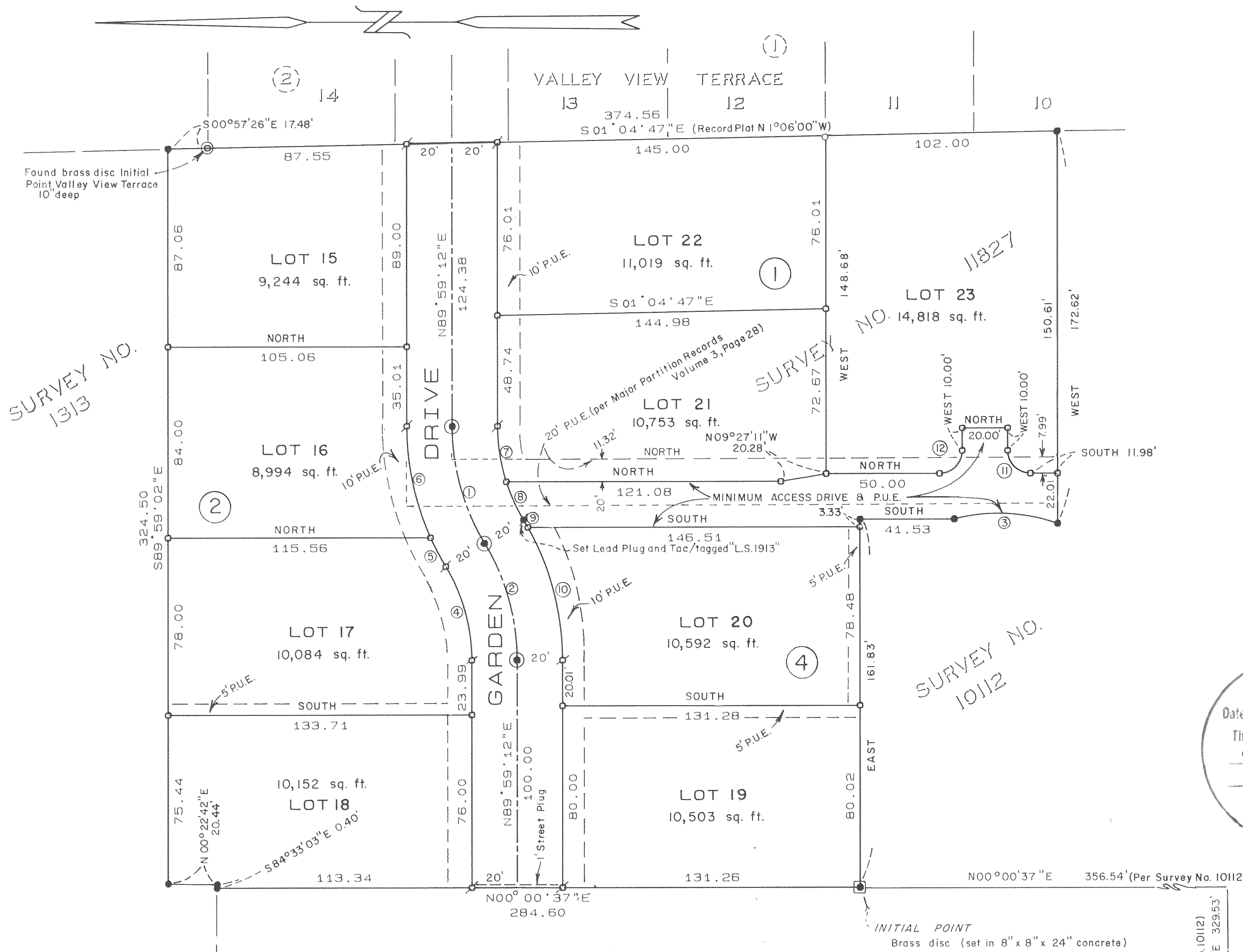


# VALLEY VIEW TERRACE, UNIT NO. 2

Located in

In the Southwest 1/4 of the Northeast 1/4 of Sec. 20  
Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon



NO.	DELTA	RADIUS	ARC	CHORD
1	31°00'00"	100.00'	54.11'	S74°29'12"W, 53.45'
2	31°00'00"	100.00'	54.11'	S74°29'12"W, 53.45'
3	35°22'13"	75.00'	46.30'	N02°32'11"E, 45.57'
4	31°00'00"	80.00'	43.28'	S74°29'12"W, 42.76'
5	06°54'07"	120.00'	14.46'	S62°26'15"W, 14.45'
6	24°05'53"	120.00'	50.47'	S77°56'15"W, 50.10'
7	17°51'22"	80.00'	24.93'	N81°03'31"E, 24.83'
8	13°08'38"	80.00'	18.35'	N65°33'31"E, 18.31'
9	01°50'14"	120.00'	3.85'	N59°54'19"E, 3.85'
10	29°09'46"	120.00'	61.08'	N75°24'19"E, 60.42'
11	90°00'00"	10.00'	15.71'	N45°00'00"E, 14.14'
12	90°00'00"	10.00'	15.71'	N45°00'00"W, 14.14'

HOFFBUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE MEDFORD, OREGON  
BY: Douglas C. McMahan L.S. No. 1913  
SCALE: 1" = 40' December 19, 1989  
BEARING BASE: Survey No. 9907

**\*\* RECEIVED \*\***  
Date 3-8-90 By DC  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

- o = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
  - σ = Set 5/8" x 30" iron pin with plastic cap marked "D. McMahan LS 1913"
  - ⊙ = Set brass disc in concrete, flush
  - = Found 5/8 inch iron pin
- P.U.E. = Easement for public utilities, drainage, cable television, water, gas, irrigation and sanitary sewer construction and maintenance.

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

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

# VALLEY VIEW TERRACE, UNIT NO. 2

Located in

In the Southwest 1/4 of the Northeast 1/4 of Sec. 20  
Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon

\*\*\* DEDICATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that We, Wilson A. Ettinger and Corrine V. Ettinger, husband and wife, and James K. Johnson, D.M.D., P.C., Pension and Profit Sharing Trust and Pacific Crest Properties, Inc., an Oregon Corporation, a partnership, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into Lots, Blocks and streets as shown hereon, and the number of each lot and the course and length 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 the streets shown hereon, together with those easements labeled as public utility easements, 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 hereby designate said subdivision as VALLEY VIEW TERRACE, UNIT No. 2.

IN WITNESS WHEREOF, We have set our hands and seals this 14<sup>th</sup> day of FEBRUARY, 1990

Wilson A. Ettinger  
WILSON A. ETTINGER  
Gary T. Whittle  
GARY T. WHITTLE-President of  
Pacific Crest Properties, Inc.

Corrine V. Ettinger  
CORRINE V. ETTINGER  
James K. Johnson, D.M.D., P.C.  
JAMES K. JOHNSON, D.M.D., P.C.  
Pension and Profit Sharing Trust

STATE OF OREGON )  
County of Jackson ) ss.  
Date: February 14, 1990  
Personally appeared the above named Wilson A. Ettinger, Corrine V. Ettinger, husband and wife, and James K. Johnson, D.M.D., P.C., Pension and Profit Sharing Trust and Gary T. Whittle, President of Pacific Crest Properties, Inc., an Oregon corporation, dba McAndrews Corporation, a partnership acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

\*\*\* APPROVALS \*\*\*

Medford City Planning:  
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. Erickson  
Planning Director

Feb 21, 1990  
Date

Examined and approved by the Medford Irrigation District in regular session this 9 day of January, 1990.

Edward E. ...  
President

... Secretary  
Secretary

Examined and approved this 15<sup>th</sup> day of FEBRUARY, 1990.

Robert Deuel  
City Engineer

Paul D. Lewis  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 2/27, 1990

Sheep Smith  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of Feb 27, 1990

Dary Cadde  
Tax Collector

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, being 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 plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the center one-quarter (1/4) corner of Section 20 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 89° 53' 57" East 329.53 feet (record East 330.00 feet) to a point on the East boundary of that tract described in Volume 274, Page 410 of the Deed Records of said Jackson County; thence North 00° 00' 37" East (record North) along said East boundary 356.54 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue North 00° 00' 37" East 284.60 feet to a 5/8 inch iron pin at the Northeast corner of said described tract; thence South 84° 33' 03" East (record East) 0.40 feet to a 5/8 inch iron pin; thence North 00° 22' 42" East 20.44 feet (record North 20.4 feet) to a 5/8 inch iron pin; thence South 89° 59' 02" East (record South 89° 58' 49" East) 324.50 feet; thence South 00° 57' 26" East 17.48 feet (record South 00° 32' 26" East 17.27 feet); thence South 01° 04' 47" East 374.56 feet (Record South 1° 05' 33" East 374.74 feet) to a point which bears North 01° 04' 47" West 37.00 feet from the Northeast corner of that parcel described in Jackson County Instrument No. 71-06563; thence West 172.62 feet; thence along the arc of a 75.00 foot radius curve to the left (the long chord to which bears North 02° 32' 10" East 45.57 feet) an arc distance of 46.30 feet to a 5/8 inch iron pin; thence North 41.53 feet to a 5/8 inch iron pin; thence West 161.83 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

Subscribed and sworn before me this 24<sup>th</sup> day of January, 1990.

Cheryl A. Jerns  
12-23-93

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan

OREGON  
JULY 16, 1988  
DOUGLAS C. McMAHAN  
No. 1913

Water Rights Statement:  
See Instrument No. E9-29094 of the Official Records

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

Filed for record this 8 day of March, 1990 at 9:51 O'Clock A.M. and recorded in Volume 16 of Plats at page 51 of records of Jackson County, Oregon.

Kathleen S. Brackett  
County Clerk

Joe A. Ramirez  
Deputy

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

SURVEY NO. 11927SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: Gary T. Whittle and  
Wilson A. Ettinger  
1787 Spring Street  
Medford, Or. 97504

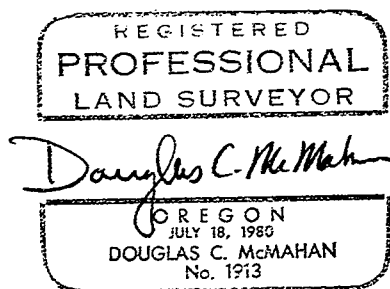
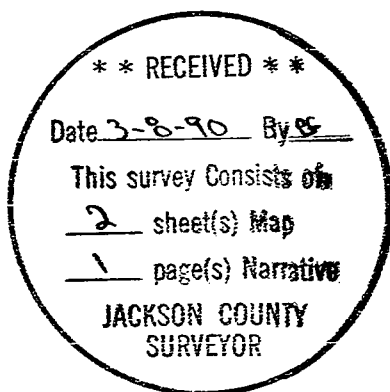
Location: Southwest one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 20, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and plat VALLEY VIEW TERRACE, UNIT NO. 2 per clients request and as shown on the copy of attached plat

Procedure: Utilizing found monumentation per filed Surveys No. 1313, 9907, 10112, 11827 and Valley View Terrace Subdivision for control, I set monuments per clients request and as shown on the attached plat.

Basis of Bearing: Survey No. 9907

Date: December 19, 1989



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