

ASHWOOD COURT SUBDIVISION

LOCATED IN:

The NW 1/4 of the NE 1/4 of Section 20
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, GEORGE M. LEDFORD and PATTY LEDFORD, husband and wife 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 here on, together with those easements labeled as public utility easements. We hereby designate said subdivision as ASHWOOD COURT SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 26th day of JUNE, 1990

George M. Ledford Patty Ledford
GEORGE M. LEDFORD PATTY LEDFORD

STATE OF OREGON)
County of Jackson) ss. Date: JUNE 26, 1990
Personally appeared the above named GEORGE M. LEDFORD and PATTY LEDFORD, husband and wife, 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 12-23-93

*** APPROVALS ***

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

James M. Eimbs
Planning Director

July 10, 1990
Date

Examined and approved by the Medford Irrigation District in regular session this 18th day of June, 1990.

El Emms
President

[Signature]
Secretary

Examined and approved this 9th day of July, 1990.

Ilon Walk
City Engineer

Paul D. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 11 July, 1990

Sheryl Swift
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of July 11, 1990

Harry Cadde
Tax collector

De 7/18/90
2
1

*** 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 in concrete marking the northwest corner of the Northeast one-quarter (1/4) of Section 20 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°05'02" East (Record South), along the westerly line of said Northeast one-quarter (1/4), 874.00 feet; thence South 89°53'47" East 30.00 feet to a point on the Easterly right-of-way line of Springbrook Road, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 00°05'02" East, along said right-of-line, 25.00 feet to a 5/8 inch iron pin; thence South 89°53'47" East 257.80 feet; thence South 00°05'02" East (Record South) 101.04 feet to a point which is 330.00 feet North from a point on the Southerly line of the Northwest one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 20; thence South 89°53'32" East, parallel with said south line, 295.20 feet to the Southeast corner of that tract described is Jackson County Instrument No. 75-03180; thence North 00°05'02" West (Record North), along the Easterly line of said tract, 265.46 feet to the Southeast corner of that tract described in Jackson County Instrument No. 78-19942; thence North 89°53'47" West, along the Southerly line of said tract and the West-erly extension thereof, 335.20 feet; thence South 00°05'02" East (Record South) 139.40 feet; thence North 89°53'47" West 217.80 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Subscribed and sworn before me this 26th day of JUNE, 1990.

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
REGON
JULY 16, 1990
DOUGLAS C. McMAHAN
No. 1913

Water Rights Statement:
See Instrument No. 90-17908 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 18 day of July, 1990, at 2:23 O'Clock P.M. and recorded in Volume 16 of Plats at page 44 of records of Jackson County, Oregon.

Kathleen S. Brubitt
County Clerk

Joy A. Ramites
Deputy

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

92/84

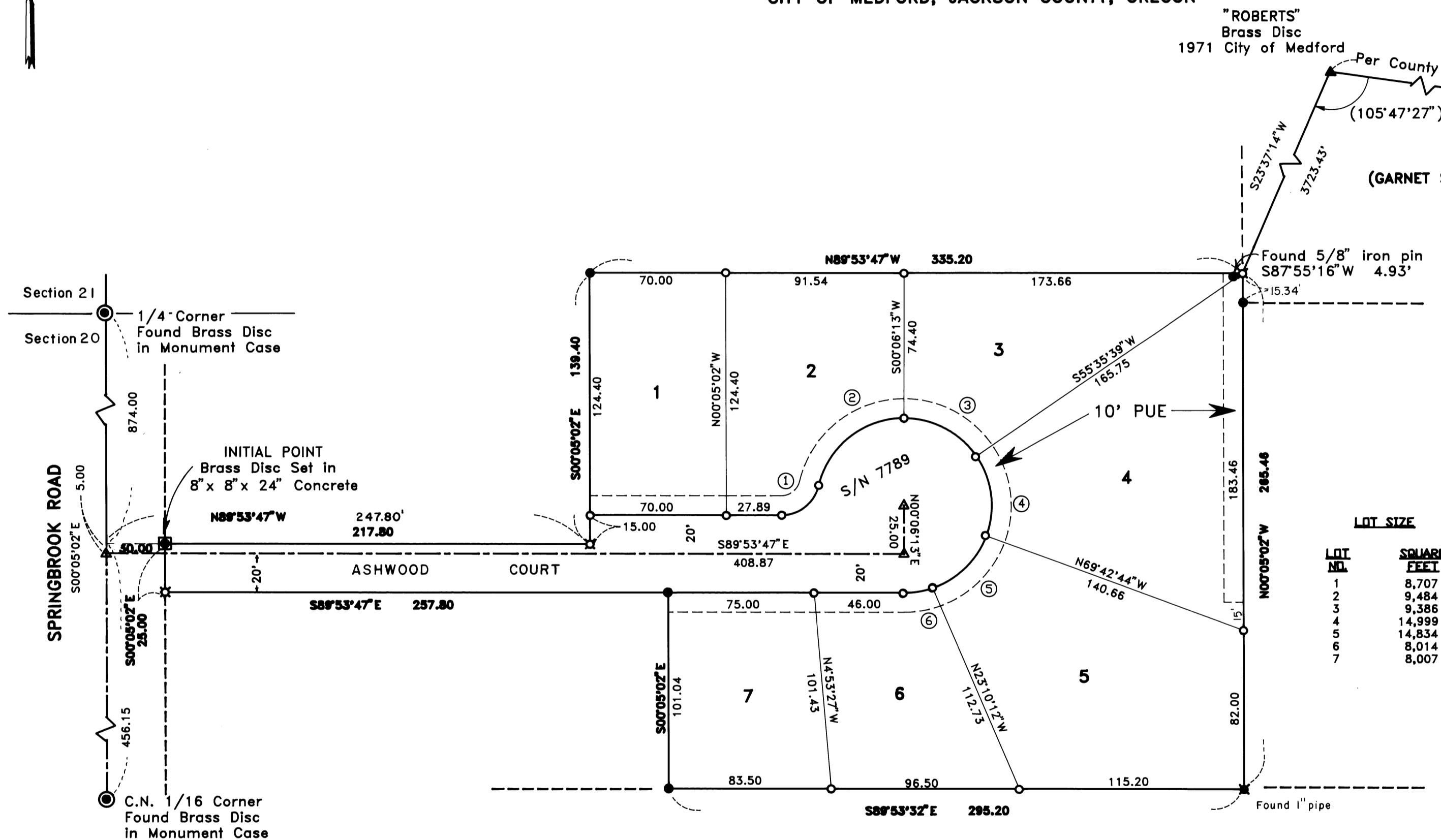
ASHWOOD COURT SUBDIVISION

LOCATED IN:

NE 1/4 OF THE NE 1/4 OF SECTION 20
T 37 S, R 1 W W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg
1	76°39'27"	20.00	26.76	24.81	S 51°46'30" W
2	76°39'27"	45.00	60.21	55.82	S 51°46'30" W
3	55°29'25"	45.00	43.58	41.90	N 62°09'04" W
4	54°41'38"	45.00	42.96	41.34	N 7°03'33" W
5	50°37'40"	45.00	39.76	38.48	N 45°36'06" E
6	19°11'17"	45.00	15.07	15.00	N 80°30'35" E



LOT SIZE

LOT NO.	SQUARE FEET
1	8,707
2	9,484
3	9,386
4	14,999
5	14,834
6	8,014
7	8,007

All monuments will be set or reset no later than 1990

Surveyor

All monuments are now set or reset, see Document No. 97-08665 of Official Records this 07th day of March 1997.
Approved: *Roger Roberts*
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE AVENUE MEDFORD, OREGON
BY: DOUGLAS C. McMAHAN RLS No. 1913
SCALE: 1 inch = 50 feet June 21, 1990
BASIS OF BEARING TRIANGULATION STATION ROBERTS TO WOODS
Per County Survey Records

- = Set 5/8"x24' Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30' Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8' Iron pin
- ⊙ = Found brass cap monument
- △ = Deferred Monument
- PUE = Easement for public utilities, drainage, irrigation, cable television, and sanitary sewer construction and maintenance
- S/N = Survey Number

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

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

SURVEY NO. 12115

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: George M. Ledford
P.O. Box 1358
Medford, Oregon 97501

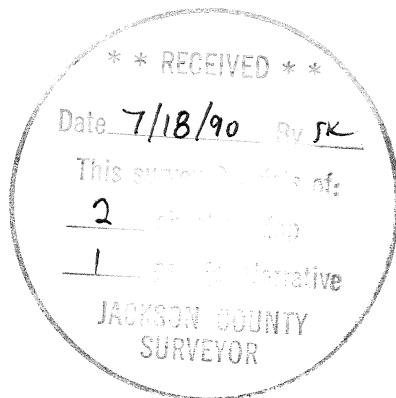
LOCATION: The Northeast one-quarter (1/4) of the
Northeast one-quarter (1/4) of Section 20,
Township 37 South, Range 1 West, Willamette
Meridian, City of Medford, Jackson County,
Oregon

PURPOSE: To survey, monument and prepare plat for
ASHWOOD COURT SUBDIVISION per client's
request

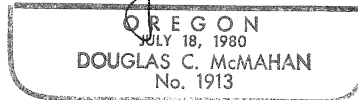
PROCEDURE: Utilizing found monumentation per filed
Survey no. 7789 and other monumentation for
control, I set monuments per client's request
and as shown on the attached map.

Basis of Bearing: Triangulation Station "Roberts" to "Woods"
per County Survey Records

Date: June 21, 1990



Douglas C. McMahan



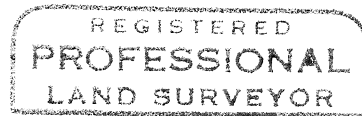
Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale
Medford, Oregon 97501

**AFFIDAVIT OF MONUMENTATION
FOR
DEFERRED MONUMENTS**

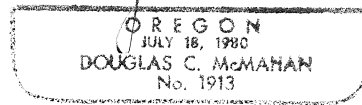
KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those street center monuments shown as deferred on the Official Plat of **ASHWOOD COURT SUBDIVISION**, as recorded in Volume 16 Page 66 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

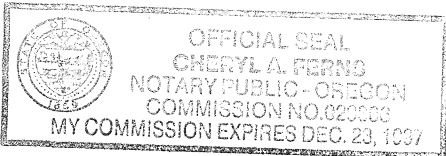


Expires 12/31/98

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. Lewis*
Medford City Surveyor

2-18-97
Date

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

Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAR 17 1997

10:59 AM

Arthur S. Beckel
County Clerk