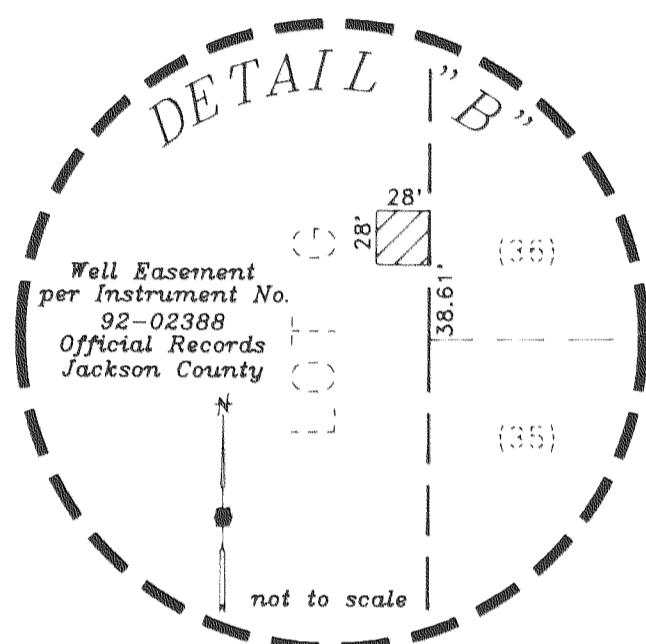


REPLAT of LOTS 27, 28, 29, 30 AND A PORTION OF LOT G SUN RIDGE ESTATES SUBDIVISION, PHASE III

(A PLANNED UNIT DEVELOPMENT)

Located in:

The S.W. 1/4 of Section 19,
T.37S., R.1E., W.M., Jackson County, Oregon



CURVE TABLE

CENTER LINE and EASTERLY SIDE of PINE RIDGE DRIVE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
CLC1	17°33'26"	470.00'	144.02'	143.46'	N14°47'34"E
CLC2	07°28'33"	900.00'	117.43'	117.35'	N02°16'34"E
CLC3	20°35'18"	275.00'	98.82'	98.29'	N08°49'57"E
CLC4	59°32'15"	100.00'	103.91'	99.30'	N48°53'43"E
CLC5	36°11'35"	165.00'	104.23'	102.50'	N60°34'03"E
PLC1	15°04'40"	190.00'	50.00'	49.86'	N59°02'22"E
PLC2	59°32'15"	75.00'	77.93'	74.48'	N48°53'44"E
PLC3	20°35'18"	250.00'	89.83'	89.35'	N08°49'57"E
PLC4	07°28'33"	925.00'	120.69'	120.61'	N02°16'34"E
PLC5	17°33'26"	495.00'	151.68'	151.09'	N14°47'34"E
PLC6	12°05'09"	190.00'	40.08'	40.00'	N72°37'11"E
PLC7	00°56'17"	150.00'	2.46'	2.46'	N23°05'52"E
PLC8	36°11'35"	190.00'	120.02'	118.04'	N60°34'03"E
PLC9	09°01'46"	190.00'	29.94'	29.91'	N46°59'16"E

LINE TABLE

LINE	DIRECTION	DISTANCE
CL1	N23°34'17"E	134.32'
CL2	N06°00'51"E	178.98'
CL3	N01°27'42"W	95.03'
CL4	S78°39'51"W	162.98'
CL6	N19°07'36"E	212.06'
PL1	N23°34'17"E	134.32'
PL2	N06°00'51"E	111.07'
PL3	N01°27'42"W	95.03'
PL4	N19°07'36"E	212.06'
PL5	N78°39'51"E	162.98'
PL6	N06°00'51"E	67.90'
PL7	N06°00'51"E	178.98'

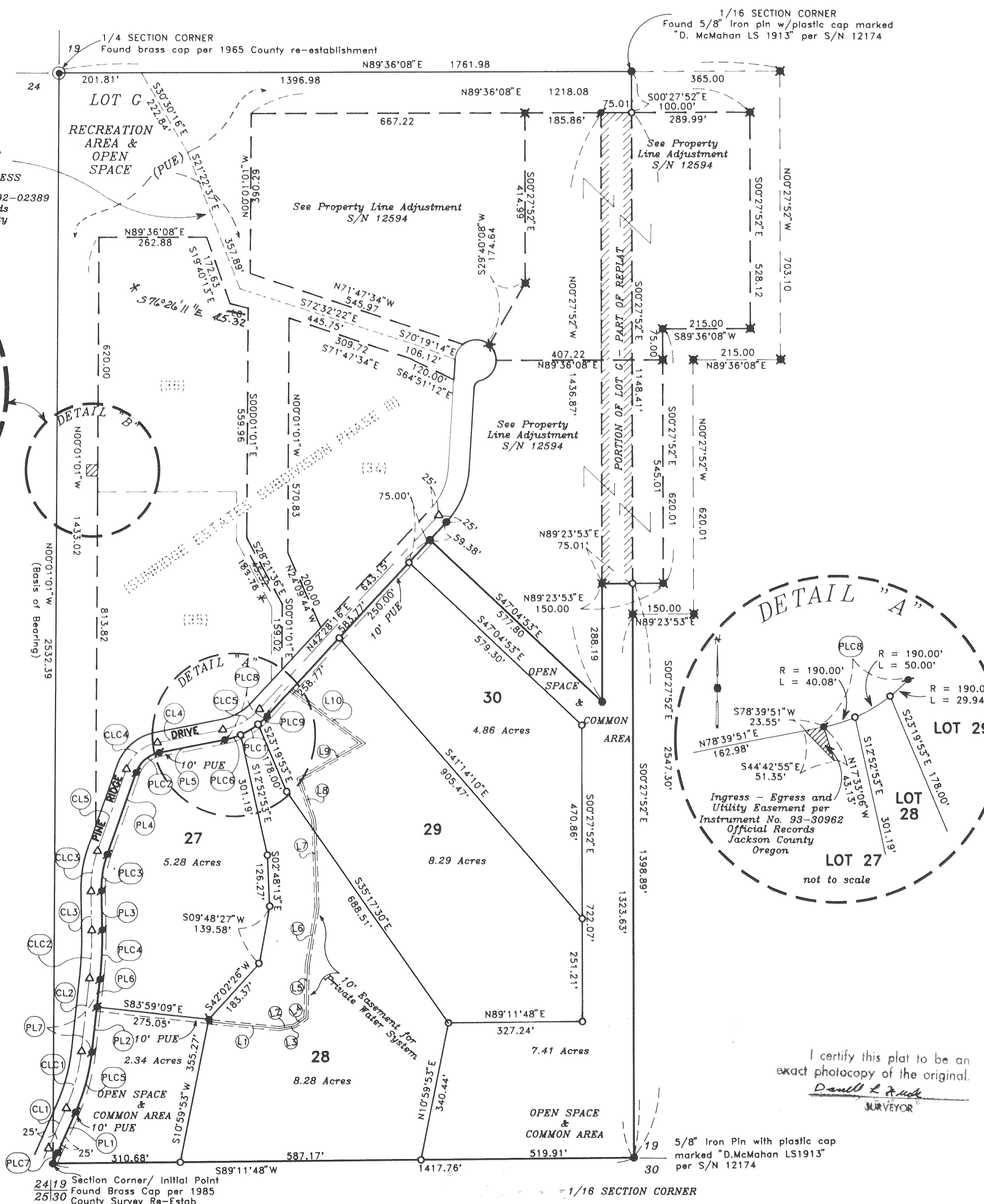
* AFFIDAVIT OF CORRECTION
Doc. No. 98-48497, ATTACHED
REC, C.S.
27 May 99

LINE TABLE
CENTERLINE WATER EASEMENT

LINE	DIRECTION	DISTANCE
L1	S84°42'38"E	177.93'
L2	N77°52'17"E	23.35'
L3	N84°12'45"E	12.59'
L4	N55°33'27"E	34.77'
L5	N01°00'33"E	127.73'
L6	N09°07'12"E	144.09'
L7	N02°29'49"W	211.87'
L8	N19°53'01"W	105.40'
L9	N59°50'22"E	176.86'
L10	N53°26'52"W	216.03'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
EXP. 02/01/95



1/16 SECTION CORNER
Found 5/8" Iron pin w/plastic cap marked
"D. McMahan LS 1913" per S/N 12174

See Property Line Adjustment
S/N 12594

See Property Line Adjustment
S/N 12594

Ingress - Egress and
Utility Easement per
Instrument No. 93-30962
Official Records
Jackson County
Oregon

I certify this plat to be an
exact photocopy of the original.
Darrell L. Huck
SURVEYOR

5/8" Iron Pin with plastic cap
marked "D. McMahan LS1913"
per S/N 12174

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4841
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 200 feet November 17, 1993
BASIS OF BEARING: SUN RIDGE ESTATES SUBDIVISION
PHASE III

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ✕ = Found 5/8" Iron pin with plastic cap stamped "D. McMahan LS 1913" per S/N 12594.
- = Found 5/8" Iron pin with plastic cap stamped "D. McMahan LS 1913" per SUNRIDGE ESTATES SUBDIVISION, PHASE III
- ▲ = Found 5/8 Iron pin with Aluminum Cap Stamped "LS 1913"
- = Found 5/8" Iron pin
- ⊙ = Found brass cap monument
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

Replat of Lots 27, 28, 29, 30 and a portion of Lot G of SUN RIDGE ESTATES SUBDIVISION, PHASE III

(A PLANNED UNIT DEVELOPMENT)

Located in:
The S.W. 1/4 of Section 19, T.37S., R.1E., W.M.
Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, WILLIAM P. YOUNG and KATHLEEN A. YOUNG, husband and wife, REGINALD BREEZE and ANNETTE BREEZE, husband and wife, and REGINALD BREEZE and BOB ROBERTSON, DBA BREEZE-ROBERTSON and BRET A. BREEZE, and Sun Ridge Estates Home Owners Association are the owners in fee simple of the lands hereon described, and that we 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 we do hereby dedicate to the public for public use those easements labeled as public utility easements. We hereby designate said subdivision as Replat of Lots 27, 28, 29, 30 and a portion of Lot G of SUN RIDGE ESTATES SUBDIVISION, PHASE III.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, 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.

THE INITIAL POINT OF BEGINNING being a brass disc monumenting the section corner common to Sections 24 and 25, Township 37 South, Range 1 West and Sections 19 and 30, Township 37 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; said point also being on the easterly right-of-way of Pine Ridge Drive; thence, along said right-of-way, along the arc of a 150.00 foot radius curve to the right (the long chord to which bears North 23°05'52" East 2.46 feet) a distance of 2.46 feet, thence North 23°34'17" East 134.32 feet; thence, along the arc of a 495.00 foot radius curve to the left (the long chord to which bears North 14°47'34" East 151.09 feet) a distance of 151.88 feet; thence North 06°00'51" East 178.98 feet; thence, along the arc of a 925.00 foot radius curve to the left (the long chord to which bears North 02°16'34" East 120.61 feet) a distance of 120.69 feet; thence, North 01°27'42" West 95.03 feet; thence, along the arc of a 250.00 foot radius curve to the right (the long chord to which bears North 08°49'57" East 89.35 feet) a distance of 89.83 feet; thence North 19°07'36" East 212.06 feet; thence, along the arc of a 75.00 foot radius curve to the right (the long chord to which bears North 48°53'44" East 74.48 feet) a distance of 77.93 feet; thence, North 78°39'51" East 162.98 feet; thence, along the arc of a 190.00 foot radius curve to the left (the long chord to which bears North 60°34'03" East 118.04 feet) a distance of 120.02 feet; thence, North 42°28'16" East 583.77 feet; thence, leaving the easterly right-of-way of said Pine Ridge Drive; South 47°04'53" East 577.80 feet; thence, North 00°27'52" West 1436.87 feet; thence, North 89°36'08" East 75.01 feet to the East line of SUN RIDGE ESTATES SUBDIVISION PHASE III, according to the Official Plat thereof, now of record, in said Jackson County; thence, along said east line, South 00°27'52" East 2547.30 feet to the South line of said Section 19; thence, along said South line, South 89°11'48" West 1417.76 feet to the initial point of beginning.

William P. Young
WILLIAM P. YOUNG
Kathleen A. Young
KATHLEEN A. YOUNG

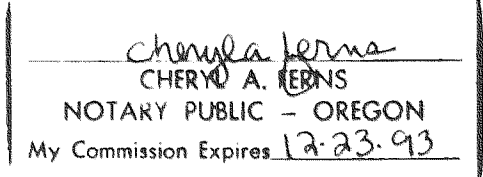
STATE OF OREGON }
County of Jackson) Date: 12-27-93
Personally appeared the above named WILLIAM P. YOUNG and KATHLEEN A. YOUNG and acknowledged the foregoing instrument to be their voluntary act and deed.



Randall

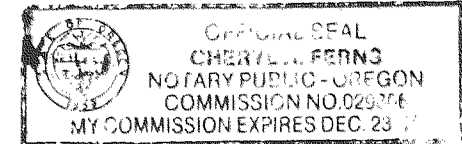
Reginald Breeze
REGINALD BREEZE
Annette Breeze
ANNETTE BREEZE

STATE OF OREGON }
County of Jackson) Date: December 23, 1993
Personally appeared the above named REGINALD BREEZE and ANNETTE BREEZE and acknowledged the foregoing instrument to be their voluntary act and deed.



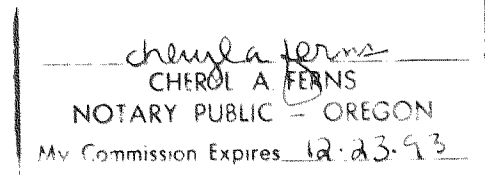
Reginald Breeze
REGINALD BREEZE
Bob Robertson
BOB ROBERTSON

STATE OF OREGON }
County of Jackson) ss. Date: JAN. 26, 1994
Personally appeared the above named REGINALD BREEZE and BOB ROBERTSON and acknowledged the foregoing instrument to be their voluntary act and deed.



Bret A. Breeze
BRET A. BREEZE
Cheryl A. Ferns

STATE OF OREGON }
County of Jackson) Date: Dec. 23, 1993
Personally appeared the above named BRET A. BREEZE and acknowledged the foregoing instrument to be his voluntary act and deed.



Bob Robertson
Bob Robertson (President)
(Sun Ridge Estates Home Owners Association)

STATE OF OREGON }
County of Jackson) Date: JANUARY 5, 1994
Personally appeared the above named Bob Robertson, President of the Sun Ridge Estates Home Owners Association, and acknowledged the foregoing instrument to be his voluntary act and deed.

Cheryl A. Ferns

WATER RIGHTS STATEMENT:
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

APPROVED BY JACKSON COUNTY PLANNING DEPARTMENT:

By: *Nancy Kincaid* Date: 2-8-94, 1994.

Examined and approved this 24th day of January, 1994.
Kenley Thomas
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of 14 February, 1994.
Mark Kune, Deputy
Assessor, Department of Assessment

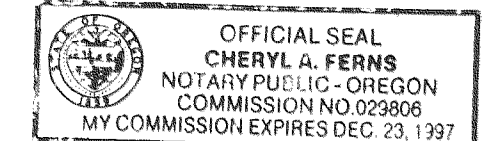
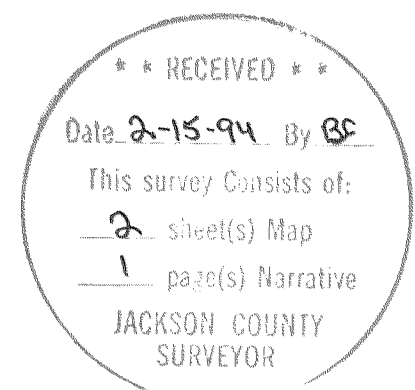
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Feb 14, 1994.
Jerry Hough, Deputy
Tax Collector

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.
Filed for record this 16 day of February, 1994 at 11:36 Clock A.M.
and recorded in Volume 17 of Plats at page 8 of records of Jackson County, Oregon.

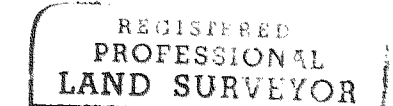
Kathleen S. Beckett County Clerk
Jay Ramirez Deputy
Reginald Breeze REGINALD BREEZE
Annette Breeze ANNETTE BREEZE

We, REGINALD BREEZE and ANNETTE BREEZE are the beneficiary of that certain Trust Deed recorded July 8, 1992 as Document No. 92-20024 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Indenture all property shown as dedicated to the public for public use.

Signed this 14th day of January, 1994
Before me:



Cheryl A. Ferns



Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023
EXP 6/30/95

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

11:34
5
6 days

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

13873

Be it hereby noted that certain drafting errors were made on the "REPLAT OF LOTS 27, 28, 29, 30 AND A PORTION OF LOT G, SUN RIDGE ESTATES, PHASE III" as said replat was recorded in the Official Records of Jackson County, Oregon; TO WIT:

That certain boundary line located at the most easterly northeast corner of Lot 36 and is designated as "L8" on the face of the plat should be marked S76°26'11"E 45.32'; also, that certain line located along the easterly line of the flag pole portion of said Lot 36 and is shown to read S28°21'36"E 45.32' should be S28°21'36"E 183.78'.

Date: January 28, 1998

Darrell L. Huck

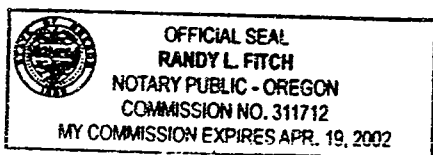
Darrell L. Huck
L.S. 2023
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF OREGON)
County of Jackson) ss.

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
Expires ~~6/30/99~~²⁹³³

10/9 A.D. 1998

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



Randy L. Fitch

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

10/16/98
Date

by: *Richard R. Bath*, Deputy
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

OCT 20 1998

(crrsnrdg.dcm)

Richard R. Bath
COUNTY CLERK

13873

SURVEY NO. _____

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

Survey for: Reginald Breeze
1322 E. McAndrews Road, Suite 201
Medford, Oregon 97504

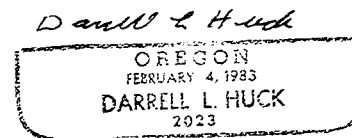
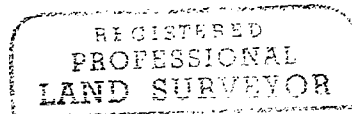
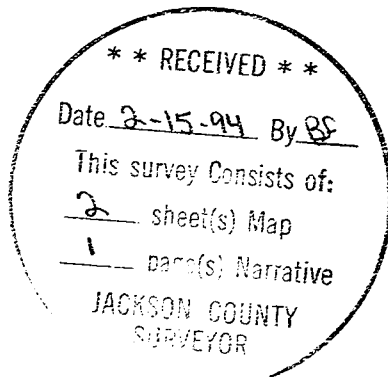
Location: Southwest one-quarter (1/4) of Section 19 in
Township 37 South, Range 1 East, Willamette
Meridian, Jackson County, Oregon

Purpose: To resubdivide certain lots in SUN RIDGE ESTATES
SUBDIVISION, PHASE III as approved by the Jackson
County Planning Department, File No. 93-1-SRS

Procedure: Control for this survey had been previously
established during the survey of SUN RIDGE ESTATES
SUBDIVISION, PHASE III. The location of the new
lot lines were computed as directed by client and
monuments were set as shown.

Basis of
Bearing: Sun Ridge Estates Subdivision, Phase III

Date: November 17, 1993



Darrell L. Huck
L.S. 2023 - Oregon
Expires 12/31/93
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504