

# BUCKSHOT HILL SUBDIVISION

Located in:

The N.E. 1/4 of Section 20, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

All deferred monuments will be set no later than  
March 31 1994.

*Douglas C. McMah*  
Surveyor

All deferred monuments are now set, see Document  
No. 94-39423 of Official Records this 2 day of  
November 1994.

Approved: *Vernon Thomas*  
Jackson County Surveyor

### LOT SIZE

LOT NO.	SQUARE FEET
1	9,338
2	11,485
3	9,787
4	9,830
5	9,867
6	8,443
7	6,986
8	7,000
9	10,397
10	10,366
11	8,350
12	8,437
13	8,437
14	8,756

### NOTE:

- Water line easement per Volume 182, Page 117, Deed Records of Jackson County, Oregon. (Location undeterminable)
- Reservation by Medford Irrigation District per Volume 297, Page 308, Deed Records of Jackson County, Oregon. (No specific location).
- (INITIAL POINT of EAST HILLS SUBDIVISION UNIT 2 destroyed by construction)

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 50' October 6, 1993  
BASIS OF BEARING: WEST LINE of D.L.C. No. 63  
per EAST HILLS SUBDIVISION PHASE 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMah*  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Expires 12/31/94

- = 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 3/4" Iron pin (per S/N 4787).
- △ = Deferred monument
- ⊙ = Found brass cap monument
- 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. McMah*  
SURVEYOR

# BUCKSHOT HILL SUBDIVISION

Located in:

in the N.E. 1/4 of Section 20, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that We, LARVAN INC., a New Jersey corporation, and VAN WEY HOMES, 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 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 BUCKSHOT HILL SUBDIVISION.

LARVAN INC.;

John Schleining President  
JOHN SCHLEINING-PRESIDENT

STATE OF OREGON )  
County of Jackson ) ss.

On this, the 20<sup>th</sup> day of Sept., 1993, before me appeared John Schleining, to me personally know, who being duly sworn, did say the he, the said John Schleining, is the President of LARVAN INC., the within named Corporatin, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and John Schleining 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

VAN WEY HOMES, INC.:

Wayne Van Wey  
WAYNE VAN WEY-PRESIDENT

Clayton R. Johnson  
CLAYTON R. JOHNSON-VICE PRESIDENT

STATE OF OREGON )  
County of Jackson ) ss.

On this, the 20<sup>th</sup> day of SEPT., 1993, before me appeared Wayne Van Wey and Clayton R. Johnson, to me personally known, who being duly sworn, did say the he, the said Wayne Van Wey, is the President of VAN WEY HOMES, INC., and that he, the said Clayton R. Johnson, is the Vice President of VAN WEY HOMES, INC., the within named Corporatin, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Wayne Van Wey and Clayton R. Johnson acknowledge 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

**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 22 day of November, 1993 at 11:20 o'clock A.M. and recorded in Volume 18 of Plats at page 44 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

\*\*\* 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 point for the Northeast corner of EAST HILLS SUBDIVISION PHASE 2, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°53'30" West along the Northerly boundary of said Subdivision, 273.25 feet to the Southeast corner of MESA VERDE ESTATES SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 00°57'30" East (Record North 00°57'52" East) along the Easterly boundary of said Subdivision 324.98 feet to a 3/4 inch iron pin at the Southerly terminus of a certain Boundary Line Agreement recorded as Document No. 72-04639 of the Official Records of said Jackson County; thence South 89°53'30" East 110.00 feet to a 3/4 inch iron pin at the Southeast corner of a certain Boundary Line Agreement recorded as Document No. 72-04640, said Official Records; thence North 00°58'31" East (Record North 00°57'20" East) along said boundary line, 334.43 feet to a point on the Southerly right-of-way line of East McAndrews Road; thence South 89°52'45" East along said right-of-way line 155.82 feet to a point on the Westerly line of Modoc Avenue; thence South 00°19'18" West along said Westerly line, 659.31 feet to the Initial Point of Beginning.

Douglas C. McMahan  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
MAY 18 790  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/94

\*\*\* APPROVALS \*\*\*

**MEDFORD CITY PLANNING:**

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

James McInnis  
Planning Director

NOV 18, 1993  
Date

Examined and approved this 11<sup>th</sup> day of November, 1993.

Robert Leuel  
City Engineer

Paul D. Lewis  
City Surveyor

**MEDFORD IRRIGATION DISTRICT:**

Examined and approved by the Medford Irrigation District in regular session this 12 day of

July, 1993.

JP Tamm  
President

Bill Caldwell  
Secretary

Examined and approved as required by O.R.S. 92.100 as of 19 NOVEMBER, 1993

Sheryl Swift  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Nov 19, 1993.

Carlene M. Maxama  
Tax Collector

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

Survey for: Larvan, Inc.  
P.O. Box 135  
Stockton, NJ 08559

and

Van Wey Homes, Inc.  
1762 E. McAndrews Road  
Medford, OR 97504

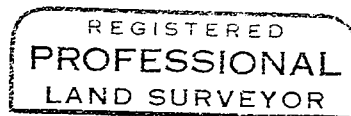
Location: Northeast one-quarter (1/4) of Section 20,  
Township 37 South, Range 1 West, Willamette  
Meridian, City of Medford, Jackson County,  
Oregon

Purpose: To survey, monument and prepare plat of  
BUCKSHOT HILL SUBDIVISION as requested by  
clients

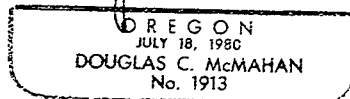
Procedure: Utilizing found monumentation per filed Survey  
No. 4787 and plats of EAST HILLS SUBDIVISION  
PHASE 2, MESA VERDE ESTATES SUBDIVISION and  
SPRING STREET ESTATES NO. 1 as shown for  
control, I set monuments as shown on the  
accompanying map.

Basis of Bearing: East Hills Subdivision Phase 2 (West line  
Donation Land Claim No. 63)

Date: October 6, 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