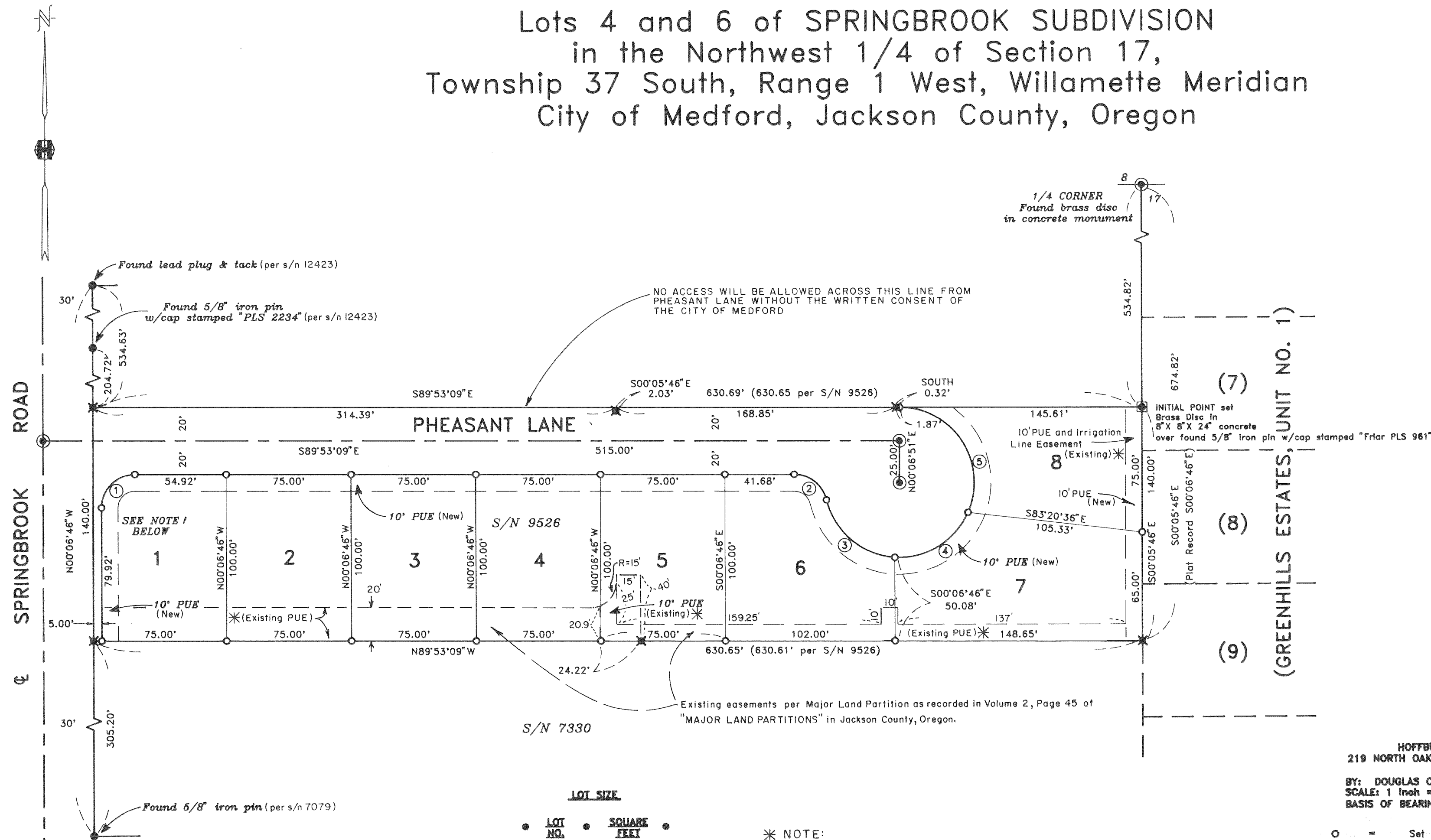


PHEASANT LANE SUBDIVISION

A REPLAT OF MAJOR LAND PARTITION Recorded in Volume 2, Page 45 of "MAJOR LAND PARTITIONS" and Filed Survey No. 9526 in Jackson County, Or.

LOCATED IN:

Lots 4 and 6 of SPRINGBROOK SUBDIVISION
in the Northwest 1/4 of Section 17,
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon



NOTE:
1. No access will be allowed to Lot 1 from SPRINGBROOK ROAD

LOT SIZE

LOT NO.	SQUARE FEET
1	7,413
2	7,500
3	7,500
4	7,500
5	7,500
6	8,463
7	9,942
8	7,430

*** NOTE:**

Easements labeled as "(Existing)" to be extinguished upon recordation of this plat.
Easements labeled as "(New)" are dedicated upon recordation of this plat.

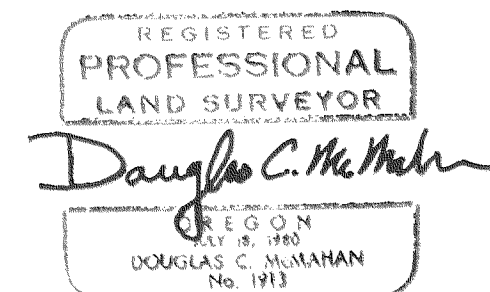
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°13'37"	20.00'	31.50'	28.34'	N45°00'02"E
2	76°39'27"	20.00'	26.76'	24.81'	S51°33'25"E
3	73°11'15"	45.00'	57.48'	53.65'	S49°49'19"E
4	69°53'37"	45.00'	54.89'	51.55'	N58°38'15"E
5	113°34'36"	45.00'	89.20'	75.30'	N33°05'51"W

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE AVENUE MEDFORD, OREGON
779-4841
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 50 feet December 18, 1991
BASIS OF BEARING - SURVEY NO. 9526
(East line to 1/4 corner)

- = 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 S/N 9526 (w/cap stamped "Frlar PLS 961) unless otherwise noted
- ⊙ = Set brass cap monument in concrete
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey No.

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



PHEASANT LANE SUBDIVISION

A REPLAT OF MAJOR LAND PARTITION Recorded in Volume 2, Page 45 of "MAJOR LAND PARTITIONS" and Filed Survey No. 9526 in Jackson County, Or.

LOCATED IN:

Lots 4 and 6 of SPRINGBROOK SUBDIVISION
In the Northwest 1/4 of Section 17,
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, KIRK D. RAHN, am the owner in fee simple of the lands hereon described, and that I 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 I do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements. I hereby designate said subdivision as PHEASANT LANE SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 23rd day of December, 1991.

Kirk D. Rahn
KIRK D. RAHN

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named KIRK D. RAHN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Cheryl A. Form
NOTARY PUBLIC
OREGON
12-23-93

*** 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 disc in concrete monumenting the one-quarter (1/4) corner common to Sections 8 and 17 in Township 37 South, Range 1 West, of the Willamette Meridian, in Jackson County, Oregon, said brass disc also being the Northwest corner of GREENHILLS ESTATES, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°05'46" East (plat record South 00°06'46" East) along the Westerly boundary of said subdivision, 534.82 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue South 00°05'46" East 140.00 feet; thence North 89°53'09" West 630.65 feet to the Easterly right-of-way line of Springbrook Road; thence North 00°06'46" West, along said Easterly right-of-way line, 140.00 feet; thence South 89°53'09" East 630.69 feet to the Initial Point Of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

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

James W. Fumal
Planning Director

MARCH 18, 1992
Date

Examined and approved by the Medford Irrigation District in regular session this 30 day of December, 1991.

W. A. Russell
President

Bill Caldwell
Secretary

Examined and approved this 10th day of MARCH, 1992.

Robert Z. Deuel
City Engineer

Paul J. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 20 March, 1992.

Mark Serene, Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of March 20, 1992.

Carlene McManis
Tax Collector

WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 24 day of March, 1992 at 1:33 O'Clock P.M. and recorded in Volume 17 of Plats at page 5 of records of Jackson County, Oregon.

Kathleen J. Beckett
County Clerk

Jay A. Ramble
Deputy

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

*** RECEIVED ***
Date 3-24-92 By CS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JUL 18 1950
DOUGLAS C. McMAHAN
No. 1913

SURVEY NO. 12911

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Kirk D. Rahn
2870 Springbrook Road
Medford, Oregon 97504

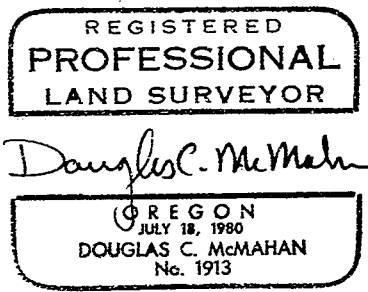
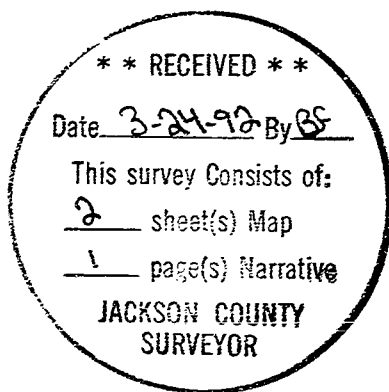
LOCATION: Lots 4 and 6 SPRINGBROOK SUBDIVISION in the Northwest one-quarter of Section 17, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument, and prepare final plat for PHEASANT LANE SUBDIVISION as per the clients request and City of Medford file No. LDS-91-19.

PROCEDURE: Utilizing found monumentation per filed Surveys No. 7079, 7330, 9526 and 12423, and plat of GREENHILLS ESTATES, UNIT NO. 1 for control, I set monuments as shown on accompanying map. This survey is a replat of Major Land Partition recorded in Volume 2, page 45 of "Major Land Partitions" and filed as Survey No. 9526 in Jackson County, Oregon. It is the intent of this replat to remove easements and lot lines created by recording of said Major Partition plat.

BASIS OF BEARING: Filed Survey No. 9526

DATE: December 16, 1991



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
1062 E. Jackson
Medford, Oregon 97504