

EDGEWOOD ESTATES SUBDIVISION

All deferred monuments will be set no later than
March 31 1994.
Douglas C. McMahan
Surveyor

Located in:

The S.E. 1/4 of Section 8,
T.37S., R.1W., W.M., City of Medford
Jackson County
Oregon

All deferred monuments are now set, see Document
No. 02-64851 of Official Records this 6th day of
DECEMBER 19 2002

Approved: *Roger Roberts* (Soc. S. 17530)
Jackson County Surveyor

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	S44°51'40"E
2	06°29'06"	240.00'	27.16'	27.15'	S86°37'07"E
3	15°05'15"	240.00'	63.20'	63.02'	S75°49'56"E
4	21°34'21"	220.00'	82.83'	82.34'	N79°04'29"W
5	10°11'37"	120.00'	21.35'	21.32'	S63°11'30"E
6	24°27'35"	120.00'	51.23'	50.84'	S45°51'55"E
7	17°19'36"	100.00'	30.24'	30.13'	S59°37'31"E
8	17°19'36"	100.00'	30.24'	30.13'	S42°17'55"E
9	28°47'18"	200.00'	100.49'	99.44'	N19°14'28"W
10	85°00'51"	20.00'	29.68'	27.03'	S47°21'15"E
11	97°50'59"	20.00'	34.16'	30.15'	N41°12'51"E
12	25°55'28"	160.00'	72.40'	71.78'	N20°40'23"W
13	124°07'55"	10.00'	21.67'	17.67'	S84°17'55"W
14	71°09'28"	45.00'	55.89'	52.36'	N57°48'42"E
15	42°30'36"	45.00'	33.39'	32.63'	N65°21'15"W
16	40°16'40"	45.00'	31.63'	30.99'	N23°57'37"W
17	59°39'53"	45.00'	46.86'	44.77'	S26°00'39"W
18	124°07'55"	10.00'	21.67'	17.67'	N06°13'22"W
19	90°00'00"	20.00'	31.42'	28.28'	S45°08'20"W
20	06°21'27"	200.00'	22.19'	22.18'	S86°40'56"E
21	15°12'54"	200.00'	53.11'	52.95'	S75°53'46"E
22	90°00'00"	20.00'	31.42'	28.28'	S44°51'40"E
23	90°00'00"	20.00'	31.42'	28.28'	S45°08'20"W
24	33°46'27"	180.00'	108.11'	104.58'	N16°44'54"W

LOT SIZE

LOT NO.	SQUARE FEET
1.	7,862
2.	9,009
3.	8,408
4.	9,009
5.	8,408
6.	8,408
7.	9,009
8.	8,408
9.	8,408
10.	8,556
11.	13,136
12.	12,051
13.	11,517
14.	11,140
15.	11,628
16.	10,037
17.	7,800
18.	8,160
19.	7,799
20.	11,414
21.	8,554
22.	9,169
23.	9,931
24.	8,182
25.	8,055
26.	7,385
27.	7,850
28.	7,771
29.	7,721
30.	7,670
31.	7,079
32.	7,088
33.	7,583
34.	8,314
35.	7,440
36.	7,440
37.	7,440
38.	7,440
39.	8,305
40.	7,373
41.	8,508
42.	13,378
43.	8,290
44.	10,000
45.	7,604
46.	7,800
47.	7,440
48.	8,760
49.	8,400

NOTE:

- #1 Lots 8-19, 40, 43 & 44 of this subdivision are located within 200' of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.
- #2 30' ingress & egress easement per Volume 262, Page 557 Jackson County Deed Records

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

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 60 feet September 10, 1993
BASIS OF BEARING: Filed Survey No. 11857

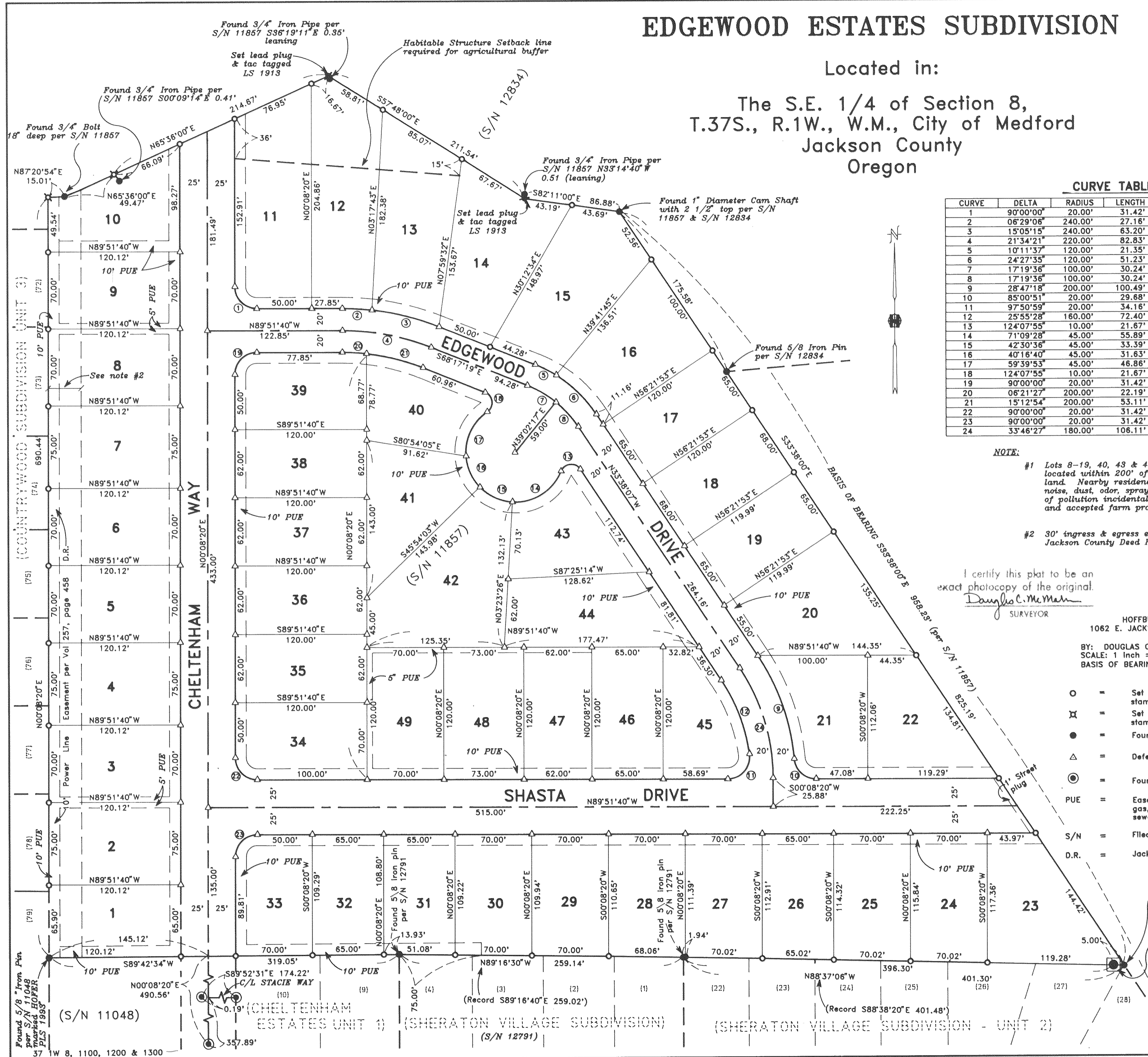
- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913"
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913"
- = Found 5/8" Iron pin (unless otherwise shown)
- △ = Deferred Monument
- ⊙ = Found brass cap monument
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey No.
- D.R. = Jackson County Deed Records

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

Found 5/8" iron pin at the most Northerly corner of Lot 28, SHERATON VILLAGE SUBDIVISION - UNIT 2 (disturbed by fence construction)

INITIAL POINT
Brass Disc set in 8" X 8" X 24" concrete N88°37'06"W 5.00' of found 5/8" iron pin Stamped "INITIAL POINT EDGEWOOD ESTATES SUBDIVISION LS 1913"

Found 3/4" pipe per S/N 11867



EDGEWOOD ESTATES SUBDIVISION

Located in:

The S.E. 1/4 of Section 8,
T.37S., R.1W., W.M., City of Medford
Jackson County
Oregon

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

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, 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 EDGEWOOD ESTATES SUBDIVISION.

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.

IN WITNESS WHEREOF, We have set our hands and seals this 2nd day of September, 1993.

Commencing at a point for the most Northerly corner of Lot 28 in SHERATON VILLAGE SUBDIVISION - UNIT 2, according to the Official Plat thereof, now of record in Jackson County, Oregon, thence North 88°37'06" West (Record North 88°38'20" West) along the Northerly line of said subdivision 5.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue North 88°37'06" West (Record North 88°38'20" West) 396.30 feet along the Northerly line of said subdivision to the Northeast corner of SHERATON VILLAGE SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County; thence North 89°16'30" West 259.14 feet (Record North 89°16'40" West 259.02 feet) along the Northerly line of said Subdivision to the Northeast corner of CHELTENHAM ESTATES UNIT 1, according to the Official Plat thereof, now of record in said Jackson County; thence South 89°42'34" West (Record South 89°41'54" West), along the Northerly line of said Subdivision and the Westerly elongation thereof, 319.05 feet to a point on the Easterly boundary of COUNTRYWOOD SUBDIVISION, UNIT 3, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°08'20" East (Record North 00°06'59" East), along said Easterly boundary and the Northerly elongation thereof, 690.44 feet; thence North 87°20'54" East 15.01 feet to an iron bolt; thence North 65°36'00" East 49.47 feet to a point on the Southerly boundary line of tract as described in Document No.92-00943 of the Official Records of said Jackson County; thence along said boundary line North 65°36'00" East 214.67 feet; thence South 57°48'00" East 211.54 feet; thence South 82°11'00" East 86.88 feet to a 2-inch top iron monument; thence South 33°38'00" East 825.19 feet to the aforementioned most Northerly corner of Lot 28 in SHERATON VILLAGE SUBDIVISION - UNIT 2; thence North 88°37'06" West 5.00 feet to the Initial Point of Beginning.

Louis F. Mahar
LOUIS F. MAHAR

STATE OF OREGON)
County of Jackson) ss.

Date: September 2, 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. Ferris
CHERYL A. FERRIS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

Charles C. Decarlow
CHARLES C. DECARLOW

STATE OF OREGON)
County of Jackson) ss.

Date: September 2, 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. Ferris
CHERYL A. FERRIS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1913
DOUGLAS C. MCMAHAN
No. 1913

Expires 12/31/94

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. Bunch
Planning Director

OCTOBER 29, 1993
Date

Examined and approved this 25th day of OCTOBER, 1993.

Robert Reed
City Engineer

Paul D. ...
City Surveyor

MEDFORD IRRIGATION DISTRICT:

Examined and approved by the Medford Irrigation District in regular session this 14 day of September, 1993.

Ed ...
President

Bill ...
Secretary

Examined and approved as required by O.R.S. 92.100 as of 8 November, 1993.

Mark ...
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of November 8, 1993.

Lynnda ...
Tax Collector

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 10 day of November, 1993 at 1:23 o'clock P.M. and recorded in Volume 18 of Plats at page 40 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Augeris
Deputy

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

*** RECEIVED ***
Date 11-10-93 By BF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY NO. 13715

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

Survey for: Louis F. Mahar and Charles C. DeCarlow
1014 N. Riverside Avenue
Medford, Oregon 97501

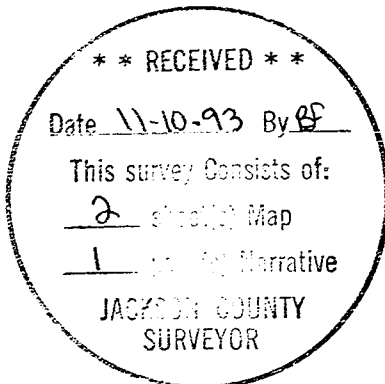
Location: Southwest one-quarter (1/4) of the Southeast
one-quarter (1/4) of Section 8, Township 37
South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for
EDGEWOOD ESTATES SUBDIVISION per City of
Medford File No. LDS-92-58 and as requested by
clients

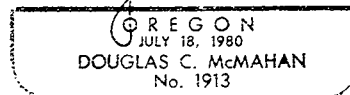
Procedure: Utilizing found monumentation for control, I
established monuments as indicated on the
accompanying map. Filed Surveys No. 11048,
11857 and 12834 and plats of Countrywood
Subdivision Unit 3, Cheltenham Estates Unit 1,
Sheraton Village Subdivision and Sheraton
Village Subdivision Unit 2 were used to
establish the boundaries of subject tract.
After conferring with Mark E. Boyden, surveyor
of filed Surveys No. 11857 and No. 12834, I
have decided to monument the northerly and
easterly lines as shown, indicating that some
of the found monuments have been disturbed.

Basis of Bearing: Filed Survey No. 11857 (easterly boundary of
subject tract)

Date: September 10, 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