

LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 2

Located in:

The N.W. 1/4 of Section 36, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, LOUIS F. MAHAR and CHARLES C. DECARLOW, 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. We hereby designate said subdivision as LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, We have set our hands and seals this 28th day of April, 1993.

Louis F. Mahar
LOUIS F. MAHAR

STATE OF OREGON)
County of Jackson) ss. Date: April 28, 1993
Personally appeared the above named LOUIS F. MAHAR 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

Charles C. Decarlow
CHARLES C. DECARLOW

STATE OF OREGON)
County of Jackson) ss. Date: April 28, 1993
Personally appeared the above named CHARLES C. DECARLOW 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

WATER RIGHTS STATEMENT:

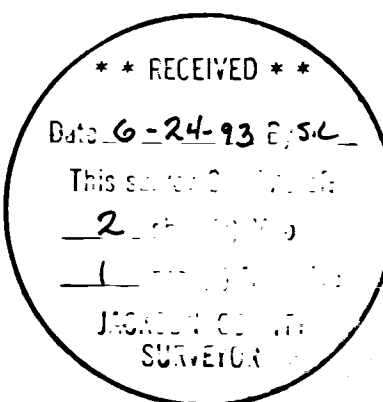
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 24 day of June, 1993 at 1:09 o'clock P.M. and recorded in Volume 18 of Plats at page 23 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl A Ferns
Deputy



REGISTERED PROFESSIONAL LAND SURVEYOR

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

*** 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 Northwest corner of Donation Land Claim No. 84, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 89°54'10" West 440.13 feet to the intersection of the centerline of Columbus Avenue with the centerline of Stewart Avenue; thence South 00°08'20" West along centerline of Columbus Avenue, 1097.17 feet; thence North 89°58'02" West 40.00 feet to the Southeast corner of Lot 36 of LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence North 89°58'02" West along the Southerly boundary of said Subdivision, 446.21 feet to a point for the Southwest corner of Lot 41 of said Subdivision, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 89°58'02" East 45.63 feet;

thence South 00°07'06" West 217.74 feet to the Northwest corner of MORRIES ESTATES SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence continue South 00°07'06" West along the Westerly line of said Subdivision, 108.87 feet to the Northeast corner of Lot 25 of BRENTCREST ESTATES, according to the Official Plat thereof, now of record in said Jackson County; thence North 89°58'24" West along the North boundary line of said Subdivision, 425.46 feet to the Easterly right-of-way line of Dixie Lane; thence North 00°05'52" East along said right-of-way line, 925.83 feet to the Southwest corner of Lot 19 of the aforementioned LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1; thence along the boundary of said Subdivision, South 89°18'00" East 130.01 feet; thence South 00°05'52" West 307.66 feet; thence South 89°58'02" East 130.00 feet; thence North 60°58'47" East 19.59 feet; thence South 89°58'02" East 37.09 feet; thence South 08°40'13" East 70.82 feet; thence South 00°05'52" West 69.52 feet; thence South 89°58'02" East 55.01 feet; thence South 00°07'06" West 160.00 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

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

James M. Eimund
Planning Director

JUNE 17, 1993
Date

Examined and approved this 10th day of JUNE, 1993.

Robert Deuel
City Engineer

Paul D. Lewis
City Surveyor

MEDFORD IRRIGATION DISTRICT:

Examined and approved by the Medford Irrigation District in regular session this 10 day of June, 1993.

Ed Eason
President

Bill Colwell
Secretary

Examined and approved as required by O.R.S. 92.100 as of 21 June, 1993.

Sheep Smith
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of June 21, 1993.

Lynnda Adsett
Tax Collector

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

LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 2

Located In:
The N.W. 1/4 of Section 36, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°54'52"	20.00'	31.39'	28.26'	S45°04'32"W
2	90°05'03"	20.00'	31.45'	28.31'	N44°55'31"W
3	89°54'30"	30.00'	47.08'	42.39'	N45°04'21"E
4	52°01'12"	20.00'	18.16'	17.54'	S25°53'30"E
5	39°34'46"	45.00'	31.09'	30.47'	S32°06'44"E
6	57°15'43"	45.00'	44.97'	43.12'	S16°18'30"W
7	64°28'17"	45.00'	50.64'	48.01'	S77°10'30"W
8	32°38'09"	45.00'	25.63'	25.29'	N54°16'16"W
9	52°01'12"	20.00'	18.16'	17.54'	N63°57'48"W
10	89°55'44"	20.00'	31.39'	28.27'	S45°03'44"W
11	90°04'16"	20.00'	31.44'	28.30'	N44°56'16"W
12	89°56'06"	20.00'	31.39'	28.27'	S45°03'55"W
13	90°03'54"	20.00'	31.44'	28.30'	N44°56'05"W

LOT SIZE

LOT NO.	SQUARE FEET
42	7,614
43	6,938
44	6,938
45	6,670
46	9,236
47	9,706
48	7,098
49	8,050
50	8,050
51	7,964
52	7,491
53	7,043
54	7,584
55	6,848
56	8,773
57	8,773
58	7,496
59	7,039
60	7,576
61	6,955
62	8,609
63	8,450
64	8,450
65	9,762
66	9,100
67	9,750
68	9,100
69	9,446
70	9,750

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641

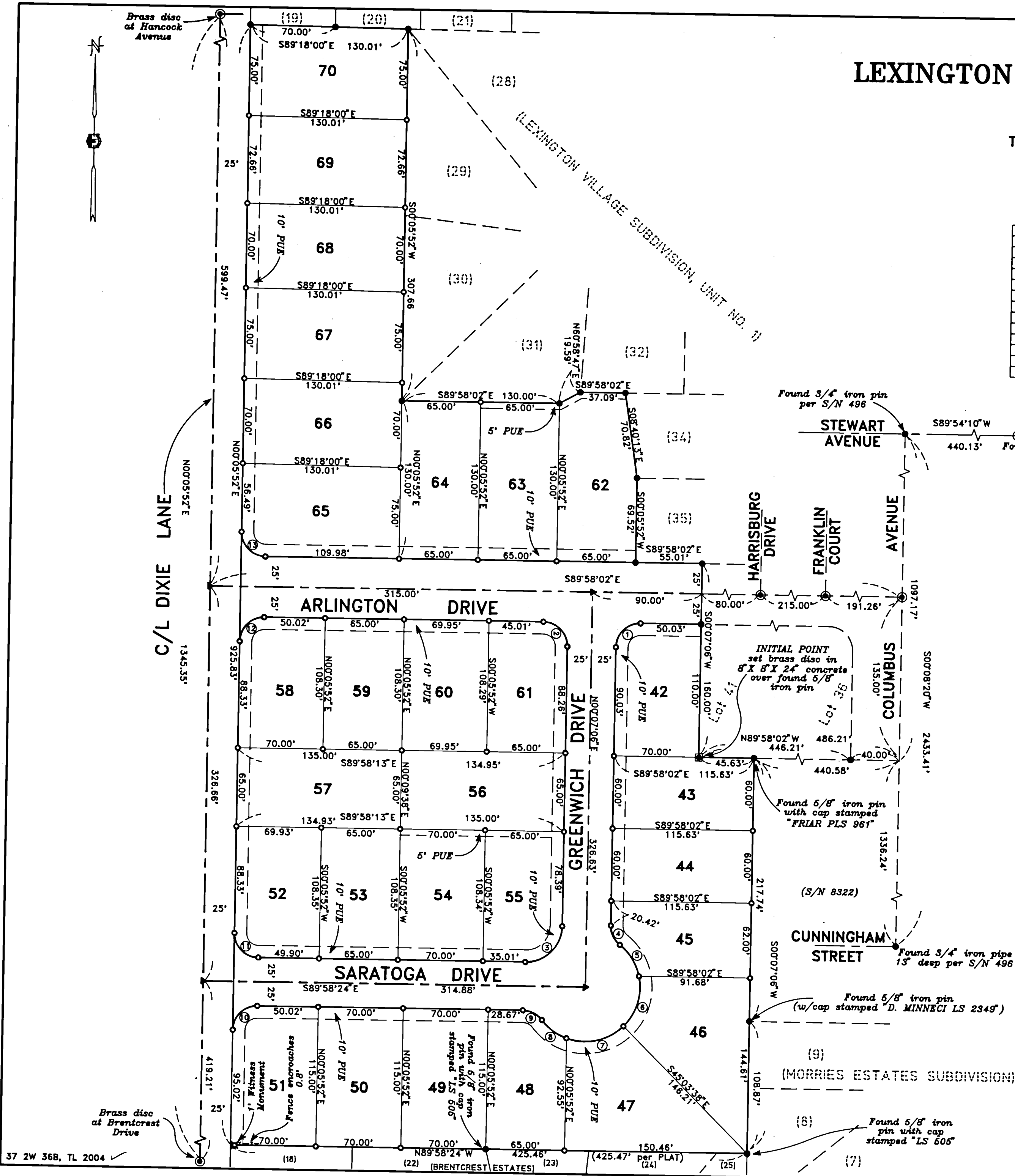
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 Inch = 60 feet April 7, 1993
BASIS OF BEARING: FILED SURVEY NO. 8392
(C/L COLUMBUS AVENUE)

- = 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 per LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1
- ⊙ = Found brass cap monument
- ▲ = Set brass disc in concrete stamped "LS 1913".
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number

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

Douglas C. McMahan
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON
JUL 18 1988
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/94



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

Survey for: Lou Mahar and Charles DeCarlow
3466 Shelby Drive
Medford, Or. 97504

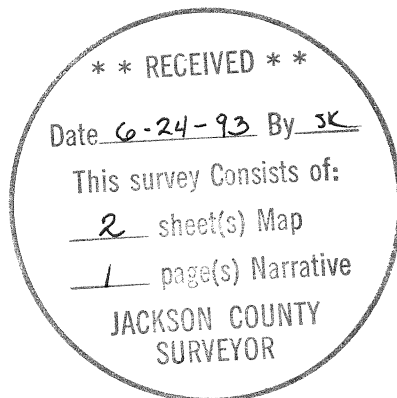
Location: Block 3, ORCHARD HOME ASSOCIATION in the Northwest one-quarter (1/4) of Section 36, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 2 as requested by the clients and per City of Medford File No. LDS-92-21

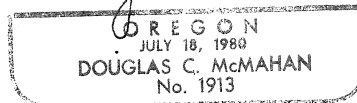
Procedure: I utilized found monumentation per filed Surveys No. 496, 7095, 8322, 8392, 10306 and recorded plat of LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1, as shown for control. I set monuments per clients' request and as shown on the accompanying map.

Basis of Bearing: Filed Survey No. 8392 (Centerline Columbus Avenue)

Date: April 7, 1993



Douglas C. McMahan



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

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

(503) 779-4641

500
Surv. 6

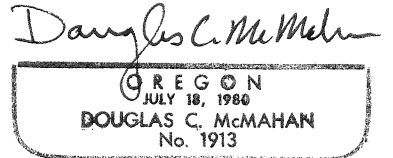
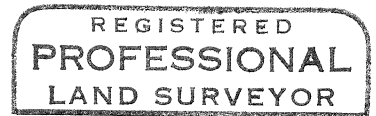
11:57

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

13552

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 LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 2, filed for record the 24th day of June, 1993, and recorded in Volume 18 of Plats, page 23 of Records of Jackson County, Oregon and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 13552.

Douglas C. McMahan, L.S. 1913

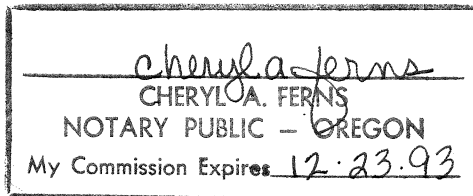


STATE OF OREGON)
County of Jackson) ss.

Expires 12/31/94

July 1 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: (right-of-way widths of Greenwich Drive and Saratoga Drive - Should be 40' and not 50' as shown)

As filed: " 25' | 25' "

Change to: " 20' | 20' "

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

July 6, 1993
Date

Vernon Thomas
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

(affcorr.dcm)

11:57 JUL 07 1993 A M.

KATHLEEN S. BECKETT
CLERK and RECORDER

By Jay Ramirez Deputy