

PIERCE HEIGHTS UNIT NO. 1 A PLANNED UNIT DEVELOPMENT

LOCATED IN
S.W. 1/4 of S.W. 1/4 of SECTION 21, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

(LDS-87-15)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Archie C. Pierce and Helen High Pierce, trustees, and Leonard John Pierce and Marianne Pierce, husband and wife, are the owners in fee simple of the land hereon described and that we have subdivided the same into lots as shown hereon, and the number of the lots and lengths and bearings of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all easements as shown hereon, and we do hereby designate said subdivision as PIERCE HEIGHTS - UNIT NO. 1.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of September 1988

Archie C. Pierce Helen High Pierce Leonard John Pierce Marianne Pierce
Archie C. Pierce (Trustee) Helen High Pierce (Trustee) Leonard John Pierce Marianne Pierce

STATE OF OREGON)
County of Jackson) ss. Date September 28, 1988

Personally appeared the above named Archie C. Pierce, Helen High Pierce, Leonard John Pierce and Marianne Pierce and acknowledged the foregoing to be their voluntary act and deed.

Before me:
Cheryl A. Drins
CHERYL A. DRINS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-89

SURVEYOR'S CERTIFICATE

I, Douglas C. McMahan, 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 property 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 Southwest corner of Section 21, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 89° 33' 15" East, along the South line of said Section 21, 444.16 feet; thence North 0° 00' 40" East 30.00 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue North 0° 00' 40" East 593.53 feet, to a 5/8 inch iron pin set on the South line of that tract described as Parcel I in Jackson County Instrument No. 76-23157; thence, along said South line and its Easterly projection, South 89° 55' 40" East 187.77 feet to a 5/8 inch iron pin set on the West line of Country Park Lane Subdivision, according to the Official Plat thereof, now of record; thence South 0° 07' 17" East (Record South 0° 41' 27" East), along said West line, 55.79 feet to the Southwest corner thereof; thence North 89° 46' 25" East 11.10 feet to the Northwest corner of Oak Hill Subdivision, according to the Official Plat thereof, now of record; thence South 0° 00' 40" West, along the West line of said Oak Hill Subdivision, 539.10 feet to the Southwest corner thereof; thence North 89° 33' 15" West 199.00 feet to the point of beginning.

Subscribed and sworn to before me this 8th day of September, 1988.

Cheryl A. Drins
CHERYL A. DRINS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-89

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

I certify that, pursuant to authority granted to us by the Medford Planning Commission in open meeting of Sept 8, 1988, the above plat is hereby approved by the Medford Planning Commission. Dated this 8th day of Sept, 1988.

Richard E. Bradonati
President
James M. Einfeld
Secretary

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

Walter Cole
deputy
Kathleen J. Beckett
County Clerk

Filed for record this the 29 day of November, 1988 at 1:10 o'clock P.M. and recorded in Volume 16 of Plats at page 7 of Records of Jackson County, Oregon.

Walter Cole
Deputy
Kathleen J. Beckett
County Clerk

Examined and approved by the Medford Irrigation District in regular session this 7th day of June, 1988.

Richard Payne
President
Reni Whitehead
Secretary

Examined and approved this 17th day of August, 1988.

Douglas C. McMahan
City Surveyor
Don Walk
City Engineer

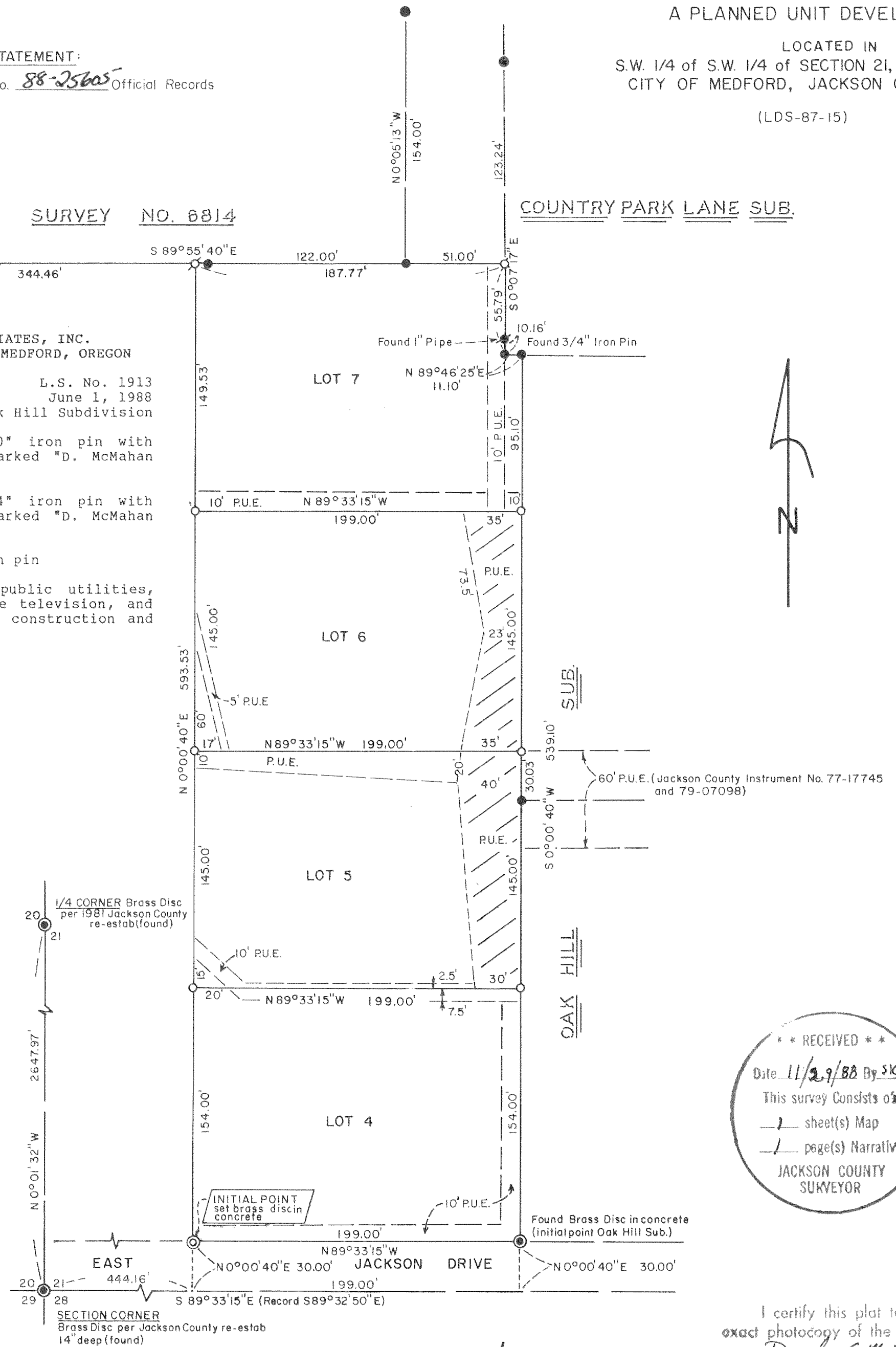
WATER RIGHT STATEMENT:
Instrument No. 88-2565 Official Records

SURVEY NO. 8814

COUNTRY PARK LANE SUB.

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE MEDFORD, OREGON
BY: Douglas C. McMahan L.S. No. 1913
SCALE: 1" = 60' June 1, 1988
BEARING BASE: Oak Hill Subdivision
○ = Set 5/8" x 30" iron pin with plastic cap marked "D. McMahan LS 1913"
○ = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
● = Found 5/8" iron pin
P.U.E. = Easement for public utilities, drainage, cable television, and sanitary sewer construction and maintenance (87-031)

Access Easement



** RECEIVED **
Date 11/29/88 By SK
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be a
exact photocopy of the original
Douglas C. McMahan
SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of Nov. 16, 1988.
Tim Burchfield
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of 11/16, 1988.
Carlene M. Manama
Tax Collector

SURVEY NO. 11393

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Archie C. Pierce
99 Pierce Heights
Medford, Oregon 97504

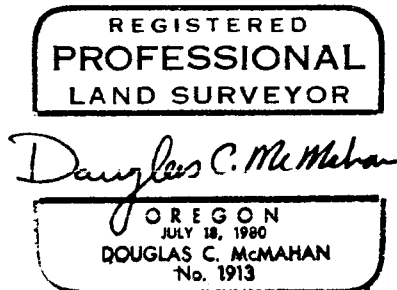
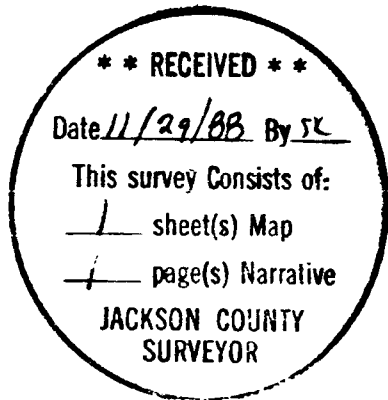
LOCATION: Southwest one-quarter (1/4) of Southwest one-quarter (1/4) of Section 21, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare a plat for subdivision into four lots the parcel as shown on the attached plat of Pierce Heights, Unit No. 1, as per the client's request.

PROCEDURE: Utilizing found monumentation established for Recorded Survey No. 6814 and control established by this office for Country Park Lane Subdivision and Oak Hill Subdivision, I established monuments as shown on the attached plat.

Basis of Bearing: West line of Oak Hill Subdivision

June 1, 1988



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale
Medford, Oregon 97501