

HERITAGE ESTATES SUBDIVISION UNIT 2

LOCATED:

In the northeast 1/4 of Section 18
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

7 8
18 17
NE. Corner of Section 18
found brass disk in concrete

CURVE TABLE					
No.	Delta	Radius	Arc	Chord	Chord Brg
1	89°41'02"	20.00	31.31	28.21	S 45°16'49"W
2	90°18'58"	20.00	31.53	28.36	N 44°43' 11"W
3	16°20'09"	125.00	35.64	35.52	N 81°42'35"W
4	12°41' 11"	125.00	27.68	27.62	N 67° 11'55"W
5	29°00'30"	75.00	37.97	37.57	N 75°21'34"W
6	29°01'21"	75.00	37.99	37.59	S 75°17'58"E
7	28°08'30"	125.00	61.40	60.78	S 75°47'34"E
8	90°24'42"	20.00	31.55	28.38	S 44°39'06"W
9	29°00'30"	100.00	50.63	50.09	N 75°21'34"W
10	29°01'20"	100.00	50.65	50.11	N 75°22'00"W
11	00°52'00"	125.00	1.89	1.89	S 61°17' 19"E

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. 92-01865 of Official Records this 22 day of
January, 1992

Approved: *Verlyn Thomas*
Jackson County Surveyor

LOT SIZE

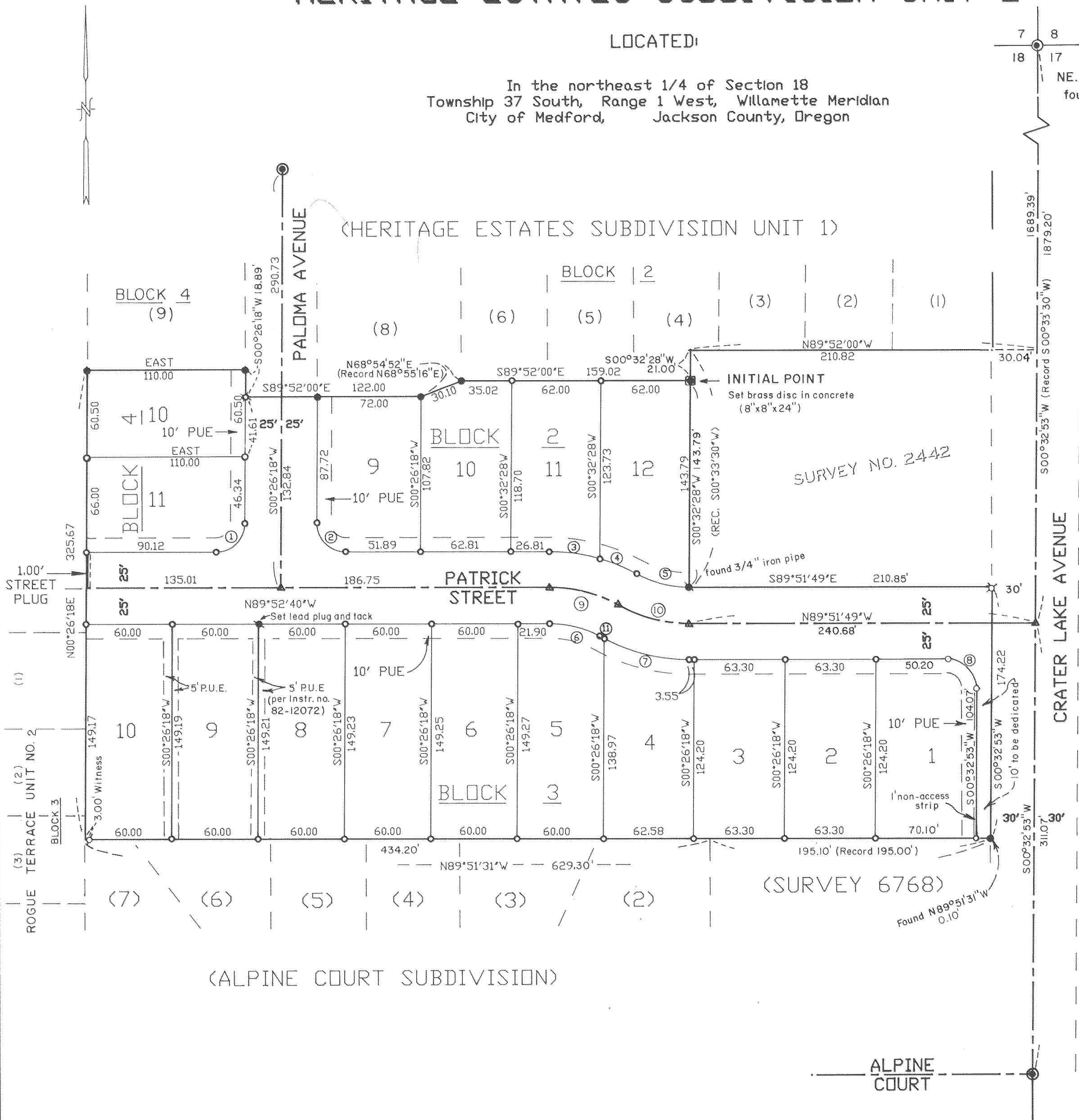
LOT	SQUARE FEET
BLOCK 2	
9	7,676
10	7,163
11	7,418
12	8,413
BLOCK 3	
1	8,634
2	7,862
3	7,862
4	8,056
5	8,829
6	8,995
7	8,954
8	8,953
9	8,952
10	8,951
BLOCK 4	
10	6,655
11	7,188

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

BY: DOUGLAS C. McMAHAN RLS No. 1913
SCALE: 1 inch = 60 feet May 23, 1990
BASIS OF BEARING HERITAGE ESTATES SUBDIVISION UNIT 1

- o = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- x = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin
- ⊙ = Found Brass Disc Monument
- △ = Deferred Monument
- PUE = Easement for public utilities, drainage, cable television, and sanitary sewer construction and maintenance
- () = Per Jackson County Instrument No.

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



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

HERITAGE ESTATES SUBDIVISION UNIT 2

LOCATED IN:

In the northeast 1/4 of Section 18
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, Michael T. Mahar and Louis F. Mahar 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 hereby grant to the City of Medford in fee simple, that area shown and designated hereon as a non-access strip and street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public purposes. We hereby designate said subdivision as HERITAGE ESTATES SUBDIVISION UNIT 2.

IN WITNESS WHEREOF, We have set our hands and seals this 7th day of JUNE, 1990.

[Signature]
MICHAEL T. MAHAR

[Signature]
LOUIS F. MAHAR

STATE OF OREGON)
County of Jackson) ss. Date: JUNE 7, 1990
Personally appeared the above named Michael T. Mahar and Louis F. Mahar and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Cheryl A. Eerns
CHERYL A. EERNS
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.

[Signature]
Planning Director

June 29, 1990
Date

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

[Signature]
President

[Signature]
Secretary

Examined and approved this 25th day of JUNE, 1990

[Signature]
City Engineer

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 5 July, 1990

[Signature]
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of July 5, 1990

[Signature]
Tax Collector

RECEIVED
Date 7/18/90
2
1
JULY 18 1990
COUNTY CLERK

*** 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 Northeast corner of Section 18, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being on the centerline of Crater Lake Avenue; thence along said centerline South 00°32'53" West 1689.39 feet to a point which bears South 89°52'00" East from the Southeast corner of Lot 1 of Block 2 of HERITAGE ESTATES SUBDIVISION UNIT 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 89°52'00" West 30.04 feet to the Southeast corner of said Lot 1; thence along the Southerly line of said Subdivision North 89°52'00" West 210.82 feet; thence South 00°32'28" West (Record South 00°33'30" West) 21.00 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue South 00°32'28" West (Record South 00°33'30" West) 143.79 feet; thence South 89°51'49" East 210.85 feet to the Westerly right-of-way line of Crater Lake Avenue; thence South 00°32'53" West (Record South 00°33'30" West) 174.22 feet; thence North 89°51'31" West 195.10 feet (Record 195.00 feet) to the Northeast corner of ALPINE COURT SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence continue North 89°51'31" West, along the Northerly line of said Subdivision, 434.20 feet to the Northwest corner thereof; thence North 00°26'18" East (Record North 00°26'22" East) 325.67 feet to the Southwest corner of the aforementioned HERITAGE ESTATES SUBDIVISION UNIT 1; thence along the Southerly line of said Subdivision, EAST 110.00 feet; thence South 00°26'18" East 18.89 feet; thence South 89°52'00" East 122.00 feet; thence North 68°54'52" East (Record North 68°55'16" East) 30.10 feet; thence South 89°52'00" East 159.02 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Subscribed and sworn before me this 8th day of June, 1990.

Cheryl A. Eerns
CHERYL A. EERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

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

Water Rights Statement:
See Instrument No. 90-17913 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 2:42 O'Clock P.M. and recorded in Volume 16 of Plats at page 67 of records of Jackson County, Oregon.

Kathleen J. Beckett
County Clerk

Jay A. Rameter
Deputy

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

SURVEY NO. 12116

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Pacific Trend Building Co.
1014 N. Riverside
Medford, Oregon 97501

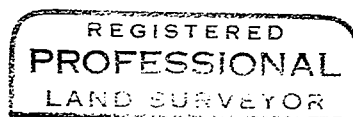
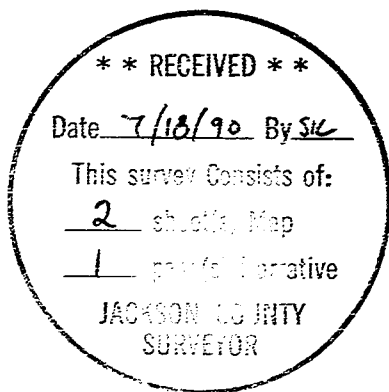
LOCATION: Northeast one-quarter of Section 18, Township
37 South, Range 1 West, Willamette Meridian,
City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare plat for
HERITAGE ESTATES SUBDIVISION, UNIT 2

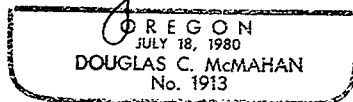
PROCEDURE: Utilizing found monumentation per Heritage
Estates Subdivision Unit 1, Alpine Court
Subdivision and other monument as shown for
control, I established monuments per client's
request and as shown on the attached map. I
find that the presently monumented centerline
of Crater Lake Avenue appears to be
approximately 0.04 feet Easterly of the
position determined by this office during the
course of the surveys for Heritage Estates
Subdivision Unit 1 and Alpine Court
Subdivision.

BASIS OF BEARING: Heritage Estates Subdivision Unit 1

Date: May 23, 1990



Douglas C. McMahan



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