

ROXY ANN HEIGHTS SUBDIVISION NO. 2

LOCATED in Section 10 & the NW 1/4 of Section 11, T. 37 S., R. 1 W., W.M.,
A replat of Lots 13 through 34, ELEVEN-EIGHTY ORCHARD TRACT in Jackson County, Oregon.

SURVEYED FOR: *Adams and Bunn*
P.O. Box 1084
Medford, Oregon 97504

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
823 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Land Surveyor of the State of Oregon, do hereby certify that I have surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

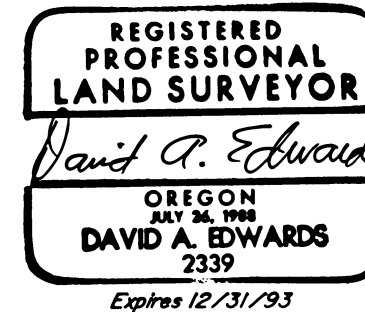
Beginning at the INITIAL POINT, which is the North one-quarter corner of Section 10, Township 37 South, Range 1 West, Willamette Meridian in Jackson County, Oregon; thence South 89° 43' 19" East 2627.11 feet to the Northeast corner of said Section; thence South 89° 54' 38" East 1335.43 feet to the West one-sixteenth corner on the North line of Section 11 in said Township; thence South 0° 05' 23" East 1326.10 feet to the Northwest one-sixteenth corner of said Section 11; thence North 89° 51' 53" West 1332.20 feet to the North one-sixteenth corner on the East line of said Section 10; thence South 0° 13' 47" East 1325.05 feet to the East one-quarter corner of said Section 10; thence South 0° 15' 54" East 2657.43 feet to the Southeast corner of said Section 10; thence North 89° 43' 20" West 1326.54 feet to the East one-sixteenth corner on the South line of said Section; thence North 0° 06' 58" West 2656.46 feet to the center-east one-sixteenth corner in said Section 10; thence North 89° 45' 43" West 1319.62 feet to the center-quarter corner of said Section 10; thence North 0° 01' 59" East 1325.93 feet to the center-north one-sixteenth corner in said Section 10; thence North 89° 45' 01" West 1320.51 feet to the center-west one-sixteenth corner in said Section 10; thence North 0° 05' 32" West 1326.21 feet to the West one-sixteenth corner on the North line of said Section 10; thence South 89° 44' 20" East 1323.41 feet to the INITIAL POINT.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that I, Dan E. Bunn am the owner in fee simple of and that I, James H. Jordan, as trustee, for Lewis Hanson and Company, Inc. Clients Trust, am a beneficiary interest holder in the lands described hereon in the "Surveyor's Certificate" and that we have caused the same to be surveyed and platted into lots, a dedicated way and public utility easements as shown hereon. We do hereby dedicate without reservation to Jackson County for public use as a public street and for public utility purposes the area shown hereon as Pine Top Drive. The rights and responsibilities of the owners of the lots shown hereon with regard to the maintenance of said dedicated way shall be set forth in a separate document to be recorded concurrently with this plat. We do further dedicate to the public the public utility easements as shown hereon. We do hereby designate this subdivision as ROXY ANN HEIGHTS SUBDIVISION NO. 2. We hereby acknowledge and agree that no legal access shall be permitted for the lands shown hereon except by way of PINE TOP DRIVE, as dedicated hereon.

Dan E. Bunn
Dan E. Bunn

James H. Jordan, Trustee
James H. Jordan, Trustee



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

David A. Edwards
SURVEYOR

David A. Edwards
Surveyor

STATE OF OREGON)
County of Linn) ss JANUARY 19, A.D., 1993

Personally appeared before me the above named James H. Jordan, Trustee, who did acknowledge the foregoing instrument to be his voluntary act and deed on behalf of said Lewis Hanson and Company, Inc. Clients Trust.

Before me:



Cathy J. Lee

STATE OF OREGON)
County of Jackson) ss January 7, A.D., 1993

Personally appeared before me the above named Dan E. Bunn who did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:



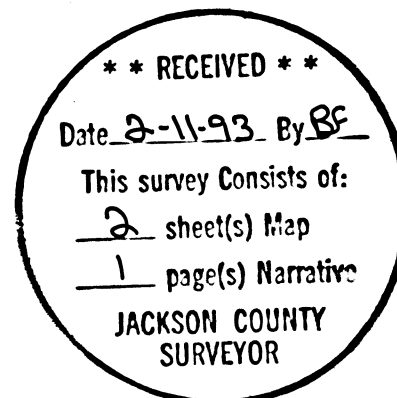
Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC - OREGON
My Commission Expires March 10, 1994

All deferred monuments will be set no later than 2/1, 1994.

David A. Edwards
Surveyor

All deferred monuments are now set, see Document No. 03-10740
of the Official Records this 24th day of FEBRUARY, 1993
See CS 17679

Approved: *Roger Roberts*
Jackson County Surveyor



APPROVALS

EXAMINED and approved this 23 day of December, 1992

Verlynn Thomas
Jackson County Surveyor

APPROVED by the Jackson County Department of Planning and Development.

By *Dick Converse* Date 1-27-93

EXAMINED and approved as required by O.R.S. 92.100 as of the 1st day of February, 1993.

Richard B. Mills, Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the

1st day of February, 1993.

Barbara E. Weide
Tax Collector

RECORDER'S CERTIFICATE

Filed for record this 11 day of February, 1993 at 2:54 o'clock P. m. and recorded in Volume 18 of Plats at Page 7 of records of Jackson County, Oregon.

Kathleen A. Beckett County Clerk *Cheryl Augeris* Deputy

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

STATEMENT OF WATER RIGHTS: There are no water rights appurtenant to this property.

SURVEYED FOR: *Adams and Bunn*
 P.O. Box 1084
 Medford, Oregon 97504

ROXY ANN HEIGHTS SUBDIVISION NO. 2

LOCATED in Section 10 & the NW 1/4 of Section 11, T. 37 S., R. 1 W., W.M.

A replat of Lots 13 through 34, ELEVEN-EIGHTY ORCHARD TRACT in Jackson County, Oregon.

DATE: November 11, 1992

SURVEYED BY:

Edwards Surveying and Land Planning, Inc.
 823 West 8th Street
 Medford, Oregon 97501
 Phone: (503) 776-2313

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David A. Edwards
 OREGON
 JULY 24, 1988
 DAVID A. EDWARDS
 2339

Expires 12/31/93

NOTE: No legal access shall be permitted to serve the lands as shown hereon except by way of PINE TOP DRIVE as dedicated hereon.

NOTE: This property, at the time of the recording of the final plat, was not shown to be suitable for development as of this date because a sewage disposal system has not been approved for this property.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
 SURVEYOR

LEGEND

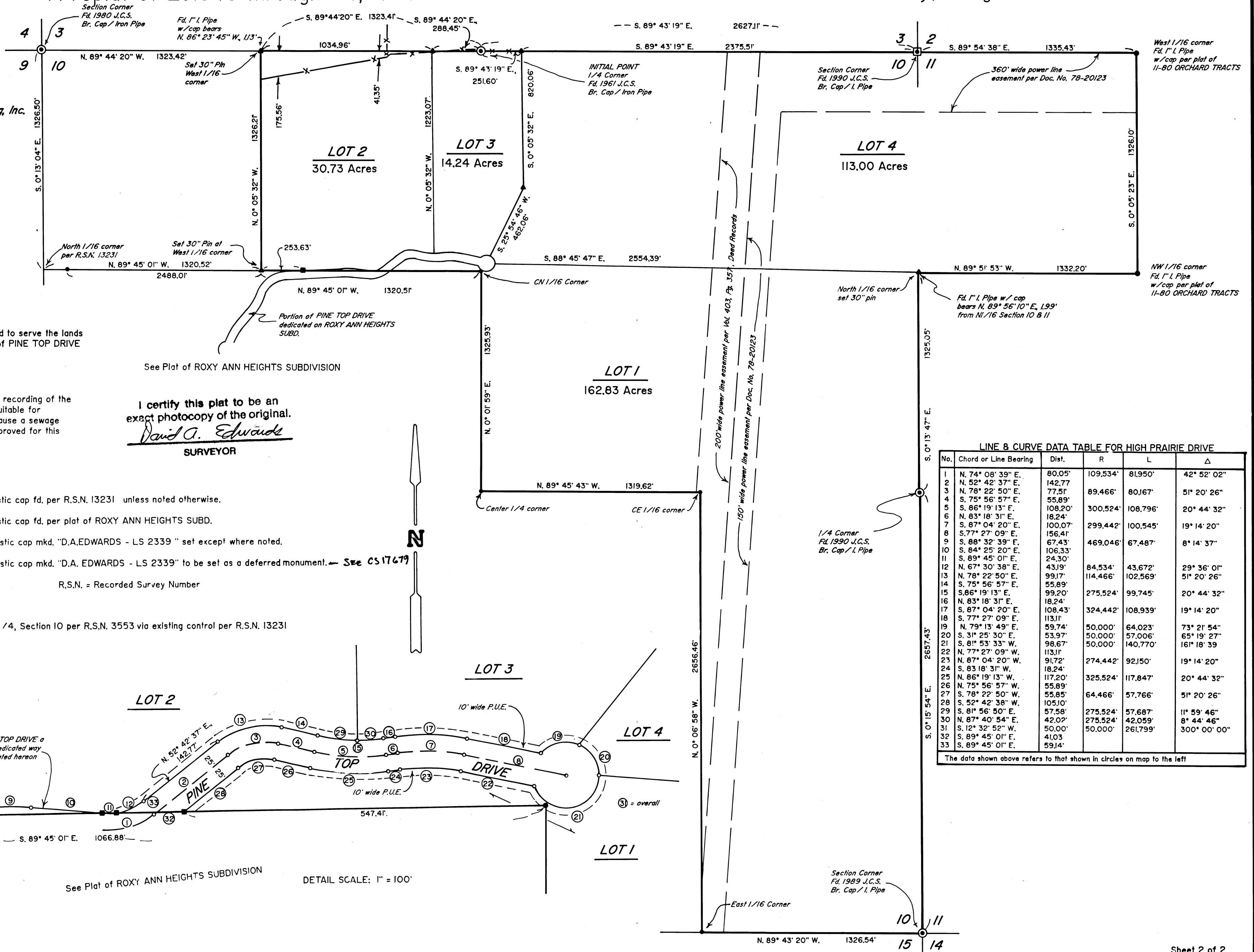
- Indicates 5/8" diam. steel pin w/plastic cap fd. per R.S.N. 13231 unless noted otherwise.
- Indicates 5/8" diam. steel pin w/plastic cap fd. per plat of ROXY ANN HEIGHTS SUBD.
- ▲ Indicates 5/8" x 24" steel pin w/plastic cap mkd. "D.A. EDWARDS - LS 2339" set except where noted.
- Indicates 5/8" x 30" steel pin w/plastic cap mkd. "D.A. EDWARDS - LS 2339" to be set as a deferred monument. — See CS17679

J.C.S. = Jackson County Surveyor

R.S.N. = Recorded Survey Number

SCALE: 1" = 400'

BASIS OF BEARINGS: North line of NW 1/4, Section 10 per R.S.N. 3553 via existing control per R.S.N. 13231



LINE & CURVE DATA TABLE FOR HIGH PRAIRIE DRIVE

| No. | Chord or Line Bearing | Dist. | R | L | Δ |
|-----|-----------------------|---------|----------|----------|--------------|
| 1 | N. 74° 08' 39" E. | 80.05' | 109.534' | 81.950' | 42° 52' 02" |
| 2 | N. 52° 42' 37" E. | 142.77' | | | |
| 3 | N. 78° 22' 50" E. | 77.51' | 89.466' | 80.167' | 51° 20' 26" |
| 4 | S. 75° 56' 57" E. | 55.89' | | | |
| 5 | S. 86° 19' 13" E. | 108.20' | 300.524' | 108.796' | 20° 44' 32" |
| 6 | N. 83° 18' 31" E. | 18.24' | | | |
| 7 | S. 87° 04' 20" E. | 100.07' | 299.442' | 100.545' | 19° 14' 20" |
| 8 | S. 77° 27' 09" E. | 156.41' | | | |
| 9 | S. 88° 32' 39" E. | 67.43' | 469.046' | 67.487' | 8° 14' 37" |
| 10 | S. 84° 25' 20" E. | 106.33' | | | |
| 11 | S. 89° 45' 01" E. | 24.30' | | | |
| 12 | N. 67° 30' 38" E. | 43.19' | 84.534' | 43.672' | 29° 36' 01" |
| 13 | N. 78° 22' 50" E. | 99.17' | 114.466' | 102.569' | 51° 20' 26" |
| 14 | S. 75° 56' 57" E. | 55.89' | | | |
| 15 | S. 86° 19' 13" E. | 99.20' | 275.524' | 99.745' | 20° 44' 32" |
| 16 | N. 83° 18' 31" E. | 18.24' | | | |
| 17 | S. 87° 04' 20" E. | 108.43' | 324.442' | 108.939' | 19° 14' 20" |
| 18 | S. 77° 27' 09" E. | 113.11' | | | |
| 19 | N. 79° 13' 49" E. | 59.74' | 50.000' | 64.023' | 73° 21' 54" |
| 20 | S. 31° 25' 30" E. | 53.97' | 50.000' | 57.006' | 65° 19' 27" |
| 21 | S. 81° 53' 33" W. | 98.67' | 50.000' | 140.770' | 161° 18' 39" |
| 22 | N. 77° 27' 09" W. | 113.11' | | | |
| 23 | N. 87° 04' 20" W. | 91.72' | 274.442' | 92.150' | 19° 14' 20" |
| 24 | S. 83° 18' 31" W. | 18.24' | | | |
| 25 | N. 86° 19' 13" W. | 117.20' | 325.524' | 117.847' | 20° 44' 32" |
| 26 | N. 75° 56' 57" W. | 55.89' | | | |
| 27 | S. 78° 22' 50" W. | 55.85' | 64.466' | 57.766' | 51° 20' 26" |
| 28 | S. 52° 42' 38" W. | 105.10' | | | |
| 29 | S. 81° 56' 50" E. | 57.58' | 275.524' | 57.687' | 11° 59' 46" |
| 30 | N. 87° 40' 54" E. | 42.02' | 275.524' | 42.059' | 8° 44' 46" |
| 31 | S. 12° 32' 52" W. | 50.00' | 50.000' | 261.799' | 300° 00' 00" |
| 32 | S. 89° 45' 01" E. | 41.03' | | | |
| 33 | S. 89° 45' 01" E. | 59.14' | | | |

The data shown above refers to that shown in circles on map to the left

Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 13355

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250, OREGON REVISED STATUTES

SURVEY FOR: Adams and Bunn
P.O. Box 1084
Medford, Oregon 97504

LOCATION: In Section 10 and the NW 1/4 of Section 11,
T. 37 S., R. 1 W., W.M., Jackson County, Oregon

PURPOSE: ROXY ANN HEIGHTS SUBDIVISION NO. 2; Planning
Dept. File No. 90-3-S: To locate and monument
the lot and road boundaries within the
subdivision and to dedicate said road and the
public utility easement as shown on the
accompanying plat and to prepare and record
said plat for the purpose of creating said
lots.

PROCEDURE: Utilizing existing control points and data
determined during the execution of R.S.N. 13231
and additional measurements made to locate the
road and lot locations the road right of way
and lot line locations were computed. Monuments
set on this survey consist of 5/8" x 24"
or 30" steel pins with red plastic caps mkd.
"D.A. EDWARDS-LS 2339". Other monuments are to
be set on a deferred basis at the locations
shown on the accompanying plat.

**BASIS OF
BEARINGS:** Existing control per R.S.N. 13231.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

**DATE
COMPLETED:** November 11, 1992.

