

OREGON HILLS SUBDIVISION, UNIT NO. 3

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

Boundary by
Lot Line Adjustment
per Jackson County
Instrument No. 91-19658

Boundary by
Lot Line Adjustment
per Jackson County
Instrument No. 91-19658

GEODETIC TIE

STATION
"WOODS"
Found 1968
City of Medford
brass disc
in concrete

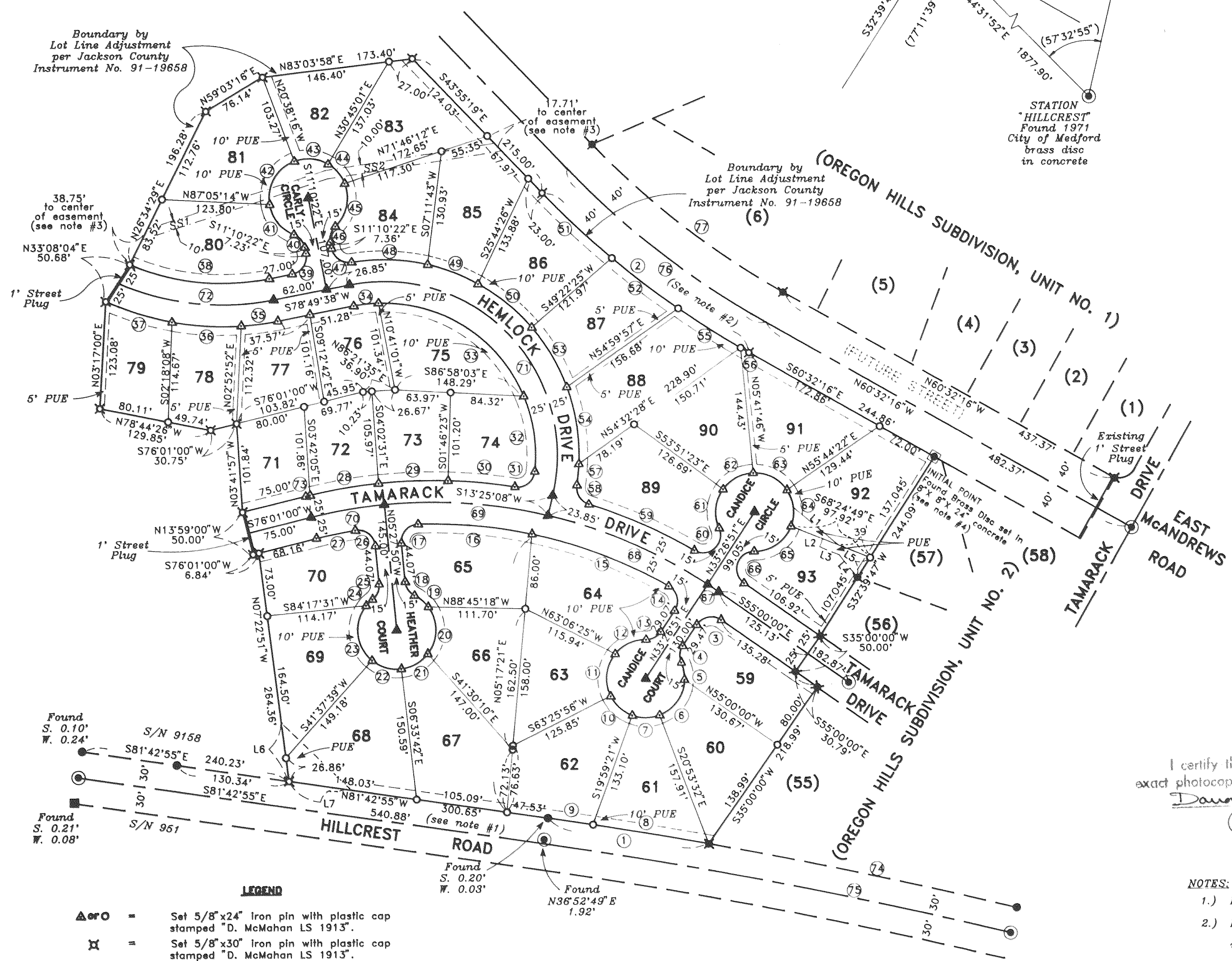
STATION
"HILLCREST"
Found 1971
City of Medford
brass disc
in concrete

LOT SIZE

LOT NO.	SQUARE FEET
59	12,013
60	12,117
61	11,062
62	13,514
63	10,859
64	14,991
65	13,064
66	11,395
67	14,977
68	14,998
69	12,309
70	10,663
71	8,016
72	8,225
73	8,840
74	9,789
75	11,459
76	8,141
77	9,551
78	9,186
79	9,187
80	14,988
81	13,203
82	9,637
83	13,290
84	11,533
85	12,488
86	12,870
87	11,669
88	14,986
89	14,259
90	11,570
91	13,147
92	14,255
93	10,373

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	01°51'13"	5798.62'	187.58'	187.57'	N80°47'19"W
2	16°36'57"	1040.00'	301.80'	300.54'	S52°13'48"E
3	91°33'09"	20.00'	31.98'	28.66'	S79°13'26"W
4	57°25'16"	20.00'	20.04'	19.22'	S04°44'13"W
5	24°58'27"	45.00'	19.81'	19.46'	N11°29'11"W
6	68°10'09"	45.00'	53.54'	50.44'	N35°05'08"E
7	40°49'10"	45.00'	32.06'	31.39'	N89°34'46"E
8	01°20'04"	5798.62'	135.04'	135.04'	N80°31'44"W
9	00°31'09"	5798.62'	52.54'	52.54'	N81°27'21"W
10	43°26'36"	45.00'	34.12'	33.31'	S48°17'22"E
11	65°49'16"	45.00'	51.70'	48.90'	S06°20'34"W
12	51°36'55"	45.00'	40.54'	39.18'	S65°03'40"W
13	57°25'16"	20.00'	20.04'	19.22'	N62°09'29"E
14	93°47'11"	20.00'	32.74'	29.20'	N13°26'45"W
15	17°35'48"	550.00'	168.92'	168.25'	N69°08'14"W
16	13°44'31"	550.00'	131.91'	131.60'	N84°48'23"W
17	93°47'11"	20.00'	32.74'	29.20'	S41°25'46"W
18	57°25'16"	20.00'	20.04'	19.22'	S34°10'28"E
19	26°39'02"	45.00'	20.93'	20.74'	N49°33'34"W
20	73°58'45"	45.00'	58.10'	54.15'	N00°45'20"E
21	45°41'36"	45.00'	35.89'	34.94'	N60°35'30"E
22	45°50'12"	45.00'	36.00'	35.05'	S73°38'36"E
23	89°26'26"	45.00'	70.25'	63.33'	S06°00'17"E
24	13°14'30"	45.00'	10.40'	10.40'	S45°20'11"W
25	57°25'16"	20.00'	20.04'	19.22'	N23°14'48"E
26	93°47'11"	20.00'	32.74'	29.20'	N52°21'25"W
27	04°44'00"	550.00'	45.44'	45.42'	S78°22'59"W
28	07°38'22"	600.00'	80.00'	79.94'	S80°18'50"W
29	07°38'22"	600.00'	80.00'	79.94'	S87°57'12"W
30	07°22'14"	600.00'	77.18'	77.13'	N84°32'30"W
31	92°55'23"	20.00'	32.44'	29.00'	N52°40'55"E
32	28°54'19"	175.00'	88.29'	87.35'	N08°13'56"W
33	69°05'05"	175.00'	211.01'	198.46'	N57°13'38"W
34	09°24'11"	175.00'	28.72'	28.69'	S83°31'44"W
35	07°28'49"	325.00'	42.43'	42.40'	N82°34'03"E
36	14°06'13"	325.00'	80.00'	79.80'	S86°38'26"E
37	14°06'13"	325.00'	80.00'	79.80'	S72°32'13"E
38	34°06'18"	275.00'	163.69'	161.29'	S84°07'13"E
39	90°00'00"	20.00'	31.42'	28.28'	N33°49'38"E
40	57°25'16"	20.00'	20.04'	19.22'	S39°52'59"W
41	58°57'34"	45.00'	46.31'	44.29'	S39°06'51"E
42	78°59'48"	45.00'	62.04'	57.24'	S29°51'50"W
43	51°23'17"	45.00'	40.36'	39.02'	N84°56'37"W
44	37°56'47"	45.00'	29.80'	29.26'	N40°16'35"W
45	67°33'06"	45.00'	53.06'	50.04'	N12°28'21"E
46	57°25'16"	20.00'	20.04'	19.22'	S17°32'16"W
47	88°05'39"	20.00'	30.75'	27.81'	S55°13'11"E
48	22°23'44"	225.00'	87.95'	87.39'	N88°04'09"W
49	15°52'23"	225.00'	62.33'	62.13'	N68°56'05"W
50	20°22'19"	225.00'	80.00'	79.58'	N50°48'45"W
51	06°02'47"	1040.00'	109.75'	109.70'	S46°58'42"E
52	05°16'41"	1040.00'	95.80'	95.77'	S52°36'26"E
53	20°22'19"	225.00'	80.00'	79.58'	N30°26'26"W
54	22°57'10"	225.00'	90.13'	89.53'	N08°46'41"W
55	04°41'05"	1040.00'	85.03'	85.01'	S57°35'19"E
56	00°36'24"	1040.00'	11.01'	11.01'	S60°14'04"E
57	06°08'22"	225.00'	24.11'	24.10'	N05°46'04"E
58	81°19'44"	20.00'	28.39'	26.07'	S31°49'37"E
59	12°41'13"	600.00'	132.86'	132.59'	N66°08'52"W
60	144°04'55"	20.18'	50.75'	38.39'	N48°09'17"E
61	60°01'48"	45.00'	47.15'	45.02'	S06°07'40"W
62	51°52'43"	45.00'	40.75'	39.37'	S62°04'58"W
63	57°43'03"	45.00'	45.33'	43.44'	N63°07'09"W
64	55°50'49"	45.00'	43.86'	42.15'	N06°20'13"W
65	69°16'55"	45.00'	54.41'	51.16'	N56°13'40"E
66	145°52'06"	20.00'	50.92'	38.24'	S17°56'03"W
67	01°33'09"	575.00'	15.58'	15.58'	N55°46'34"W
68	20°01'43"	575.00'	201.00'	199.98'	N66°34'00"W
69	18°52'58"	575.00'	189.50'	188.64'	N86°01'21"W
70	08°31'11"	575.00'	85.50'	85.42'	S80°16'35"W
71	114°35'30"	200.00'	400.00'	336.59'	N43°52'37"W
72	34°57'47"	300.00'	183.07'	180.24'	S83°41'28"E
73	00°28'39"	600.00'	5.00'	5.00'	S76°15'19"W
74	03°34'35"	5798.62'	361.93'	361.87'	N78°04'25"W
75	05°25'47"	5768.62'	546.67'	546.47'	N79°00'02"W
76	16°36'57"	1000.00'	290.00'	288.98'	S52°13'48"E
77	16°36'57"	960.00'	278.40'	277.43'	S52°13'48"E



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

NOTES:

- 1.) Lots 61, 62, 67 and 68 are restricted from having access on HILLCREST ROAD.
- 2.) Lots 83, 85, 86, 87, 88, 90, 91 and 92 are restricted from having access on EAST McANDREWS ROAD when it is dedicated
- 3.) CENTERLINE OF SANITARY SEWER EASEMENT per Jackson County Instrument No. 73-00266
LINE NO.
SS1 N72°02'30"E 219.28 (Rec. N71°17"E)
SS2 N81°00'09"E 200.08 (Rec. N08°10"E)
- 4.) INITIAL POINT of OREGON HILLS SUBDIVISION, UNIT NO. 2 stamped

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/94

LINE TABLE

LINE	BEARING	DISTANCE
L1	S50°14'32"E	67.57'
L2	N21°35'11"E	10.00'
L3	N68°24'49"W	24.54'
L4	S39°06'54"E	33.52'
L5	S32°39'47"W	27.04'
L6	N07°22'51"W	68.89'
L7	S81°42'55"E	70.00'

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4841
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 100' feet March 5, 1993
BASIS OF BEARING - OREGON HILLS SUBDIVISION
UNIT NO. 2 (C/L HILLCREST)

- ### LEGEND
- 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 (unless otherwise shown)
 - Found 5/8" iron pin with plastic cap stamped "D. McMahan LS 1913".
 - Found bolt
 - Found brass cap monument
 - Set brass disc in concrete stamped "LS 1913"
 - Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

OREGON HILLS SUBDIVISION, UNIT NO.3

LOCATED IN:
D.L.C. No. 62
In the SW 1/4 and the SE 1/4 of
Section 22, T. 37 S., R. 1 W., W.M.,
City of Medford, Jackson County, Oregon

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. 3.

IN WITNESS WHEREOF, We have set our hands and seals this 10th day of MARCH, 1993

W.L. MOORE CONSTRUCTION CO.

Noel Moore
NOEL MOORE

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

STATE OF OREGON)
County of Jackson) ss.

Date: 3/10/93

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

Before me:

McLAUGHLIN CONSTRUCTION SERVICES, INC.

Lyle E. McLaughlin
LYLE E. McLAUGHLIN, president

*** 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:

Beginning at a brass disc monumenting the Initial Point of OREGON HILLS SUBDIVISION UNIT NO. 2 according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the westerly boundary of said OREGON HILLS SUBDIVISION UNIT NO. 2, South 32°39'47" West 244.09 feet; thence South 35°00'00" West 50.00 feet; thence South 55°00'00" East 30.79 feet; thence South 35°00'00" West 218.99 feet to the North line of Hillcrest Road; thence leaving said West line and along said North line of Hillcrest Road along the arc of a 5798.62 foot radius curve to the left (the long chord to which bears North 80°47'19" West 187.57 feet) an arc distance of 187.58 feet; thence North 81°42'55" West 300.65 feet; thence leaving said North line North 07°22'51" West 264.36 feet; thence South 76°01'00" West 6.84 feet; thence North 13°59'00" West 50.00 feet; thence North 03°41'57" West 101.84 feet; thence South 76°01'00" West 30.75 feet; thence North 78°44'26" West 129.85 feet; thence North 03°17'00" East 123.08 feet; thence North 33°08'04" East 50.68 feet to the Southeasterly line of that tract of land as described in Instrument No. 91-19658 of Official Records in Jackson County, Oregon; thence continue along said Southeasterly line North 26°34'29" East 196.28 feet; thence North 59°03'16" East 76.14 feet; thence North 83°03'58" East 173.40 feet; thence South 43°55'19" East 215.00 feet; thence along the arc of a 1040.00 foot radius curve to the left (the long chord to which bears South 52°13'48" East 300.54 feet) an arc distance of 301.60 feet; thence South 60°32'16" East 244.86 feet to the Point of Beginning.

Douglas C. McMahan
SURVEYOR

STATE OF OREGON)
County of Jackson) ss.

On this, the 10th day of MARCH, 1993, 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 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.

Mark Gallegos
Acting Planning Director

Date 3-25-93

Examined and approved this 22nd day of MARCH, 1993

Robert Deuel
City Engineer

Paul Johnson
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of March 29, 1993.

Richard B. Miller, Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of March 29, 1993

Spida Abbott
Tax Collector

*** RECEIVED ***
Date 4-1-93 By BF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/94

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 1 day of April, 1993 at 2:56 O'Clock P.M. and recorded in Volume 175 of Plats at page 175 of records of Jackson County, Oregon.

Kathleen S. Buckett
County Clerk

Joy A. Ramirez
Deputy

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

13438

SURVEY NO. _____

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

Survey for: W.L. Moore Construction Co.
3600 Westover Drive
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 in Jackson County, Oregon

Purpose: Subdivision development: OREGON HILLS SUBDIVISION, UNIT NO. 3, to comply with specifications set forth in City of Medford File No. LDS-90-26

Procedure: Control established during the survey for OREGON HILLS SUBDIVISION, UNITS 1 and 2, was extended for the accomplishment of this survey. The north line of the subdivision was controlled by Lot Line Adjustment as recorded in Instrument No. 91-19658 of the Official Records, Jackson County, Oregon. The south line of the subdivision was controlled by Hillcrest Road as monumented by the City of Medford Surveyor. Lots were computed and monuments set according to client's instructions.

Basis of Bearing: Oregon Hills Subdivision, Unit No. 2 (Centerline Hillcrest Road)

Date: February 2, 1993

** RECEIVED **
Date 4-1-93 By DS
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1920
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504