

EAGLE TRACE SUBDIVISION, UNIT 1

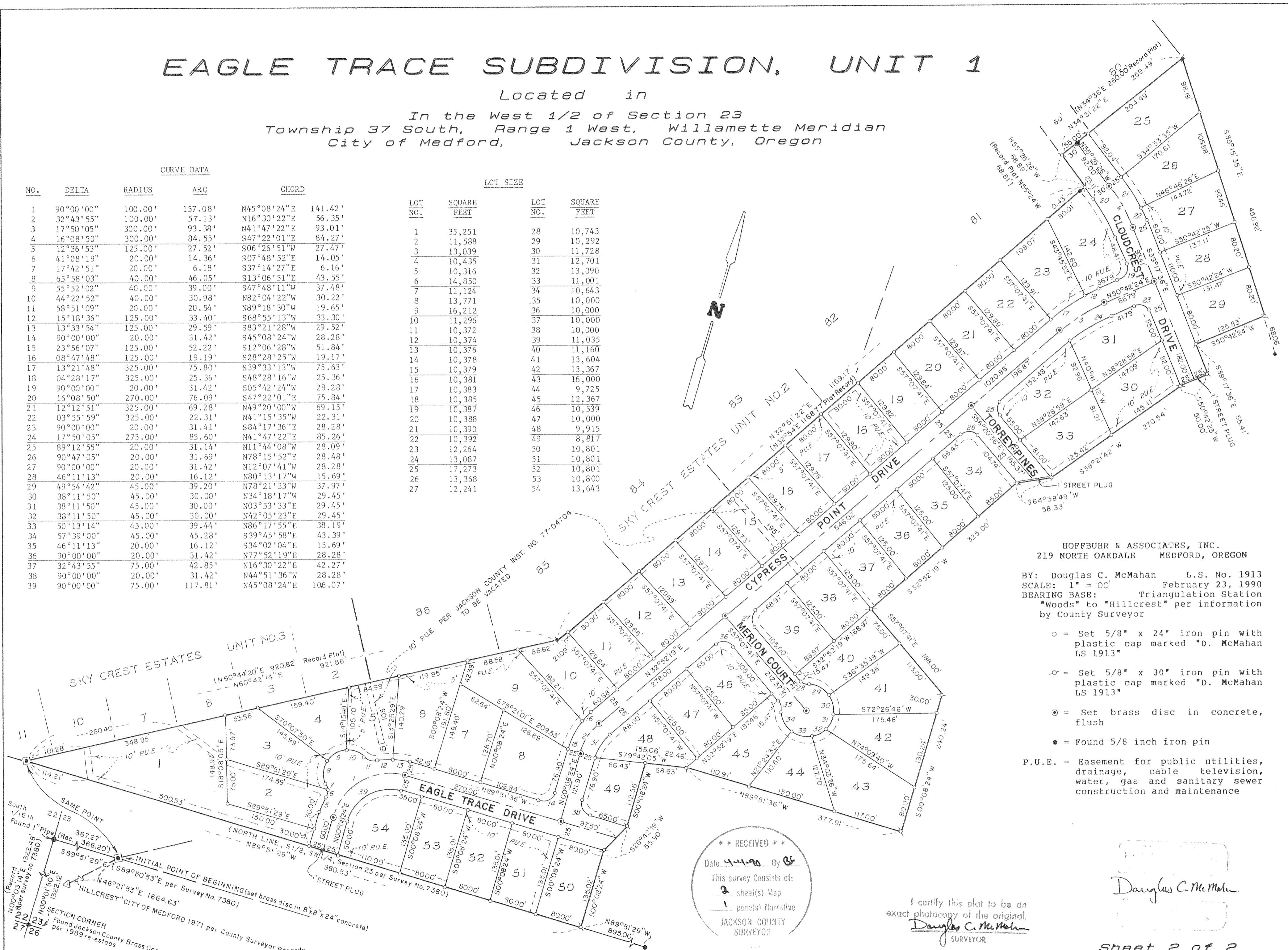
Located in
In the West 1/2 of Section 23
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD
1	90°00'00"	100.00'	157.08'	N45°08'24"E 141.42'
2	32°43'55"	100.00'	57.13'	N16°30'22"E 56.35'
3	17°50'05"	300.00'	93.38'	N41°47'22"E 93.01'
4	16°08'50"	300.00'	84.55'	S47°22'01"E 84.27'
5	12°36'53"	125.00'	27.52'	S06°26'51"W 27.47'
6	41°08'19"	20.00'	14.36'	S07°48'52"E 14.05'
7	17°42'51"	20.00'	6.18'	S37°14'27"E 6.16'
8	65°58'03"	40.00'	46.05'	S13°06'51"E 43.55'
9	55°52'02"	40.00'	39.00'	S47°48'11"W 37.48'
10	44°22'52"	40.00'	30.98'	N82°04'22"W 30.22'
11	58°51'09"	20.00'	20.54'	N89°18'30"W 19.65'
12	15°18'36"	125.00'	33.40'	S68°55'13"W 33.30'
13	13°33'54"	125.00'	29.59'	S83°21'28"W 29.52'
14	90°00'00"	20.00'	31.42'	S45°08'24"W 28.28'
15	23°56'07"	125.00'	52.22'	S12°06'28"W 51.84'
16	08°47'48"	125.00'	19.19'	S28°28'25"W 19.17'
17	13°21'48"	325.00'	75.80'	S39°33'13"W 75.63'
18	04°28'17"	325.00'	25.36'	S48°28'16"W 25.36'
19	90°00'00"	20.00'	31.42'	S05°42'24"W 28.28'
20	16°08'50"	270.00'	76.09'	S47°22'01"E 75.84'
21	12°12'51"	325.00'	69.28'	N49°20'00"W 69.15'
22	03°55'59"	325.00'	22.31'	N41°15'35"W 22.31'
23	90°00'00"	20.00'	31.41'	S84°17'36"E 28.28'
24	17°50'05"	275.00'	85.60'	N41°47'22"E 85.26'
25	89°12'55"	20.00'	31.14'	N11°44'08"W 28.09'
26	90°47'05"	20.00'	31.69'	N78°15'52"E 28.48'
27	90°00'00"	20.00'	31.42'	N12°07'41"W 28.28'
28	46°11'13"	20.00'	16.12'	N80°13'17"W 15.69'
29	49°54'42"	20.00'	39.20'	N78°21'33"W 37.97'
30	38°11'50"	45.00'	30.00'	N34°18'17"W 29.45'
31	38°11'50"	45.00'	30.00'	N03°53'33"E 29.45'
32	38°11'50"	45.00'	30.00'	N42°05'23"E 29.45'
33	50°13'14"	45.00'	39.44'	N86°17'55"E 38.19'
34	57°39'00"	45.00'	45.28'	S39°45'58"E 43.39'
35	46°11'13"	20.00'	16.12'	S34°02'04"E 15.69'
36	90°00'00"	20.00'	31.42'	N77°52'19"E 28.28'
37	32°43'55"	75.00'	42.85'	N16°30'22"E 42.27'
38	90°00'00"	20.00'	31.42'	N44°51'36"W 28.28'
39	90°00'00"	75.00'	117.81'	N45°08'24"E 106.07'

LOT SIZE

LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
1	35,251	28	10,743
2	11,588	29	10,292
3	13,039	30	11,728
4	10,435	31	12,701
5	10,316	32	13,090
6	14,850	33	11,001
7	11,124	34	10,643
8	13,771	35	10,000
9	16,212	36	10,000
10	11,296	37	10,000
11	10,372	38	10,000
12	10,374	39	11,035
13	10,376	40	11,160
14	10,378	41	13,604
15	10,379	42	13,367
16	10,381	43	16,000
17	10,383	44	9,725
18	10,385	45	12,367
19	10,387	46	10,539
20	10,388	47	10,000
21	10,390	48	9,915
22	10,392	49	8,817
23	12,264	50	10,801
24	13,087	51	10,801
25	17,273	52	10,801
26	13,368	53	10,800
27	12,241	54	13,643



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

BY: Douglas C. McMahan L.S. No. 1913
SCALE: 1" = 100' February 23, 1990
BEARING BASE: Triangulation Station
"Woods" to "Hillcrest" per information
by County Surveyor

- = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
- ⊙ = 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 and sanitary sewer construction and maintenance

** RECEIVED **
Date 4-1-90 By DC
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Douglas C. McMahan
Sheet 2 of 2

EAGLE TRACE SUBDIVISION, UNIT 1

Located in

In the West 1/2 of Section 23
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, SUN RANCH DEVELOPMENT CORPORATION, an Oregon corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots 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 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 City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as EAGLE TRACE SUBDIVISION, UNIT 1.

SUN RANCH DEVELOPMENT CORPORATION:

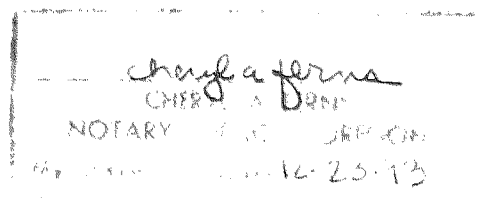
Carl L. Sauls
CARL L. SAULS, President

Lock J. Piatt
LOCK J. PIATT, Secretary-Treasurer

STATE OF OREGON)
County of JACKSON) ss.

On this, the 13th day of MARCH, 1990, before me appeared Carl L. Sauls and Lock J. Piatt, both to me personally known, who being duly sworn, did say that he, Carl L. Sauls is the President and he, the said Lock J. Piatt is Secretary-Treasurer of SUN RANCH DEVELOPMENT CORPORATION, the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and Carl L. Sauls and Lock J. Piatt acknowledge said instrument to be the free act and deed of said Corporation.

Before me:



*** APPROVALS ***

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

James M. Crowder
Planning Director

March 20, 1990
Date

Examined and approved this 16th day of MARCH, 1990.

Robert Deuel
City Engineer

Paul D. Lewis
City Surveyor

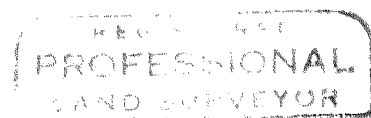
Examined and approved as required by O.R.S. 92.100 as of 28 MARCH, 1990

Sheryl Swift
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of March 28, 1990

Linda Adsett
Tax Collector

WATER RIGHTS STATEMENT:
See Instrument No. 90-07991 of the Official Records.



Douglas C. McMahan
PROFESSIONAL LAND SURVEYOR
OREGON
DATE: 1990
DOUGLAS C. McMAHAN
No. 1913

*** SURVEYOR'S CERTIFICATE ***

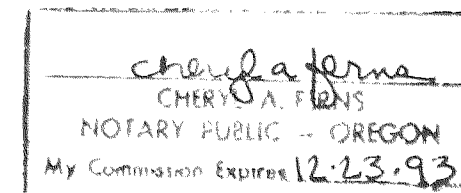
STATE OF OREGON)
County of Jackson) ss.

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 a brass cap monumenting the section corner common to Sections 22, 23, 26 and 27 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00°01'50" East 1322.12 feet (Record North 00°03'14" East 1322.48 feet) to a 1 inch iron pipe monumenting the South one-sixteenth (1/16) corner of said Sections 22 and 23; thence South 89°51'29" East (Record South 89°50'53" East) along the North line of the South one-half (1/2) of the Southwest one-quarter (1/4) of said Section 23, 367.27 feet (Record 366.20 feet) to a point on the Southwesterly extension of the Southeasterly boundary of Sky Crest Estates Subdivision, Unit No. 3, according to the Official Plat thereof, now of record in said Jackson County, said point being monumented with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence along said Southeasterly boundary, North 60°42'14" East 921.86 feet (Record North 60°44'20" East 920.82 feet) to a 5/8 inch iron pin monumenting an angle point in the Southwesterly boundary of Lot 85 in Sky Crest Estates Subdivision, Unit No. 2, according to the Official Plat thereof, now of record in said Jackson County; thence North 32°51'22" East (Record North 32°54'00" East), along the Southeasterly boundary of said Subdivision, 1169.17 feet (Record 1168.77 feet) to the most Easterly corner of Lot 81 of said Subdivision; thence, along the Northeasterly boundary of said Lot 81, North 55°26'26" West 68.89 feet (Record North 55°24'00" West 68.81 feet); thence North 34°31'22" East 259.49 feet (Record North 34°36'00" East 260.00 feet) to a 5/8 inch iron pin monumenting the most Easterly corner of Lot 80 in said Subdivision; thence South 35°15'35" East 456.92 feet; thence South 50°42'24" West 125.83 feet; thence South 39°17'36" East 55.41 feet; thence South 50°42'23" West 50.00 feet; thence South 38°21'42" West 270.54 feet; thence South 64°38'49" West 58.33 feet; thence South 32°52'19" West 325.00 feet; thence South 57°07'41" East 188.00 feet; thence South 00°08'24" West 240.24 feet; thence North 89°51'36" West 377.91 feet; thence South 79°42'05" West 68.63 feet; thence South 00°08'24" West 112.56 feet; thence South 26°42'19" West 55.90 feet; thence South 00°08'24" West 135.02 feet to the North line of the south one-half (1/2) of the Southwest one-quarter (1/4) of the aforementioned Section 23; thence North 89°51'29" West, along said North line, 980.53 feet to the Initial Point Of Beginning.

Douglas C. McMahan
SURVEYOR

Subscribed and sworn before me this 13th day of MARCH, 1990



We, Timberline Community Bank, the undersigned beneficiaries of a certain Trust Deed recorded SEPT 26, 1989, as Instrument No. 89-21925, 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 street plug).

Signed this 14th day of MARCH, 1990.

Timberline Community Bank
R.B. EBERT - SR. VICE PRESIDENT
The foregoing instrument was acknowledged before me this 14th day of MARCH, 1990.



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

Filed for record this 4 day of April, 1990 at 4:13 O'Clock P.M. and recorded in Volume 16 of Plats at page 185 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Jay A. Ramster
Deputy

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

SURVEY NO. 11979

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Sun River Development
2470 Wroundel Way, Suite #200
Reno, Nv. 89502

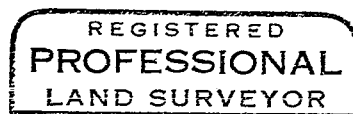
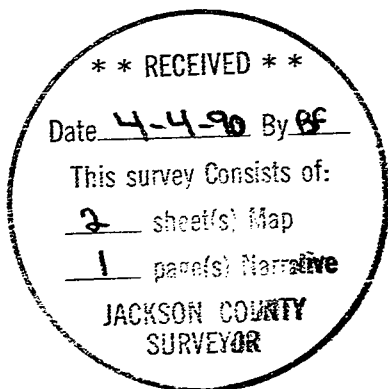
LOCATION: In the West 1/2 of Section 23, Township 37 South,
Range 1 West, Willamette Meridian, City of Medford,
Jackson County, Oregon

PURPOSE: To Survey, monument and prepare plat for EAGLE TRACE
SUBDIVISION, UNIT No. 1 as per clients request and as
shown on attached map.

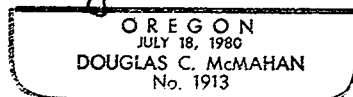
PROCEDURE: Utilizing found monumentation per survey No. 7380,
which was done by this office, and per Sky Crest
Estates Units No. 2 and No. 3 for control, I set
monuments as per the clients request and as shown on
the attached map. Monumentation in this area seems to
move around because of the soil type and movement. I
have attempted to show the best representation of the
monumented South Eastern boundaries of the Sky Crest
Estates Units No. 2 and No. 3.

BASIS OF BEARING: Triangulation Station "Woods" to "Hillcrest" per
information by County Surveyor's office.

DATE: February 23, 1990



Douglas C. McMahan



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