

McANDREWS PLAZA CONDOMINIUMS, PHASE IV

LOCATED IN THE N.E. 1/4 SECTION 19, T. 37 S., R. 1 W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SHEET 2 OF 2 SHEETS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Verlyn Thomas

OREGON
MAY 13, 1966
VERLYN D THOMAS
505

This is to certify that this tracing is an exact copy of the original plat.

Verlyn Thomas
Surveyor

**** RECEIVED ****

Date 9/12/85 By jc

This survey consists of:
2 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

SCALE: 1" = 20'

LEGEND

- Lead plug and tack (record)
- 5/8" Iron Pin (record)
- ☐ Conc. Mon. with metal disc found.
- ≡ Existing Walls

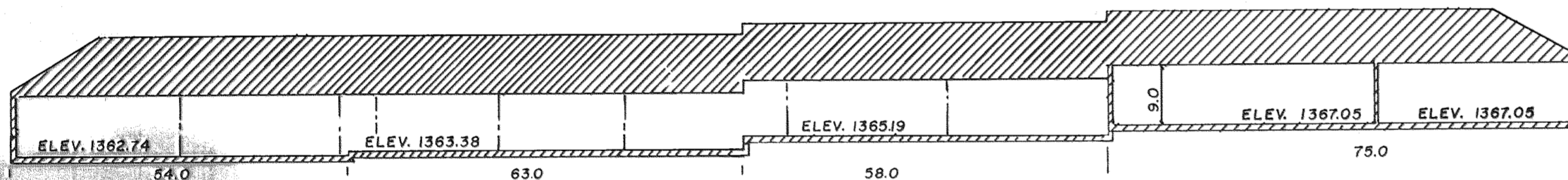
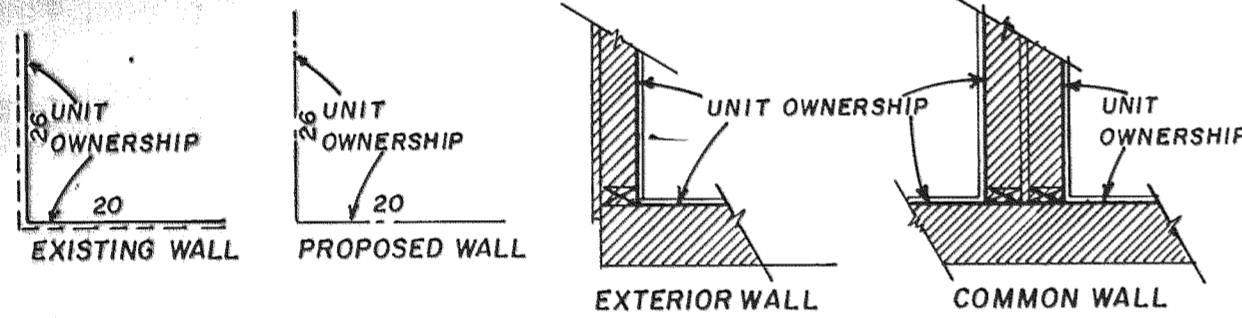
BASIS OF BEARINGS:
Survey No. 3565

VERTICAL CONTROL:
City of Medford Bench Mark No. A-103
Brass Disc, Elevation 1358.956,
Located in West curb Crater Lake Ave.,
S.W. Cor. Crater Lake Ave. &
McAndrews Road.

EAST McANDREWS ROAD

R=604.96
Δ 0°33'44"
L=6.936

INGRESS-EGRESS EASE.
O.R. 81-16340
SOUTH 78.76

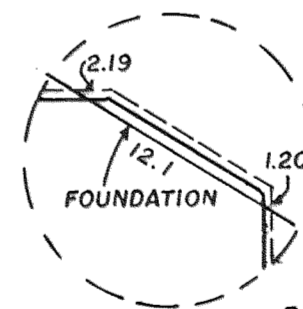


NOTES:

Distances shown between buildings and property lines are measured to outside of foundation.

No walls exist except where indicated, on May 21, 1985,

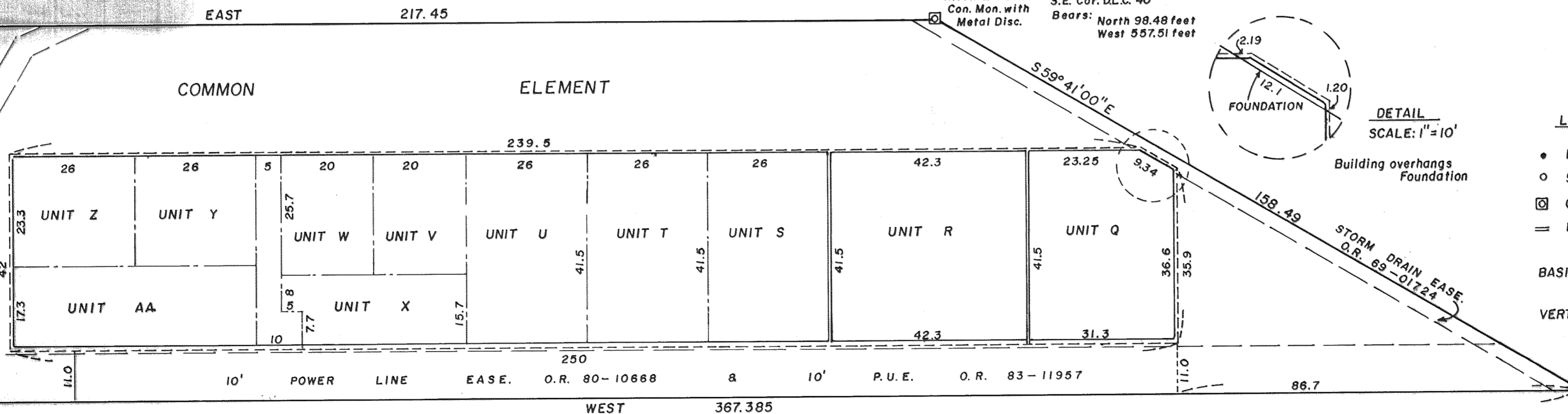
INITIAL POINT
Con. Mon. with
Metal Disc.
S.E. Cor. D.L.C. 40
Bears: North 98.48 feet
West 557.51 feet



DETAIL
SCALE: 1" = 10'

N 2° 39' 08" E
157.765

EASE.
APPROX. LOC. 10' POWERLINE
EASE.
O. R. 83-20807
SAN. SEWER
O. R. 68-06864



McANDREWS PLAZA CONDOMINIUMS, PHASE IV

LOCATED IN THE N.E. 1/4 SECTION 19, T. 37 S., R. 1 W., W. M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SHEET 1 OF 2 SHEETS

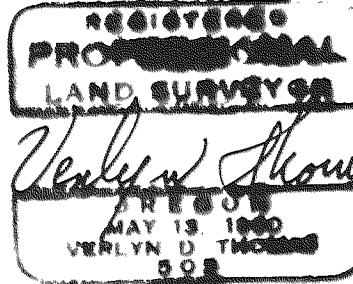
SURVEYOR'S CERTIFICATE:

STATE OF OREGON)
)ss
County of Jackson)

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

Beginning at a concrete monument with metal disc for the Initial Point of Beginning, from which the Southeast corner of Donation Land Claim No. 40, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, bears North, 98.48 feet and West, 557.51 feet; thence South 59° 41' 00" East, 158.49 feet; thence West 367.385 feet; thence North 2° 39' 08" East, 157.765 feet to the southerly boundary of East McAndrews Road; thence along said southerly boundary on the arc of a 604.96 foot radius curve to the left through a central angle of 0° 33' 44" (the chord of which arc bears North 78° 42' 07" East 5.936 feet) a distance of 5.936 feet; thence South, 78.76 feet; thence East, 217.45 feet to the Initial Point of Beginning.

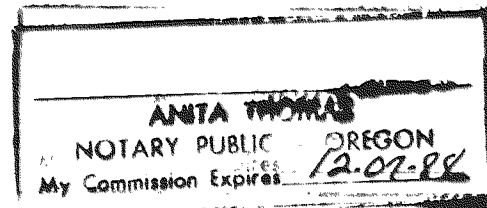
Verlyn Thomas
Surveyor



Subscribed and sworn to before me this 20th day of June, 1985.

Anita Thomas
Notary Public for Oregon

My Commission expires December 7, 1988.



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, That James K. Johnson, D.M.D., P.C. PENSION & PROFIT SHARING TRUSTS, and WHIT-LAW PROPERTIES, INC., an Oregon Corporation, doing business as McANDREWS PROPERTIES, do hereby make, establish and declare the annexed map to be a true and correct map of the land owned and laid out by us as McANDREWS PLAZA CONDOMINIUMS, PHASE IV, said land being more particularly described in the Surveyor's Certificate, hereunto annexed, and we hereby commit said land to the operation of the condominium law as set forth in Chapter 94 of the Oregon Revised Statutes.

IN WITNESS WHEREOF, We have set our hands and seals this 19th day of July, 1985.

James K. Johnson
James K. Johnson (Trustee) D.M.D.
P.C. PENSION & PROFIT SHARING TRUSTS

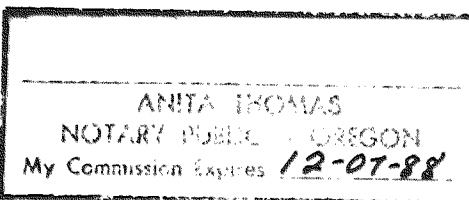
Gary T. Whittle
Gary T. Whittle, President
WHIT-LAW PROPERTIES, INC.

STATE OF OREGON)
)ss
County of Jackson)

Personally appeared the above named James K. Johnson, Trustee of James K. Johnson, D.M.D., P.C. PENSION & PROFIT SHARING TRUSTS, and Gary T. Whittle, President, of WHIT-LAW PROPERTIES, INC., and acknowledged the foregoing instrument to be their voluntary act and deed.

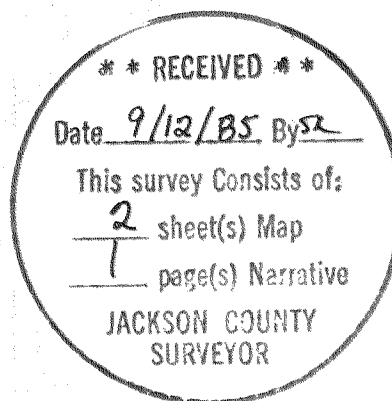
Before me: Anita Thomas
Notary Public for Oregon

My Commission expires: December 7, 1988.



I, Verlyn Thomas, a Registered Land Surveyor of the State of Oregon, certify that the plat fully and accurately depicts the boundaries of the units and floors of the buildings constructed in McANDREWS PLAZA CONDOMINIUMS, PHASE IV. Said depicted units and buildings were completed on the 21 day of May, 1985.

Verlyn Thomas
Surveyor



APPROVALS:

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of June 27, 1985, the above plat is hereby approved by the Medford Planning Commission. Dated this 27th day of June, 1985.

Quirk Thompson
President

[Signature]
Secretary

Examined and approved this 17th day of July, 1985.

Don Walk
City Engineer

Boyd McBeth
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of July 31, 1985.

Michael H. Cherry
Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of Sept 12, 1985.

Gary Tadlock
Tax Collector

For order of the County Court approving this plat see Volume _____ page _____ of County Commissioner's Journal of Proceedings.

By: _____ Deputy _____ County Clerk

Filed for record this 12 day of September, 1985, at 2:51 O'Clock P m., and recorded in Volume 15 of Plats on page 43 of Records of Jackson County, Oregon.

By: Walter Bala Deputy Kathleen S. Beckett County Clerk

This is to certify that this tracing is an exact copy of the original plat.

Verlyn Thomas
Surveyor

SURVEY NO. 10363

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

FOR: McAndrews Properties
1150 Crater Lake Avenue
Medford, Oregon

PURPOSE: To survey and plat a parcel of land as the fourth
phase of an office condominium complex to be known
as McAndrews Plaza Condominiums, Phase IV.

PROCEDURE: All outside boundaries of this phase have previously
been surveyed and monumented by Survey Nos. 6130, 9772,
and 9948 and 9947.

37-1W-19AD T. L. 504

