

# SUN RIDGE ESTATES SUBDIVISION, PHASE III

LOCATED IN:

The N.E. 1/4 of SEC. 25, T. 37S., R. 1W. and the S.W. 1/4 of SEC. 19, T. 37S., R. 1E., Willamette Meridian, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that we, BOB ROBERTSON and JOYCE ROBERTSON, husband and wife as to an undivided one-half interest, REGINALD BREEZE and ANNETTE BREEZE, husband and wife as to an undivided one-half interest, and ROBERT BOYD STUART and BARBARA A. STUART, 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 those easements labeled as public utility easements, and the dedicated way shown hereon is hereby dedicated to the public without reservation. We hereby designate said subdivision as SUN RIDGE ESTATES SUBDIVISION, PHASE III.

Bob Robertson BOB ROBERTSON  
Reginald Breeze REGINALD BREEZE  
Robert Boyd Stuart ROBERT BOYD STUART  
Joyce Robertson JOYCE ROBERTSON  
Annette Breeze ANNETTE BREEZE  
Barbara A. Stuart BARBARA A. STUART

STATE OF OREGON )  
County of Jackson ) ss.

On this, the 30 day of May, 1990, before me appeared BOB ROBERTSON and JOYCE ROBERTSON, husband and wife, REGINALD BREEZE and ANNETTE BREEZE, husband and wife, and ROBERT BOYD STUART and BARBARA A. STUART, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barbara J. Reinstein  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-20-91

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

APPROVED BY JACKSON COUNTY PLANNING DEPARTMENT:

By Laurel Priscilla Kumb DATE: August 22, 1990.

EXAMINED AND APPROVED THIS 22 DAY OF August, 1990.  
Theresa Thomas  
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of 29 August 1990  
Sheryl Swift  
Assessor Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of August 29, 1990  
Barbara E. Weide  
Tax Collector

WATER RIGHTS STATEMENT:  
See Instrument No. 90-23433 of the Official Records.

BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1990.  
CHAIRMAN

\*\* RECEIVED \*\*  
Date 9-13 By 90  
This survey consists of:  
- 2 sheet(s) Map  
- 1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Douglas C. McMahan  
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:

THE INITIAL POINT OF BEGINNING being a brass disc monumenting the section corner common to sections 24 and 25, Township 37 South, Range 1 West, and sections 19 and 30, Township 37 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence South 00°02'20" East, along the line common to section 25, Township 37 South, Range 1 West and section 30, Township 37 South, Range 1 East, a distance of 2190.03 feet to a point on the northwesterly right of way boundary of Hillcrest Road (County Road); thence along said right of way boundary, along the arc of a 209.05 foot radius curve to the left (the long chord to which bears South 32°36'27" West, 4.56 feet) an arc distance of 4.56 feet; thence South 31°59'00" West 153.90 feet; thence along the arc of a 256.48 foot radius curve to the right (the long chord to which bears South 50°09'00" West, 159.93 feet) an arc distance of 162.64 feet; thence South 68°19'00" West 439.60 feet to the southeast corner of Lot 7 of SUN RIDGE ESTATES SUBDIVISION, PHASE I, according to the Official Plat thereof, now of record, in Jackson County, Oregon; thence leaving said northwesterly right of way boundary, North 23°53'55" West along the easterly line of said Lot 7 a distance of 247.73 feet to the northwest corner of said Lot 7; thence along the northerly line of said Lot 7, along the arc of a nontangent 155.00 foot radius curve to the right (the long chord to which bears North 79°05'21" West, 185.52 feet) an arc distance of 198.88 feet; thence North 42°19'50" West 119.54 feet to the southwesterly right of way boundary of Sun Ridge Way (County Road); thence along said southwesterly right of way boundary, North 47°40'10" East 50.00 feet to the southerly line of Lot B of the aforementioned SUN RIDGE ESTATES SUBDIVISION, PHASE I; thence, along the southerly line and the easterly line of said Lot B the following courses, South 42°19'50" East 119.54 feet; thence along the arc of a 105.00 foot radius curve to the left (the long chord to which bears South 69°34'54" East 96.16 feet) an arc distance of 99.88 feet; thence NORTH 477.14 feet; thence North 21°22'14" East 246.98 feet; thence EAST 320.00 feet; thence NORTH 395.32 feet to the southeast corner of Lot C of SUN RIDGE ESTATES SUBDIVISION, PHASE II, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the easterly line of said Lot C, North 11°56'32" East 1252.65 feet to a point on the northerly line of the aforementioned section 25; thence North 89°45'12" West, along said northerly line, 25.00 feet; thence North 45°06'53" East 176.37 feet to a point on the westerly line of the aforementioned section 19; thence along said westerly line, North 00°01'01" West 2532.39 feet to the west 1/4 corner of said section 19; thence North 89°36'08" East, along the East-West centerline of said section, 1396.98 feet to the northeast corner of the west one-half (1/2) of the southwest one-quarter (1/4) of said section 19; thence South 00°27'52" East, along the easterly line of said west one-half (1/2), 2647.30 feet to the southeast corner thereof; thence South 89°11'48" West along the southerly line of said section 19, a distance of 1417.76 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

Subscribed and sworn before me this 30th day of MAY, 1990.

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

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

Filed for record this 13 day of September, 1990 at 9:22 O'Clock A M. and recorded in Volume 16 of Plats at page 79 of records of Jackson County, Oregon.

Kathleen J. Beckett  
County Clerk

Joy A. Brantner  
Deputy

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

**LEGEND**

- o = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
- = Found 5/8 inch iron pin

P.U.E. = Easement for public utilities, drainage, cable television, water, gas and sanitary sewer construction and maintenance

Deferred Monument  
All deferred monuments set.  
See O.R. 93-43330 Official Records  
12/16/93 Verlyn Thomas, C.S.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

SN 13784  
see C.S.  
Mar 31, 2003  
also see  
94-03599

**SUN RIDGE ESTATES SUBDIVISION  
PHASE III**

**A PLANNED UNIT DEVELOPMENT**

Located in  
N.E. 1/4 of SEC. 25, T.37S., R.1W., W.M. &  
S.W. 1/4 of SEC. 19, T.37S., R.1E., W.M., JACKSON COUNTY, OREGON

**NOTE:**

"This property at the time of the recording of the final map, has not been shown to be suitable for development and will require, at a minimum, the provision of sewage disposal facilities and a potable water supply prior to the issuance of a building or mobile home set-up permit by the Department of Planning and Development."  
The above statement is included on this map as a requirement by the Jackson County Department of Planning and Development.

**LINE AND CURVE TABLE**

LINE NO.	BEARING	RADIUS	DISTANCE	CHORD	CHORD BEARING	CHORD DISTANCE
(1)	24°47'05"	200.00'	86.52'	N11°10'28"E	85.84'	
(2)	N23°34'17"E		112.10'			
(3)	N23°34'17"E		22.22'			
(4)	17°33'26"	445.00'	136.36'	N14°47'34"E	135.83'	
(5)	7°28'33"	875.00'	114.17'	N 2°16'34"E	114.09'	
(6)	N 1°27'42"W		95.03'			
(7)	20°35'18"	300.00'	107.80'	N 8°49'57"E	107.22'	
(8)	N19°07'36"E		57.06'			
(9)	N19°07'36"E		155.00'			
(10)	59°32'15"	125.00'	129.89'	N48°53'43"E	124.13'	
(11)	N78°39'51"E		162.98'			
(12)	36°11'35"	140.00'	88.43'	N60°34'03"E	86.97'	
(13)	N42°28'16"E		70.00'			
(14)	N42°28'16"E		37.01'			
(15)	N42°28'16"E		140.00'			
(16)	39°22'25"	160.00'	109.95'	N22°47'03"E	107.80'	
(17)	S64°51'12"E		120.00'			
(18)	N 3°05'51"E		50.00'			
(19)	47°07'29"	50.00'	41.12'	N26°39'35"E	39.97'	
(20)	40°50'12"	50.00'	35.64'	N70°38'26"E	34.89'	
(21)	40°50'12"	50.00'	35.64'	S68°31'22"E	34.89'	
(22)	124°35'59"	50.00'	108.73'	N14°11'47"E	88.54'	
(23)	73°23'51"	20.00'	25.62'	S39°47'46"W	23.90'	
(24)	39°22'25"	210.00'	144.31'	S22°47'03"W	141.49'	
(25)	S42°28'16"W		76.83'			
(26)	S42°28'16"W		6.94'			
(27)	36°11'35"	190.00'	120.02'	S60°34'03"W	118.04'	
(28)	S78°39'51"W		162.98'			
(29)	59°32'15"	75.00'	77.93'	S48°53'43"W	74.48'	
(30)	20°35'18"	250.00'	89.83'	S 8°49'57"W	89.35'	
(31)	S 1°27'42"W		95.03'			
(32)	7°28'33"	925.00'	120.69'	S 2°16'34"W	120.61'	
(33)	S 6°00'51"W		67.90'			
(34)	S 6°00'51"W		111.07'			
(35)	17°33'26"	495.00'	151.68'	S14°47'34"W	151.09'	
(36)	S23°34'17"W		134.32'			
(37)	0°56'17"	150.00'	2.46'	S23°05'53"W	2.46'	
(38)	23°50'48"	150.00'	62.43'	S10°42'20"W	61.98'	
(39)	28°43'56"	250.00'	125.37'	S13°08'54"W	124.06'	
(40)	13°13'44"	1475.00'	340.56'	S20°53'59"W	339.80'	
(41)	15°31'41"	1055.00'	285.92'	S 6°31'17"W	285.05'	
(42)	6°34'19"	425.00'	48.75'	S 2°02'32"W	48.72'	
(43)	35°02'00"	425.00'	259.87'	S22°50'45"W	255.84'	
(44)	23°47'22"	425.00'	176.46'	S52°15'29"W	175.20'	
(45)	73°31'02"	155.00'	198.88'	N79°05'21"W	185.52'	
(46)	54°30'08"	105.00'	99.88'	S69°34'54"E	96.16'	
(47)	19°01'54"	105.00'	34.85'	N73°39'35"E	34.69'	
(48)	65°23'42"	375.00'	428.01'	N31°27'17"E	405.15'	
(49)	4°35'26"	1105.00'	88.53'	N 1°03'18"E	88.51'	
(50)	5°11'55"	1105.00'	100.26'	N 5°56'41"E	100.22'	
(51)	5°44'20"	1105.00'	110.68'	N11°24'58"E	110.63'	
(52)	13°13'44"	1525.00'	352.10'	N20°53'59"E	351.32'	
(53)	28°43'56"	200.00'	100.29'	N13°08'54"E	99.25'	
(54)	36°20'00"	256.48'	162.64'	S50°09'00"W	159.93'	
(55)	1°14'55"	209.05'	4.56'	S32°36'27"W	4.56'	
(56)	S76°26'11"E		45.32'			
(57)	S28°21'36"E		183.78'			
(58)	S00°01'01"E		159.02'			
(59)	N00°01'01"W		180.00'			
(60)	N28°21'36"W		183.78'			
(61)	S00°01'01"W		120.00'			
(62)	S42°19'50"E		119.54'			
(63)	73°31'02"	130.00'	155.60'	S79°05'21"E	155.60'	
(64)	N54°09'08"E		174.84'			
(65)	65°23'42"	400.00'	456.54'	N31°27'17"E	432.16'	
(66)	N 1°14'34"W		187.09'			
(67)	15°31'41"	1080.00'	292.70'	N 6°31'17"E	291.80'	
(68)	N14°17'07"E		226.11'			
(69)	13°13'44"	1500.00'	346.33'	N20°53'59"E	345.56'	
(70)	N27°30'53"E		181.19'			
(71)	28°43'56"	225.00'	112.83'	N13°08'54"E	111.65'	
(72)	N 1°13'04"W		545.79'			
(73)	24°47'05"	175.00'	75.70'	N11°10'28"E	75.11'	
(74)	N23°34'17"E		134.32'			
(75)	17°33'26"	470.00'	144.02'	N14°47'34"E	143.46'	
(76)	N 6°00'51"E		178.98'			
(77)	7°28'33"	900.00'	117.43'	N 2°16'34"E	117.34'	
(78)	N 1°27'42"W		95.03'			
(79)	20°35'18"	275.00'	98.82'	N 8°49'57"E	98.29'	
(80)	N19°07'36"E		212.06'			
(81)	59°32'15"	100.00'	103.91'	N48°53'43"E	99.30'	
(82)	N78°39'51"E		162.98'			
(83)	36°11'35"	165.00'	104.23'	N60°34'03"E	102.50'	
(84)	N42°28'16"E		643.15'			
(85)	39°22'25"	185.00'	127.13'	N22°47'03"E	124.65'	
(86)	N 3°05'51"E		264.27'			
(87)	S86°54'09"E		25.00'			

I certify this plat to be an exact photocopy of the original.

*Douglas C. McMahan*  
SURVEYOR

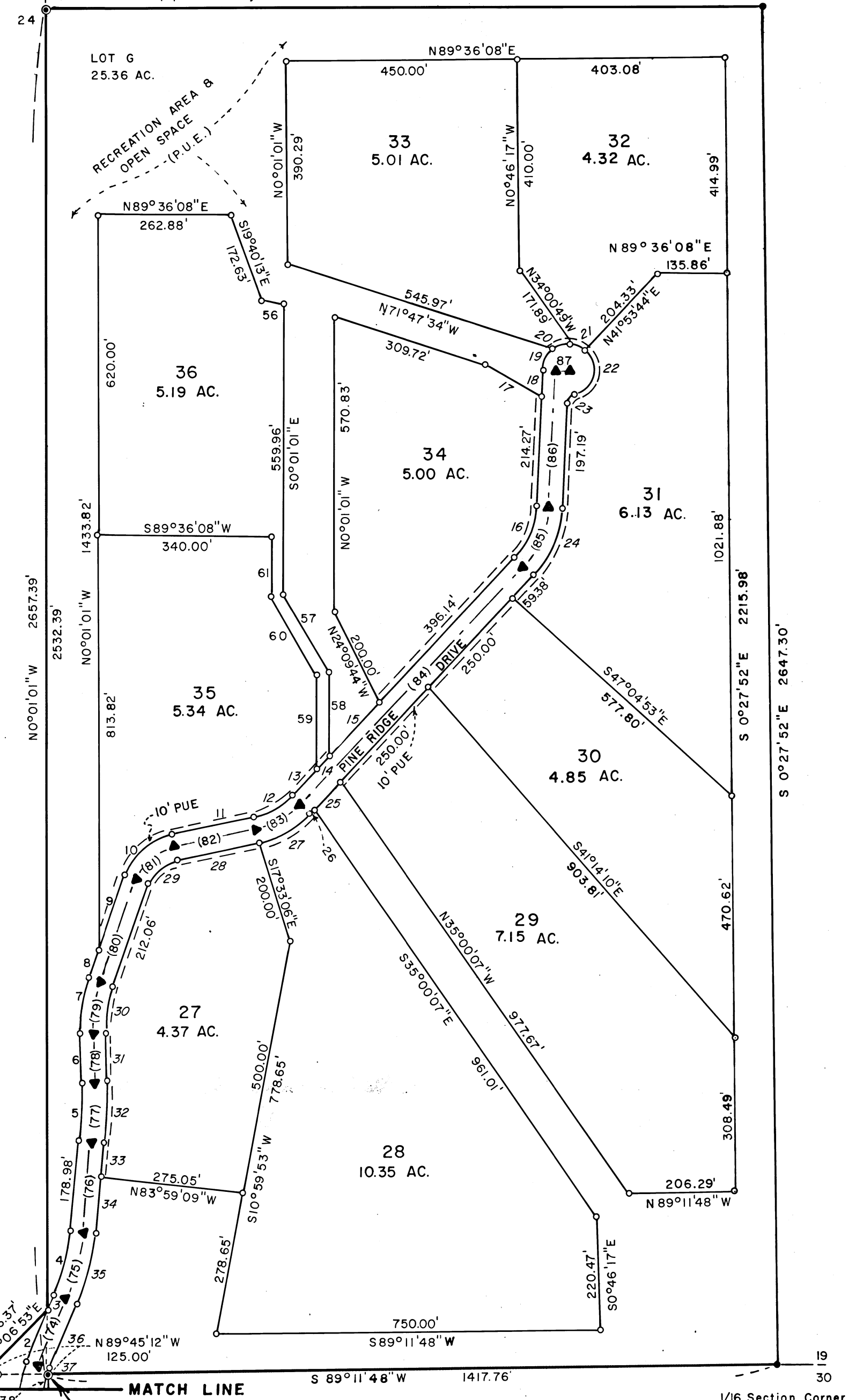
HOFFBUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE MEDFORD, OREGON

BY: Douglas C. McMahan L.S. No. 1913  
SCALE: 1" = 200' April 26, 1990  
BEARING BASE: Sun Ridge Estates Phase II

MATCH LINE

Initial Point  
SUN RIDGE EST. SUB.  
PHASE II  
F.d. bronze cap

1/4 Section Corner  
19 F.d. brass cap per 1965 Cnty. re-estab. N89°36'08"E 1396.98'  
1/16 Section Corner



SURVEY NO. 12174

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Laurel Crest Properties, Inc.  
6351 Hillcrest Road  
Medford, Or. 97504

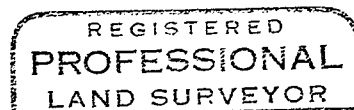
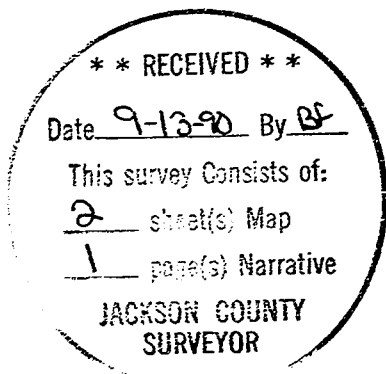
LOCATION: In the Northeast quarter of Section 25,  
Township 37 South, Range 1 West and Southwest  
quarter of Section 19, Township 37 South,  
Range 1 East of the Willamette Meridian,  
Jackson County, Oregon.

PURPOSE: To survey and monument the boundaries and  
mark into Lots the client's property to be  
known as SUN RIDGE ESTATES III.

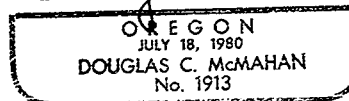
PROCEDURE: The boundary at the Northeast quarter of  
Section 25 was determined on the previous  
survey by this office of SUN RIDGE ESTATES  
PHASE II. The portion of SUN RIDGE ESTATES  
PHASE III lying within the Northeast quarter  
of Section 25 is a continuation of that  
survey. Control for the portion of SUN  
RIDGE ESTATES PHASE III lying in the  
Southwest quarter of Section 19, Township 37  
South, Range 1 East, was previously  
established by this office for Recorded  
Survey No. 12087 and was continued for this  
survey.

BASIS OF BEARING: SUNRIDGE ESTATES PHASE II.

DATE: April 26, 1990



*Douglas C. McMahan*



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