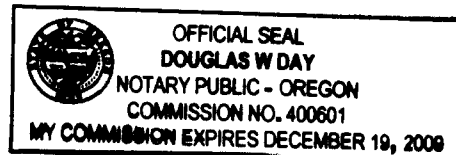
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Jodi L Salyer  
JODI L. SALYER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF November, 2006 BY JODI L. SALYER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Douglas W Day  
NOTARY



### CONSENT

AFFADAVIT OF CONSENT RECORDED AS DOC. NO. 2006-060323, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING BANK OF THE CASCADES RECORDED AS DOC. NO. 2006-047008, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

WE, LTM INCORPORATED, AN OREGON CORPORATION, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED NOVEMBER (NO DATE), 1999 AND RECORDED NOVEMBER 16, 1999 AS DOCUMENT NO. 99-57291, 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 22<sup>nd</sup> DAY OF November, 2006.

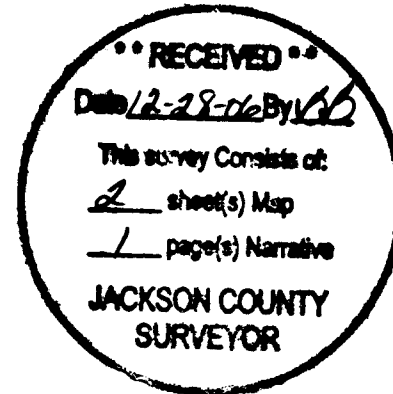
BY: Joel B. Frasier  
STATE OF Oregon )  
COUNTY OF Jackson ) SS

TITLE: Asst. Secretary & Director of Finance  
AUTHORIZED REPRESENTATIVE, LTM INCORPORATED

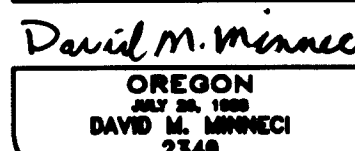
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2006, BY Joel B. Frasier, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF LTM INCORPORATED, AN OREGON CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Lynda McKee  
NOTARY



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



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

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECCI, 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 THE NORTHEAST CORNER OF SECTION 6 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°43'20" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 6, A DISTANCE OF 1361.37 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN DEED RECORDED AS NO. 96-43101 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 00°35'40" WEST, ALONG THE EAST BOUNDARY OF SAID DESCRIBED TRACT, 809.98 FEET (RECORD 810.08 FEET) TO THE SOUTHEAST CORNER THEREOF FOR THE INITIAL POINT OF BEGINNING OF HOVER HEIGHTS SUBDIVISION, AND BEING THE MOST EASTERLY, NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 99-57290, SAID OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 89°24'20" WEST 460.00 FEET; THENCE NORTH 00°35'40" EAST 777.44 FEET (RECORD 777.54 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VILAS ROAD; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°43'20" WEST 799.16 FEET; THENCE SOUTH 00°04'27" EAST 1285.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°47'47" EAST, ALONG SAID SOUTH LINE, 1244.18 FEET; THENCE NORTH 00°35'40" EAST 503.65 FEET (RECORD 503.58 FEET) TO THE POINT OF BEGINNING.

David M. Minnecci  
SURVEYOR

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

MEDFORD CITY PLANNING:  
EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF December, 2006.

Robt O. Latta  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF December, 2006.

Lynn B. Barkow CITY ENGINEER  
Paul O. Latta CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 27<sup>th</sup> DAY OF December, 2006.

Willie Johnson, Deputy  
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 27 DAY OF December, 2006.

Tommy L. Deputy  
TAX COLLECTOR

### APPROVAL FOR RECORDING

John Latta  
COUNTY COMMISSIONER/ADMINISTRATOR

12-27-06  
DATE

FILED FOR RECORD THIS 28 DAY OF DECEMBER, 2006 AT 10:13 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 107 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett COUNTY CLERK  
Barbara J SHAW DEPUTY

WE, BANK OF THE CASCADES, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED JANUARY 26, 2006 AND RECORDED FEBRUARY 3, 2006 AS DOCUMENT NO. 2006-005713, 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 21<sup>st</sup> DAY OF November, 2006.

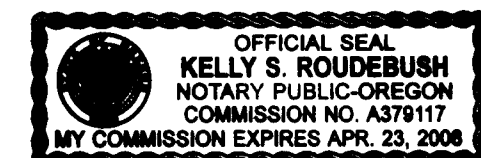
BY: William A. Haden  
STATE OF Oregon )  
COUNTY OF Jackson ) SS

TITLE: EXECUTIVE VICE PRESIDENT  
AUTHORIZED REPRESENTATIVE, BANK OF THE CASCADES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF November, 2006, BY William A. Haden, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BANK OF THE CASCADES.

WITNESS MY HAND AND OFFICIAL SEAL.

Kelly S. Rudebusch  
NOTARY

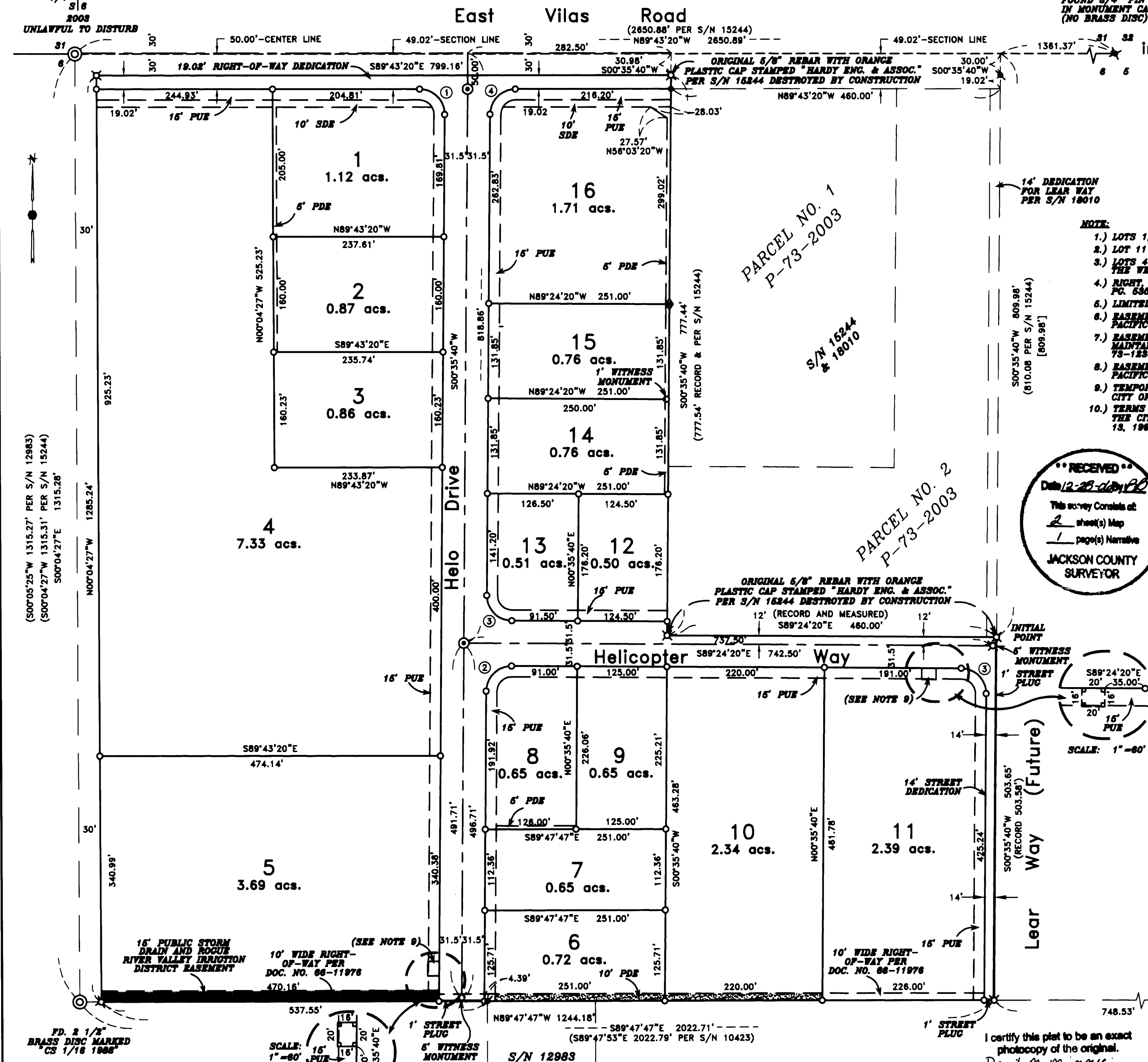


FOUND BRASS DISC FOR 1/4 CORNER JACKSON COUNTY SURVEYOR

HOVER HEIGHTS

Located In: the Northeast 1/4 of Section 6, Township 37 South, Range 1 West, W.M., in the City of Medford, Jackson County, Oregon

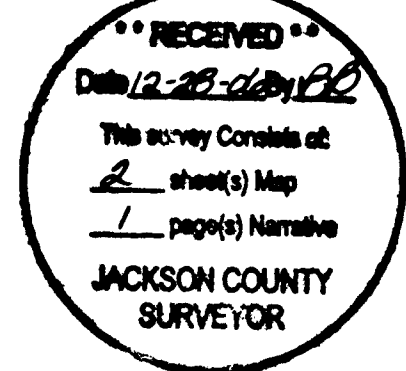
SECTION CORNER FOUND 3/4" PIN IN MONUMENT CASE (NO BRASS DISC)



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...

- NOTE: 1.) LOTS 1, 4 AND 16 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO VILAS ROAD. 2.) LOT 11 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO FUTURE LEAR WAY. 3.) LOTS 4 AND 6 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO THE FUTURE STREET ON THE WEST SIDE OF THIS SUBDIVISION.

HOFFBLUM & ASSOCIATES, INC. 880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON (541) 779-4441



- Legend for symbols: SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.MINNECI LS 2348". SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.MINNECI LS 2348". SET 5/8"x30" REBAR WITH ALUMINUM CAP STAMPED "LS 2348".

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 4 curve entries.

REGISTERED PROFESSIONAL LAND SURVEYOR David M. Minneci OREGON JULY 29, 1988 DAVID M. MINNECI 2348 EXPIRES 12/31/08

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

SURVEY NO 19461

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

Survey for: Jim and Jodi Salyer  
4459 Old Stage Road  
Central Point, Oregon 97502

Location: The Northeast one-quarter (1/4) of Section 6, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey, monument and file a Subdivision Plat for **HOVER  
HEIGHTS.**

Procedure: Utilizing found monuments from Surveys No. 10423, 12983, 15244  
and 18010, I set monuments as shown on the accompanying Sub-  
division Plat. This property is described in Document No. 99-57290,  
Official Records of Jackson County, Oregon. The centerline of Vilas  
Road was established from Doc. No. 00-41031.

Basis of  
Bearing: North line of Section 6 per Survey No. 15244.

Date: October 2, 2006

*Vol. 32 pg. 107  
Book 18 pg 25  
14R/80*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minnecci*

OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349

David M. Minnecci  
L.S. 2349 - Oregon  
Expires 12/31/06  
880 Golf View Drive  
Medford, Oregon 97504

(Hovernar.doc)

