

SHADOW MOUNTAIN ESTATES SUBDIVISION

Located in:

Block 17 of IMPERIAL ADDITION
in the S.E. 1/4 of Section 30,
Township 37 South, Range 1 West, W.M.
City of Medford, Jackson County, Oregon

••• DECLARATION •••

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN A. DUKE, am the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots, 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 those easements labeled as public utility easements, and I hereby designate said subdivision as SHADOW MOUNTAIN ESTATES SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 4th day of March, 1993.

John A. Duke
JOHN A. DUKE

STATE OF OREGON)
County of Jackson) ss.
Personally appeared the above named JOHN A. DUKE and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Charles A. Ferns
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

••• SURVEYOR'S CERTIFICATE •••

STATE OF OREGON)
County of Jackson) ss.

I, David M. Minnici, 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

Commencing at the Northwest corner of Block 17 of IMPERIAL ADDITION to the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence South 00°00'18" West (Record SOUTH) 100.00 feet to a brass disc in concrete marking the INITIAL POINT OF BEGINNING of SHADOW MOUNTAIN ESTATES SUBDIVISION; thence continue South 00°00'18" West 100.00 feet to a brass disc in concrete marking the Initial Point of MAPLE LEAF ESTATES, A Planned Unit Subdivision, according to the Official Plat thereof, now of record; thence, along the Northerly line of said Subdivision, South 89°59'42" East 342.00 feet (Record South 89°59'42" East 341.97 feet) to the Easterly line of said Block 17; thence, along said Easterly line, North 36°25'00" West 124.27 feet (Record North 35°54' West 123.40 feet); thence, leaving said Easterly line, North 89°59'42" West 268.22 feet (Record WEST 270.0 feet) to the Initial Point of Beginning.

David M. Minnici
SURVEYOR

••• APPROVALS •••

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

James McEwenhead Sep 23, 1993
Planning Director Date
Examined and approved this 10th day of March, 1993.
Robert T. Deuel Paul D. ...
City Engineer City Surveyor

MEDFORD IRRIGATION DISTRICT:
Examined and approved by the Medford Irrigation District in regular session this 27th day of March, 1993.

Bill James Bee Caldwell
President Secretary

Examined and approved as required by O.R.S. 92.100 as of 24 SEPTEMBER, 1993
Sheryl Swift
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of September 24, 1993.
Barbara E. Wink
Tax Collector

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON
JULY 24, 1988
DAVID M. MINNICI
2309
Expires 12/31/94

** RECEIVED **
Date 9-30-93 By BF
This survey Consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY 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 30 day of Sept., 1993 at 8:20 O'Clock A.M. and recorded in Volume 18 of Plats at page 24 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl August
Deputy

93-34082

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027
(503) 779-4641

2:36

- 5.00
6.00

13666

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 a drafting error in the "SURVEYOR'S CERTIFICATE" on my Plat of SHADOW MOUNTAIN ESTATES SUBDIVISION, filed for record the 30th day of September, 1993 in Volume 18 of Plats, page 34 and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 13666.

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

A.D. 1993

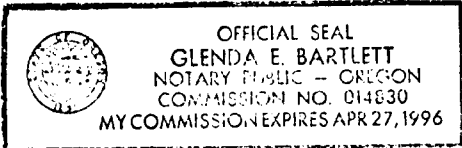
Personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

The error and correction is: (The fourth line down.)

Reads: "South 00° 08' 18" West"

Change to: "South 00° 00' 18" West"

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



Verlyn Thomas
Jackson County Surveyor

(affcorr.dmm)

STATE OF OREGON,
County of Jackson } ss.
October 11, 1993

Personally appeared the above named _____
David M. Minneci
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Glenda E. Bartlett
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4-27-96

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

2:36 OCT 11 1993 P.M.

KATHLEEN S. BECKETT
CLERK and RECORDER
Kathleen S. Beckett

SURVEY NO. **13666**
See affidavit of Correction

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

Survey for: John Duke
P.O. Box 430
Rogue River, Or. 97537

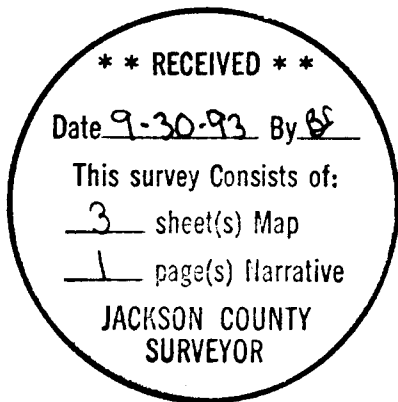
Location: Block 17 of IMPERIAL ADDITION in the Southeast one-quarter (1/4) of Section 30, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a subdivision plat for *SHADOW MOUNTAIN ESTATES SUBDIVISION* per client's request

Procedure: Utilizing found monumentation from Surveys No. 4189, 7235, 7745 and 7909, I set monuments as shown on the accompanying subdivision plat.

Basis of Bearing: West line of Survey No. 7235

Date: January 25, 1993 - Interim Plat
September 21, 1993 - Final Plat



*Vol 18/pg 34
Blk 91 96
10/23*

David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

(shdwmtnr.dmm)

SHADOW MOUNTAIN ESTATES SUBDIVISION

Located in:

Block 17 of IMPERIAL ADDITION
In the S.E. 1/4 of Section 30;
Township 37 South, Range 1 West, W.M.
City of Medford, Jackson County, Oregon

Found concrete nail
per S/N 7235

S89°50'42"E
30.00'

Found 1/2" iron pipe
per S/N 7235

80.00'

N.W. corner Block 17
IMPERIAL ADDITION

100.00'

INITIAL POINT
Set brass disc stamped
"SHADOW MOUNTAIN ESTATES
LS 2348" in 6" x 6" x 24"
concrete

IMPERIAL ADDITION

(17)

--- N89°50'42"W 288.22' (Record WEST 270.0') ---

S00°00'18"W (Record SOUTH)

20.00'

9.8'

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46.1'

38.5'

38.5'

38.5'

40.1'

46.5'

46.5'

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SHADOW MOUNTAIN ESTATES SUBDIVISION

Located in:

Block 17 of IMPERIAL ADDITION
In the S.E. 1/4 of Section 30,
Township 37 South, Range 1 West, W.M.
City of Medford, Jackson County, Oregon

Found concrete nail
per S/N 7235

S89°59'42"E
30.00'

Found 1/2" iron pipe
per S/N 7235

90.00'

N.W. corner Block 17
IMPERIAL ADDITION

IMPERIAL ADDITION

INITIAL POINT

Set brass disc stamped
"SHADOW MOUNTAIN ESTATES"
LS 2348 in 6" x 6" x 2"
concrete

(17)

N89°59'42"W 268.22' (Record WEST 270.0')

S56°45'30"W 152.41'
(S56°45'30"W 152.34'
per S/N 4189)

Found 3/4" pin
per S/N 4189

MEDFORD HEIGHTS
TOWNHOUSES SUB.
(S/N 4189)

ASHLAND AVENUE

S00°00'18"W (Record SOUTH)

20.00'

10'

63.78'

100°00'18"E

100.00'

100.00'

100.00'

100.00'

100.00'

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LOT 1
2226
sq. ft.

LOT 2
2212
sq. ft.

LOT 3
2212
sq. ft.

LOT 4
2212
sq. ft.

LOT 5
2226
sq. ft.

LOT 6
2226
sq. ft.

LOT 7
2226
sq. ft.

LOT 8
14772
sq. ft.

COMMON PARKING, LANDSCAPE AND ACCESS AREA

Public Utility Easement per Jackson County Instrument No. 88-38067

250.00'

S89°59'42"E 342.00' (S89°59'42"E 341.97' per S/N 7909)

Found 5/8" pin
per S/N 7235

Initial Point
MAPLE LEAF ESTATES
Found brass disc in concrete
0.3' deep stamped Initial Point
Maple Leaf

MAPLE LEAF ESTATES

(S/N 7235, 7745, & 7909)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnici
OREGON
DAVID M. MINNICI
2349

EXPIRES 12/31/94

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

HOFFMAN & ASSOCIATES, INC.
1082 E. JACKSON MEDFORD, OREGON
778-4841
BY: DAVID M. MINNICI RPLS No. 2349
SCALE: 1 inch = 20' JANUARY 28, 1993
BASED OF BEARINGS SURVEY NUMBER 7235
(West One Block 17)

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNICI LS 2348"
- ⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNICI LS 2348"
- = Found monument as noted
- = Found brass cap monument
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance