

# IKES ADDITION

A subdivision being located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

Pear Valley, Inc. / Irving Eisenstein Trust  
8621 McLaughlin Drive  
Central Point, OR. 97502

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that PEAR VALLEY, INC., as to an undivided 50% interest and IRVING EISENSTEIN, Trustee of the Irving Eisenstein Trust, UTAD March 14, 2000, as to an undivided 50% interest, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants have caused this tract of land to be surveyed and platted into Lots and easements, as depicted hereon, and hereby designate this subdivision as IKES ADDITION, to the City of Medford. Declarants hereby dedicate to the City of Medford a 4-foot right of way dedication for public street purposes. Declarants hereby dedicate, for public use, those areas portrayed hereon as Public Utility Easements. Declarants hereby create for the use and benefit of Lots 2 thru 7, those Private Storm Drain Easements being over, through and across said Lots 2 thru 7, as depicted hereon. Declarants hereby create those areas depicted hereon as Ingress and Egress, and Utility Easements across Lots 2 and 3 for the use and benefit of Lots 2 and 3, across Lots 4 and 5 for the use and benefit of Lots 4 and 5, and across Lots 6 and 7 for the use and benefit of Lots 6 and 7. IKES ADDITION is subject to the JOINT MAINTENANCE AGREEMENT as set forth in Instrument Number 2009-048361, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 30<sup>th</sup> day of November, 2009.

Clyde Severson  
Clyde Severson, Registered Agent  
Pear Valley, Inc.

Irving Eisenstein, Trustee  
Irving Eisenstein, Trustee  
Irving Eisenstein Trust

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Clyde Severson, known to me as a Registered Agent of Pear Valley, Inc., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 30<sup>th</sup> day of November, 2009.

Before me:  
Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 421242  
MY COMMISSION EXPIRES: Oct. 30, 2011

IN WITNESS WHEREOF, signed this \_\_\_ day of \_\_\_, 2009.

~~Clyde Severson, Registered Agent  
Pear Valley, Inc.~~

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Irving Eisenstein, known to me as Trustee of the Irving Eisenstein Trust, UTAD March 14, 2000, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 25<sup>th</sup> day of November, 2009.

Before me:  
Cory Neathamer  
Cory Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 435450  
MY COMMISSION EXPIRES: 1/06/2013

IN WITNESS WHEREOF, signed this 25<sup>th</sup> day of November, 2009.

Irving Eisenstein, Trustee  
Irving Eisenstein, Trustee  
Irving Eisenstein Trust

## SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, and as described in Instrument Number 2007-045455, as modified by Instrument Number 2009-035035, both of the Official Records of Jackson County, Oregon, as now surveyed and more particularly described as follows:

Commencing at a point on the south line of Donation Land Claim No. 84; Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon, said point being, North 89°57'33" West, 1320.00 feet of the southeast corner of said Claim; thence continue along said south line, North 89°57'33" West, 780.00 feet to a point; thence North 00°00'00" East, 30.00 feet to a point on the north line of that tract conveyed for public road purposes to Jackson County, Oregon, in Volume 448, Page 159, Jackson County, Oregon, Deed Records, and the True Point of Beginning; thence continue North 00°00'00" East, 120.00 feet to a point on the north line of premises described in Volume 438, Page 369, said Deed Records; thence North 89°57'33" West, along said north line, 561.30 feet to the west line of Donation Land Claim No. 84; thence South 00°07'16" West, along said Donation Land Claim line, 120.00 feet, thence South 89°57'33" East, along said north line of said tract described in Volume 448, Page 159 of Jackson County, Oregon, Deed Records; 561.55 feet to the True Point of Beginning.

Robert V. Neathamer  
Surveyor

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-08-012).

PROCEDURE: Utilizing a Trimble 5600 and S6 robotic instruments, Trimble 5700 Global Positioning System (GPS) and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instrument Number 2007-045455 of the Official Records of Jackson County, Oregon; Diamond Village Subdivision, Unit No. 1 (recorded September 3, 1993, in Volume 18 of Plats at Page 28 of the Records of Jackson County, Oregon, and filed as Survey Number 13640 in the office of the Jackson County Surveyor), HANNAH COURT (recorded April 22, 2004, in Volume 30 of Plats at Page 23 of the Records of Jackson County, Oregon, and filed as Survey Number 18225 in the office of the Jackson County Surveyor), and Survey Number 9409 as filed in the office of the Jackson County Surveyor.

The basis of bearings were applied to the found monuments marking the northwest corner of DLC 82 and the southeast corner of DLC 84. Record widths were used to establish the right of way of Garfield Street. Established the east boundary per record distances and bearings from the southeast corner of DLC 84. Established the west boundary per record distance from the west line of DLC 84 utilizing the found monuments marking the southeast corner of DLC 87 and the southwest corner of DLC 84. The north boundary was then established per record distances from the northerly right of way of Garfield Street.

The interior lots were computed and the exterior boundary and lot corners were set as depicted hereon. The first monument of which was established on October 1, 2009.

## RELEASE

Premier West Bank, as holders of beneficiary interest under that certain Trust Deed recorded October 1, 2007 as Instrument Number 2007-045456, Official Records of Jackson County, Oregon, along with Assignment of leases and/or rents, including the terms and provisions thereof, recorded October 1, 2007, as Instrument Number 2007-045457, Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated for public use.

Signed this 30<sup>th</sup> day of November, 2009.

Wayne Thompson  
Wayne Thompson, Vice President  
Premier West Bank

I hereby certify that this is an exact copy of the original.  
Robert V. Neathamer  
Surveyor

## APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-08-012

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.

James E. Haber 12/30/09  
Planning Director Date

Examined and approved this 21<sup>st</sup> day of December, 2009.  
Louanna J. Barkow City Engineer  
[Signature] City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of December 31<sup>st</sup>, 2009.

Carel A. Juenson, Deputy Deputy  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 31<sup>st</sup> day of DECEMBER, 2009.

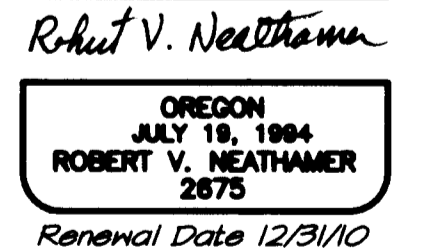
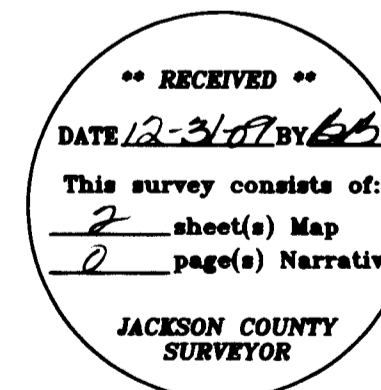
DAN ROSE Assessor  
William [Signature] Deputy

## RECORDING

FILED FOR RECORD THIS THE 31 DAY OF December, 2009 AT 12:39 O'CLOCK P.M. AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 22 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk  
Cheryl Averis Deputy

APPROVED FOR RECORDING: [Signature] 12/31/09  
County Commissioner/Administrator Date



PREPARED BY: Neathamer Surveying, Inc.  
3132 State St, Suite 100  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

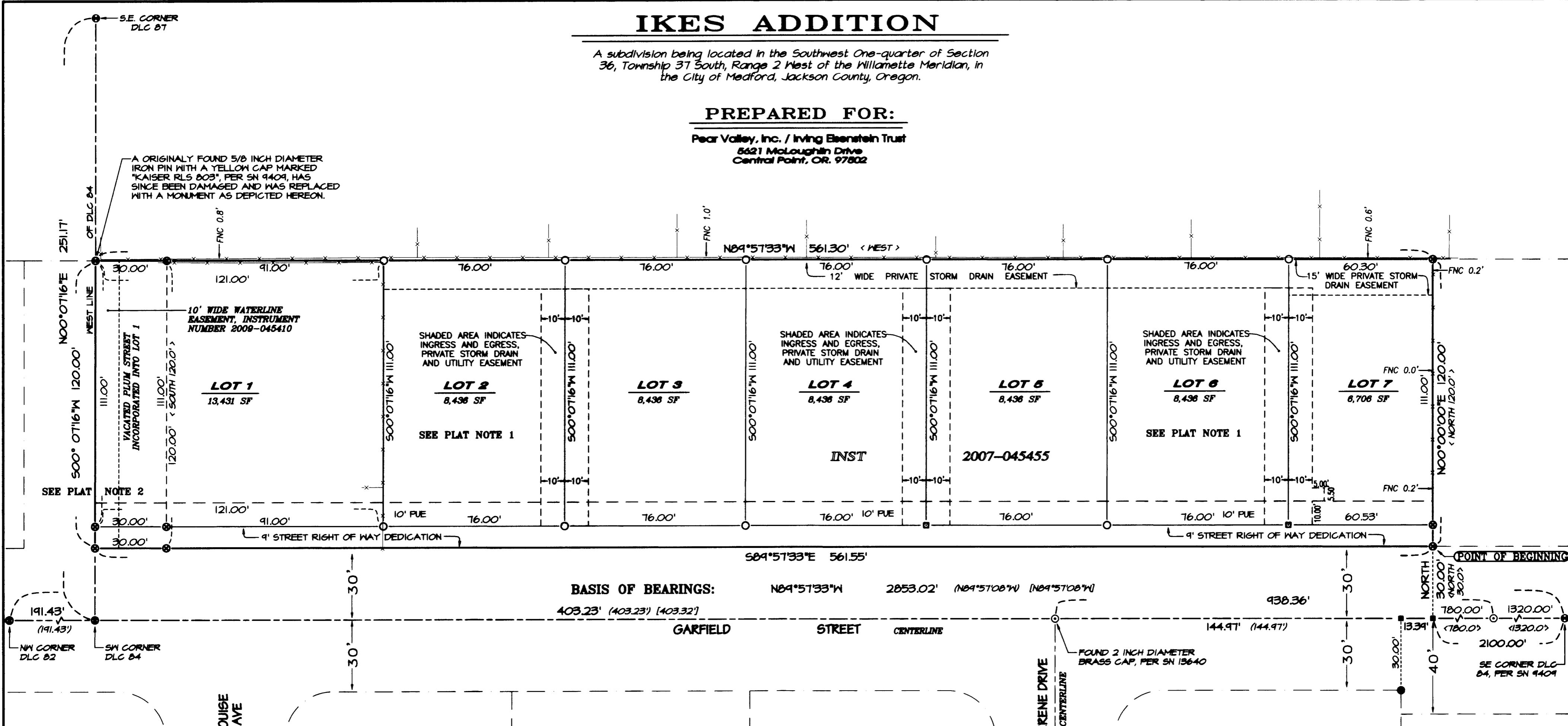
PLOT DATE: November 25, 2009 PROJECT NUMBER: 07095  
Sheet 1 of 2

# IKES ADDITION

A subdivision being located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

Pear Valley, Inc. / Irving Eisenstein Trust  
5621 McLoughlin Drive  
Central Point, OR. 97502



### BASIS OF BEARINGS:

$N89^{\circ}57'33''W$  2853.02' ( $N89^{\circ}57'00''W$ ) [ $N89^{\circ}57'00''W$ ]  
 $S89^{\circ}57'33''E$  561.55'  
 $403.23'$  ( $403.23'$ ) [ $403.32'$ ]  
**GARFIELD STREET CENTERLINE**  
 $144.97'$  ( $144.97'$ )  
 $938.36'$   
**CERENE DRIVE CENTERLINE**

### LEGEND:

- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 030 caliber shell casing, tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found iron axle with gear top, refer to SN 118.
- ⊙ Indicates a found 2 1/2" diameter Brass Cap marking the following DLC corners as noted hereon, refer to SN 18225, unless noted otherwise.
- ⊙ Indicates a found aluminum cap marked "CITY OF MEDFORD".
- Indicates a computed position, no monument found or set.
- ( ) Indicates record data per the plat of HANNAH COURT, SN 18225.
- [ ] Indicates record data per the plat of DIAMOND VILLAGE SUBDIVISION, UNIT NO. 1, SN 13640.
- < > Indicates record data per Instrument Number 2007-045455.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- INST Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.

- FUE Indicates a 10 foot wide public utility easement, being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- x— Indicates the centerline of an existing fence line.
- FNC 0.3'→ Indicates the distance and which side from the boundary line that the centerline of fence line is.

### PLAT NOTES:

- 1) Lots 2-6 shall be developed with two dwelling units per lot.
- 2) Plum Street vacated per Instrument Number 2004-035035, of the Official Records of Jackson County, Oregon.

I hereby certify that this is an exact copy of the original.  
*Robert V. Neathamer*  
 Surveyor

### TITLE NOTES:

IKES ADDITION is subject to the following matters of record as contained in the title report supplied for this subdivision:

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 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, as recorded in Volume 326, Page 183, and in Volume 461, Page 11, of the Deed Records of Jackson County, Oregon, in favor of Pacific Power and Light Company (exact location not given).

Building, land use, and set back restrictions, agreements, conditions and covenants, affecting the herein described property, as set forth in deeds recorded as Volume 547, Pages 451, 459 and 476, of the Deed Records of Jackson County, Oregon.

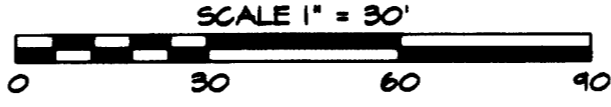
An easement for existing public utilities, including terms and provisions retained in Ordinance Number 2004-192, recorded as Instrument Number 2004-035035 of the Official Records of Jackson County, Oregon.

### BASIS OF SURVEY:

BASIS OF BEARINGS: Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the centerline of Garfield Street.

**PREPARED BY:** Neathamer Surveying, Inc.  
 3132 State St, Suite 100  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

**PLOT DATE:** November 25, 2009 **PROJECT NUMBER:** 07095  
 Sheet 2 of 2



**\*\* RECEIVED \*\***  
 DATE 12/31/09 BY *RB*  
 This survey consists of:  
 2 sheet(s) Map  
 8 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Robert V. Neathamer*

**OREGON**  
 JULY 19, 1904  
**ROBERT V. NEATHAMER**  
 2875  
 Renewal Date 12/31/10