

ALDER CREEK SUBDIVISION, UNIT NO. 3

Located in:

The Northeast 1/4 of Section 33
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

*** DECLARATION ***

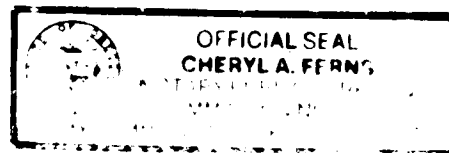
KNOW ALL MEN BY THESE PRESENTS, that Michael T. Mahar is the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and I hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a 1-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. I hereby designate said subdivision as ALDER CREEK SUBDIVISION, UNIT NO. 3.

[Signature]
MICHAEL T. MAHAR

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named MICHAEL T. MAHAR, and acknowledged the foregoing instrument to be his voluntary act and deed.

On this 24th day of August, 1994



Cheryl A. Ferns

*** APPROVALS ***

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

[Signature] Planning Director
August 31, 1994 Date

Examined and approved this 28th day of August, 1994.
[Signature] City Engineer
[Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 as of September 2, 1994

[Signature] Deputy Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Sept 2nd, 1994

[Signature] Deputy Tax Collector

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

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



[Signature]
OREGON
JULY 26, 1990
DAVID M. MINNECCI
2349

Expires 12/31/94

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson)

I, David M. Minnecci, 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 Lot 58, ALDER CREEK SUBDIVISION, UNIT NO. 2 in the Northeast one-quarter of Section 33, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence South 00°05'52" West, along the Westerly line of said Subdivision, 93.56 feet to a brass disc in concrete marking the INITIAL POINT OF BEGINNING of ALDER CREEK SUBDIVISION, UNIT NO. 3; thence, along the Westerly and Southerly line of said Subdivision, the following courses: South 00°05'52" West 50.68 feet; thence South 80°32'10" East 201.55 feet; thence, along the arc of a 100.00 foot radius curve to the right (the long chord to which bears North 29°35'29" East 53.25 feet), an arc distance of 53.90 feet; thence South 80°32'10" East 566.03 feet to the Westerly line of that tract described in Document No. 94-02645, said Official Records; thence, along said Westerly line, the following courses: South 09°27'50" West 137.96 feet; thence, along the arc of a 375.00 foot radius curve to the right (the long chord to which bears North 83°31'22" West 39.08 feet), an arc distance of 39.10 feet; thence North 80°32'10" West 62.22 feet; thence South 09°27'50" West 238.95 feet; thence, leaving said Westerly line, North 72°37'18" West 80.77 feet; thence North 82°13'11" West 160.07 feet; thence North 71°54'29" West 117.82 feet; thence North 81°58'43" West 203.58 feet; thence North 69°05'44" West 163.24 feet; thence North 83°36'59" West 306.88 feet; thence North 86°56'16" West ~~100.00~~ feet; thence North 83°51'27" West 160.10 feet; thence North 74°58'00" West 111.20 feet; thence South 86°06'19" West 194.13 feet; thence North 00°02'00" East 9.63 feet; thence North 89°58'00" West 65.00 feet; thence North 00°02'00" East 283.21 feet; thence South 89°58'00" East 692.74 feet; thence South 85°50'55" East 146.16 feet; thence South 80°32'10" East East 235.14 feet to the Initial Point of Beginning.

160.03
AFFIDAVIT OF CORRECTION
O.R. 94-33900
[Signature]
SURVEYOR

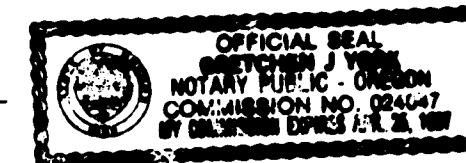
We, WESTERN BANK, the undersigned beneficiaries of certain Trust Deeds recorded September 28, 1992 as Document No. 92-29277 and February 22, 1993 as Document No. 93-05637 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 24th day of August, 1994

[Signature]
Title: VP & Loan Officer

Before me:

[Signature]
Notary



For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 6 day of September, 1994 at 2:39 O'clock P.M.
and recorded in Volume 19 of Plats at page 41 of Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

102/77

5.00
6.00 Surv.

94-33900

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027

1143

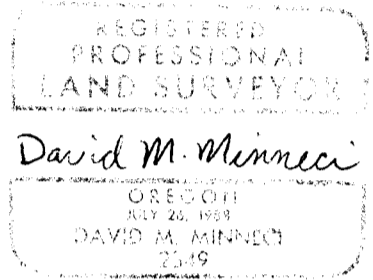
(503) 779-4641

14178

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 on my Plat of ALDER CREEK SUBDIVISION, UNIT NO. 3 filed for record the 6th day of September, 1994, and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 14178.

David M. Minneci, L.S. 2349

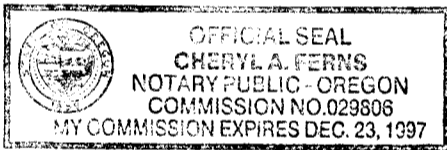


STATE OF OREGON)
County of Jackson)

Expires 12/31/94

SEPTEMBER 14 A.D. 1994

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:



Cheryl A. Ferns

The errors and corrections are: (A distance on the 16th line of the description in the Surveyor's Certificate)

As filed: "North 86° 56' 16" West 106.03 feet"

Change to: "North 86° 56' 16' West 160.03 feet"

The City of Medford Surveyor hereby certifies that this Affidavit of Correction has been examined and approved.

SEPTEMBER 20, 1994
Date

Paul D. Lewis
City of Medford Surveyor

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

9/21/94
Date
Jackson County, Oregon
Recorded
OFFICIAL RECORDS

Walter Thomas
Jackson County Surveyor

11:43 SEP 21 1994 AM.

(affcorr.dmm)

KATHLEEN S. BECKETT
CLERK and RECORDER
Cheryl Augers
By _____

SURVEY NO. 14178

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

Survey for: Michael T. Mahar
815 Alder Creek Drive
Medford, Oregon 97504

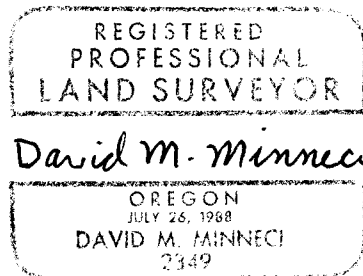
Location: Northeast one-quarter (1/4) of Section 33, Township
37 South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a subdivision plat
for ALDER CREEK SUBDIVISION, UNIT NO. 3

Procedure: Utilizing control established by this office in
performance of Survey No. 13724, I set monuments as
shown on the accompanying subdivision plat.

Basis of
Bearing: South line of Survey No. 13724

Date: June 24, 1994



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

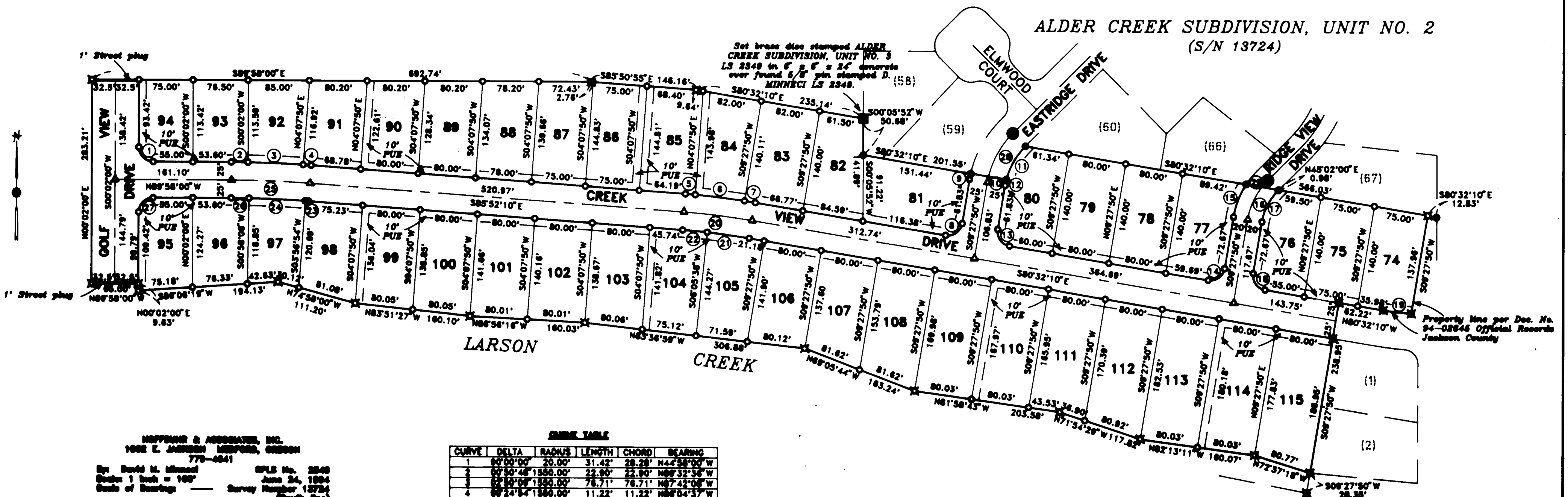
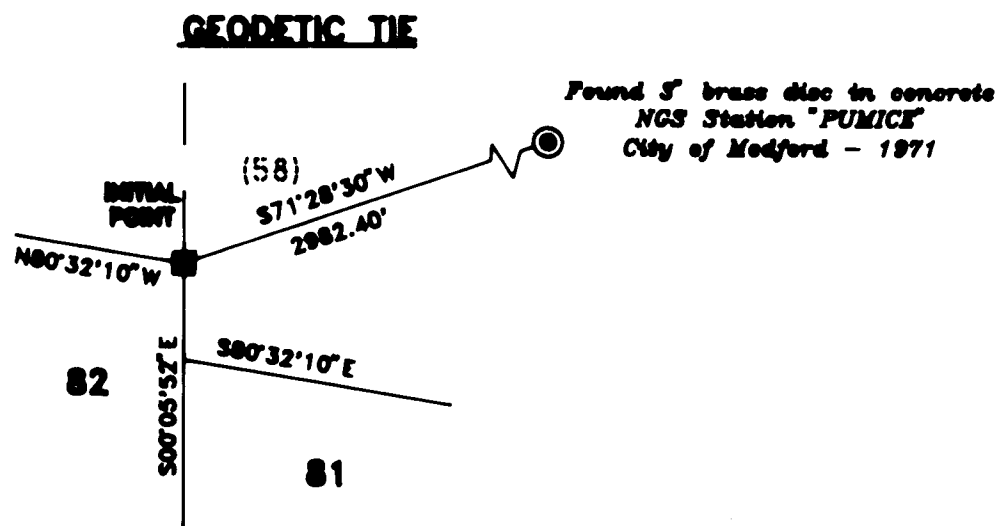
ALDER CREEK SUBDIVISION, UNIT NO. 3

Located in:

the Northeast 1/4 of Section 33,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

LOT SIZE

LOT NUMBER	SQUARE FEET
74	10474
75	10500
76	10180
77	11222
78	11200
79	11200
80	10766
81	12857
82	10226
83	11481
84	10659
85	11289
86	10862
87	10676
88	10676
89	10497
90	10038
91	9580
92	9255
93	8678
94	8421



HEFFNER & ASSOCIATES, INC.
1022 E. JACKSON MEDFORD, OREGON
778-4841
By: David M. Mincei RPLS No. 2348
Scale: 1 inch = 100' June 24, 1994
Date of Bearings: Survey Number 13724
(South Sea)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N44°58'00"W
2	90°50'48"	1550.00'	22.80'	22.80'	N89°32'36"W
3	91°50'00"	1550.00'	76.71'	76.71'	N87°42'00"W
4	92°24'54"	1550.00'	11.22'	11.22'	N89°04'37"W
5	92°48'12"	1550.00'	13.81'	13.81'	N89°29'34"W
6	93°44'57"	1550.00'	68.71'	68.69'	N83°14'29"W
7	97°49'51"	1550.00'	15.23'	15.23'	N87°57'05"W
8	97°00'00"	20.00'	31.42'	28.28'	S54°27'50"W
9	93°07'18"	150.00'	8.17'	8.17'	S11°01'28"W
10	93°44'48"	125.00'	8.17'	8.17'	N11°20'14"E
11	97°53'02"	100.00'	53.90'	53.25'	N29°38'29"E
12	94°41'08"	100.00'	8.18'	8.18'	N11°48'24"E
13	97°00'00"	20.00'	31.42'	28.28'	N35°32'10"W
14	97°00'00"	20.00'	31.42'	28.28'	S54°27'50"W
15	93°13'51"	120.00'	48.85'	48.32'	S21°04'45"W
16	93°15'01"	100.00'	48.31'	48.81'	N33°38'20"E
17	93°34'10"	80.00'	49.68'	48.87'	N27°14'55"E
18	97°00'00"	20.00'	31.42'	28.28'	N36°32'10"W
19	95°58'24"	375.00'	38.10'	38.08'	N83°31'22"W
20	97°50'00"	1025.00'	68.41'	68.38'	N83°12'10"W
21	93°22'12"	1000.00'	58.83'	58.81'	S82°13'16"E
22	91°57'48"	1000.00'	34.27'	34.26'	S84°53'16"E
23	97°10'58"	1000.00'	4.77'	4.77'	S89°57'38"E
24	92°58'48"	1000.00'	78.00'	77.99'	S87°32'27"E
25	94°08'50"	1025.00'	108.08'	108.03'	N87°48'08"W
26	97°50'00"	1500.00'	24.48'	24.46'	S87°29'34"E
27	97°00'00"	20.00'	31.42'	28.28'	N45°02'50"E
28	91°48'21"	125.00'	68.43'	68.84'	S29°07'19"W
29	97°18'08"	100.00'	12.77'	12.77'	S41°22'28"W

**LARSON CREEK ESTATES,
PHASES 1 & 2
(Proposed)**

All deferred monuments will be set or reset no later than
DEC. 9 1994.

David M. Mincei
Surveyor

All deferred monuments are now set, see Document
No. **97-08663** of Official Records this **17** day of
March 1997. S/N 15459

Approved: *Ronald Roberts*
Jackson County Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Mincei
OREGON
MAY 24, 1988
DAVID M. MINCEI
2349

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