

MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1

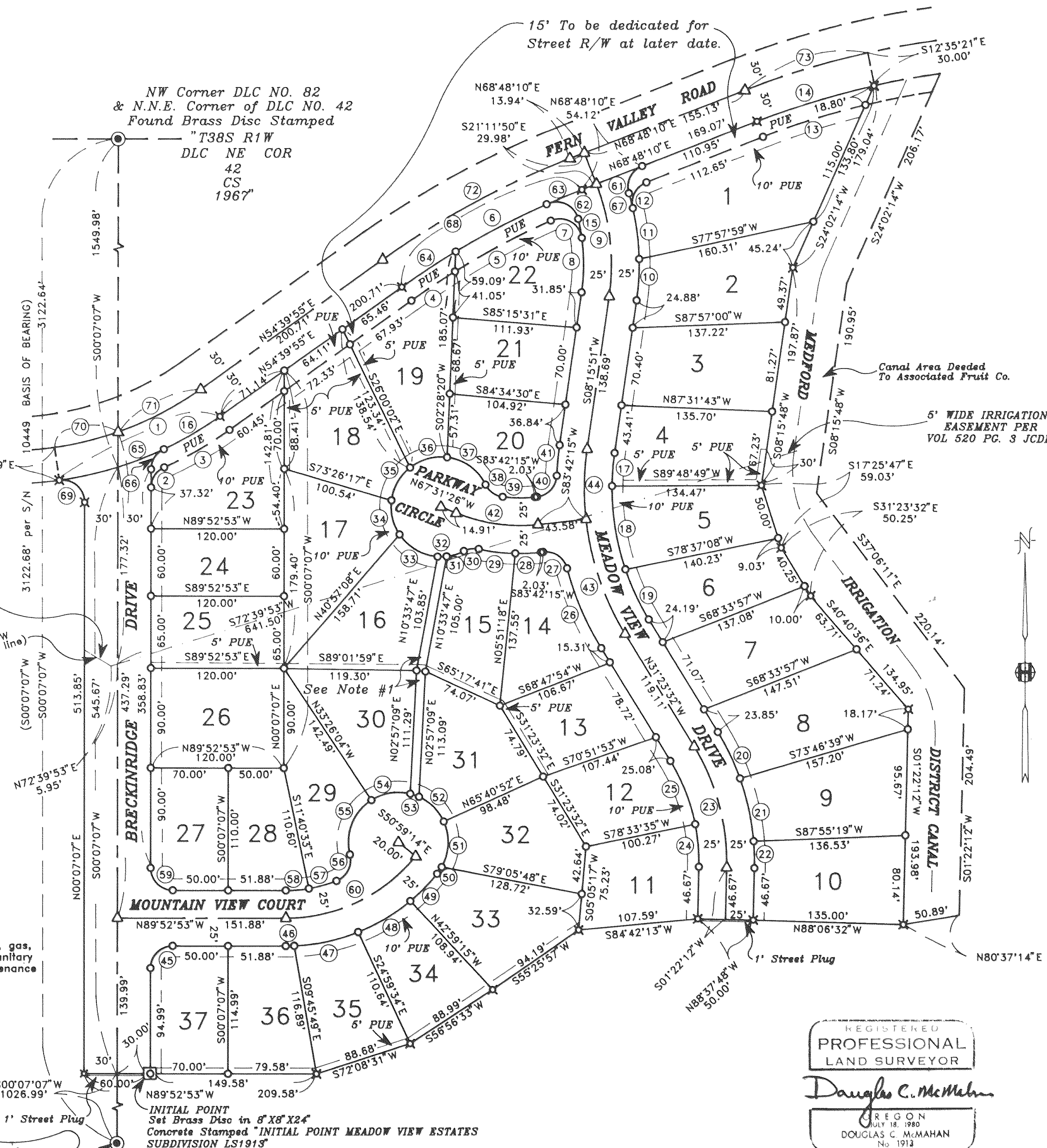
Located in:
NE 1/4 and SE 1/4 of
Section 10, Township 38 South, Range 1 West,
Willamette Meridian
City of Phoenix,
Jackson County, Oregon

LOT TABLE

LOT #	SQ. FEET	LOT #	SQ. FEET
1	18379.95	20	7837.47
2	10495.17	21	7507.54
3	10238.24	22	10411.13
4	9485.93	23	12182.54
5	8690.15	24	7200.00
6	8360.08	25	7800.00
7	9909.15	26	10800.00
8	11941.48	27	7614.16
9	10992.61	28	6751.06
10	10197.39	29	8141.32
11	8299.12	30	8856.31
12	8340.59	31	9218.25
13	8058.80	32	8847.34
14	8297.56	33	9811.30
15	8166.84	34	7708.73
16	9070.05	35	8202.50
17	10630.55	36	7999.06
18	10979.25	37	7963.57
19	11537.70		

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	27°20'46"	330.00'	157.50'	156.01'	N68°20'18"E
2	65°50'43"	20.00'	22.98'	21.74'	N33°02'28"E
3	11°17'55"	345.00'	68.03'	67.92'	N60°18'52"E
4	03°40'13"	735.00'	47.08'	47.08'	N56°30'02"E
5	07°38'22"	735.00'	98.00'	97.93'	N62°00'19"E
6	07°08'44"	750.00'	93.54'	93.48'	N62°40'55"E
7	106°12'58"	20.00'	37.08'	31.99'	N60°55'01"W
8	16°04'23"	175.00'	49.09'	48.93'	N00°13'40"E
9	29°27'41"	200.00'	102.84'	101.71'	S06°28'00"E
10	09°27'37"	225.00'	37.15'	37.11'	N03°32'02"E
11	11°46'59"	225.00'	46.27'	46.19'	N07°05'16"W
12	81°46'55"	20.00'	28.55'	26.18'	N27°54'42"E
13	07°42'43"	717.00'	96.51'	96.43'	N72°39'31"E
14	08°36'29"	732.00'	109.98'	109.87'	N73°06'25"E
15	05°41'53"	175.00'	17.40'	17.40'	N10°39'28"W
16	10°11'33"	330.00'	58.71'	58.63'	N59°45'41"E
17	07°37'58"	225.00'	29.97'	29.95'	N04°26'52"E
18	19°25'01"	225.00'	76.25'	75.89'	N09°04'38"W
19	12°36'23"	225.00'	49.51'	49.41'	N25°05'20"W
20	11°49'32"	225.00'	46.44'	46.36'	N25°28'46"W
21	14°48'20"	225.00'	58.14'	57.98'	N12°09'50"W
22	06°07'52"	225.00'	24.08'	24.07'	N01°41'44"W
23	32°45'44"	200.00'	114.36'	112.81'	S15°00'40"E
24	12°35'21"	175.00'	38.45'	38.37'	S04°55'28"E
25	20°10'23"	175.00'	61.62'	61.30'	S21°18'20"E
26	16°19'20"	275.00'	78.34'	78.08'	S23°13'52"E
27	81°13'35"	20.00'	28.35'	26.04'	S55°40'59"E
28	07°35'03"	175.00'	23.16'	23.15'	N87°29'47"E
29	10°54'17"	175.00'	33.31'	33.26'	S83°15'34"E
30	39°37'02"	20.00'	13.83'	13.56'	N82°23'04"E
31	20°53'43"	45.00'	16.41'	16.32'	N73°01'25"E
32	10°25'24"	45.00'	8.19'	8.18'	N88°40'58"E
33	52°11'55"	45.00'	41.00'	39.59'	S60°00'22"E
34	41°16'12"	45.00'	32.41'	31.72'	S13°16'19"E
35	44°30'27"	45.00'	34.96'	34.08'	S29°37'01"W
36	45°17'47"	45.00'	35.58'	34.66'	S74°31'08"W
37	56°38'32"	45.00'	44.49'	42.70'	N54°30'42"W
38	56°48'35"	20.00'	19.83'	19.03'	N54°35'44"W
39	13°17'44"	125.00'	29.01'	28.94'	N89°38'53"W
40	81°13'33"	20.00'	28.35'	26.04'	S43°05'29"W
41	05°47'09"	275.00'	27.77'	27.78'	S05°22'17"W
42	28°46'19"	150.00'	75.33'	74.54'	N81°54'36"W
43	25°05'47"	250.00'	109.50'	108.63'	S18°50'39"E
44	14°33'36"	250.00'	63.53'	63.36'	S00°59'03"W
45	90°00'00"	20.00'	31.42'	28.28'	N45°07'07"E
46	02°30'00"	175.00'	7.64'	7.64'	N88°52'07"E
47	19°20'09"	175.00'	59.06'	58.78'	N77°57'02"E
48	17°59'38"	175.00'	54.96'	54.73'	N59°17'09"E
49	11°16'34"	175.00'	34.44'	34.39'	N44°39'03"E
50	09°25'13"	45.00'	7.40'	7.39'	N34°18'10"E
51	53°54'17"	45.00'	42.34'	40.79'	N02°38'24"E
52	41°09'33"	45.00'	32.33'	31.64'	N44°53'31"W
53	10°37'33"	45.00'	8.35'	8.33'	S70°47'04"E
54	46°28'13"	45.00'	36.50'	35.51'	S80°40'04"W
55	71°43'09"	45.00'	56.33'	52.72'	S21°34'23"W
56	83°03'26"	20.00'	28.99'	26.52'	S27°14'31"W
57	11°48'10"	125.00'	25.75'	25.70'	S74°40'19"W
58	09°32'43"	125.00'	20.82'	20.80'	S85°20'46"W
59	90°00'00"	20.00'	31.42'	28.28'	N44°52'53"W
60	51°06'21"	150.00'	133.80'	129.40'	N64°33'57"E
61	85°18'46"	20.00'	29.78'	27.10'	N26°08'47"E
62	100°14'18"	20.00'	34.99'	30.70'	S63°37'34"E
63	02°32'53"	750.00'	33.35'	33.35'	N67°31'43"E
64	04°26'38"	750.00'	58.17'	56.18'	N56°53'14"E
65	07°44'16"	330.00'	44.57'	44.53'	N68°43'36"E
66	64°44'21"	20.00'	22.60'	21.42'	N32°29'17"E
67	03°31'51"	225.00'	13.87'	13.86'	N14°44'41"W
68	14°08'15"	750.00'	185.06'	184.59'	N61°44'02"E
69	98°06'26"	20.00'	34.25'	30.21'	N48°56'06"W
70	11°14'03"	300.00'	58.82'	58.73'	N76°23'39"E
71	16°06'43"	300.00'	84.36'	84.08'	N62°43'16"E
72	14°08'15"	780.00'	192.46'	191.98'	N61°44'02"E
73	08°36'29"	762.00'	114.48'	114.38'	N73°06'25"E



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 80' April 25, 1994
BASIS OF BEARING Filed Survey No. 10449
(DLC LINE)

- = 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 brass cap monument
- △ = Set Brass Disc in Concrete Stamped "LS 1913"
- S/N = Filed Survey No.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television, sanitary sewer, and irrigation construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/94

NOTE:
#1.) 8' wide Bicycle and Pedestrian Path being dedicated to the Public.

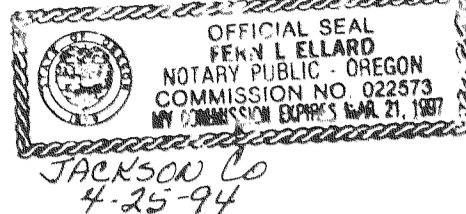
I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1

We, Western Bank, are the undersigned beneficiary of certain Trust Deed recorded February 9, 1994 as Document No. 94-05283, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use. Before me this 15 day of April, 1994

Located in:

The N.E. 1/4 and the S.E. 1/4 of Section 10, Township 38 South, Range 1 West, Willamette Meridian City of Phoenix Jackson County, Oregon



Fern L. Ellard

Signature: *[Signature]*
Print Name: James F. Sarvoss
Title: V.P. & Loan Officer

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that We, Pacific Trend Building Company, Inc., an Oregon Corporation and WINMAR PACIFIC, INC., a Washington 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 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 and the 8 foot wide bicycle and pedestrian path shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Phoenix in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Phoenix 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 MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1.

Pacific Trend Building Company, Inc.:

IN WITNESS HEREOF, signed this 4th day of April, 1994.

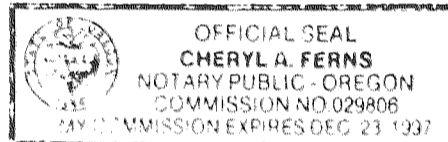
[Signature]
Louis F. Mahar, President

[Signature]
Daniel R. Mahar, Secretary-treasurer

STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 4th day of April, 1994, by Louis F. Mahar and Daniel R. Mahar, known to me as the persons who executed the within instrument on behalf of Pacific Trend Building Company, Inc.

Before me:



Cheryl A. Ferns

WINMAR PACIFIC, Inc.:

IN WITNESS HEREOF, signed this 31st day of MARCH, 1994.

[Signature]
Dean F. Henry, Vice President

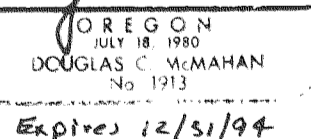
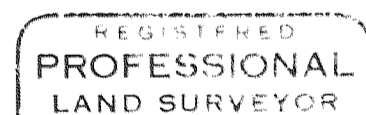
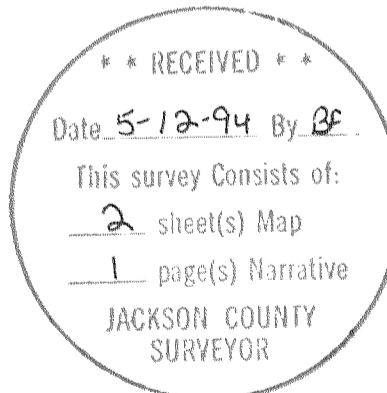
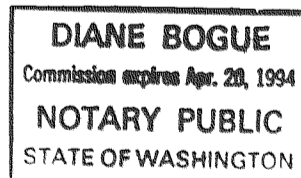
[Signature]
Eddie L. Hendrickson, President

STATE OF WASHINGTON
COUNTY OF KING

The foregoing instrument was acknowledged before me this 31st day of MARCH, 1994, by Dean F. Henry and Eddie L. Hendrickson, known to me as the persons who executed the within instrument on behalf of WINMAR PACIFIC, INC.

Before me:

[Signature]
Diane Bogue



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 12 day of May, 1994 at 4:05 O'Clock P.M. and recorded in Volume 19 of Plats at page 248 of records of Jackson County, Oregon.

[Signature]
Kathleen A. Beckett
County Clerk

[Signature]
Glenda E. Bartlett
Deputy

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

STATE OF OREGON)
County of Jackson)

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. 82 in Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 00' 07' 07" West along the Westerly line of said Donation Land Claim, 1549.98 feet to a point on the Southerly right-of-way line of Fern Valley Road; thence continue South 00' 07' 07" West along said Donation Land Claim line, 545.67 feet; thence South 89' 52' 53" East 30.00 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence North 89' 52' 53" West 60.00 feet; thence North 00' 07' 07" East 513.85 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 48' 56' 06" West 30.21 feet) an arc distance of 34.25 feet to a point on the aforementioned Southerly right-of-way line of Fern Valley Road; thence along said right-of-way line along the arc of a 330.00 foot radius curve to the left (the long chord to which bears North 68' 20' 18" East 156.01 feet) an arc distance of 157.50 feet; thence North 54' 39' 55" East 200.71 feet; thence along the arc of a 750.00 foot radius curve to the right (the long chord to which bears North 61' 44' 02" East 184.59 feet) an arc distance of 185.06 feet; thence North 68' 48' 10" East 169.07 feet; thence along the arc of a 732.00 foot radius curve to the right (the long chord to which bears North 73' 06' 25" East 109.87 feet) an arc distance of 109.98 feet; thence leaving said Southerly right-of-way line, South 24 02' 14" West 179.04 feet; thence South 08' 15' 48" West 197.87 feet; thence South 17' 25' 47" East 59.03 feet; thence South 31' 23' 32" East 50.25 feet; thence South 40' 40' 36" East 134.95 feet; thence South 01' 22' 12" West 193.98 feet; thence North 88' 06' 32" West 135.00 feet; thence North 88' 37' 48" West 50.00 feet; thence South 84' 42' 13" West 107.59 feet; thence South 55' 25' 57" West 94.19 feet; thence South 56' 56' 33" West 88.99 feet; thence South 72' 08' 31" West 88.68 feet; thence North 89' 52' 53" West 149.58 feet to the Initial Point of Beginning.

[Signature]
Douglas C. McMahan
SURVEYOR

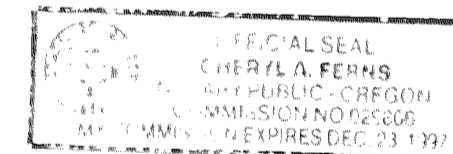
We, Donald F. House and Paulette M. House individually and as Trustees, HOUSE FAMILY TRUST U/A/D, are the undersigned beneficiaries of certain Trust Deeds recorded December 21, 1990 as Document No. 90-31725 and November 23, 1992 as Document No. 92-35953, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

[Signature]
Donald F. House

[Signature]
Paulette M. House

Personally appeared the above named Donald F. House and Paulette M. House and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 21st day of April, 1994



Cheryl A. Ferns

*** APPROVALS ***

I certify that, pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix, this plat is hereby approved.

[Signature]
Planning Director

May 2, 1994
Date

Examined and approved this 29 day of April, 1994.

[Signature]
City Engineer

Examined and approved this 10th day of May, 1994

[Signature]
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of 10 May, 1994.

[Signature]
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of May 10, 1994.

[Signature]
Tax Collector

SURVEY NO. 14005

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

Survey for: Pacific Trend Building Co.
1014 N. Riverside
Medford, OR. 97501

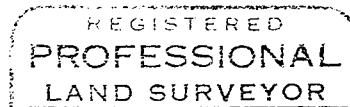
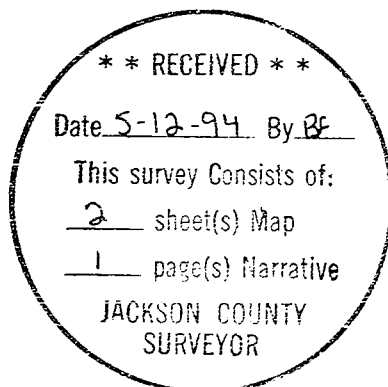
Location: Northeast one-quarter (1/4) and Southeast one-quarter (1/4) of Section 10, Township 38 South, Range 1 West, City of Phoenix, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1

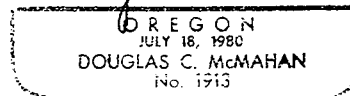
Procedure: Utilizing found monumentation as shown, per filed Surveys No. 10449 and 11466 for control, I set monuments as shown on accompanying map. The physical centerline of Fern Valley Road was held to determine alignment and monuments were set 30 feet from this centerline. The Easterly boundary was determined by the location of the existing canal as shown. I also monumented the area for proposed future street dedication along Fern Valley Road.

Basis of Bearing: Filed Survey No. 10449

Date: April 6, 1994



Douglas C. McMahan



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