

CROOKED CREEK ESTATES

A SUBDIVISION

located in the

NORTHEAST ONE QUARTER OF SECTION 1,
TOWNSHIP 38 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for

Klaus Dieter Schulzke and Mary Grace Schulzke

1810 PEACH STREET
MEDFORD, OREGON 97501

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING AT a 5/8 inch iron pin monumenting the Southeast corner of Shafer Village Subdivision as recorded in Volume 28, Page 16 of the Plat Records of Jackson County, Oregon also being southwest corner of Tract "A" described in Instrument No 75-14335 of the Official Records of said County and State, also being the Initial Point of Crooked Creek Estates Subdivision; thence South 89°53'19" East, 166.90 feet to the southeast corner of Tract "A" described in Instrument No 75-14335 of the Official Records of said County and State, said corner being South 89°53'19" East, 0.25 feet of a 5/8 inch iron pin; thence North 00°05'51" East, along the east boundary of said Tract "A" and Tract "B" of said Instrument, 348.13 feet to a 5/8 inch iron pin; thence South 89°54'09" East, 15.00 feet to a 5/8 inch iron pin; North 00°05'51" East, 174.32 feet to a 5/8 inch iron pin; thence North 89°53'44" West, along the north line of said Tracts, 181.90 feet to a 5/8 inch iron pin; thence South 00°05'51" West, 522.44 feet to THE POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

Easement Notes:

- An easement for a canal, as set forth in instrument recorded in Volume 135, Page 500 of the Jackson County, Oregon, deed records, there are no irrigation facilities within the boundaries of this Subdivision.
- A sewer easement as described in Instrument Number 76-04212 of the Official Records of Jackson County, Oregon is located in the Shafer Lane right-of-way as dedicated hereon. This document is identical to Inst. No 1976-03460, signed by different parties.

Release Affidavits:

- Robert L. and Teryl L. Casebier, Trustees of the Casebier Family Trust 7/15/99 as beneficiary recorded as Instrument Number 2008-9583 Official Records of Jackson county, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

HERBERT A. FARBER
JULY 26, 1985
2189

RENEWAL DATE 12-31-09

** RECEIVED **
DATE 3-13-08 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Declaration:

KNOW ALL MEN BY THESE PRESENTS that Klaus Dieter Schulzke and Mary Grace Schulzke, are the owners of the lands hereon described, and have subdivided the same into lots and streets, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby dedicate to the public for public use the streets, public utility easements, and the 15-foot-wide pedestrian right of way as shown hereon, and does hereby create the 5-foot-wide private storm drain easement benefitting Lot 5 and the 20-foot wide temporary fire turnaround as shown hereon to be extinguished upon the completion of the cul-de-sac, and does hereby dedicate to the city of Medford the 12.5 foot street right of way along Shafer Lane, and the 2.5 foot pedestrian easement as shown hereon, and does hereby grant to the City of Medford, in fee simple, the area designated hereon as a street plug. By its approval of the plat the City of Medford declares that upon the extension of the affected street, it thereby dedicates the street plug for public street purposes. We hereby designate said subdivision as Crooked Creek Estates.

Klaus Dieter Schulzke
 Mary Grace Schulzke

State of Oregon)
County of Jackson)

Personally appeared before me on JANUARY 2ND 2008 the above named Klaus Dieter Schulzke and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature)
(Printed Name) DANIEL WURZELL

Notary Public - Oregon Commission No. 422333

My commission expires OCTOBER 15, 2011
Month, Day, Year,

State of Oregon)
County of Jackson)

Personally appeared before me on JANUARY 2ND 2008 the above named Mary Grace Schulzke and acknowledged the foregoing instrument to be her voluntary act and deed.

(Signature)
(Printed Name) DANIEL WURZELL

Notary Public - Oregon Commission No. 422333

My commission expires OCTOBER 15, 2011
Month, Day, Year,

Lot 8 is subject to a Restrictive Covenant recorded MARCH 13, 2008, 2008 as Document No. 2008 INST. No. 9584, Official Records of Jackson County, Oregon.

Approvals:

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

This 11th day of MARCH, 2008

for Planning Director

Examined and approved this 2 day of JANUARY, 2008

City Surveyor

City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of MARCH 13, 2008

Tax Collector

Examined and approved as required by O.R.S. 92.100 this 13th day of MARCH, 2008.

Amanda Kirkpatrick, deputy
Assessor

Recorder:

Filed for record this 13 day of MARCH, 2008 at 10:56 O'clock
A. M. and recorded in Volume 34, Page 15 of the
Plat Records of Jackson County, Oregon.

Christine D Walker
County Clerk

Barbara J Shaw
Date

Approved by a Majority for recording :

County Commissioner / Administrator

3/13/08
Date

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A SUBDIVISION

located in the
NORTHEAST ONE QUARTER OF SECTION 1,
TOWNSHIP 38 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for
**Klaus Dieter Schulzke
and Mary Grace Schulzke**

1810 PEACH STREET
MEDFORD, OREGON 97501

LEGEND

- = FOUND ALUMINUM CAP - STREET CENTERLINE (AS NOTED)
 - = FOUND 5/8" IRON PIN, L.S. 2359 (OR AS NOTED)
 - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 30" IRON PIN WITH 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
 - ⊗ = SET TACK w/ BRASS WASHER IN SIDEWALK MARKED "LS 2189"
 - ⊗ = FOUND COUNTY SURVEYORS BRASS CAP PER RE-ESTAB NOTES
- S/N = RECORD FILED SURVEY NUMBER

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- D.R. = VOLUME, PAGE OF DEED RECORDS OF JACKSON COUNTY OREGON

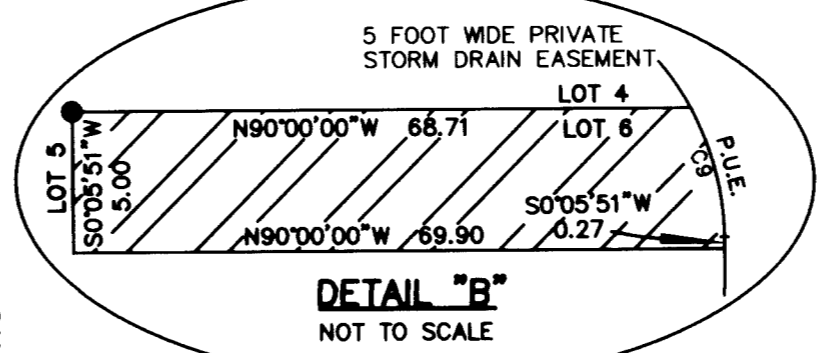
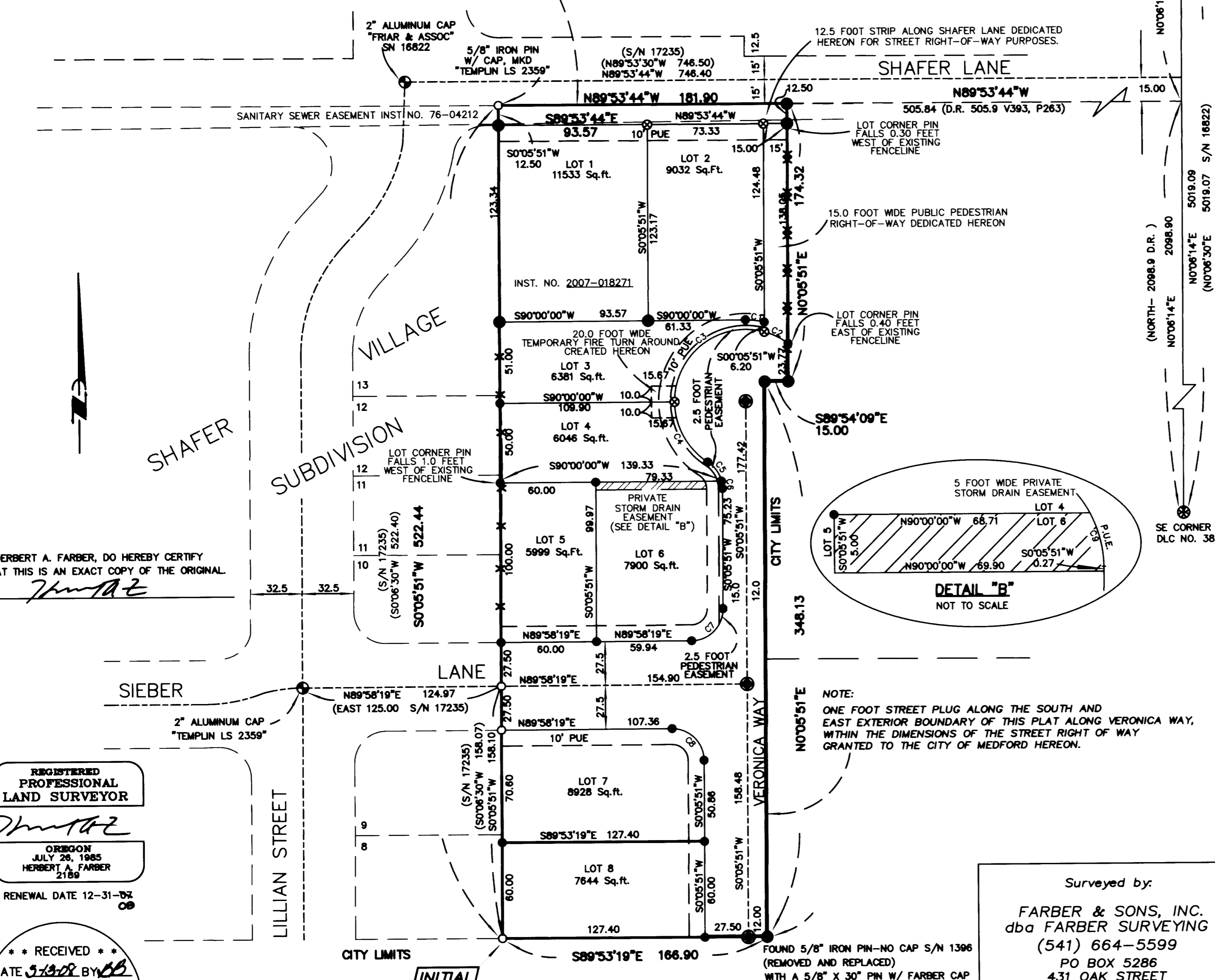
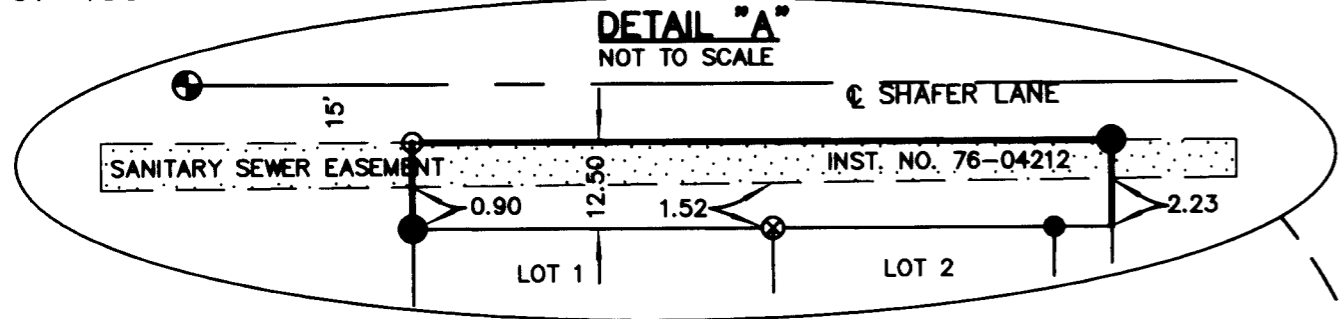
"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP, AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED 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 OWNERS 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 PERMISSION OF THE UTILITIES WITH THE FACILITIES IN THE PUE.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and Monument the subdivision approved by the City of Medford Planning Commission on September 27, 2007, File No LDS-07-130 as described in Instrument No.'s 2007-018271 and 2006-049722.

Procedure: This project has been in production for many years. The first resolution of the boundary was generated from deed record from the survey plat for Shafer Village Subdivision. Utilizing control used in previous surveys in the immediate vicinity, I tied the found monuments as shown hereon. The found monuments were held as original survey monuments for position or alignment as shown hereon. The documents utilized for this determination are Volume 393, Page 263 and Instrument No 75-14335. These documents call for being parallel with the DLC line shown hereon. Holding the original survey boundary of Shafer Village the eastern boundary was made parallel with the west boundary as shown and is clearly the intent of these documents. The found monument at the southeast corner of the parcel was held for line of the south boundary and record distance from said eastern boundary. Further analysis with additional ties to the West line of DLC 38-82, also being the accepted center line of Kings Highway, confirmed that the method of establishing the boundary was acceptable. Record distances from the DLC line are within a tenth of a foot of the line held for this project. My analysis indicated that this amount of variation exists in the measurements made by this office to the record measurements made by others over the years. The boundary shown hereon, in my professional judgment is the title boundary described in the deed records and is reasonably consistent with previous survey work done in this vicinity.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	13'36"36"	12.11	51.00	N83°05'55"W	12.09
C2	21'24"14"	16.81	45.00	N63°44'04"W	16.71
C3	105'33'49"	82.91	45.00	S52°46'54"W	71.67
C4	57'19'24"	45.02	45.00	S28°39'42"E	43.17
C5	43'41'39"	15.25	20.00	N35°28'35"W	14.89
C6	13'43'36"	4.79	20.00	N6°45'57"W	4.78
C7	89°52'28"	31.37	20.00	N45°02'05"E	28.25
C8	90°07'31"	31.46	20.00	N44°57'55"W	28.32
C9	28'12'53"	4.92	10.00	N14°00'36"W	4.87



NOTE:
ONE FOOT STREET PLUG ALONG THE SOUTH AND EAST EXTERIOR BOUNDARY OF THIS PLAT ALONG VERONICA WAY, WITHIN THE DIMENSIONS OF THE STREET RIGHT OF WAY GRANTED TO THE CITY OF MEDFORD HEREON.

I, HERBERT A. FARBER, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL.

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
2189
RENEWAL DATE 12-31-07

RECEIVED
DATE 3-13-08 BY
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 50'
DATE: SEPTEMBER 26, 2006 UPDATED DECEMBER 14, 2007
JOB NO.: 1126-03
J:\MEDFORD_SW\SHAHER LANE\MICROSURVEY\Crooked Creek FINAL PLAT-121407.dwg