

LAWNVIEW SUBDIVISION UNIT III

Located in
A PORTION OF LOTS 1, 2, 10 & 11 of STEWART ACRES
In the southeast quarter-section of Section 17
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Westside Lumber, Inc., 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 public drainage easements, and we hereby designate said subdivision as LAWNVIEW SUBDIVISION UNIT III.

Westside Lumber, Inc.:

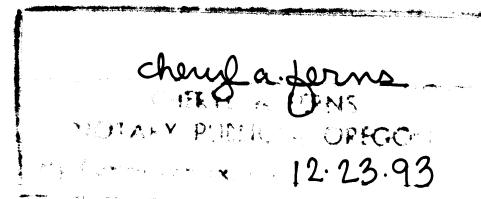
Charles DeCarlow
Charles DeCarlow, President

Noel Moore
Noel Moore, Secretary

STATE OF OREGON)
County of Jackson) ss.

On this, the 16th day of MAY, 1990, before me appeared Charles DeCarlow and Noel Moore, both to me personally known, who being duly sworn, did say that he, the said Charles DeCarlow, is President and he, the said Noel Moore, is the Secretary of Westside Lumber, Inc., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Charles DeCarlow and Noel Moore 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 McEwen
Planning Director

June 13, 1990
Date

Examined and approved by the Medford Irrigation District in regular session this 16 day of April, 1990.

El Zarrar
President

Clayton
Secretary

Examined and approved this 31st day of MAY, 1990.

Robert Deuel
City Engineer

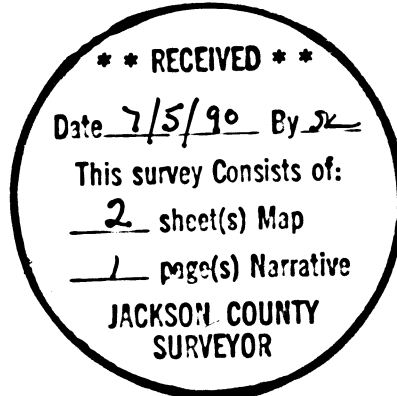
Paul D. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 26 June, 1990.

Sheryl Swift
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of June 26, 1990.

Barbara E. Weide
Tax Collector



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

*** SURVEYOR'S CERTIFICATE **

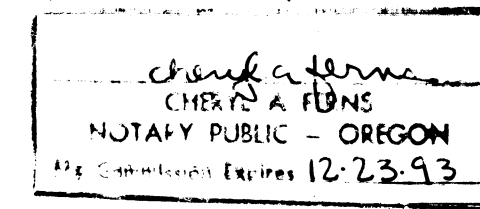
STATE OF OREGON)
County of Jackson) ss.

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 brass cap monument at the northeast corner of SHANNESY VILLAGE SUBDIVISION, UNIT 1, said point also being the northeast corner of Lot 2 of STEWART ACRES, according to the Official Plats thereof now of record in Jackson County, Oregon; thence South 00°01'00" West 980.78 feet to the northeast corner of LAWNVIEW SUBDIVISION UNIT II, according to the Official Plat thereof now of record in Jackson County, Oregon; thence West along the north boundary of said subdivision 553.50 feet to the northwest corner of Lot 98 of said LAWNVIEW SUBDIVISION UNIT II, now being marked by a brass disc set in concrete, for the INITIAL POINT OF BEGINNING; thence continue along the northwesterly boundary of said Subdivision the following: South 319.12 feet; thence South 47°51'43" West 48.12 feet; thence North 64°40'07" West 93.28 feet; thence North 58°34'39" West 50.38 feet; thence North 42°08'17" West 80.68 feet; thence South 47°51'43" West 100.00 feet; thence South 42°08'17" East 22.40 feet; thence South 47°51'43" West 184.00 feet to a point on the easterly boundary of that tract described in Instrument No. 89-03290 of the Official Records of said County; thence along the easterly boundary of said tract the following: North 42°08'17" West (Record North 42°14'50" West) 19.75 feet to the southeast corner of that tract described in Volume 208, Page 507 of the Official Records of said County; thence along the north-easterly boundary of said tract the following: North 40°53'10" West 245.83 feet (Record North 41°29' West 248.0 feet); thence South 69°01'00" West 12.90 feet; thence North 42°29'00" West 255.10 feet; thence North 57°13'00" West 123.54 feet to the southeast corner of that tract described in Instrument No. 79-05838 of the Official Records of said County; thence North 03°43'00" West 140.27 feet (Record 137.39 feet) to the Northeast corner thereof; thence South 88°59'00" West, along the northerly boundary of said tract, 181.32 feet to a point on the easterly line of Springbrook Road; thence along said easterly line, North 00°01'18" East 317.41 feet to the northwest corner of that tract described in Volume 407, Page 399 of the Official Records of said County; thence along the northerly boundary of said tract and the northerly boundary of that tract described in Volume 439, Page 61 of the Official Records of said County, South 89°34'00" East 482.62 feet; thence South 88°51'30" East 235.16 feet (Record North 88°15' East 234.58 feet); thence South 15°41'22" East 103.80 feet; thence South 15°15'00" East 157.43 feet; thence along the arc of a 270.00 foot curve to the left (the long chord to which bears South 31°00'29" East 146.65 feet) an arc distance of 148.52 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 12°07'22" East 22.74 feet) an arc distance of 24.19 feet; thence along the arc of a 150.00 foot radius curve to the left (the long chord to which bears South 09°55'22" West 65.43 feet) an arc distance of 65.96 feet; thence East 209.07 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Subscribed and sworn to before me this 18th day of APRIL, 1990.



Water Rights Statement:

See Instrument No. 90-116747 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 5 day of July, 1990 at 10:59 O'Clock A.M. and recorded in Volume 16 of Plats at page 263 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Sammie R. Rho
Deputy

LAWNVIEW SUBDIVISION UNIT III

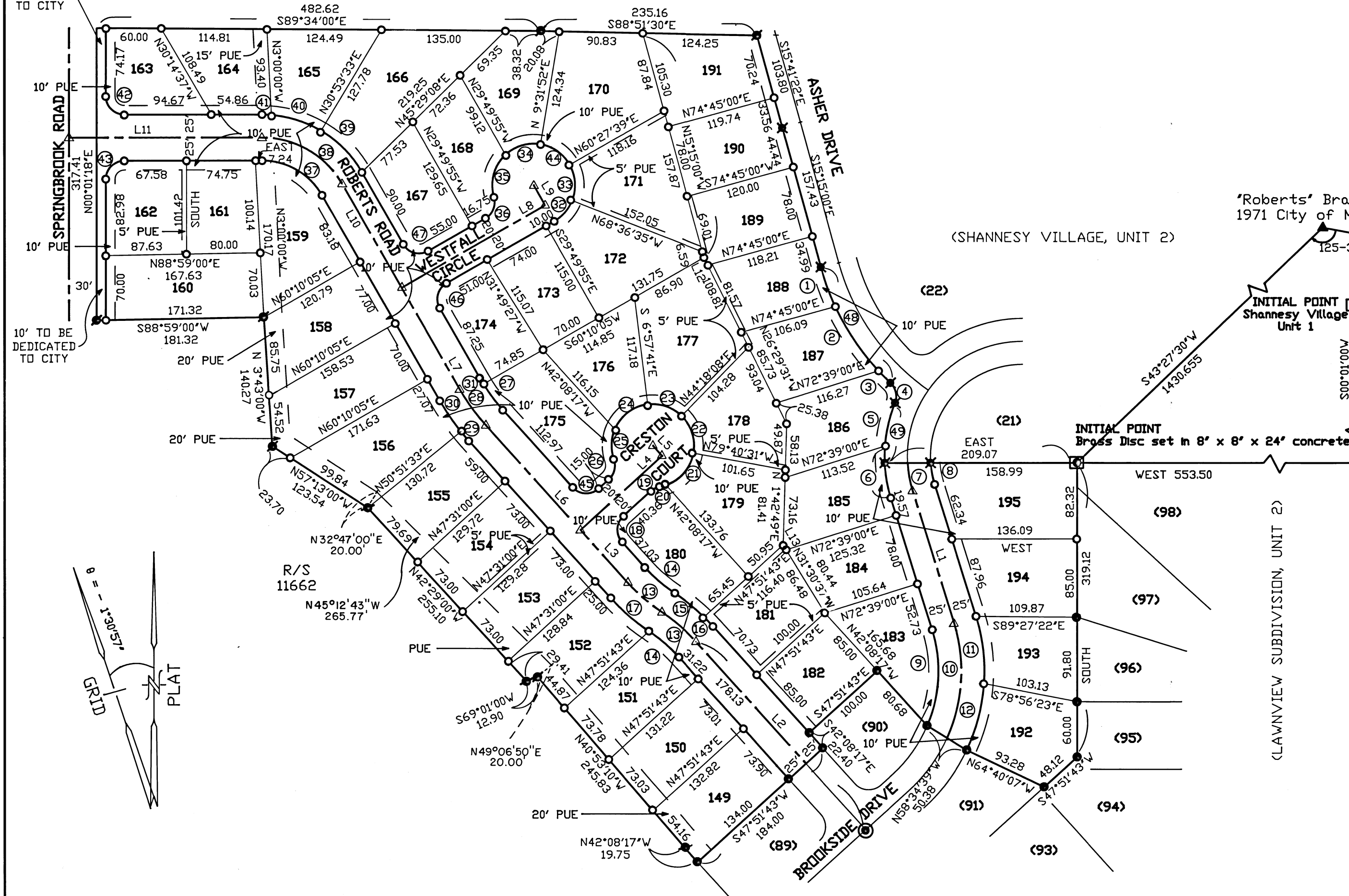
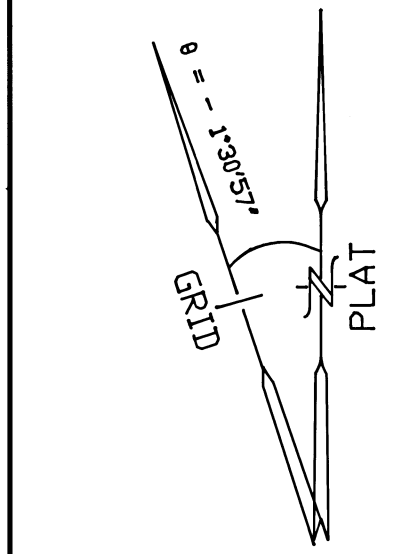
Located In
A PORTION OF LOTS 1, 2, 10 & 11 of STEWART ACRES

In the southeast quarter-section of Section 17
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

CURVE TABLE

| No. | Delta | Radius | Arc | Chord | Chord Brg |
|-----|-----------|--------|--------|--------|---------------|
| 1 | 9°35'47" | 270.00 | 45.22 | 45.17 | S 20°02'54" E |
| 2 | 17°56'37" | 270.00 | 84.56 | 84.21 | S 33°49'06" E |
| 3 | 3°58'33" | 270.00 | 18.74 | 18.73 | S 44°46'41" E |
| 4 | 69°17'10" | 20.00 | 24.19 | 22.74 | S 12°07'22" E |
| 5 | 18°11'03" | 150.00 | 47.61 | 47.41 | S 13°25'41" W |
| 6 | 21°41'10" | 150.00 | 56.77 | 56.44 | S 6°30'25" E |
| 7 | 14°08'23" | 125.00 | 30.85 | 30.77 | N 10°16'48" W |
| 8 | 13°20'10" | 100.00 | 23.28 | 23.22 | N 10°40'55" W |
| 9 | 40°38'21" | 150.00 | 106.39 | 104.18 | S 2°58'11" W |
| 10 | 41°48'26" | 175.00 | 127.69 | 124.98 | N 43°57'22" E |
| 11 | 21°11'44" | 200.00 | 73.99 | 73.57 | N 6°45'08" W |
| 12 | 21°29'09" | 200.00 | 75.00 | 74.56 | N 14°35'19" E |
| 13 | 14°04'12" | 200.00 | 49.11 | 48.99 | S 49°10'22" E |
| 14 | 14°04'12" | 175.00 | 42.97 | 42.87 | S 49°10'22" E |
| 15 | 10°26'01" | 225.00 | 40.97 | 40.92 | N 50°59'28" W |
| 16 | 3°38'10" | 225.00 | 14.28 | 14.28 | N 43°57'22" W |
| 17 | 14°04'12" | 225.00 | 55.25 | 55.11 | S 49°10'22" E |
| 18 | 90°00'00" | 20.00 | 31.42 | 28.28 | N 2°51'43" E |
| 19 | 32°12'15" | 20.00 | 11.24 | 11.09 | N 63°57'51" E |
| 20 | 8°37'34" | 45.00 | 6.77 | 6.77 | N 75°45'12" E |
| 21 | 61°06'56" | 45.00 | 48.00 | 45.76 | N 40°52'57" E |
| 22 | 56°01'21" | 45.00 | 44.00 | 42.27 | N 17°41'12" W |
| 23 | 51°15'49" | 45.00 | 40.26 | 38.93 | N 71°19'46" W |
| 24 | 59°50'32" | 45.00 | 47.00 | 44.89 | S 53°07'03" W |
| 25 | 42°42'52" | 45.00 | 33.55 | 32.78 | S 01°50'21" W |
| 26 | 67°22'48" | 20.00 | 23.52 | 22.19 | S 14°10'19" W |
| 27 | 10°05'07" | 200.00 | 35.20 | 35.16 | N 37°05'43" W |
| 28 | 12°18'21" | 225.00 | 48.33 | 48.23 | S 35°59'06" E |
| 29 | 2°59'50" | 250.00 | 13.08 | 13.08 | S 40°38'22" E |
| 30 | 9°18'31" | 250.00 | 40.62 | 40.57 | S 34°29'11" E |
| 31 | 2°13'14" | 200.00 | 7.75 | 7.75 | N 30°56'32" W |
| 32 | 38°46'39" | 45.00 | 30.46 | 29.88 | N 40°46'45" E |
| 33 | 50°55'46" | 45.00 | 40.00 | 38.70 | N 4°04'28" W |
| 34 | 52°12'10" | 45.00 | 41.00 | 39.60 | S 73°25'47" W |
| 35 | 63°49'05" | 45.00 | 50.12 | 47.57 | S 15°25'10" W |
| 36 | 76°39'27" | 20.00 | 26.76 | 24.81 | S 21°50'21" W |
| 37 | 60°10'05" | 75.00 | 78.76 | 75.19 | S 59°55'06" E |
| 38 | 60°10'05" | 100.00 | 105.01 | 100.26 | S 59°55'05" E |
| 39 | 29°16'32" | 125.00 | 63.87 | 63.18 | N 44°28'23" W |
| 40 | 26°13'04" | 125.00 | 57.20 | 56.70 | N 72°12'59" W |
| 41 | 4°40'29" | 125.00 | 10.20 | 10.20 | N 87°39'46" W |
| 42 | 90°01'18" | 20.00 | 31.42 | 28.29 | N 44°59'21" W |
| 43 | 89°58'42" | 20.00 | 31.41 | 28.28 | N 45°00'39" E |
| 44 | 50°55'46" | 45.00 | 40.00 | 38.70 | N 55°00'15" W |
| 45 | 90°00'00" | 20.00 | 31.42 | 28.28 | N 87°08'17" W |
| 46 | 90°00'00" | 20.00 | 31.42 | 28.28 | N 15°10'05" E |
| 47 | 90°00'00" | 20.00 | 31.42 | 28.28 | N 74°49'55" W |
| 48 | 31°30'57" | 270.00 | 148.52 | 146.65 | S 31°00'29" E |
| 49 | 25°11'42" | 150.00 | 65.96 | 65.43 | S 9°55'22" W |

10' TO BE DEDICATED TO CITY



LOT SIZE

| LOT NO. | SQUARE FEET |
|---------|-------------|
| 149 | 9,870 |
| 150 | 9,638 |
| 151 | 9,545 |
| 152 | 9,783 |
| 153 | 9,421 |
| 154 | 9,453 |
| 155 | 9,863 |
| 156 | 11,929 |
| 157 | 12,075 |
| 158 | 10,753 |
| 159 | 11,649 |
| 160 | 11,861 |
| 161 | 7,793 |
| 162 | 8,865 |
| 163 | 8,113 |
| 164 | 8,377 |
| 165 | 9,208 |
| 166 | 14,188 |
| 167 | 7,644 |
| 168 | 8,336 |
| 169 | 9,347 |
| 170 | 13,652 |
| 171 | 11,580 |
| 172 | 10,726 |
| 173 | 8,280 |
| 174 | 8,308 |
| 175 | 11,420 |
| 176 | 8,614 |
| 177 | 13,256 |
| 178 | 9,183 |
| 179 | 10,484 |
| 180 | 10,216 |
| 181 | 9,180 |
| 182 | 8,500 |
| 183 | 9,551 |
| 184 | 9,007 |
| 185 | 8,872 |
| 186 | 9,560 |
| 187 | 8,969 |
| 188 | 8,877 |
| 189 | 9,351 |
| 190 | 9,355 |
| 191 | 10,481 |
| 192 | 9,335 |
| 193 | 8,486 |
| 194 | 10,382 |
| 195 | 12,240 |

LINE TABLE

| NO. | BEARING | DIST. |
|-----|-----------------|--------|
| L1 | N 17° 21' 00" W | 150.30 |
| L2 | S 42° 08' 17" E | 275.01 |
| L3 | S 42° 08' 17" E | 77.03 |
| L4 | N 47° 51' 43" E | 120.00 |
| L5 | N 42° 08' 17" W | 15.00 |
| L6 | S 42° 08' 17" E | 152.97 |
| L7 | S 29° 49' 55" E | 127.25 |
| L8 | N 60° 10' 05" E | 180.00 |
| L9 | N 29° 49' 55" W | 25.00 |
| L10 | S 29° 49' 55" E | 130.00 |
| L11 | EAST | 210.00 |
| L12 | N 26° 29' 31" W | 9.17 |
| L13 | N 31° 30' 37" W | 6.04 |

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

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

All monuments will be set or reset no later than Dec 31, 1990

Douglas C. McMahan
Surveyor

All monuments are now set or reset, see Document No. 95-12412 of Official Records this 13th day of APRIL, 2005 (See CS 18651)

Approved: *Robert Robert*
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE AVENUE MEDFORD, OREGON
BY: DOUGLAS C. McMAHAN RPLS No. 1913
SCALE: 1 inch = 100 feet May 29, 1990
BASIS OF BEARING STEWART ACRES

- - Set 5/8"x24" iron pin with plastic cap stamped 'D. McMahan LS 1913'.
- - Found 5/8" iron pin per S/N 11662
- ⊗ - Found 5/8" iron pin w/R. Roberts cap per Lawnview Unit 2
- ⊙ - Found 5/8" iron pin w/D. McMahan surcap per Shannesy Village Unit 2
- ⊕ - Found brass cap monument
- △ - Deferred Monument - (See CS 18651)
- PUE - Easement for public utilities, drainage, cable television, and sanitary sewer construction and maintenance

SURVEY NO. 12099

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Westside Lumber, Inc.
P.O. Box 3217
Central Point, Oregon

LOCATION: Stewart Acres, in the southeast quarter-
section of Section 17, Township 37 South,
Range 1 West, WM., City of Medford, Jackson
County, Oregon.

PURPOSE: Subdivision development: LAWNVIEW
SUBDIVISION UNIT III.

PROCEDURE: Most of the boundary was controlled by
recent surveys by this office, particularly
Survey No. 11662, and Surveys for LAWNVIEW
SUBDIVISION UNIT NO. II and SHANNESY
VILLAGE UNIT NO. II.

BASIS OF BEARING: Stewart Acres

DATE: May 29, 1990

**** RECEIVED ****
Date 7/5/90 By SK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
Hoffbuhr & Assoc. Inc.
219 N. Oakdale
Medford, Or. 97501