

# WOODSIDE PARK SUBDIVISION, UNIT NO. 1

LOCATED IN:  
D.L.C. 43, in the S.W. 1/4 of Section 31,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that I, BILLY HOGUE, 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, and I hereby grant to the City of Medford in fee simple, those areas portrayed and designated hereon as one-foot street plugs. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. I also hereby dedicate to the public for public use those easements as shown hereon. I hereby designate said subdivision as WOODSIDE PARK SUBDIVISION, UNIT NO. 1.

IN WITNESS WHEREOF, I have set my hand and seal this 19th day of March, 1992.

Billy Hogue  
BILLY HOGUE

STATE OF OREGON )  
County of Jackson ) ss.

Personally appeared the above named BILLY HOGUE and acknowledged the foregoing instrument to be his 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: \*\* RECEIVED \*\*

James M. Eirumhal  
Planning Director

APRIL 15, 1992  
Date

Date 4-20-92 By BC

This survey consists of:

2 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

Examined and approved by the Medford Irrigation District in regular session this 18 day of March, 1992

Mike Russell  
President

Bill Caldwell  
Secretary

Examined and approved this 14th day of APRIL, 1992.

Robert Stewart  
City Engineer

Paul Stewart  
City Surveyor

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

Examined and approved as required by O.R.S. 92.100 as of April 15, 1992

Daniel G. Ross  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of April 15, 1992

Leanne McManama  
Tax Collector

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Douglas C. McMahan  
OREGON  
JULY 18, 1980  
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, 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 Donation Land Claim No. 43 in Section 31, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 00°18'32" West, along the Easterly boundary of said Claim, 20.00 feet to the Southerly right-of-way line of Garfield Street, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence, continue along said Easterly boundary, South 00°18'32" West 214.52 feet; thence along the arc of a 170.00 foot radius curve to the left (the long chord to which bears South 20°21'42" West 116.60 feet) an arc distance of 119.02 feet; thence South 00°18'20" West 930.00 feet to the Southerly line of that tract described in Instrument No. 76-12031 of the Deed Records of Jackson County; thence South 89°57'00" West, along said Southerly line, 645.00 feet; thence North 00°18'20" East 170.00 feet; thence South 89°57'00" West 3.76 feet; thence North 00°18'20" East 100.00 feet; thence North 06°49'01" West 50.35 feet; thence North 00°18'20" East 100.00 feet; thence North 89°57'00" East 240.00 feet; thence North 00°18'20" East 280.46 feet; thence North 42°45'20" West 33.11 feet; thence South 47°14'40" West 15.00 feet; thence North 42°54'20" West 100.00 feet; thence North 56°35'04" West 51.49 feet; thence North 47°14'40" East 300.99 feet; thence North 42°45'20" West 125.00 feet; thence North 47°14'40" East 46.13 feet; thence South 89°57'00" West 144.32 feet; thence South 00°12'00" West 20.00 feet; thence South 89°57'00" West 60.00 feet; thence North 00°12'00" East 20.00 feet; thence South 89°57'00" West 40.09 feet; thence North 00°12'00" East 110.00 feet to the Southerly right-of-way line of Garfield Street; thence North 89°57'00" East, along said Southerly line, 676.33 feet to the Initial Point Of Beginning.

Douglas C. McMahan  
SURVEYOR

We, Bank of Southern Oregon, are the undersigned beneficiary of a certain Trust Deed recorded APRIL 17, 1991, as Instrument No. 91-08017, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 10 day of APRIL, 1992.

Before me:

Spencer  
SPENCER  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-29-93

Michael West  
Title: President

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 20 day of April, 1992 at 10:19 Clock A.M. and recorded in Volume 17 of Plats at page 7 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Glenda E. Bartlett  
Deputy



# WOODSIDE PARK SUBDIVISION, UNIT NO. 1

LOCATED IN:

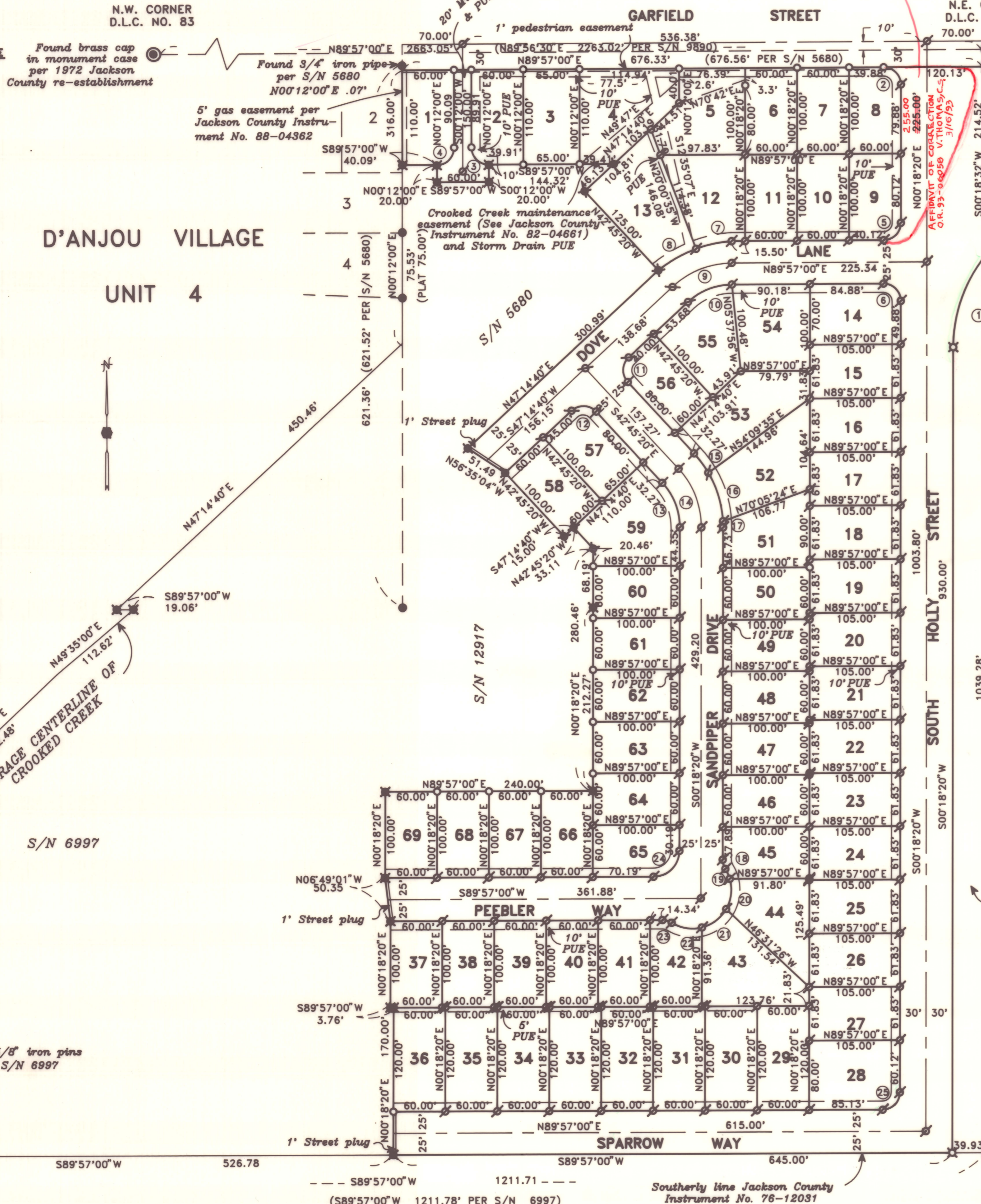
D.L.C. NO. 43 in the S.W. 1/4 of Section 31,  
Township 37 South, Range 1 West, W.M.,  
Jackson County, Oregon City of Medford

\* Vacated portion of R/W  
ORD # 2016-07 Doc: 2016-001408  
01/19/2016, S. Fein C.S.

LOT SIZE

LOT NUMBER SQUARE FEET

6515	10000
6516	10000
6517	10000
6518	10000
6519	10000
6520	10000
6521	10000
6522	10000
6523	10000
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6592	10000
6593	10000
6594	10000
6595	10000
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6597	10000
6598	10000
6599	10000
6600	10000



All deferred monuments will be set no later than  
Sept. 1 1992.

*Douglas C. McMahan*  
Surveyor

Note:  
No access is permitted from South Holly Street to the East

All deferred monuments are now set, see Document  
No. 93-06615 of Official Records this 2 day of  
March 1992.

Approved: *Vedyn Thomas*  
Jackson County Surveyor

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	40°06'44"	170.00	119.02	116.60	S20°21'42" W
2	90°21'20"	20.00	31.54	28.37	N44°52'20" W
3	90°15'00"	20.00	31.50	28.35	S44°55'30" E
4	89°45'00"	20.00	31.33	28.22	N45°04'30" E
5	89°38'40"	20.00	31.29	28.20	N45°07'40" E
6	90°21'20"	20.00	31.54	28.37	N44°52'20" W
7	19°57'35"	125.00	43.55	43.33	S79°58'12" W
8	22°44'45"	125.00	59.62	49.30	S58°37'02" W
9	42°42'20"	100.00	74.54	72.82	S68°35'50" W
10	42°42'20"	75.00	55.90	54.62	S68°35'50" W
11	90°00'00"	20.00	31.42	28.28	S02°14'40" W
12	90°00'00"	20.00	31.42	28.28	N87°45'20" W
13	43°03'40"	75.00	56.37	55.05	N21°13'30" W
14	43°03'40"	100.00	75.16	73.40	N21°13'30" W
15	12°46'46"	125.00	27.88	27.82	N36°21'57" W
16	27°04'21"	125.00	59.06	58.52	N16°26'23" W
17	03°12'32"	125.00	7.00	7.00	N01°17'56" W
18	15°58'03"	45.00	12.54	12.50	N23°54'54" W
19	32°12'15"	20.00	11.24	11.09	S15°47'48" E
20	46°00'02"	45.00	36.13	35.17	N07°04'09" E
21	45°48'15"	45.00	35.95	35.00	N52°57'17" E
22	46°18'51"	45.00	36.37	35.39	S81°00'10" E
23	32°12'15"	20.00	11.24	11.09	N73°56'52" W
24	89°38'40"	30.00	46.94	42.29	N45°07'40" E
25	89°38'40"	20.00	31.29	28.20	N45°07'40" E

AFFIDAVIT OF CORRECTION  
O.R. 92-16508, 92-30911  
V. THOMAS, C.S. 10-12-92

Note:  
This subdivision is located within 300 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incident to common, customary, and accepted farm practices.

Area deemed to adjoining property owner per Jackson County Instrument No. 92-07570

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

HOFFBUHR & ASSOCIATES, INC.  
1062 EAST JACKSON MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 100' MARCH 13, 1992  
BASIS OF BEARING — SURVEY NUMBER 5680  
(NORTH LINE D.L.C. 43)

- = Set 5/8 x 24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8 x 30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin unless otherwise noted
- ⊗ = Found 5/8" Iron pin with plastic cap stamped "D. McMahan LS 1913" per S/N 12917
- ⊙ = Found brass cap monument
- ⊘ = Deferred Monument
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance



12955

SURVEY NO. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Billy Hogue  
P.O. Box 4521  
Medford, Oregon 97501

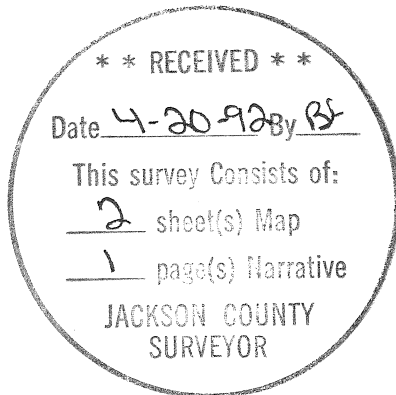
LOCATION: Donation Land Claim No. 43 in the Southwest  
one-quarter (1/4) of Section 31, Township 37  
South, Range 1 West, Willamette Meridian,  
Jackson County, Oregon

PURPOSE: To survey, monument, and prepare a plat for  
WOODSIDE PARK SUBDIVISION, UNIT NO. 1 as per  
clients request

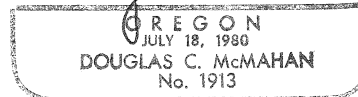
PROCEDURE: Utilizing found monumentation per Survey  
Numbers 5680, 6997, and 12917, I set  
monuments as shown on the accompanying map.

BASIS OF BEARING: North line of Donation Land Claim No. 43 per  
Survey No. 5680

DATE: March 13, 1992



*Douglas C. McMahan*



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

92-16508

HOFFBUHR & ASSOCIATES, INC.  
1062 E. Jackson Street  
Medford, Oregon 97504-7027

(503) 779-4641

12955

5-  
6-  
8:30

AFFIDAVIT OF CORRECTION  
pursuant to O.R.S. 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of WOODSIDE PARK SUBDIVISION, UNIT NO. 1 filed for record the 20th day of April, 1992, and recorded in Office of County Surveyor as: County Surveyor File No. ~~12917~~. 12955

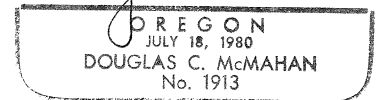
AFFIDAVIT OF CORRECTION  
O.R. 92-30911  
V. THOMAS, C.S. 10/9/92

Douglas C. McMahan, L.S. 1913



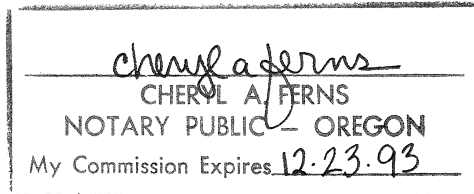
STATE OF OREGON )  
County of Jackson ) ss.

*Douglas C. McMahan*



June 3 A.D. 1992

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:



The correction is: (the data for curve segments 18 and 19 are reversed in the Curve Data Table)

As filed:

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
18	15°58'03"	45.00'	12.54'	12.50'	N23°54'54"W
19	32°12'15"	20.00'	11.24'	11.09'	S15°47'48"E

Change to:

19	15°58'03"	45.00'	12.54'	12.50'	N23°54'54"W
18	32°12'15"	20.00'	11.24'	11.09'	S15°47'48"E

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

*Vernon Thomas*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

8:30 JUN 08 1992 A.M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

By *J. J. Lamets* Deputy

Posted 10-12-92  
V.T., C.S.



HOFFBUHR & ASSOCIATES, INC.  
1062 East Jackson  
Medford, Oregon 97504  
(503) 779-4641

12955

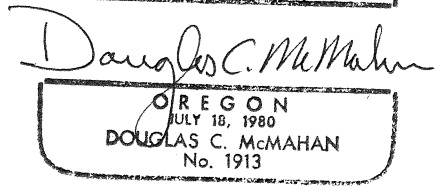
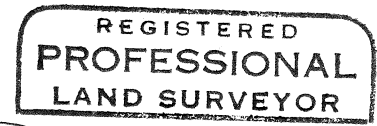
AFFIDAVIT OF CORRECTION  
pursuant to ORS 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a typing error on my "Affidavit of Correction" filed for record the 8th day of June, 1992, and recorded as Instrument No. 92-16508, Deed Records of Jackson County, Oregon.

Douglas C. McMahan L.S. 1913

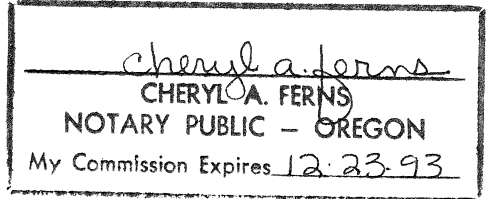
STATE OF OREGON )  
County of Jackson) ss.

October 1st A.D. 1992



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.

Cheryl A. Ferns  
Notary Public for the State of Oregon  
My Commission Expires 12-23-93



The correction is: (County Surveyor File No.)

As Filed: "County Surveyor File No. 12917"  
Change to: "County Surveyor File No. 12955"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Verlynn Thomas  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

3:34 OCT 09 1992 P M.

KATHLEEN S. BECKETT  
CLERK and RECORDER  
By Glenn Bartlett Deputy



93-06058

HOFFBUHR & ASSOCIATES, INC.  
1062 E. Jackson Street  
Medford, Oregon 97504-7027

(503) 779-4641

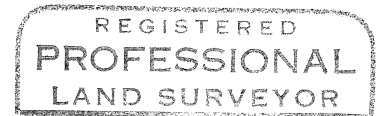
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6.00

12955

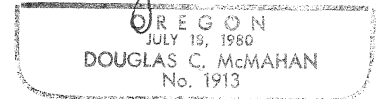
**AFFIDAVIT OF CORRECTION  
pursuant to O.R.S. 209.255**

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of WOODSIDE PARK SUBDIVISION, UNIT NO. 1, filed for record the 20th day of April, 1992 in Volume 17 of Plats, page 7, and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 12955.

Douglas C. McMahan, L.S. 1913



*Douglas C. McMahan*

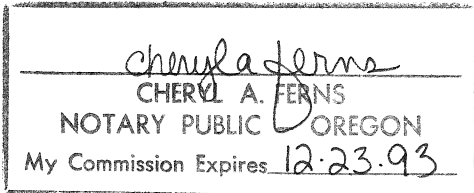


Expires 12/31/94

STATE OF OREGON )  
County of Jackson ) ss.

2/23 A.D. 1993

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:



The correction is: (the distance along centerline of South Holly Street from Dove Lane to Garfield Street.)

As filed: "N 00° 18' 20" E, 225.00'"

Change to: "N 00° 18' 20" E, 255.00'"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

*Debra Thomas*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

(affcorr.dcm)

3:59 FEB 24 1993 P.M.

KATHLEEN S. BECKETT  
CLERK and RECORDER  
*Kathleen S. Beckett* Deputy

Posted 3/16/93  
V.T., C.S.