



**SUN RIDGE ESTATES SUBDIVISION
PHASE II**
A PLANNED UNIT DEVELOPMENT
Located in
NE 1/4 of SEC. 25, T.37S., R.1W, W.M., JACKSON COUNTY, OREGON
(80 - 38 - SP)

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson) ss.
I, Dennis N. Hoffbuhr, a duly Registered Surveyor of the State of Oregon, being first duly sworn, 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

Commencing at the brass disc monumenting the Northeast corner of Section 25 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence, along the north boundary of said Section 25, North 89°45'12" West (record West) 100.00 feet to a brass disc monument set in concrete for the INITIAL POINT OF BEGINNING; thence, continuing along said north boundary of Section 25, North 89°45'12" West 1469.95 feet to the northeast corner of Lot A of Sun Ridge Estates Subdivision, Phase I, according to the official plat thereof now of record in Jackson County, Oregon; thence South, along the east boundary of said Lot A, 75.00 feet; thence South, along the east boundary of said Lot A, 75.00 feet; thence South 420.00 feet; thence South 41°48'52" West 103.13 feet; thence South 560.00 feet; thence East 333.40 feet; thence along the arc of a nontangent 1025.00 foot radius curve to the left (the long chord to which bears South 06°23'21" East 40.25 feet) a distance of 40.25 feet; thence West 441.48 feet; thence, leaving the boundary of said Lot A and continuing along the boundary of said Sun Ridge Estates Subdivision, Phase I, South 245.44 feet; thence South 85°13'49" West 96.58 feet to a point on the northeasterly right of way boundary of Hillcrest Road (County road); thence along said right of way boundary, along the arc of a nontangent 439.26 foot radius curve to the right (the long chord to which bears South 60°57'20" East 322.29 feet) a distance of 330.00 feet; thence South 39°26'00" East 172.30 feet; thence leaving said right of way boundary South 83°32'00" East 232.37 feet; thence South 04°03'51" East 88.04 feet; thence along the arc of a 325.00 foot radius curve to the left (the long chord to which bears South 18°12'26" East 158.82 feet) a distance of 160.45 feet; thence South 32°21'02" East 160.48 feet; thence North 57°38'58" East 50.00 feet; thence North 32°21'02" West 160.48 feet; thence along the arc of a 275.00 foot radius curve to the right (the long chord to which bears North 18°12'26" West 134.39 feet) a distance of 135.76 feet; thence North 04°03'51" West 291.51 feet; thence along the arc of a 1025.00 foot radius curve to the left (the long chord to which bears North 09°11'22" West 183.13 feet) a distance of 183.38 feet; thence North 14°18'52" West 77.29 feet; thence along the arc of a 975.00 foot radius curve to the right (the long chord to which bears North 12°53'49" West 48.24 feet) a distance of 48.25 feet; thence East 880.91 feet; thence, leaving the boundary of said Sun Ridge Estates Subdivision, Phase I, North 11°56'32" East 1252.65 feet to the point of beginning.

Subscribed and sworn to before me this
12th day of December, 1985.

Cheryl A. Jensen
CHERYL A. JENSEN
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dennis N. Hoffbuhr
DENNIS N. HOFFBUHR
1640

Examined and approved by the Jackson County Department of Planning and Development this 30 day of April, 1986.
By: *Robert Capp*
Planning Director

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this the 9th day of May 15, 1986 at 2:48 P.M. and recorded in Volume _____ of plats at page 55 of Records of Jackson County, Oregon.

Ruby A. Poling
Ruby A. Poling
Deputy
Kathleen S. Beckett
Kathleen S. Beckett
County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Laurel Crest Properties, Inc., an Oregon corporation, Robert C. Robertson and Joyce Robertson, husband and wife, and Robert B. Jacobson and Yvonne Jacobson, husband and wife, are the owners in fee simple of the land herein described and that we have subdivided the same into lots and streets as shown hereon and the number of the lots and the lengths and bearings of all lines are plainly set forth and that this plat is a correct representation of the said subdivision. All public utility easements shown are hereby dedicated for public use without reservation. The dedicated way shown hereon is hereby dedicated to the public without reservation. We hereby designate said subdivision as SUN RIDGE ESTATES SUBDIVISION, PHASE II.

Robert C. Robertson
Robert C. Robertson
Joyce Robertson
Joyce Robertson
Robert B. Jacobson
Robert B. Jacobson
Yvonne M. Jacobson
Yvonne Jacobson
Laurel Crest Properties, Inc.:
Robert C. Robertson
Robert C. Robertson, Pres.
Robert B. Jacobson
Robert B. Jacobson, Secy

STATE OF OREGON)
County of Jackson) ss.

On this the 23 day of December, 1985, personally appeared Robert C. Robertson and Joyce Robertson, husband and wife, and Robert B. Jacobson and Yvonne Jacobson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Barbara J. Peniston
BARBARA J. PENISTON
NOTARY PUBLIC - OREGON
My Commission Expires 4-22-87

STATE OF OREGON)
County of Jackson) ss.

On this the 23 day of December, 1985, before me appeared Robert C. Robertson and Robert B. Jacobson, both to me personally known, who being duly sworn did say that he, the said Robert C. Robertson, is the President and that he, the said Robert B. Jacobson, is the Secretary of Laurel Crest Properties, Inc., the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and Robert C. Robertson and Robert B. Jacobson acknowledge said instrument to be the free act and deed of said Corporation.

Before me:
Barbara J. Peniston
BARBARA J. PENISTON
NOTARY PUBLIC - OREGON
My Commission Expires 4-22-87

Examined and approved this 20 day of Feb, 1986.
Edward A. McQuay
Jackson County Surveyor

Examined and approved as required by O.R.S. 92.100 as of May 7, 1986, 1986.

Ray Hooley
Director of Assessment and Taxation
Carlene M. Manassis
Tax Collector

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of May 9, 1986.

I certify this plat to be an exact photocopy of the original.
Dennis N. Hoffbuhr
SURVEYOR

** RECEIVED **
Date 5/9/86 By *sk*
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR and ASSOCIATES, INC.
219 NORTH OAKDALE MEDFORD, OREGON

BY: Dennis Hoffbuhr RPLS No. 1640
SCALE: 1"=200' OCTOBER 30, 1985
BEARING BASE: Survey No. 6409

LEGEND

- = Set 5/8"x24" iron pin w/plastic cap marked "D. HOFFBUHR LS 1640"
- = Set 5/8"x30" iron pin w/plastic cap marked "D. HOFFBUHR LS 1640"
- = Found 5/8" iron pin
- ⊙ = Found Jackson County brass disk
- ⊗ = Set 2"x36" steel pipe with 2 1/2" brass disk marked "INITIAL POINT"
- = Centerline of 20' wide powerline easement Vol 323/pg 293 & Vol 536/pg 518 Deed Rec. Also, centerline of 20' wide PUE, as defined below.
- PUE = Easement for public utilities, waterlines, drainage, and cable television.
- P.P.R. Easement = perpetual protective restrictive easement, 100 ft. in radius around well, for water related items according to Oregon State Health Division regulations

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	CHORD
1	2°15'00"	1025.00'	40.25'	40.25'
2	43°02'40"	439.26'	330.00'	322.29'
3	28°17'11"	325.00'	160.45'	158.82'
4	28°17'11"	275.00'	135.76'	134.39'
5	10°15'01"	1025.00'	103.38'	103.13'
6	2°50'07"	975.00'	48.25'	48.24'
7	10°15'01"	975.00'	174.43'	174.20'
8	6°48'02"	1025.00'	121.66'	121.59'
9	2°59'02"	975.00'	50.78'	50.77'
10	5°31'14"	975.00'	93.94'	93.91'
11	2°17'20"	1025.00'	40.25'	40.95'
12	42°58'30"	275.00'	206.27'	201.46'
13	42°58'30"	225.00'	168.75'	164.03'
14	40°00'00"	100.00'	69.81'	68.40'
15	40°00'00"	150.00'	104.72'	102.61'
16	90°00'00"	100.00'	157.00'	141.42'
17	47°49'58"	150.00'	125.23'	121.62'
18	9°35'39"	150.00'	25.12'	25.09'
19	32°34'24"	150.00'	85.28'	84.13'
20	49°59'41"	50.00'	17.45'	16.90'
21	49°59'41"	50.00'	43.63'	42.26'
22	78°27'47"	50.00'	68.47'	63.25'
23	23°04'26"	50.00'	20.14'	20.00'

SURVEY NO. 10552

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Laurel Crest Properties, Inc.
6351 Hillcrest Road
Medford, Oregon 97504

DATE: January 15, 1986

LOCATION: Northeast quarter of Section 25, Township 37
South, Range 1 West of the Willamette Meridian,
Jackson County, Oregon

PURPOSE: Subdivision development: SUN RIDGE ESTATES,
PHASE II, to comply with specifications set forth
in Jackson County File No. 80-38-SP.

PROCEDURE: The boundary of the northeast quarter of Section 25
was determined on the previous survey by this office
of Sun Ridge Estates, Phase I. This is a
continuation of that survey.

**** RECEIVED ****
Date 5/9/86 By SK
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 14, 1978
DENNIS N. HOFFBUHR
1640

Dennis N. Hoffbuhr
Hoffbuhr & Associates, Inc.
219 North Oakdale Avenue
Medford, Oregon 97502

[76-034]