

# Kestral Meadows

LOCATED WITHIN

THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT CERTAIN PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT NUMBER 2007-55989 AS SHOWN ON PAGE 2 OF THIS PLAT. THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE LINE BETWEEN THE SOUTHEAST CORNER OF LOT 6 BEING DESCRIBED AS N 00°12' E, 3377.82' AND EAST, 919.65' FROM THE N.W. CORNER OF AGATE SUBD. AND THE CALCULATED POSITION FOR THE 5/8" IRON ROD SET PER C.S. 1964 AT THE SOUTHWEST CORNER OF THE LANDERS PARCEL AS RECORDED IN JACKSON COUNTY INSTRUMENT No. 90-08165 PER C.S. 14590 AS SHOWN ON PAGE 2 OF THIS PLAT.

THE FIELD WORK WAS COMPLETED IN MAY 2007. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED UTILIZING A NIKON DTM 520 WITH DATA COLLECTOR AND SUPPORTING EQUIPMENT. RADIAL SURVEY METHODS WITH CROSS CHECKS WERE EMPLOYED. THE FIELD WORK WAS ASSISTED BY M. HYDE.

THE MONUMENTS FOUND WERE HELD AS SHOWN UNLESS OTHERWISE NOTED IN THE MONUMENT NOTES ON PAGE 2 OF THIS PLAT. THE SOUTHERLY RIGHT-OF-WAY OF AVENUE G WAS ESTABLISHED BY HOLDING THE CAPPED IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 PER C.S. 14590 AND THE RECORD ANGLES AND DISTANCES FROM THE BRASS CAP MONUMENTS IN AVENUE "G" PER SAID C.S. 14590 WERE HELD TO ESTABLISH THE NORTHEAST CORNER OF THE SUBJECT PARCEL. THE LOCATION FOR THE NORTHEAST CORNER OF THE SUBJECT PARCEL WAS HELD FOR THE WESTERLY RIGHT-OF-WAY OF 25TH STREET. THE CENTERLINE OF 25TH STREET WAS ESTABLISHED BY HOLDING THE FOUND ALUMINUM CAP SET FOR THE P.I. OF 25TH STREET AS SHOWN ON CLEAR SKY SUBDIVISION AS FILED IN C.S. 16087 BY G. KAISER AND THE CENTERLINE AS ESTABLISHED IN C.S. 14590 BY G. KAISER AS SHOWN.

ALL SURFACE AND SUB-SURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

### SURVEYOR'S CERTIFICATE

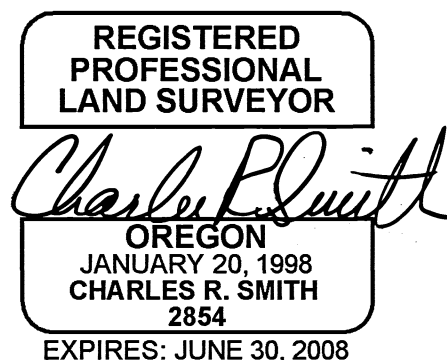
I, CHARLES R. SMITH, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT. THE BOUNDARY TO WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD WITH PLASTIC CAP MARKED "C.R. SMITH PLS 2854" ON THE WESTERLY RIGHT OF WAY OF 25th STREET AND THE SOUTHERLY RIGHT-OF-WAY OF AVENUE G; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°13'48" WEST, 118.61 FEET TO A POINT DESCRIBED AS BEING NORTH 00°12' EAST, 3,377.82 FEET AND EAST, 919.65 FEET FROM THE NORTHWEST CORNER OF AGATE SUBDIVISION EXTENSION No. 2, ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT No. 2005-29019 ON THE NORTH LINE OF FALCON MEADOWS AS FILED IN JACKSON COUNTY SURVEY No. 19388; THENCE, ALONG SAID NORTH LINE, NORTH 89°58'30" WEST, 365.49 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT No. 97-42067; THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°02'06" EAST, 119.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF AVENUE G; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°46'54" EAST, 365.90 FEET TO THE POINT OF BEGINNING.

CONTAINING: 43,600 Sq. Ft. (1.00 ACRE), MORE OR LESS.

Charles R. Smith  
CHARLES R. SMITH, P.L.S.



### TRUST DEED NOTE

SKIP & JANET MAGEE, BENEFICIARIES OF THE TRUST DEEDS RECORDED AS INSTRUMENT NUMBERS 2005-72713 AND 2007-30472, ARE THE DECLARANTS OF THIS SUBDIVISION.

### AFFIDAVIT OF CONSENT

FOR THE AFFIDAVIT OF CONSENT FROM TIMOTHY D. MAGEE AND RUTH W. MAGEE SEE INSTRUMENT NO. 2008-28938 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

### OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SKIPPER AND JANET MAGEE, TRUSTEES OF THE MAGEE LIVING TRUST DATED OCTOBER 27, 2005, ARE THE PARTIES OF TITLE INTEREST OF THE LAND SHOWN HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE DO HEREBY CREATE THE INGRESS/EGRESS EASEMENT ACROSS LOTS 1 THROUGH 4 FOR THE BENEFIT OF LOTS 1 THROUGH 3, AS SHOWN HEREON. WE DO HEREBY CREATE A LANDSCAPING EASEMENT ACROSS LOTS 1 THROUGH 4 FOR THE BENEFIT OF LOTS 1 THROUGH 4, AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS KESTRAL MEADOWS.

Skipper Magee T/E  
SKIPPER MAGEE, TRUSTEE

Janet Magee T/E  
JANET MAGEE, TRUSTEE

### ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF JACKSON } ss

THIS IS TO CERTIFY THAT SKIPPER MAGEE, TRUSTEE OF THE MAGEE LIVING TRUST, PERSONALLY APPEARED THIS 23rd DAY OF June, 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY KNOWN TO BE THE IDENTICAL INDIVIDUAL NAMED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FREELY AND VOLUNTARILY.

IN TESTIMONY THEREOF, I HAVE SET MY HAND AND SEAL THE 23rd DAY OF June, 2008.

NOTARY PUBLIC Suzanne M. O'Neill  
MY COMMISSION EXPIRES 12/07/09, 2009.

STATE OF OREGON }  
COUNTY OF JACKSON } ss

THIS IS TO CERTIFY THAT JANET MAGEE, TRUSTEE OF THE MAGEE LIVING TRUST, PERSONALLY APPEARED THIS 23rd DAY OF June, 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY KNOWN TO BE THE IDENTICAL INDIVIDUAL NAMED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FREELY AND VOLUNTARILY.

IN TESTIMONY THEREOF, I HAVE SET MY HAND AND SEAL THE 23rd DAY OF June, 2008.

NOTARY PUBLIC Suzanne M. O'Neill  
MY COMMISSION EXPIRES 12/07/09, 2009.

### JACKSON COUNTY PLANNING DIRECTOR CERTIFICATE

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES.

THIS 26th DAY OF July, 2008.

Suzanne E  
PLANNING DIRECTOR - (FILE No. SUB2005-00140)

### COUNTY SURVEYOR APPROVAL

EXAMINED AND APPROVED THIS 23rd DAY OF June, 2008.

Greg R. Roberts  
JACKSON COUNTY SURVEYOR

### COUNTY CLERK

FILED FOR RECORD THIS 30th DAY OF July, 2008 AT 11:39 O'CLOCK

A.M. AND RECORDED AS SUBDIVISION PLAT No. 2008-28939 OF THE RECORDS OF SUBDIVISION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 34, PAGE 40.

Christine D Walker  
COUNTY CLERK

Barbara Shaw  
DEPUTY

### COUNTY TAX COLLECTOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS

OF July 28, 2008.

Carol Aueron Deputy  
JACKSON COUNTY TAX COLLECTOR 7-28-08 DATE

### COUNTY ASSESSOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 28th DAY

OF July, 2008.

William J. Hanson Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

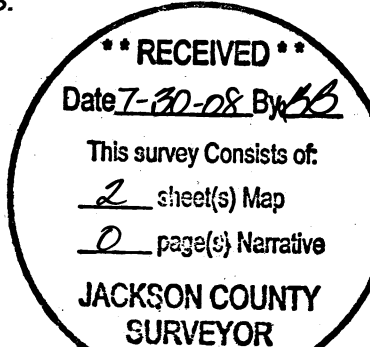
APPROVED BY MAJORITY FOR RECORDING

Dou M  
COUNTY COMMISSIONER / ADMINISTRATOR

7/30/08  
DATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

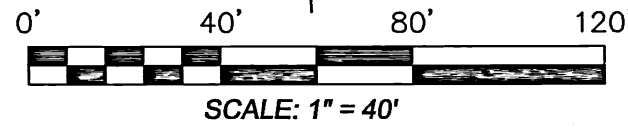
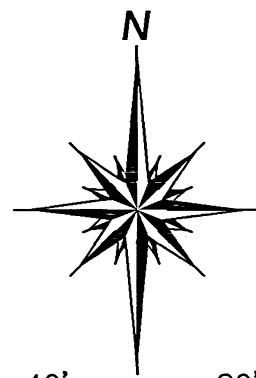
Charles R. Smith  
CHARLES R. SMITH, P.L.S. 2854



		<b>TIMBERLINE LAND SURVEYING, INC.</b> LAND SURVEYING-WATER RIGHTS KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S. CELL: 541-944-6692 CELL: 541-778-6629 P.O. BOX 3064 CENTRAL POINT, OREGON 97502 PHONE: (541) 664-7510 FAX: (541) 664-7863	
		JOB #: 06-026 DATE: 04-09-08 DRAWN BY: CRS	PREPARED FOR: <b>MAGEE LIVING TRUST</b> 3037 COKER BUTTE ROAD MEDFORD, OR. 97504
CHECKED BY: KKB	FILE NAME: I2006IPROJ06-026MAGEE.DWG	SHEET 1 of 2	

# Kestral Meadows

LOCATED WITHIN  
 THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 SOUTH,  
 RANGE 1 WEST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON



**EASEMENT NOTES**

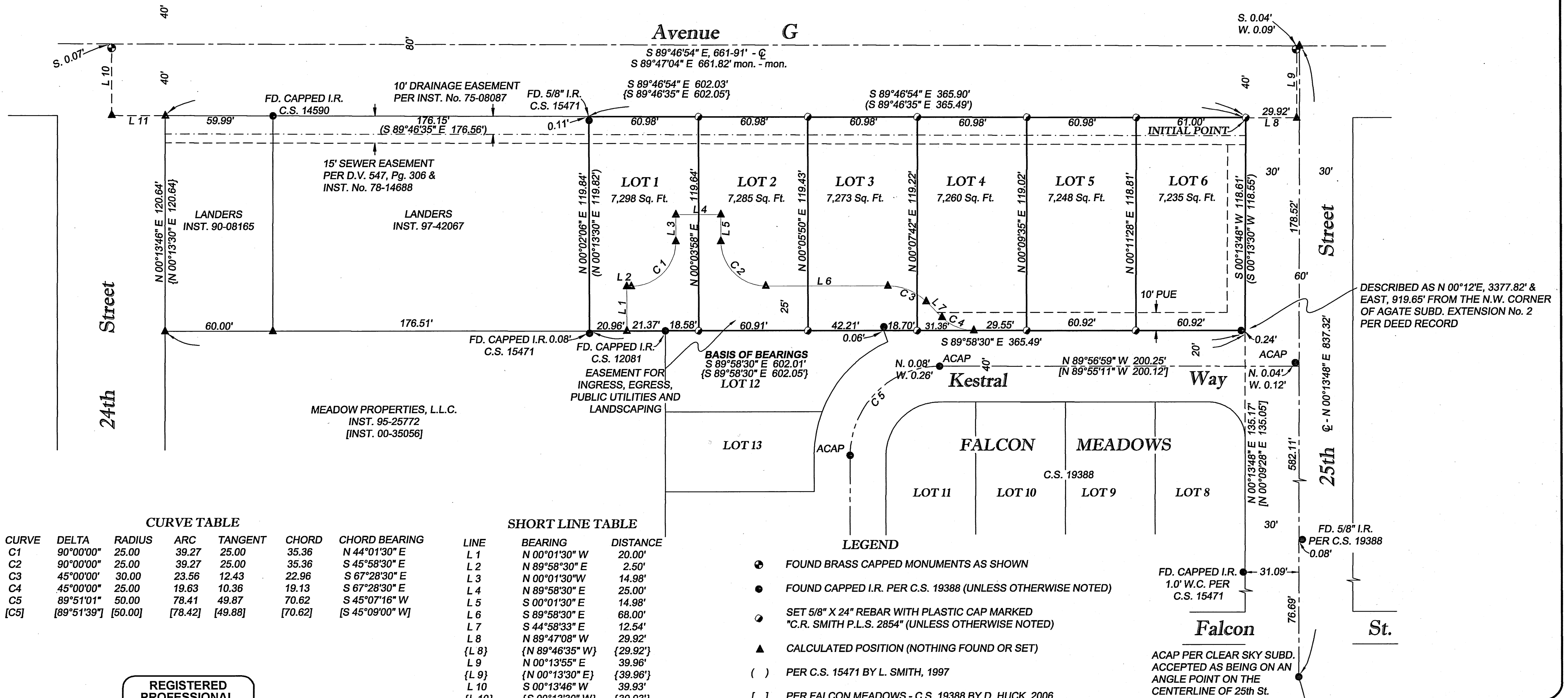
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND CONDITIONS RETAINED BY THE U.S.A. PER DEED VOLUME 325, PAGE 83, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THIS PROPERTY IS SUBJECT TO AN EASEMENT TO PACIFICORP, dba PACIFIC POWER & LIGHT AS DESCRIBED IN JACKSON COUNTY INSTRUMENT No. 93-17582 AND FALLS WITHIN THE 10 FOOT P.U.E. ON AVENUE G AND 25th STREET.

THIS PROPERTY IS SUBJECT TO A GRANT OF RIGHT-OF-WAY AS RECORDED IN JACKSON COUNTY DEED VOLUME 542, PAGE 369 TO PACIFIC POWER & LIGHT COMPANY AND IS NOT LOCATABLE.

THIS PROPERTY IS SUBJECT TO A GRANT OF RIGHT-OF-WAY AS RECORDED IN JACKSON COUNTY DEED VOLUME 447, PAGE 461 TO CALIFORNIA OREGON POWER COMPANY AND IS NOT LOCATABLE.

**RECEIVED**  
 Date 7-30-08 By CS  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	N 44°01'30" E
C2	90°00'00"	25.00	39.27	25.00	35.36	S 45°58'30" E
C3	45°00'00"	30.00	23.56	12.43	22.96	S 67°28'30" E
C4	45°00'00"	25.00	19.63	10.36	19.13	S 67°28'30" E
C5	89°51'01"	50.00	78.41	49.87	70.62	S 45°07'16" W
[C5]	[89°51'39"]	[50.00]	[78.42]	[49.88]	[70.62]	[S 45°09'00" W]

**SHORT LINE TABLE**

LINE	BEARING	DISTANCE
L 1	N 00°01'30" W	20.00'
L 2	N 89°58'30" E	2.50'
L 3	N 00°01'30" W	14.98'
L 4	N 89°58'30" E	25.00'
L 5	S 00°01'30" E	14.98'
L 6	S 89°58'30" E	68.00'
L 7	S 44°58'33" E	12.54'
L 8	N 89°47'08" W	29.92'
{L 8}	{N 89°46'35" W}	{29.92'}
L 9	N 00°13'55" E	39.96'
{L 9}	{N 00°13'30" E}	{39.96'}
L 10	S 00°13'46" W	39.93'
{L 10}	{S 00°13'30" W}	{39.93'}
L 11	S 89°46'19" E	29.87'
{L 11}	{S 89°46'35" E}	{29.87'}

**LEGEND**

- FOUND BRASS CAPPED MONUMENTS AS SHOWN
- FOUND CAPPED I.R. PER C.S. 19388 (UNLESS OTHERWISE NOTED)
- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "C.R. SMITH P.L.S. 2854" (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POSITION (NOTHING FOUND OR SET)
- ( ) PER C.S. 15471 BY L. SMITH, 1997
- [ ] PER FALCON MEADOWS - C.S. 19388 BY D. HUCK, 2006
- { } PER C.S. 14590 BY G. KAISER, 1995
- C.S. JACKSON COUNTY SURVEYOR RECORDED MAP No.
- I.R. IRON ROD
- ACAP ALUMINUM CAP PER C.S. 19388

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
 OREGON  
 JANUARY 20, 1998  
 CHARLES R. SMITH  
 2854  
 EXPIRES: JUNE 30, 2008

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL  
  
 CHARLES R. SMITH, P.L.S. 2854

**TIMBERLINE LAND SURVEYING, INC.**  
 LAND SURVEYING-WATER RIGHTS  
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 DRAWN BY: CRS  
 CHECKED BY: KKB FILE NAME: X:\SURVEY\2006\PROJ\06-026\MAGEE.DWG SHEET 2 OF 2