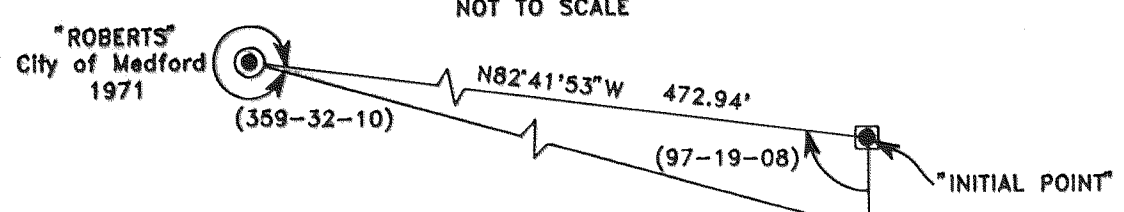


# CAMERON HEIGHTS SUBDIVISION

Located in:  
**STEWART ACRES**  
The S.E. 1/4 of Section 17., T37S.,R1W.,  
Willamette Meridian  
City of Medford,  
Jackson County, Oregon



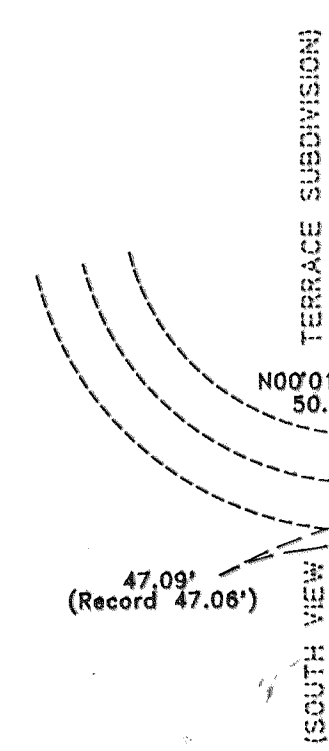
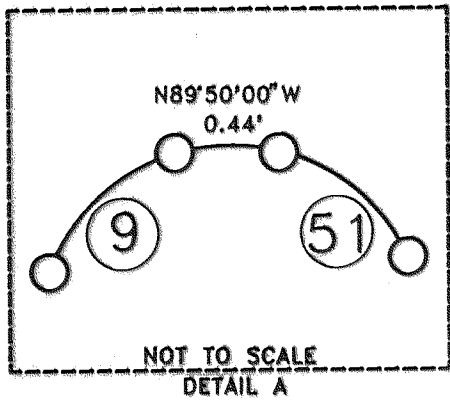
GEODETIC TIE DETAIL:  
NOT TO SCALE



Center 1/4 Corner Section 17  
Found Brass Disc  
In Monument Case  
Stamped  
"S17 37S 1W  
C 1/4 1644"

Brass Disc Destroyed  
Reset 5/8" X 30" Iron Pin

NOTE:  
Lot 44 shall allow the  
City of Medford access  
to Sanitary Sewer Manhole  
over the Southerly 10 feet



NOTE:  
MEDFORD IRRIGATION DISTRICT Easement  
for Irrigation lateral ditches per Volume 186,  
Page 91, Jackson County Deed Records,  
location is not specified.

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Douglas C. McMahan*  
OREGON  
JULY 18, 1986  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/14

FAIRFIELD DRIVE

Found 5/8" Iron Pin  
Stamped "R. ROBERTS LS 1656"

All deferred monuments will be set no later than  
**Feb 28th 1995.**

*Douglas C. McMahan*  
Surveyor

All deferred monuments are now set, see Document  
No. 97-20940 of Official Records this 6th day of  
June 1992. (S/N 15392)

Approved: *Roger Roberts*  
Jackson County Surveyor

S15°58'03"E 71.39'  
(Record S18°03'47"E 71.41')

ROSEWOOD STREET  
30' 30'  
Found Brass Disc  
N00°10'00"E  
30.01'  
Found Brass Disc  
In Monument Case

CEDAR LINKS DRIVE  
243.31' 338.72' 30'

"INITIAL POINT"  
Found Brass Disc in concrete  
per AMBLEGREEN ESTATES  
UNIT NO. 1 (12" deep)

C/L 10' WIDE  
PP&L EASEMENT PER  
INSTRUMENT NO. 87-18632  
JACKSON COUNTY DEED RECORDS  
TO BE REMOVED.  
LINE TABLE

LINE	DIRECTION	DISTANCE
L14	S02°24'09"E	260.00'

C/L 10' WIDE  
IRRIGATION EASEMENT PER  
VOLUME 480, PAGE 92  
JACKSON COUNTY DEED RECORDS  
TO BE REMOVED.  
LINE TABLE

LINE	DIRECTION	DISTANCE
L10	N45°32'35"W	174.80'
L11	N37°49'25"W	130.90'
L12	N42°12'20"W	140.00'
L13	N89°50'00"W	153.00'

NOTE:  
Lot 8 shall allow an  
easement for INGRESS  
and EGRESS to Lot  
7 over this area.

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°51'30"	20.00'	31.37'	28.25'	S44°54'15"E
2	90°08'30"	20.00'	31.47'	28.32'	N45°05'45"E
3	90°00'00"	20.00'	31.42'	28.28'	N44°50'00"W
4	38°11'50"	45.00'	30.00'	29.45'	S70°44'05"E
5	38°11'50"	45.00'	30.00'	29.45'	S32°32'15"E
6	38°11'50"	45.00'	30.00'	29.45'	S05°39'55"W
7	38°11'50"	45.00'	30.00'	29.45'	S43°51'25"W
8	103°52'08"	45.00'	81.58'	70.86'	N65°08'37"W
9	81°34'38"	20.00'	28.48'	26.13'	S49°22'41"W
10	06°42'52"	350.00'	41.02'	40.99'	S11°56'48"W
11	27°16'45"	300.00'	142.83'	141.49'	S01°39'51"W
12	20°45'42"	300.00'	108.71'	108.11'	S22°21'22"E
13	07°06'42"	300.00'	37.24'	37.21'	S36°17'35"E
14	00°13'46"	300.00'	1.20'	1.20'	S39°57'48"E
15	23°04'30"	225.00'	90.62'	90.00'	S28°32'26"E
16	16°59'11"	225.00'	66.71'	66.46'	S08°30'36"E
17	02°09'50"	125.00'	4.72'	4.72'	S01°05'55"E
18	48°52'28"	125.00'	106.63'	103.42'	S26°37'04"E
19	90°00'00"	20.00'	31.42'	28.28'	N83°56'42"E
20	68°28'10"	20.00'	23.90'	22.50'	S16°49'12"E
21	37°20'45"	175.00'	114.07'	112.06'	S32°22'55"E
22	13°41'33"	175.00'	41.82'	41.72'	S06°51'47"E
23	89°59'00"	20.00'	31.41'	28.28'	S45°00'30"E
24	90°01'00"	20.00'	31.42'	28.29'	N44°59'30"E
25	90°00'00"	20.00'	31.42'	28.28'	S45°01'00"E
26	52°01'12"	20.00'	18.16'	17.54'	N63°58'24"E
27	32°32'56"	45.00'	25.56'	25.22'	N54°14'15"E
28	64°46'25"	45.00'	50.87'	48.21'	S77°06'04"E
29	44°41'51"	45.00'	35.11'	34.22'	S22°21'56"E
30	44°44'20"	45.00'	35.14'	34.25'	S22°21'10"W
31	64°43'56"	45.00'	50.84'	48.18'	S77°05'18"W
32	32°32'56"	45.00'	25.56'	25.22'	N54°16'16"W
33	52°01'12"	20.00'	18.16'	17.54'	N64°00'24"W
34	90°00'00"	20.00'	31.42'	28.28'	S44°59'00"W
35	89°59'00"	20.00'	31.41'	28.28'	S45°00'30"E
36	90°01'00"	20.00'	31.42'	28.29'	S44°59'30"E
37	32°51'45"	175.00'	100.37'	99.00'	S16°28'53"E
38	07°11'56"	175.00'	21.99'	21.97'	S36°28'43"E
39	11°21'54"	350.00'	69.43'	69.31'	S34°23'44"E
40	13°16'51"	350.00'	81.13'	80.95'	S22°04'21"E
41	12°27'47"	350.00'	76.13'	75.98'	S09°12'03"E
42	05°57'10"	350.00'	36.36'	36.35'	S12°19'39"W
43	07°42'00"	300.00'	40.32'	40.29'	S11°27'14"W
44	07°34'44"	300.00'	39.68'	39.65'	S03°48'52"W
45	02°38'43"	325.00'	15.01'	15.00'	S01°20'51"W
46	12°38'01"	325.00'	71.66'	71.52'	S08°59'13"W
47	55°22'55"	325.00'	314.14'	302.06'	S12°23'14"E
48	40°03'41"	200.00'	139.84'	137.01'	S20°02'51"E
49	51°02'18"	150.00'	133.62'	129.24'	S25°32'09"E
50	12°19'13"	350.00'	75.26'	75.11'	N03°11'27"E
51	76°39'27"	20.00'	26.76'	24.81'	N51°29'46"W

12' WIDE  
IRRIGATION EASEMENT PER  
VOLUME 138, PAGE 56  
JACKSON COUNTY DEED RECORDS  
TO BE REMOVED.  
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N77°00'00"W	60.00'
L2	N34°24'00"W	100.00'
L3	N11°26'00"E	100.00'
L4	N55°06'00"W	100.00'
L5	N74°49'00"W	100.00'
L6	N45°41'00"W	100.00'
L7	N37°37'00"W	100.00'
L8	N29°19'00"W	100.00'
L9	N17°21'00"W	74.00'

### LOT TABLE

LOT #	SQ. FT.	LOT #	SQ. FT.
1.	9,425	24.	9,059
2.	9,343	25.	10,647
3.	13,033	26.	10,657
4.	11,220	27.	11,190
5.	13,694	28.	10,259
6.	27,596	29.	12,831
7.	13,968	30.	11,185
8.	17,437	31.	11,185
9.	14,242	32.	12,814
10.	12,204	33.	10,259
11.	11,991	34.	11,220
12.	11,991	35.	10,004
13.	11,991	36.	9,997
14.	11,991	37.	11,150
15.	11,991	38.	10,616
16.	11,991	39.	11,350
17.	11,991	40.	14,588
18.	11,991	41.	11,476
19.	11,505	42.	9,899
20.	15,001	43.	9,602
21.	14,988	44.	10,466
22.	8,430	45.	11,200
23.	10,705	46.	13,395

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

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(503) 779-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 100' August 18, 1994  
BASIS OF BEARING: Filed Survey No. 10245  
(C/L CEDAR LINKS DRIVE)

- = 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 marked otherwise
- ⊙ = Found brass disc in concrete per AMBLEGREEN ESTATES UNIT NO. 2
- △ = Deferred Monument = BRASS DISC IN CONG. MARKED "LS 1913". REC. S.S.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number

# CAMERON HEIGHTS SUBDIVISION

Located in:  
STEWART ACRES  
The S.E. 1/4 of Section 17., T.37S., R1W.,  
Willamette Meridian  
City of Medford,  
Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that We, LOUIS MAHAR, as to 1/3, MICHAEL T. MAHAR, as to 1/3, and LARVAN, INC., as to 1/3, all as tenants in common, 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, together with those easements labeled as public utility easements, and We hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a one 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 CAMERON HEIGHTS SUBDIVISION.

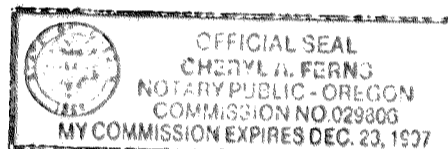
IN WITNESS HEREOF, signed this 15<sup>th</sup> day of August, 1994.

Louis Mahar  
Louis Mahar

STATE OF OREGON )  
County of Jackson)

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 1994, by Louis Mahar who executed the within instrument as his voluntary act and deed.

Before me:



Cheryl A. Ferns

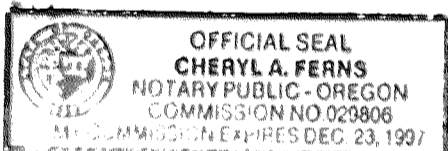
IN WITNESS HEREOF, signed this 17<sup>th</sup> day of August, 1994.

Michael T. Mahar  
Michael T. Mahar

STATE OF OREGON )  
County of Jackson)

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 1994, by Michael T. Mahar who executed the within instrument as his voluntary act and deed.

Before me:



Cheryl A. Ferns

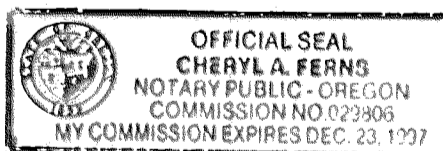
IN WITNESS HEREOF, signed this 12<sup>th</sup> day of August, 1994.

John Schleining, President  
Larvan, Inc.  
John Schleining, President

STATE OF OREGON )  
County of Jackson)

Personally appeared the above named John Schleining, known to me as the person who executed the within instrument on behalf of LARVAN, INC. and acknowledged the foregoing instrument to be his voluntary act and deed this 12<sup>th</sup> day of August, 1994.

Before me:



Cheryl A. Ferns

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

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 15 day of September, 1994 at 3:14 O'Clock P.M. and recorded in Volume 19 of Plats at page 45 of Records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Joy A. Ramiter  
Deputy

\*\*\* 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 brass disc in concrete marking the Northwest corner of AMBLEGREEN ESTATES UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said brass disc being the INITIAL POINT OF BEGINNING; thence South 00°01'01" East (Record South 00°07'42" East) along the Westerly line of said Subdivision, and the Westerly line of AMBLEGREEN ESTATES UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County, 1579.24 feet (Record 1579.22 feet) to a point on the Northerly line of HILTON HEIGHTS SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County, said point being the Southwest corner of said AMBLEGREEN ESTATES UNIT NO. 2; thence along the Northerly line of said HILTON HEIGHTS SUBDIVISION, North 73°45'33" West (Record North 74°01'00" West) 43.80 feet to the Northwest corner thereof; thence continue North 73°45'33" West 425.71 feet to the Southeast corner of SOUTH VIEW TERRACE SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°01'30" East along the Easterly line of said SOUTH VIEW TERRACE SUBDIVISION 1449.24 feet (Record 1449.15 feet) to a point on the Southerly right-of-way line of Cedar Links Drive; thence South 89°50'00" East along said Southerly right-of-way line, 449.68 feet to the Initial Point of Beginning. Containing 15.65 acres, more or less.

Douglas C. McMahan  
SURVEYOR

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

MEDFORD CITY PLANNING

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

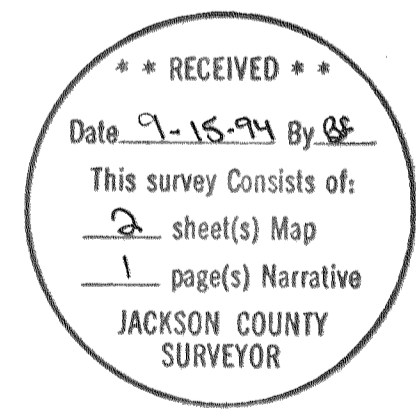
Mark Gallagher  
Acting Planning Director

9-9-94  
Date

Examined and approved this 13<sup>th</sup> day of September, 1994.

Robert Sewell  
City Engineer

Paul D. Lewis  
City Surveyor



Examined and approved as required by O.R.S. 92.100 as of 13 September, 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 9-13-94.

J. Serratus  
TAX COLLECTOR

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

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

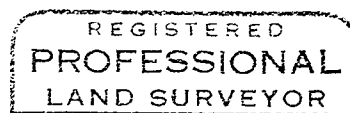
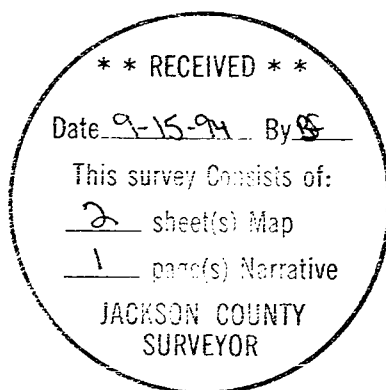
Location: Southeast one-quarter (1/4) of Section 17, Township  
37 South, Range 1 West, Willamette Meridian, City  
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for  
CAMERON HEIGHTS SUBDIVISION (City of Medford File  
No. LDS-94-31) per client's request

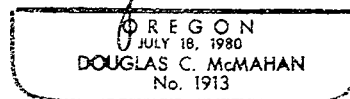
Procedure: Utilizing found monumentation per filed Surveys No.  
10245 and 11662, and per plats of Amblegreen Es-  
tates Subdivision, Units No. 1 and No. 2, Hilton  
Heights Subdivision and South View Terrace Subdivi-  
sion for control, I set monuments as shown on the  
accompanying map.

Basis of  
Bearing: Filed Survey No. 10245 (Centerline Cedar Links  
Drive)

Date: July 27, 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