

# OREGON HILLS SUBDIVISION, UNIT 2

Located in:  
 D.L.C. No. 62 in S.W. 1/4 and the S.E. 1/4 of  
 Section 22, T.37S., R.1W., W.M.  
 City of Medford, Jackson County, Oregon

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N74°27'44"E
2	23°35'10"	225.00'	92.62'	91.97'	N41°15'19"E
3	87°48'10"	20.00'	30.65'	27.74'	N09°08'48"E
4	15°12'00"	280.00'	74.28'	74.06'	N42°21'17"W
5	16°22'13"	280.00'	80.00'	79.73'	N58°08'24"W
6	15°11'59"	280.00'	74.28'	74.06'	N73°55'30"W
7	57°28'17"	20.00'	20.06'	19.23'	S69°44'23"W
8	107°32'29"	45.00'	84.46'	72.60'	N85°13'31"W
9	44°33'48"	45.00'	35.00'	34.12'	N09°10'22"W
10	90°00'00"	20.00'	31.42'	28.28'	S74°27'44"W
11	90°00'00"	20.00'	31.42'	28.28'	N15°32'16"W
12	03°21'18"	540.00'	31.62'	31.61'	S62°12'55"E
13	141°36'15"	31.00'	76.62'	58.55'	S06°54'34"W
14	09°01'11"	984.42'	154.97'	154.81'	S73°12'06"W
15	26°23'16"	45.00'	20.72'	20.54'	N26°18'09"E
16	38°11'50"	45.00'	30.00'	29.45'	N58°35'42"E
17	01°43'30"	984.42'	29.64'	29.64'	S67°49'45"W
18	17°41'36"	447.46'	138.18'	137.63'	S75°48'48"W
19	13°49'45"	447.46'	108.00'	107.74'	N88°25'31"W
20	67°01'14"	45.00'	52.64'	49.69'	S68°47'46"E
21	47°33'48"	20.00'	16.60'	16.13'	S59°04'02"E
22	14°19'26"	320.00'	80.00'	79.79'	S75°41'14"E
23	05°13'59"	447.46'	40.87'	40.85'	N78°53'54"W
24	14°19'26"	320.00'	80.00'	79.79'	S61°21'48"E
25	15°50'55"	320.00'	88.51'	88.23'	S46°16'37"E
26	00°16'01"	5798.62'	27.01'	27.01'	N76°25'12"W
27	00°56'19"	5798.62'	94.99'	94.99'	N77°01'24"W
28	03°35'53"	320.00'	20.10'	20.09'	S36°33'13"E
29	87°14'21"	20.00'	30.45'	27.59'	S78°22'27"E
30	22°55'06"	175.00'	70.00'	69.53'	N69°27'55"E
31	26°11'32"	175.00'	80.00'	79.30'	S85°58'46"E
32	00°59'17"	5798.62'	99.99'	99.99'	N77°59'06"W
33	01°22'58"	5798.62'	139.94'	139.94'	N79°10'14"W
34	17°53'00"	175.00'	54.62'	54.40'	S63°56'30"E
35	57°52'28"	125.00'	126.26'	120.96'	N83°56'14"W
36	129°18'52"	15.00'	33.85'	27.11'	S02°28'06"W
37	74°28'17"	45.00'	58.49'	54.46'	S24°57'11"E
38	62°21'53"	45.00'	48.98'	46.60'	S43°27'54"W
39	98°54'11"	45.00'	77.68'	68.39'	N55°54'05"W
40	126°17'14"	15.00'	33.06'	26.76'	N69°35'36"W
41	17°48'03"	175.00'	54.37'	54.15'	S38°21'45"W
42	90°00'00"	20.00'	31.42'	28.28'	S15°32'16"E
43	25°46'59"	200.00'	90.00'	89.24'	S42°21'14"W
44	69°45'17"	150.00'	182.62'	171.55'	N89°52'38"W
45	57°17'45"	300.00'	300.00'	287.66'	S63°24'09"E
46	01°51'13"	5798.62'	187.58'	187.57'	N80°47'15"W
47	05°25'47"	5768.62'	546.67'	546.47'	N79°00'02"W
48	36°45'20"	477.46'	306.29'	301.07'	S85°20'38"W
49	15°38'24"	954.42'	260.53'	259.72'	S74°47'12"W
50	10°44'42"	984.42'	184.61'	184.34'	S72°20'21"W
51	36°45'20"	477.46'	287.05'	282.15'	S85°20'38"W
52	03°34'35"	5798.62'	361.93'	361.87'	N78°04'25"W

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

*Douglas C. McMahon*  
 Surveyor

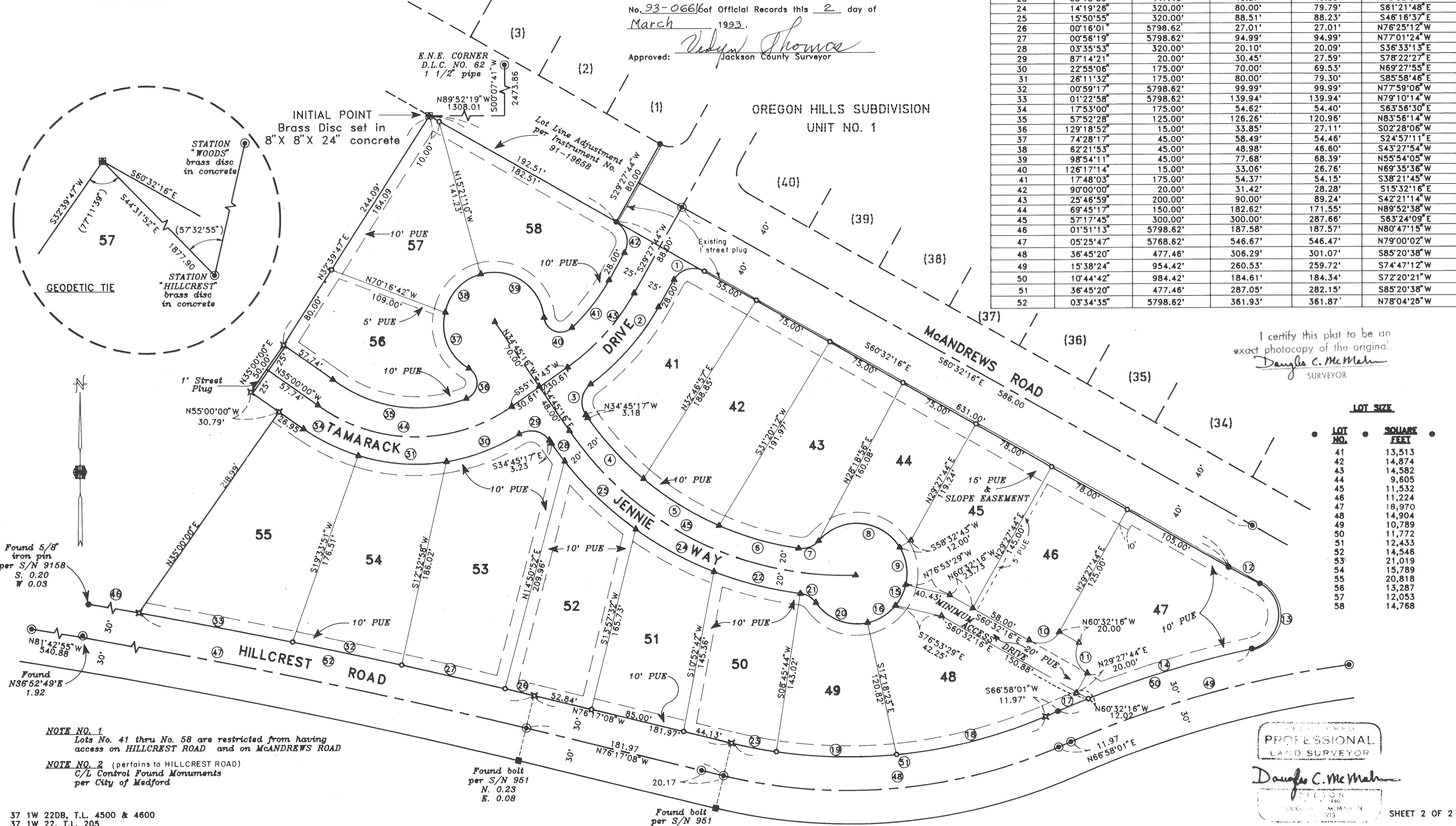
All deferred monuments are now set, see Document  
 No. 93-06616 of Official Records this 2 day of  
March 1993.

Approved: *Vedyn Thomas*  
 Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.  
 219 NORTH OAKDALE AVENUE MEDFORD, OREGON  
 778-4841  
 BY: DOUGLAS C. McMAHAN PLS No. 1913  
 SCALE: 1 inch = 60 feet December 11, 1991  
 BASIS OF BEARING - OREGON HILLS SUBDIVISION,  
 UNIT 1 (C/L McANDREWS)

○ = 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 with cap marked "D. McMahan LS 1913" unless marked otherwise.  
 ⊙ = Found brass cap monument in monument case unless noted otherwise.  
 ▲ = Deferred Monument

PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance



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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Douglas C. McMahon*  
 OREGON  
 LICENSE NO. 1913

NOTE NO. 1  
 Lots No. 41 thru No. 58 are restricted from having access on HILLCREST ROAD and on McANDREWS ROAD

NOTE NO. 2 (pertains to HILLCREST ROAD)  
 C/L Control Found Monuments per City of Medford

37 1W 22DB, T.L. 4500 & 4600  
 37 1W 22, T.L. 205

SHEET 2 OF 2

# OREGON HILLS SUBDIVISION, UNIT NO. 2

Located in:

D.L.C. No. 62 in S.W. 1/4 and the S.E. 1/4 of  
Section 22, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that, NOEL MOORE DBA W.L. MOORE CONSTRUCTION CO. AND McLAUGHLIN CONSTRUCTION SERVICES, INC., an Oregon Corporation, 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 hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a one foot street plug. 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. We hereby designate said subdivision as OREGON HILLS SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, We have set our hands and seals this 6<sup>th</sup> day of January, 1992.

W.L. MOORE CONSTRUCTION CO.

Noel Moore  
NOEL MOORE

STATE OF OREGON )  
County of Jackson ) ss.

Date: January 6, 1992

Personally appeared the above named NOEL MOORE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

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

McLAUGHLIN CONSTRUCTION SERVICES, INC.

Lyle E. McLaughlin  
LYLE E. McLAUGHLIN, president

STATE OF OREGON )  
County of Jackson ) ss.

On this, the 6<sup>th</sup> day of January, 1992, before me appeared LYLE E. McLAUGHLIN, to me personally known, who being duly sworn, did say that he, the said LYLE E. McLAUGHLIN, is the president of McLAUGHLIN CONSTRUCTION SERVICES, INC., the above named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and LYLE E. McLAUGHLIN acknowledges said instrument to be the free act of said Corporation.

Before me:

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

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

Medford City Planning:

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

Mark Gallogha  
Acting Planning Director

June 12, 1992  
Date

Examined and approved this 6<sup>th</sup> day of APRIL, 1992.

Robert Beaul  
City Engineer

Paul D. Lewis  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 12 June, 1992.

Mark Jenne, deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of June 12, 1992.

Carolene M. Manama  
Tax Collector

\*\*\* 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 a 1-1/2 inch pipe monumenting the East-Northeast corner of Donation Land Claim No. 62 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 00°07'41" West along the Easterly line of said Donation Land Claim No. 62, a distance of 2473.86 feet; thence leaving said Easterly line North 89°52'19" West 1308.01 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 60°32'16" East 192.51 feet to intersect the Southerly boundary line of OREGON HILLS SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along said Southerly boundary South 60°32'16" East 631.00 feet; thence along the arc of a 540.00 foot radius curve to the left (the long chord to which bears South 62°12'55" East 31.61 feet) an arc distance of 31.62 feet; thence along the arc of a 31.00 foot radius curve to the right (the long to which bears South 06°54'34" West 58.55 feet) an arc distance of 76.62 feet to a point on the Northerly right-of-way line of Hillcrest Road; thence along said Northerly right-of-way line, along the arc of a 984.42 foot radius curve to the left (the long chord to which bears South 72°20'21" West 184.34 feet) an arc distance of 184.61 feet; thence South 66°58'01" West 11.97 feet; thence along the arc of a 447.46 foot radius curve to the right (the long chord to which bears South 85°20'38" West 282.15 feet) an arc distance of 287.05 feet; thence North 76°17'08" West 181.97 feet; thence along the arc of a 5798.62 foot radius curve to the left (the long chord to which bears North 78°04'25" West 361.87 feet) an arc distance of 361.93 feet; thence leaving said Northerly right-of-way line North 35°00'00" East 218.99 feet; thence North 55°00'00" West 30.79 feet; thence North 35°00'00" East 50.00 feet; thence North 32°39'47" East 244.09 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

\*\*\* RECEIVED \*\*\*  
Date 6-18-92 By SC  
This survey consists of:  
2 Maps  
1 Narrative  
JACKSON COUNTY  
SURVEYOR

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

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 18 day of June, 1992 at 3:40 O'clock P.M. and recorded in Volume 17 of Plats at page 13 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jay A. Rametos  
Deputy

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

SURVEY NO. 13032

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: W.L. Moore Construction Co.  
3600 Westover Dr.  
Central Point, Or. 97502

Location: Southwest one-quarter (1/4) and the Southeast  
one-quarter (1/4) of Section 22, Township 37  
South, Range 1 West, Willamette Meridian,  
City of Medford, Jackson County, Oregon

Purpose: Subdivision development - OREGON HILLS  
SUBDIVISION, UNIT NO. 2 - to comply with  
specifications set forth in City of Medford  
File No. LDS-90-26

Procedure: Control established to survey Oregon Hills  
Subdivision, Unit No. 1 was utilized for this  
survey. The centerline of Hillcrest Road was  
determined from unrecorded monuments set by  
the City of Medford. Lot corners were  
computed and monuments set per client's  
request.

Basis of Bearing: Oregon Hills Subdivision, Unit No. 1  
(centerline of McAndrews Road)

Date: December 11, 1991

\*\* RECEIVED \*\*  
Date 6-18-92 By DS  
This survey consists of:  
2 sheet(s) Map  
1 part(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

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