

WATERFORD COURT SUBDIVISION

LOCATED IN
S.E. 1/4 of SEC. 8, T.37S, R.1W, WM,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that INDEPENDENT INVESTMENTS, INC., an Oregon Corporation, is the owner in fee simple of the lands hereon described, and that we have subdivided the same into lots and blocks as shown hereon, and the number and size of the lots and lengths of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use all streets shown hereon, together with all easements as shown hereon, and we do hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a street plug. By its approval of this plat, the said City undertakes that at its discretion, it will deed the street plug for street purposes. We do hereby designate said subdivision as WATERFORD COURT SUBDIVISION.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of JUNE, 1989.

Gerald A. Schatz
Gerald A. Schatz, President

Nettie J. Schatz
Nettie J. Schatz, Secretary-Treasurer

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named Gerald A. Schatz, President, and Nettie J. Schatz, Secretary-Treasurer, of INDEPENDENT INVESTMENTS, INC., an Oregon Corporation, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-89

We, CRATER BANK the undersigned beneficiaries of a certain Trust Deed recorded JUNE 21, 1989, as Instrument No. 89-13134, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use (and any property granted to the City of Medford in fee simple and designated as a non-access strip).

Signed this 6 day of July, 1989.

Raymond G. Doren v.p.

The foregoing instrument was acknowledged before me this 6th day of JULY, 1989.

Cheryl A. Ferns
Notary Public, State of Oregon

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-89

I certify that pursuant to authority granted in Ordinance No. 5786 this plat is hereby approved.

Medford City Planning

James M. Evershed
Planning Director

Date July 24, 1989

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

Martha Baker
Deputy

Kathleen J. Beckett
County Clerk

Filed for record this the 3rd day of August, 1989 at 9:08 o'clock A. and recorded in Volume 110 of Plats at page 34 of Records of Jackson County, Oregon.

Martha Baker
Deputy

Kathleen J. Beckett
County Clerk

SURVEYOR'S CERTIFICATE:

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Land 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 one-quarter (1/4) corner to Sections 8 and 17 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 00° 07' 00" West, along the North and South center line of said Section 8, a distance of 60.00 feet to the Northerly right-of-way line of Delta Waters Road; thence South 89° 54' 00" East, along said Northerly right-of-way line, 1735.05 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence North 00° 08' 00" East 720.57 feet (Record North 00° 07' 40" East 720.50 feet) to a 3/4 inch iron pipe; thence South 87° 06' 30" East 306.38 feet (Record South 87° 06' 40" East 306.35 feet) to a 5/8 inch iron pin; thence South 00° 08' 09" West 705.65 feet (Record South 00° 07' 40" West 705.56 feet) to a point on the aforementioned Northerly right-of-way line of Delta Waters Road, said point marked with a 5/8 inch iron pin; thence North 89° 54' 00" West, along said Northerly right-of-way line, 306.00 feet to the initial point of beginning.

Douglas C. McMahan
Surveyor

Subscribed and sworn to before me this 12th of JUNE, 1989.

Cheryl A. Ferns
12-23-89

Examined and approved by the Medford Irrigation District in regular session this 11th day of July, 1989.
Ed Evershed President
Rene Whitehead Secretary

Examined and approved this 13th day of July, 1989.
Paul D. Lewis City Surveyor
Don Walk City Engineer

Examined and approved as required by O.R.S. 92.100 as of 26 July, 1989.
Stewart Swift DEPUTY
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of July 26, 1989.
Carlson M. Manawan
Tax Collector

WATER RIGHTS STATEMENT:
Instrument No. 89-16761 Official Records

All monuments will be set or reset no later than Oct. 1, 1989.

Douglas C. McMahan
Surveyor

All monuments are now set or reset, see Document No. 97-02664 of Official Records this 17th day of March, 1992.

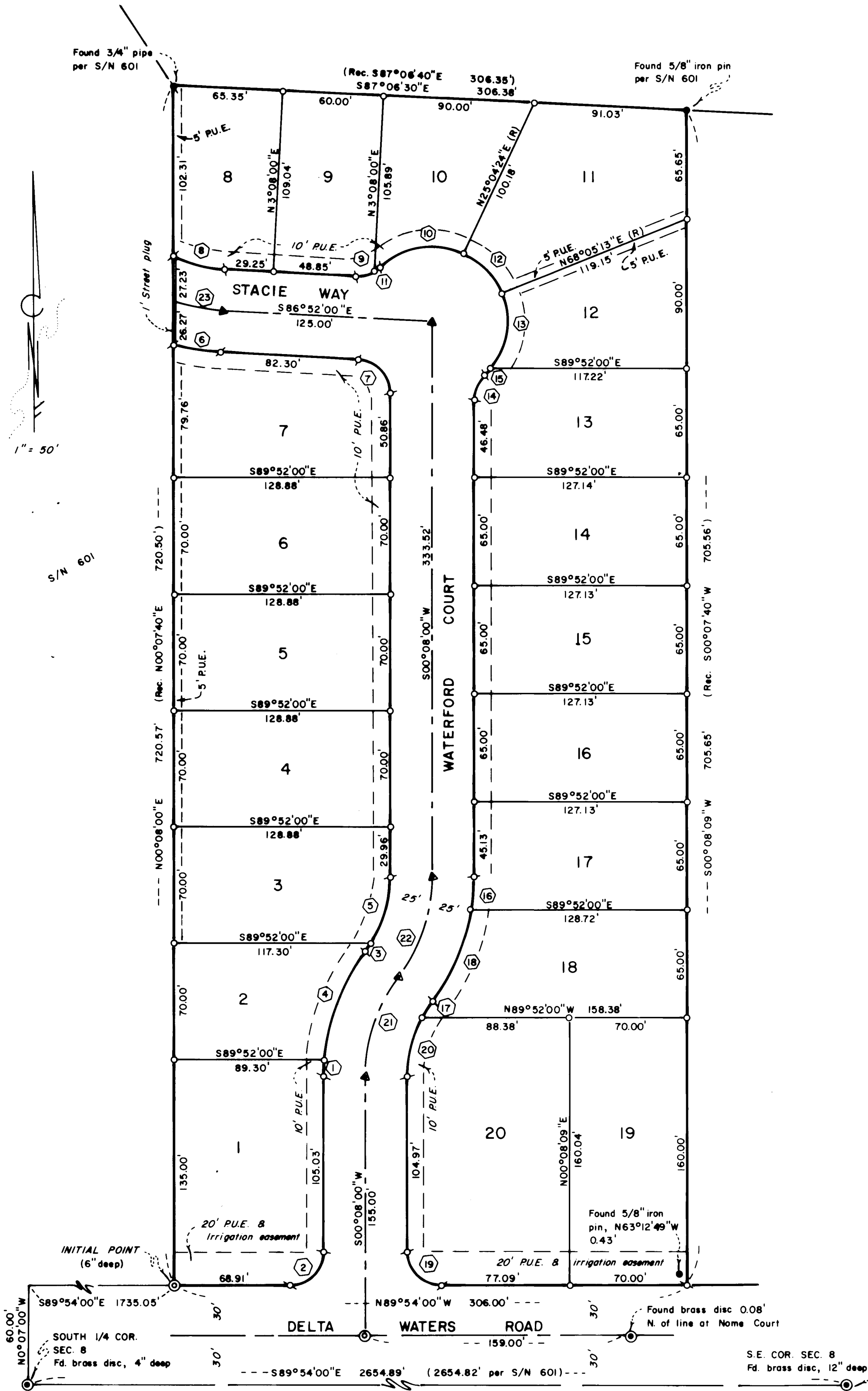
I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

** RECEIVED **
Date 8/3/89 BY BYR
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PROFESSIONAL
Douglas C. McMahan
DOUGLAS C. McMahan
No. 1913

WATERFORD COURT SUBDIVISION

LOCATED IN
S.E. 1/4 of SEC. 8, T.37S., R.1W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
1	4°33'28"	125.00'	9.94'	9.94'
2	89°58'00"	20.00'	31.40'	19.99'
3	4°35'27"	75.00'	6.01'	6.01'
4	32°18'14"	125.00'	70.48'	69.55'
5	32°16'16"	75.00'	42.24'	41.69'
6	12°55'12"	125.00'	28.19'	28.13'
7	87°00'00"	20.00'	30.37'	27.53'
8	24°12'14"	75.00'	31.68'	31.45'
9	33°53'01"	20.00'	11.83'	11.66'
10	68°07'37"	45.00'	53.51'	50.41'
11	12°18'12"	20.00'	4.29'	4.29'
12	43°00'49"	45.00'	33.78'	33.00'
13	61°09'22"	45.00'	48.03'	45.78'
14	46°11'13"	20.00'	16.12'	15.69'
15	7°04'38"	45.00'	5.56'	5.55'
16	9°08'41"	125.00'	19.95'	19.93'
17	8°56'51"	75.00'	11.71'	11.70'
18	27°43'01"	125.00'	60.47'	59.88'
19	90°02'00"	20.00'	31.43'	28.29'
20	27°54'52"	75.00'	36.54'	36.18'
21	36°51'43"	100.00'	64.34'	63.23'
22	36°51'43"	100.00'	64.34'	63.23'
23	17°03'06"	100.00'	29.76'	29.65'

"This subdivision is located within 300 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incident to common, customary, and accepted farm practices."

Note: The above statement is included on the plat as a requirement of the Jackson County Planning Department.

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

BY: Douglas C. McMahan R.L.S. No. 1913
SCALE: 1" = 50' June 2, 1989
BASIS OF BEARING: Survey No. 601

- o = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
- φ = Set 5/8" x 30" iron pin with plastic cap marked "D. McMahan LS 1913"
- ⊙ = Set brass disc in concrete, flush with a/c
- = Found 5/8 inch iron pin
- ⊕ = Deferred monument
- P.U.E. = Easement for public utilities, drainage, cable television, and sanitary sewer construction and maintenance, telephone, gas, power and water
- (R) = Radial
- S/N = Survey No.

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

PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
DOUGLAS C. McMAHAN
SURVEYOR

SURVEY NO. 11674

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Independent Investment, Inc.
P.O. Box 718
Medford, Or. 97501

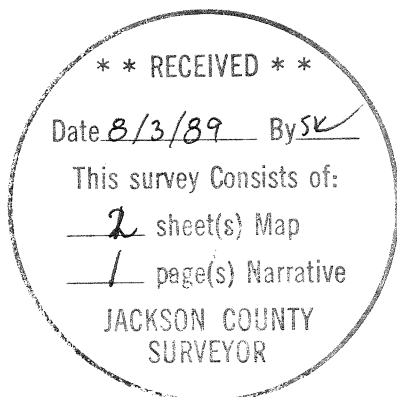
LOCATION: Southeast one-quarter (1/4) of Section 8,
Township 37 South, Range 1 West, Willamette
Meridian, City of Medford, Jackson County,
Oregon

PURPOSE: To survey, monument and prepare plat for
WATERFORD COURT SUBDIVISION, as requested by
the client and as shown on the attached plat

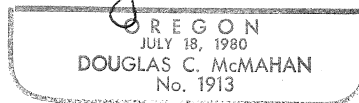
PROCEDURE: Utilizing found monumentation and information
per Survey No. 601 and other monumentation as
shown for control, I set monuments as shown on
the attached plat. A 5/8 inch iron pin was
found at the Southwest corner of the
subdivision and the Initial Point was set in
its place.

Basis of Bearing: Survey No. 601

Date: June 2, 1989



Douglas C. McMahan



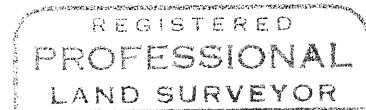
Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale
Medford, Or. 97501

**AFFIDAVIT OF MONUMENTATION
FOR
DEFERRED MONUMENTS**

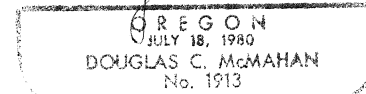
KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those street center monuments shown as deferred on the Official Plat of *WATERFORD COURT SUBDIVISION*, as recorded in Volume 16, Page 24 of Plats in Jackson County, Oregon. The street center monuments consist of brass disks set in concrete stamped "LS 1913."

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

In witness hereof, signed this 13th day of February, 1997.



Douglas C. McMahan



Expires 12/31/98

STATE OF OREGON) ss.
County of Jackson)

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: 2/13/97



Cheryl A. Ferns

Approved: *Paul D. Lani*
Medford City Surveyor

2-18-97
Date

Examined and approved this 19th day of February, 1997.

Royce R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAR 17 1997

10:59 AM

Arthur A. Beck
County Clerk