

LARSON CREEK ESTATES, PHASES 1 AND 2

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	05°58'24"	375.00'	39.10'	39.08'	S83°31'22"E
2	08°35'09"	1462.40'	219.14'	218.94'	S04°20'25"W
3	02°08'52"	500.00'	18.74'	18.74'	S81°25'03"E
4	03°08'36"	225.00'	12.34'	12.34'	S33°44'45"E
5	19°23'23"	225.00'	76.14'	75.78'	N22°28'46"W
6	00°52'11"	1432.40'	21.74'	21.74'	S08°11'54"W
7	07°42'59"	1432.40'	192.91'	192.76'	S03°54'19"W
8	09°25'10"	400.00'	65.76'	65.69'	S85°14'45"E
9	35°21'43"	200.00'	123.44'	121.49'	S17°38'12"E
10	29°45'04"	200.00'	103.85'	102.69'	S20°26'31"E
11	05°36'40"	200.00'	19.59'	19.58'	S02°45'40"E
12	56°49'17"	200.00'	198.34'	190.32'	S28°27'19"W
13	26°49'47"	200.00'	93.65'	92.80'	S43°27'04"W
14	30°00'00"	200.00'	104.72'	103.53'	S15°02'10"W
15	27°00'15"	200.00'	94.26'	93.39'	S76°27'43"E
16	24°42'32"	220.00'	94.88'	94.14'	S12°19'16"E
17	13°50'41"	220.00'	53.16'	53.03'	S31°35'53"E
18	38°33'23"	220.00'	148.05'	145.27'	S19°14'32"E
19	29°04'35"	220.00'	111.65'	110.45'	N75°29'53"E
20	05°10'46"	425.00'	38.42'	38.41'	S83°07'33"E
21	85°45'36"	20.00'	29.94'	27.22'	S42°50'08"E
22	90°00'00"	20.00'	31.42'	28.28'	N45°02'40"E
23	95°36'38"	20.00'	33.37'	29.63'	S42°09'01"E
24	04°35'13"	1477.40'	118.27'	118.24'	S03°21'42"W
25	01°01'15"	1477.40'	26.33'	26.33'	S00°33'28"W
26	12°49'44"	225.00'	50.38'	50.27'	N06°22'12"W
27	10°23'23"	225.00'	40.80'	40.74'	N05°14'22"E
28	19°02'47"	225.00'	74.80'	74.45'	N19°57'27"E
29	27°23'07"	225.00'	107.54'	106.52'	N43°10'24"E
30	19°24'33"	175.00'	59.28'	59.00'	N47°09'41"E
31	37°25'15"	175.00'	114.30'	112.27'	N18°44'47"E
32	14°10'33"	225.00'	55.67'	55.53'	S07°07'26"W
33	104°10'33"	20.00'	36.36'	31.56'	S37°52'34"E
34	01°23'22"	220.00'	5.34'	5.34'	S89°16'09"E
35	20°18'35"	220.00'	77.98'	77.58'	S78°25'10"E
36	34°18'58"	180.00'	107.81'	106.20'	N72°48'21"W
37	22°01'28"	200.00'	76.88'	76.41'	S10°58'34"E
38	90°00'00"	20.00'	31.42'	28.28'	S45°02'10"W
39	90°00'00"	20.00'	31.42'	28.28'	N44°57'50"W
40	18°12'36"	240.00'	76.28'	75.96'	N09°04'08"W
41	15°13'04"	225.00'	59.76'	59.58'	S42°29'42"W
42	55°09'00"	20.00'	19.25'	18.52'	S62°27'40"W
43	21°53'04"	175.00'	66.84'	66.44'	S45°55'25"W
44	06°45'43"	225.00'	26.55'	26.54'	S53°29'05"W
45	34°56'13"	175.00'	106.71'	105.06'	S17°30'47"W
46	90°00'00"	20.00'	31.42'	28.28'	S44°57'20"E
47	90°00'00"	35.00'	54.98'	49.50'	N45°02'40"E
48	38°15'38"	20.00'	13.36'	13.11'	N19°05'09"W
49	13°45'35"	20.00'	4.80'	4.79'	N45°05'45"W
50	74°13'32"	45.00'	58.30'	54.30'	N14°51'46"W
51	52°43'11"	45.00'	41.41'	39.96'	N48°36'35"E
52	67°05'12"	45.00'	52.69'	49.73'	S71°29'14"E
53	52°01'12"	20.00'	18.16'	17.54'	S63°57'14"E
54	20°20'48"	240.00'	85.23'	84.78'	N28°20'50"W
55	92°00'29'28"	200.00'	1.71'	1.71'	N38°16'29"W
56	55°12'20'31"	20.00'	39.21'	33.23'	N18°08'30"E
57	11°05'32"	240.00'	46.46'	46.39'	S32°58'28"E
58	16°31'56"	200.00'	57.71'	57.51'	S30°15'15"E
59	21°19'17"	240.00'	89.31'	88.80'	S16°46'04"E
60	06°08'25"	240.00'	25.72'	25.71'	S03°02'13"E
61	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"E
62	14°26'38"	225.00'	56.72'	56.57'	S28°05'44"E
63	12°45'59"	175.00'	38.99'	38.91'	S28°56'04"E
64	112°35'44"	20.00'	39.30'	33.28'	S33°44'48"W
65	52°01'12"	20.00'	18.16'	17.54'	N63°56'44"W
66	57°31'19"	45.00'	45.18'	43.30'	N66°41'47"W
67	53°12'36"	45.00'	41.79'	40.31'	S57°56'16"W
68	83°18'30"	45.00'	65.43'	59.82'	S10°19'17"E
69	13°45'05"	20.00'	4.80'	4.79'	S45°06'00"E
70	38°16'07"	20.00'	13.36'	13.11'	S19°05'24"E
71	89°59'30"	35.00'	54.97'	49.49'	S45°02'25"W
72	05°59'36"	240.00'	25.11'	25.09'	S87°02'22"W
73	12°37'52"	240.00'	52.91'	52.80'	S77°43'38"W
74	96°28'55"	20.00'	33.68'	29.84'	N60°20'50"W
75	12°08'23"	200.00'	42.38'	42.30'	N06°02'11"W
76	90°00'00"	20.00'	31.42'	28.28'	N45°02'00"E
77	07°28'31"	500.00'	65.23'	65.19'	S86°13'44"E
78	07°37'58"	550.00'	73.27'	73.21'	N85°34'31"W
79	00°34'30"	550.00'	5.52'	5.52'	N89°40'45"W
80	09°37'24"	525.00'	88.18'	88.07'	S85°09'18"E
81	09°36'44"	525.00'	88.08'	87.97'	S85°08'58"E
82	05°55'37"	550.00'	56.89'	56.87'	S83°18'25"W
83	03°41'07"	550.00'	35.37'	35.37'	S88°06'47"E
84	01°24'55"	550.00'	13.59'	13.59'	N81°03'04"W
85	06°06'35"	500.00'	53.32'	53.29'	N83°23'54"W
86	03°30'08"	500.00'	30.56'	30.56'	N88°12'16"W
87	90°00'00"	20.00'	31.42'	28.28'	S45°02'40"W
88	13°43'50"	175.00'	41.94'	41.84'	N06°49'15"W
89	21°37'54"	175.00'	66.07'	65.68'	S24°30'07"E
90	20°55'05"	225.00'	82.15'	81.69'	S10°24'53"E
91	90°00'00"	20.00'	31.42'	28.28'	S44°57'20"E
92	15°43'22"	200.00'	54.98'	54.71'	N82°10'29"E

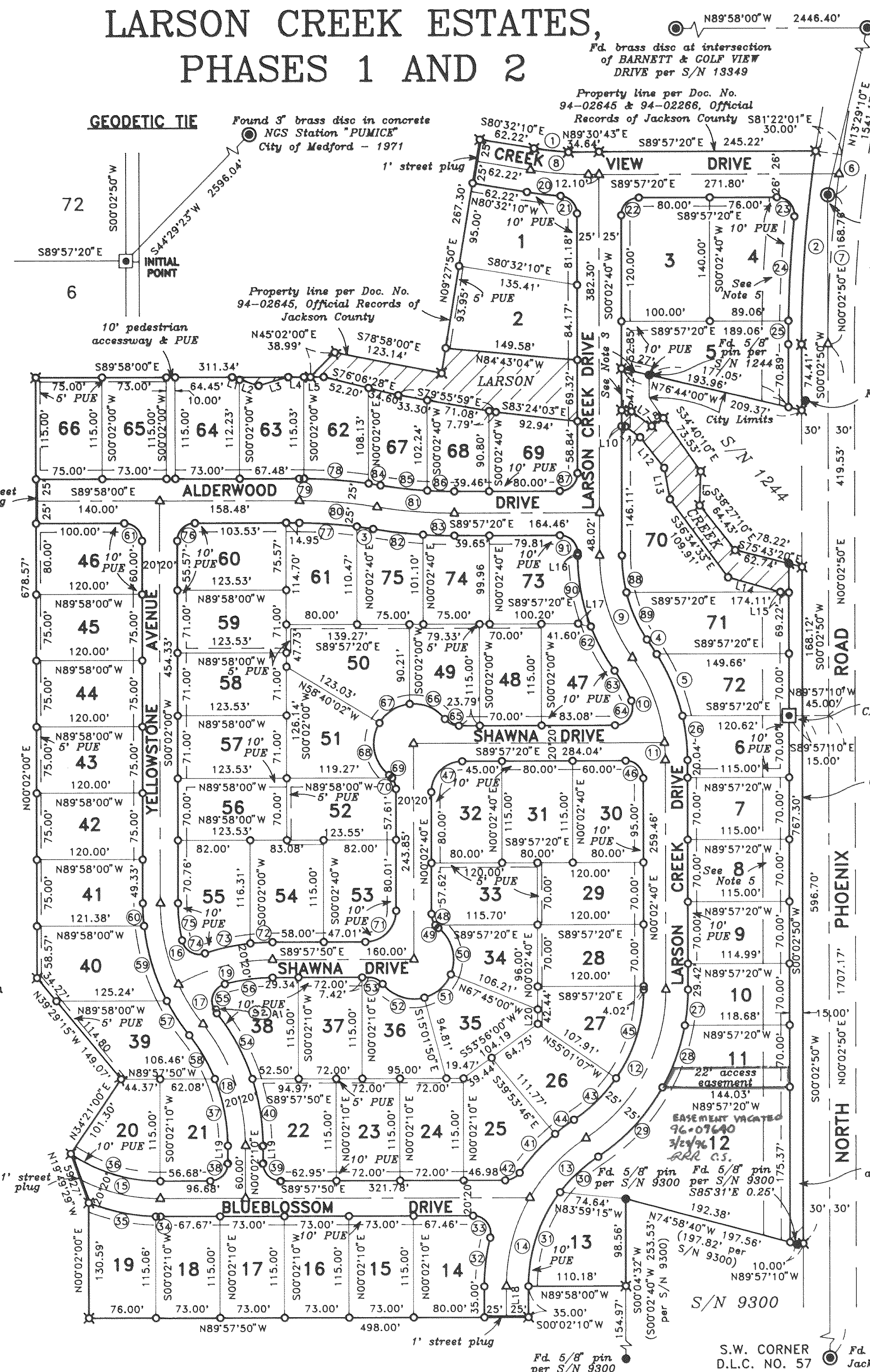
LOT SIZE

LOT NUMBER	SQUARE FEET
1	12114
2	12630
3	13914
4	12845
5	14169
6	8143
7	8050
8	8050
9	8050
10	8099
11	9041
12	29596
13	10213
14	9424
15	8395
16	8395
17	8395
18	8395
19	9157
20	8261
21	8373
22	9751
23	8280
24	8280
25	9529
26	8738
27	8763
28	8400
29	8400
30	9114
31	9200
32	8937
33	8383
34	7549
35	8929
36	8195
37	8280
38	8830
39	10367
40	10875
41	9012
42	9000
43	9000
44	9000
45	9000
46	9514
47	9487
48	8050
49	8278
50	11893
51	9793
52	8633
53	9167
54	9564
55	9937
56	8647
57	8771
58	8771
59	8771
60	9249
61	9085
62	8225
63	8095
64	8383
65	8395
66	8625
67	6983
68	6780
69	8375
70	13264
71	11868
72	9297
73	10257
74	7511
75	7890

A1 AFFIDAVIT OF CORRECTION O.R. 94-38602

LINE TABLE

LINE	BEARING	DISTANCE
L1	S71°59'42"E	8.99'
L2	S71°59'42"E	22.76'
L3	N73°44'20"E	34.92'
L4	S89°58'00"E	17.84'
L5	S89°58'00"E	22.32'
L6	S83°24'03"E	11.27'
L7	S53°32'19"E	28.39'
L8	N55°19'50"E	16.09'
L9	S01°55'00"W	38.59'
L10	S83°24'03"E	4.40'
L11	S53°32'19"E	20.51'
L12	S37°55'28"E	44.10'
L13	S10°11'29"E	36.03'
L14	S74°19'57"E	61.41'
L15	N85°21'07"W	9.73'
L16	S00°02'40"W	3.02'
L17	N76°44'00"W	14.82'
L18	S00°02'10"W	35.00'
L19	S00°02'10"W	20.00'
L20	S00°02'40"W	16.44'



Located in:
 the N.E. 1/4 of Section 33,
 the N.W. 1/4 of Section 34,
 T. 37 S., R. 1 W. W.M.,
 City of Medford,
 Jackson County, Oregon

- N.W. CORNER D.L.C. NO. 57
- NOTE:
- Unable to locate rights-of-way granted California-Oregon Power Company by instruments recorded as Volume 386, pg. 22, Volume 393, pg. 88 and Volume 409, pg. 251 of the Deed Records of Jackson County, Oregon.
 - No vehicular access will be permitted between Lots 4 through 12, Lots 70 through 72 and North Phoenix Road.
 - Property line per Document Nos. 94-28008 & 94-28018 Official Records of Jackson County.
 - This subdivision is located within 200 feet 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.
 - 30' habitable structure setback required for agricultural buffer.

All deferred monuments will be set or reset no later than
 January 1, 1995.
 David M. Minnecei
 Surveyor

All deferred monuments are now set, see Document
 No. 95-2199 of Official Records this 27th day of
 September 1995.

Approved: _____
 Jackson County Surveyor

INITIAL POINT
 Set brass disc stamped LARSON
 CREEK ESTATES, PHASES 1 & 2 LS
 2349 in 6" x 6" x 24" concrete.

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON MEDFORD, OREGON
 778-4641

By: David M. Minnecei RPLS No. 2349
 Scale: 1 inch = 100' June 20, 1994
 Basis of Bearing: Survey Number 13349
 (Centerline of Barnett Road)

- O = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECEI LS 2349".
- X = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECEI LS 2349".
- = Set lead plug and tack with metal washer stamped LS 2349".
- = Found 5/8" iron pin as noted
- ⊙ = Found brass cap monument
- △ = Deferred Monument
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- /// = Area dedicated to the public of the City of Medford.

I certify this plot to be an exact photocopy of the original
 David M. Minnecei
 SURVEYOR

PROFESSIONAL LAND SURVEYOR
 OREGON
 JUL 26 1994
 DAVID M. MINNECEI
 317

Expires 12-31-94

LARSON CREEK ESTATES, PHASES 1 AND 2

Located in:

the Northeast 1/4 of Section 33,
the Northwest 1/4 of Section 34,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

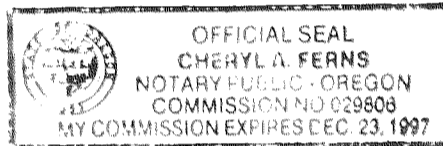
*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that LARVAN, INC., a New Jersey corporation, DeCARLOW HOMES, INC., an Oregon Corporation, PACTREND, INC., an Oregon corporation and Garrett G. Stevens and Vanita L. Stevens, husband and wife, 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, those easements labeled as public utility easements, additional right-of-way for North Phoenix Road, the pedestrian accessway, the access easement and the hatch marked area shown hereon, and we hereby grant to the City of Medford in fee simple, that area portrayed and designated 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. We hereby designate said subdivision as LARSON CREEK ESTATES, PHASES 1 AND 2

John Schleining
LARVAN, INC.
John Schleining, President

STATE OF OREGON)
County of Jackson)

This instrument was acknowledged before me this 17th day of JUNE, 1994, by John Schleining, known to me as the person who executed the within instrument on behalf of LARVAN, INC., a New Jersey Corporation.

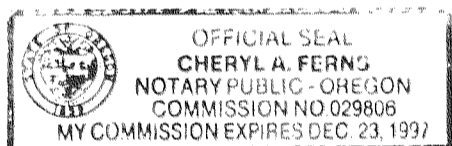


Cheryl A. Ferns

Steve DeCarlow
DECARLOW HOMES, INC.
Steve DeCarlow, President

STATE OF OREGON)
County of Jackson)

This instrument was acknowledged before me this 20th day of JUNE, 1994, by Steve DeCarlow, known to me as the person who executed the within instrument on behalf of DECARLOW HOMES, INC., an Oregon Corporation.

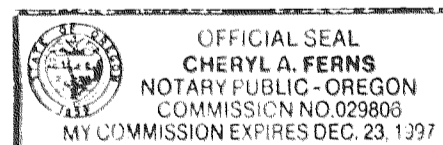


Cheryl A. Ferns

Louis F. Mahar
PAC TREND, INC.
Louis F. Mahar, President

STATE OF OREGON)
County of Jackson)

This instrument was acknowledged before me this 20th day of JUNE, 1994, by Louis F. Mahar, known to me as the person who executed the within instrument on behalf of PACIFIC TREND BUILDING CO., INC., an Oregon Corporation.

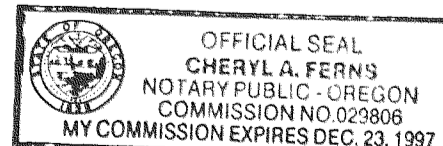


Cheryl A. Ferns

Garrett G. Stevens
Garrett G. Stevens
Vanita L. Stevens
Vanita L. Stevens

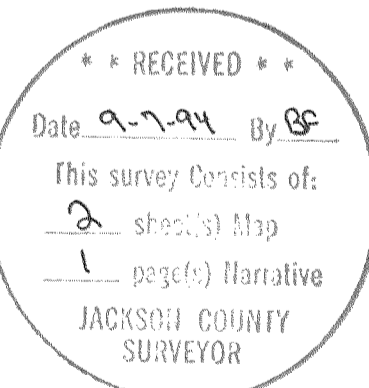
STATE OF OREGON)
County of Jackson)

Personally appeared the above named Garrett G. Stevens and Vanita L. Stevens and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me this 3rd day of August, 1994.



Cheryl A. Ferns

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



Expires 12-31-94

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson)

I, David M. Minnici, a duly Registered Professional Land Surveyor of the State of Oregon, being duly sworn, 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:

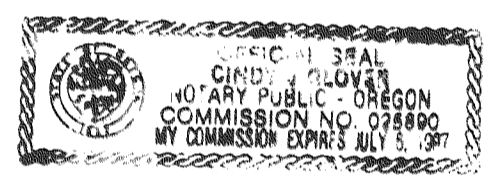
Commencing at the Southwest corner of Donation Land Claim No. 57, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 00°02'50" East, along the Westerly line of said Claim, 1707.17 feet; thence, leaving said Westerly line, North 89°57'10" West 45.00 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING of LARSON CREEK SUBDIVISION, PHASES 1 AND 2; thence South 89°57'10" East 15.00 feet to the Westerly right-of-way line of North Phoenix Road; thence South 00°02'50" West, along said Westerly line, 596.70 feet; thence, leaving said Westerly line, North 89°57'10" West 10.00 feet; thence North 74°58'40" West 197.56 feet; thence South 00°04'32" West 98.56 feet; thence North 89°58'00" West 110.18 feet; thence South 00°02'10" West 35.00 feet; thence North 89°57'50" West 498.00 feet; thence North 00°02'00" East 130.59 feet; thence North 19°49'29" West 59.27 feet; thence North 34°21'00" East 101.30 feet; thence North 39°29'15" West 149.07 feet; thence North 00°02'00" East 678.57 feet; thence South 89°58'00" East 311.34 feet; thence North 45°02'00" East 38.99 feet; thence South 78°58'00" East 123.14 feet; thence North 09°27'50" East 267.30 feet; thence South 80°32'10" East 62.22 feet; thence, along the arc of a 375.00 foot radius curve to the left (the long chord to which bears South 83°31'22" East 39.08 feet), an arc distance of 39.10 feet; thence North 89°30'43" East 34.64 feet; thence South 89°57'20" East 245.22 feet to the Westerly right-of-way line of North Phoenix Road; thence, along said Westerly line, along the arc of a 1462.40 foot radius curve to the left (the long chord to which bears South 04°20'25" West 218.94 feet), an arc distance of 219.14 feet; thence South 00°02'50" West 74.41 feet; thence, leaving said Westerly line, North 76°44'00" West 209.37 feet; thence South 00°02'40" West 47.24 feet; thence South 83°24'03" East 11.27 feet; thence South 53°32'19" East 28.39 feet; thence North 55°19'50" East 16.09 feet; thence South 34°40'10" East 73.53 feet; thence South 01°55'00" West 38.59 feet; thence South 38°27'10" East 64.43 feet; thence South 75°43'20" East 78.22 feet to the aforementioned Westerly right-of-way line of North Phoenix Road; thence South 00°02'50" West, along said Westerly line, 168.12 feet; thence North 89°57'10" West 15.00 feet to the Initial Point of Beginning.

David M. Minnici
SURVEYOR

We, Bank of Southern Oregon, the undersigned beneficiary of a certain Trust Deed recorded April 13, 1994 as Document No. 94-13981, 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.

Signed this 2 day of AUGUST, 1994
Before me: *Cheryl A. Ferns*

Michael Neft
President
Title



*** APPROVALS ***

MEDFORD CITY PLANNING:
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.
James M. Emswiler
Planning Director
Date Aug 25, 1994

Examined and approved this _____ day of _____, 1994.
Lawrence J. Baskow
Acting City Engineer
Paul D. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of September 2, 1994.
Leunt D. Lewis
Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of September 2, 1994.
Barbara E. Waide
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 7 day of September, 1994 at 3:14 O'Clock P.M. and recorded in Volume 19 of Plats at page 42 of Records of Jackson County, Oregon.
Kathleen S. Beckett
County Clerk
Cheryl A. Ferns
Deputy

SURVEY NO. 14180

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

Survey for: Alderwood Development
1014 N. Riverside
Medford, Oregon 97501

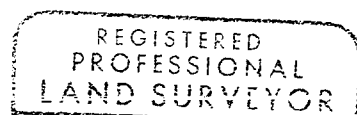
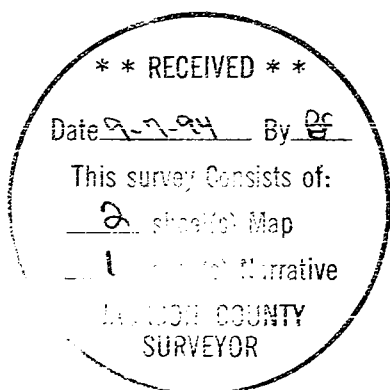
Location: Northeast one-quarter (1/4) of Section 33 and the
Northwest one-quarter (1/4) of Section 34, Township
37 South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a subdivision plat
for LARSON CREEK ESTATES, PHASES 1 and 2 per cli-
ents' request

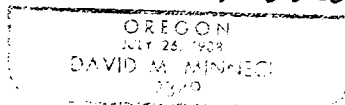
Procedure: Utilizing control established by this office in
this area and found monumentation per Surveys No.
1244, 9300 and 13349, I set monuments as shown on
the accompanying subdivision plat.

Basis of
Bearing: Centerline of Barnett per Survey No. 13349

Date: June 20, 1994



David M. Minneci



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

94-38602

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

(503) 779-4641

3:39

5
Surv 6

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

14180

I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered drafting errors on my Plat of LARSON CREEK ESTATES, PHASES 1 AND 2, filed for record the 7th day of September, 1994, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 14180.

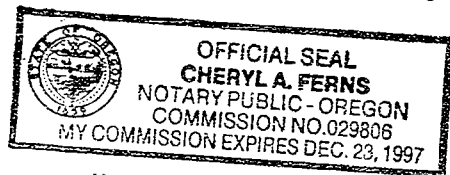
David M. Minneci, L.S. 2349

STATE OF OREGON)
County of Jackson)

OCTOBER 24 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: (The curve information on curve numbers 55 & 56 and the addition of a 5/8" pin and curve information previously omitted as shown below.

As filed:

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
55	00°29'28"	200.00'	1.71'	1.71'	N38°16'29"W
56	112°20'31"	20.00'	39.21'	33.23'	N18°08'30"E

Change to:

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
55	112°20'31"	20.00'	39.21'	33.23'	N18°08'30"E
56	15°43'22"	200.00'	54.88'	54.71'	N82°10'29"E
92	00°29'28"	200.00'	1.71'	1.71'	N38°16'29"W

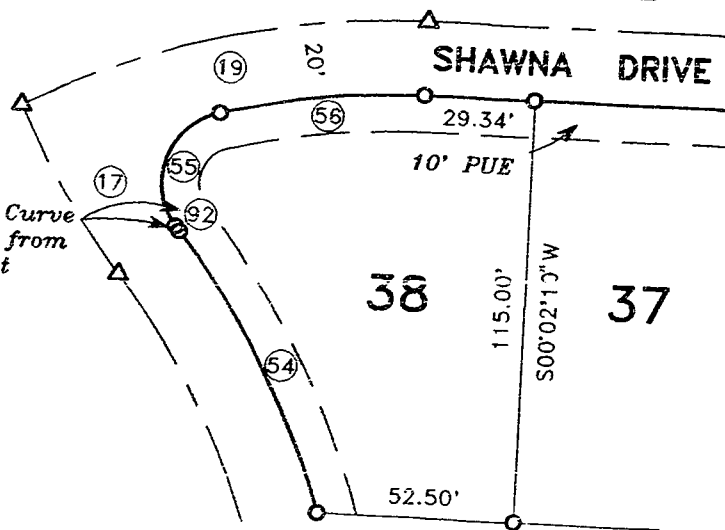
Jackson County, Oregon
Recorded
OFFICIAL RECORDS

3:39 OCT 27 1994 P.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

Seraldine Cully Deputy

5/8" iron pin & Curve
Number omitted from
recorded Plat



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

10-26-94
Date

Paul D. ...
City of Medford Surveyor

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

10-27-94
Date

Verlynn Thomas
Jackson County Surveyor