

# ALDER CREEK SUBDIVISION, UNIT NO. 1

## A Replat of Portions of PHASES No. 1, 2 and 3 of ALDER CREEK, A PLANNED COMMUNITY

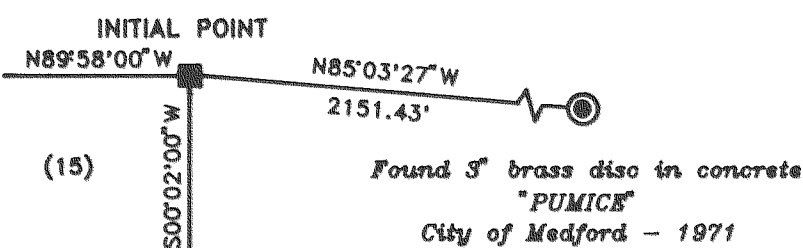
Located in:

The S.E. 1/4 of Section 28 & the N.E. 1/4 of Section 33 Township 37 South, Range 1 West, Willamette Meridian City of Medford, Jackson County, Oregon

### BARNETT ROAD

(N89°58'00"W 2446.26' per S/N 9818)  
N89°58'00"W (Basis of Bearing) 2446.40'

#### GEODETIC TIE



Found brass disc at intersection of BARNETT & GOLF VIEW DRIVE

Found P-K nail

Found brass cap 2\"/>

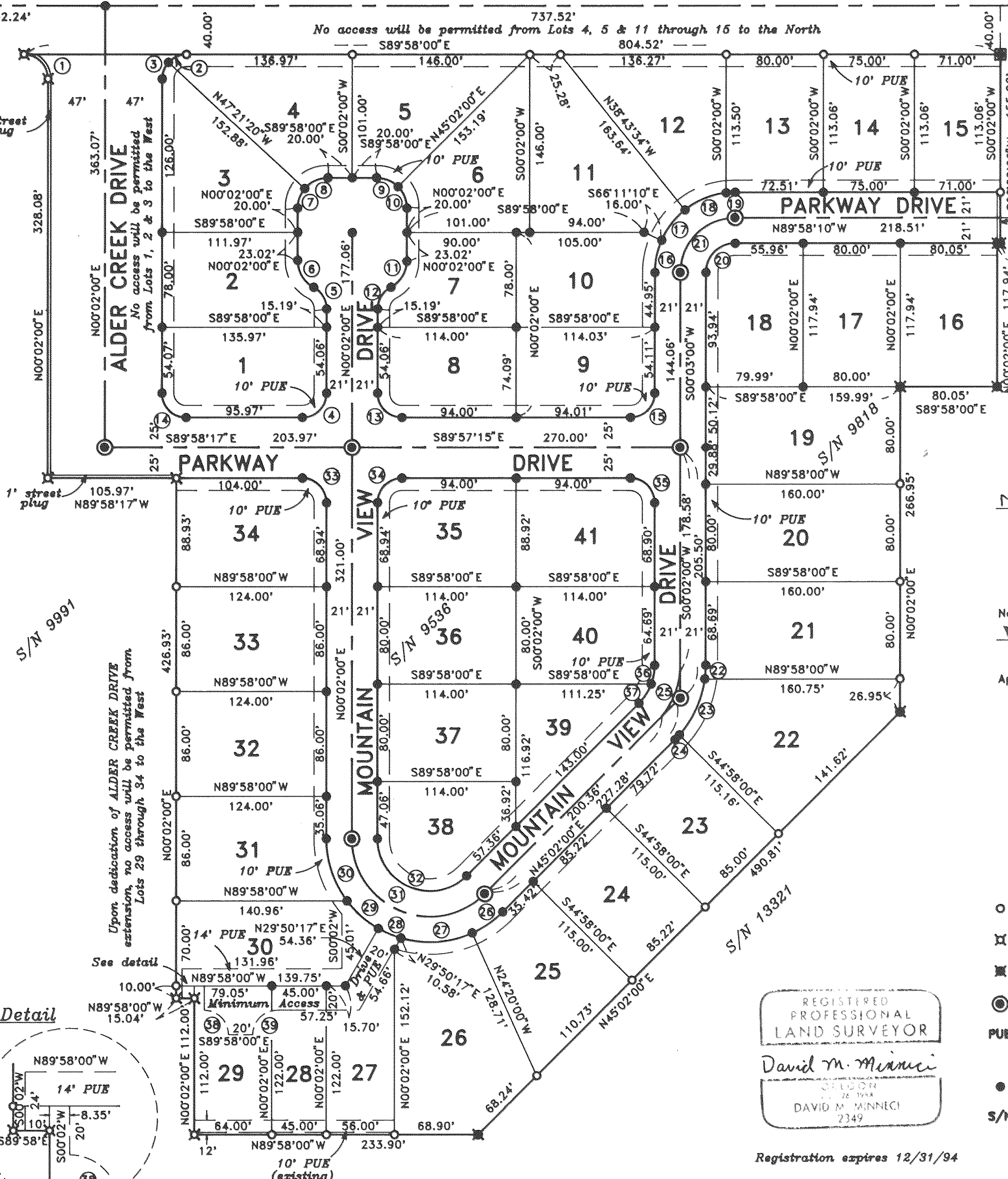
S.E. CORNER D.L.C. NO. 59

#### NOTE:

- 1) Unable to determine location of easements described in Volume 386, Page 22 and Volume 393, Page 88.
- 2) Covenants, Conditions and Restrictions for ALDER CREEK, A PLANNED COMMUNITY extinguished per Instrument No. 93-03186.

LOT	AREA	LOT	AREA
1	9,899	21	12,803
2	9,553	22	14,144
3	10,412	23	9,775
4	10,529	24	9,800
5	9,713	25	10,304
6	9,713	26	14,734
7	7,839	27	8,080
8	8,358	28	5,490
9	8,363	29	7,959
10	8,933	30	10,701
11	12,005	31	10,939
12	10,550	32	10,664
13	9,046	33	10,664
14	8,480	34	10,942
15	8,027	35	10,052
16	9,441	36	9,120
17	9,435	37	9,120
18	9,307	38	8,419
19	12,800	39	6,803
20	12,800	40	9,106
		41	10,049

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N44°58'00"W
2	47°23'20"	20.00'	16.54'	16.07'	S66°20'20"W
3	42°36'40"	20.00'	14.87'	14.53'	S21°20'20"W
4	89°59'43"	20.00'	31.41'	28.28'	N45°01'52"E
5	62°10'55"	20.00'	21.71'	20.66'	N31°03'27"W
6	62°10'55"	25.00'	27.13'	25.82'	N31°03'27"W
7	39°54'30"	25.00'	17.41'	17.06'	N19°59'15"E
8	50°05'30"	25.00'	21.86'	21.17'	N64°59'15"E
9	44°59'59"	25.00'	19.64'	19.13'	S67°28'00"E
10	45°00'01"	25.00'	19.64'	19.13'	S22°28'00"E
11	62°10'55"	25.00'	27.13'	25.82'	S31°07'27"W
12	62°10'55"	20.00'	21.71'	20.66'	S31°07'27"W
13	89°59'15"	20.00'	31.41'	28.28'	S44°57'38"E
14	90°00'17"	20.00'	31.42'	28.29'	S44°58'09"E
15	89°59'45"	20.00'	31.41'	28.28'	N45°02'52"E
16	23°45'50"	66.00'	27.37'	27.18'	N11°55'55"E
17	27°27'35"	66.00'	31.63'	31.33'	N37°32'38"E
18	32°14'15"	66.00'	37.14'	36.65'	N67°23'33"E
19	06°31'10"	66.00'	7.51'	7.51'	N86°16'15"E
20	89°58'50"	24.00'	37.69'	33.94'	S45°02'25"W
21	89°58'50"	45.00'	70.67'	63.63'	S45°02'25"W
22	07°33'23"	86.00'	11.34'	11.33'	S03°48'42"W
23	33°55'21"	86.00'	50.92'	50.18'	S24°33'04"W
24	03°31'16"	86.00'	5.29'	5.28'	S43°16'22"W
25	45°00'00"	65.00'	51.05'	49.75'	N22°32'00"E
26	20°38'00"	85.02'	30.62'	30.45'	S55°21'00"W
27	40°33'56"	85.02'	60.19'	58.95'	S85°56'58"W
28	13°36'21"	85.02'	20.19'	20.14'	N66°57'54"W
29	23°22'59"	85.02'	34.70'	34.46'	N48°28'14"W
30	36°48'44"	85.02'	54.63'	53.69'	N18°22'22"W
31	135°00'00"	64.02'	150.84'	118.29'	N67°28'00"W
32	135°00'00"	43.02'	101.36'	79.49'	S67°28'00"E
33	90°00'17"	20.00'	31.42'	28.29'	N44°58'08"W
34	90°00'45"	20.00'	31.42'	28.29'	S45°02'22"W
35	89°59'15"	20.00'	31.41'	28.28'	N44°57'38"W
36	20°21'43"	44.00'	15.64'	15.56'	S10°12'51"W
37	24°38'17"	44.00'	18.92'	18.78'	S32°42'51"W
38	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"E
39	90°00'00"	20.00'	31.42'	28.28'	N45°02'00"E



INITIAL POINT  
Set brass disc stamped  
INITIAL POINT  
ALDER CREEK SUBDIVISION  
UNIT NO. 1  
LS 2349  
in 8" x 8" x 24" concrete

All deferred monuments will be set or reset no later than  
MAY 1, 1993.  
David M. Minnecci  
Surveyor

All deferred monuments are now set, see Document  
No. 95-0770 of Official Records this 23<sup>rd</sup> day of  
MARCH 1995.  
Approved: [Signature]  
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: David M. Minnecci PLS No. 2349  
SCALE: 1 inch = 80 feet January 18, 1993  
BASIS OF BEARING: Survey Number 9818  
C/L BARNETT

- O = Set 5/8"x24" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Found 5/8" Iron pin stamped "D. MINNECCI LS 2349" per Survey Number 13321.
- ⊙ = Found brass cap monument per Survey Number 10139 unless otherwise noted.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- = Deferred monument
- S/N = Survey Number

REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnecci  
DAVID M. MINNECCI  
2349  
Registration expires 12/31/94

I certify this plat to be an exact photocopy of the original.  
David M. Minnecci  
SURVEYOR

93-08789

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

(503) 779-4641

5.00  
6.00  
3:25

13349

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

I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered two drafting errors in the "SURVEYOR'S CERTIFICATE" on my Plat of ALDER CREEK SUBDIVISION, UNIT NO. 1, filed for record the 10th day of February, 1993 in Volume 18 of Plats, page 6, and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 13349.

David M. Minneci, L.S. 2349

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

OREGON  
JULY 26, 1988  
DAVID M. MINNECI  
2349

STATE OF OREGON )  
County of Jackson ) ss.

Expires 12/31/94

MARCH 16 A.D. 1993

Personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, 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

The errors and corrections are: (the seventh line down on the first description.)

Reads: "South 89° 57' 49" East"

Change to: "North 89° 57' 49" West"

(The second line down on the second description has no Point of Beginning.)

Reads: "to the Southerly boundary of said Phase No. 2;"

Change to: "to the Southerly boundary of said Phase No. 2 for the POINT OF BEGINNING;"

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

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

*Debra Thomas*  
Jackson County Surveyor

(affcorr.dmm)

3:25 MAR 19 1993 P M

KATHLEEN S. BECKETT  
CLERK and RECORDER

*Kathleen S. Beckett*  
Deputy

SURVEY NO. 13349

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Michael T. Mahar  
815 Alder Creek  
Medford, Oregon 97504

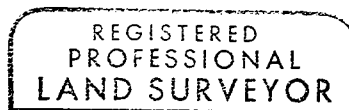
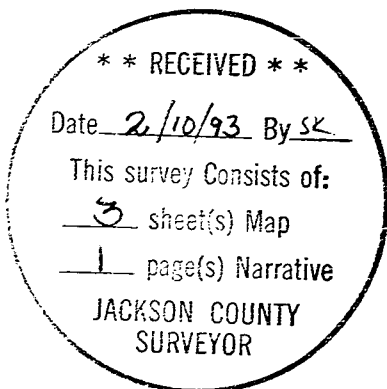
Location: Southeast one-quarter (1/4) of Section 28 and  
the Northeast one-quarter (1/4) of Section 33  
in Township 37 South, Range 1 West, Willamette  
Meridian, Jackson County, Oregon

Purpose: To replat a portion of PHASES NO. 1, 2 and 3  
of ALDER CREEK, A PLANNED COMMUNITY and  
prepare a subdivision plat for ALDER CREEK,  
UNIT NO. 1

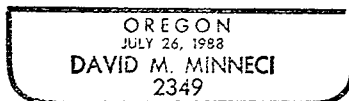
Procedure: Utilizing found centerline monumentation from  
the original platting of ALDER CREEK, A  
PLANNED COMMUNITY, PHASES 1 and 2, and  
monumentation from Survey No. 13321, I set  
monuments as shown on the accompanying plat.  
It should be noted that the majority of the  
original lot corners of ALDER CREEK, A PLANNED  
COMMUNITY have been destroyed by grading or  
otherwise removed.

Basis of Bearing: Centerline Barnett Road per Survey No. 9818

Date: January 18, 1993



*David M. Minneci*



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/34/94  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

# ALDER CREEK SUBDIVISION, UNIT NO. 1

## A Replat of Portions of PHASES NO. 1, 2 and 3 of ALDER CREEK, A PLANNED COMMUNITY

Located in:

The S.E. 1/4 of Section 28 & the N.E. 1/4 of Section 33  
Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that Michael T. Mahar is 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 ALDER CREEK SUBDIVISION, UNIT NO.

*Michael T. Mahar*  
MICHAEL T. MAHAR

STATE OF OREGON )  
County of Jackson ) ss. Date: February 1, 1993  
Personally appeared the above named MICHAEL T. MAHAR, and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:  
On this 1st day of February, 1993

*Cheryl A. Ferns*  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12.23.93  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*  
AFFIDAVIT OF CORRECTION  
O.R. 93-08789 V. THOMAS, C.S.  
4/8/93

I, David M. Minnecci, 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:

A portion of Phases No. 1, 2 and 3 of ALDER CREEK, A PLANNED COMMUNITY, according to the Official Plat thereof, now of record in Jackson County, Oregon, and being more particularly described as follows:

Commencing at a brass disc monumenting the Southeast corner of Donation Land Claim No. 59 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 13°23'00" East 10.34 feet to a point on the Easterly extension of the centerline of Barnett Road; thence North 89°58'00" West along said centerline and its Easterly extension 726.64 feet; thence South 00°02'00" West 40.00 feet to a point on the Northerly boundary of Phase No. 2 of the aforementioned ALDER CREEK, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING of ALDER CREEK SUBDIVISION, UNIT NO. 1; thence South 00°02'00" West 149.10 feet (Record 149.00 feet) to the Southerly boundary of said Phase No. 2; thence along the Southerly and Easterly boundary of said Phase 2 the following courses: ~~South 89°57'49" East 218.44~~ (Record South 89°58'00" East); thence along the arc of a 30.00 foot radius curve to the left (the long chord to which bears South 45°03'41" West 42.41 feet) an arc distance of 47.10 feet (Record 47.12 feet); thence South 00°05'12" West 101.05 feet (Record South 00°02'00" West 101.00 feet); thence South 89°58'50" East 12.04 feet (Record South 89°58'00" East 12.00 feet); thence South 00°00'24" East 101.00 feet (Record South 00°01'50" 00°02'00" East); thence South 89°52'11" East 107.94 feet (Record South 89°58'00" East 108.00 feet); thence South 00°01'50" West 182.06 feet (Record South 00°02'00" West 182.22 feet); thence along the Southeasterly boundary of Phases No. 1 and 2 of said ALDER CREEK, South 45°02'52" West 382.45 feet (Record South 45°02'00" West 382.56 feet) to an angle point in Lot 11 of said Phase No. 1; thence along the Southerly line of said Lot 11, North 89°58'00" West 99.50 feet (Record 99.49 feet) to the Easterly line of Lot 10 of Phase No. 1; thence South 00°02'00" West along said Easterly line and its Southerly projection, 53.28 feet; thence North 00°02'00" East 426.93 feet; thence North 89°58'17" West 105.97 feet; thence North 00°02'00" East 328.08 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 44°58'00" West 28.28 feet) an arc distance of 31.42 feet to a point on the Northerly boundary of Phase No. 1 of said ALDER CREEK; thence along the Northerly boundary of Phases No. 1 and 2 of said ALDER CREEK, South 89°58'00" East 804.52 feet to the Initial Point of Beginning.

TOGETHER WITH a previously hereto unplatted area more particularly described as follows:  
for the POINT OF BEGINNING

Commencing at the INITIAL POINT OF BEGINNING of the above described tract; thence South 00°02'00" West 149.10 feet (Record 149.00 feet) to the Southerly boundary of said Phase No. 2; thence along the Southerly and Easterly boundary of said Phase No. 2 the following courses: North 89°57'49" West 218.44 (Record South 89°58'00" East); thence along the arc of a 30.00 foot radius curve to the left (the long chord to which bears South 45°03'41" West 42.41 feet) an arc distance of 47.10 feet (Record 47.12 feet); thence South 00°05'12" West 101.05 feet (Record South 00°02'00" West 101.00 feet); thence South 89°58'50" East 12.04 feet (Record South 89°58'00" East 12.00 feet); thence South 00°00'24" East 101.00 feet (Record South 00°02'00" East); thence South 89°52'11" East 107.94 feet (Record South 89°58'00" East 108.00 feet); thence South 00°01'50" West 182.06 feet (Record South 00°02'00" West 182.22 feet); thence along the Southeasterly boundary of Phases No. 1 and 2 of said ALDER CREEK, South 45°02'52" West 382.45 feet (Record South 45°02'00" West 382.56 feet) to an angle point in Lot 11 of said Phase No. 1; thence along the Southerly line of said Lot 11, North 89°58'00" West 99.50 feet (Record 99.49 feet) to the Easterly line of Lot 10 of Phase No. 1; thence South 00°02'00" West along said Easterly line and its Southerly projection, 53.28 feet; thence South 89°58'00" East 68.90 feet; thence North 45°02'00" East 490.81 feet; thence North 00°02'00" East 266.95 feet; thence South 89°58'00" East 80.05 feet; thence North 00°02'00" East 117.94 feet; thence South 89°58'10" East 2.50 feet; thence North 00°02'00" East 5.96 feet to the Point of Beginning.

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

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

*James M. Eisenthal*  
Planning Director

FEB 4, 1993  
Date

Examined and approved by the Medford Irrigation District in regular session this 12<sup>th</sup> day of January, 1993.

*Mike Russell*  
President

*Bill Caldwell*  
Secretary

Examined and approved this 2<sup>nd</sup> day of February, 1993.

*Robert Seaul*  
City Engineer

*Paul D... ..*  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of Feb. 5, 1993.

*Richard B. Wild, Deputy*  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Feb 5, 1993.

*Tom Cadell*  
Tax Collector

WATER RIGHTS STATEMENT:  
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

I certify this plat to be an exact photocopy of the original  
*David M. Minnecci*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 26, 1958  
DAVID M. MINNECCI  
2349

Registration Expires 12/31/94

We, WESTERN BANK, are the undersigned beneficiary of a certain Trust Deed recorded September 28, 1992 as Document No. 92-29277, 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 1st day of February, 1993

*David M. Minnecci*  
SURVEYOR

Before me:

*[Signature]*  
OFFICIAL SEAL  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
COMMISSION EXPIRES JAN 4, 1993

*Bill Caldwell*  
Title Vice President

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

Filed for record this 10 day of February, 1993 at 10:00 Clock A.M. and recorded in Volume 18 of Plats at page 6 of records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*Joy A. Remeton*  
Deputy

# ALDER CREEK SUBDIVISION, UNIT NO. 1

A Replat of Portions of PHASES No. 1, 2 and 3 of ALDER CREEK, A PLANNED COMMUNITY

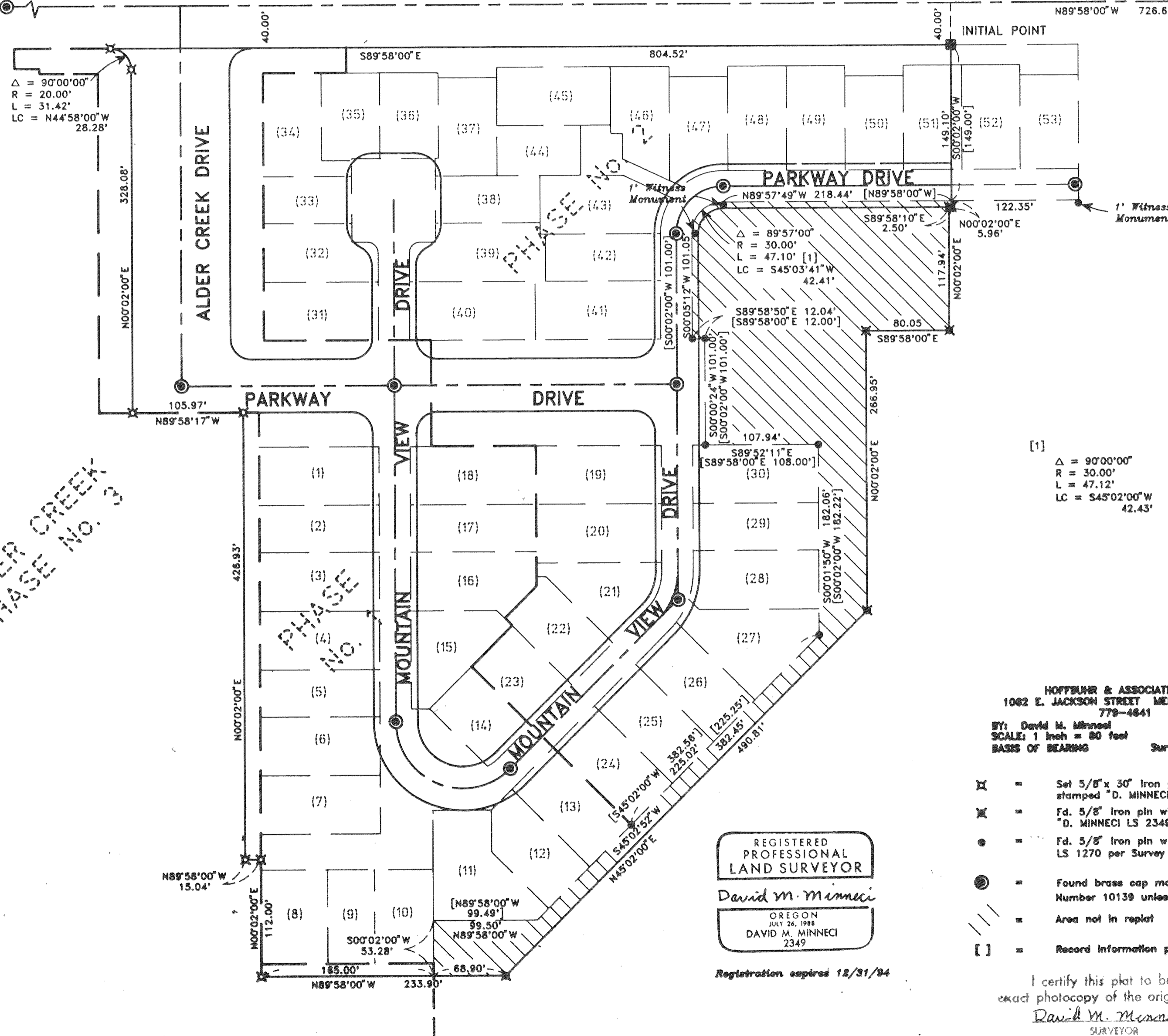
Located in:

The S.E. 1/4 of Section 28 & the N.E. 1/4 of Section 33 Township 37 South, Range 1 West, Willamette Meridian City of Medford, Jackson County, Oregon

BARNETT ROAD

Found brass disc at intersection of BARNETT & GOLF VIEW DRIVE

Found brass cap 2" deep per 1988 Jackson County re-estab S.E. CORNER D.L.C. NO. 59  
N89°58'00"W 726.64' S13°23'00"E 10.34'



ALDER CREEK PHASE No. 3

PHASE No. 2

[1]  $\Delta = 90^{\circ}00'00''$   
 $R = 30.00'$   
 $L = 47.12'$   
 $LC = S45^{\circ}02'00''W$   
 $42.43'$

- HOFFBUHR & ASSOCIATES, INC.  
1082 E. JACKSON STREET MEDFORD, OREGON  
778-4841
- BY: David M. Minnecci PLS No. 2349  
SCALE: 1 inch = 80 feet January 18, 1993  
BASIS OF BEARING Survey Number 9818
- ⊗ = Set 5/8" x 30" Iron pin with plastic cap stamped "D. MINNECCI LS 2349"
  - ⊗ = Fd. 5/8" Iron pin with plastic cap stamped "D. MINNECCI LS 2349" per Survey No. 13321
  - = Fd. 5/8" Iron pin with plastic cap stamped LS 1270 per Survey No. 9818
  - ⊙ = Found brass cap monument per Survey Number 10139 unless otherwise noted.
  - ▨ = Area not in replat
  - [ ] = Record Information per Surveys No. 9818 & 9536

REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnecci  
OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349

Registration expires 12/31/94

I certify this plat to be an exact photocopy of the original.  
David M. Minnecci  
SURVEYOR