

REGISTERED PROFESSIONAL LAND SURVEYOR
 Douglas C. McMah
 OREGON JULY 18, 1980
 DOUGLAS C. McMAHAN No. 1913
 Expires 12/31/94

ARCHER TERRACE SUBDIVISION

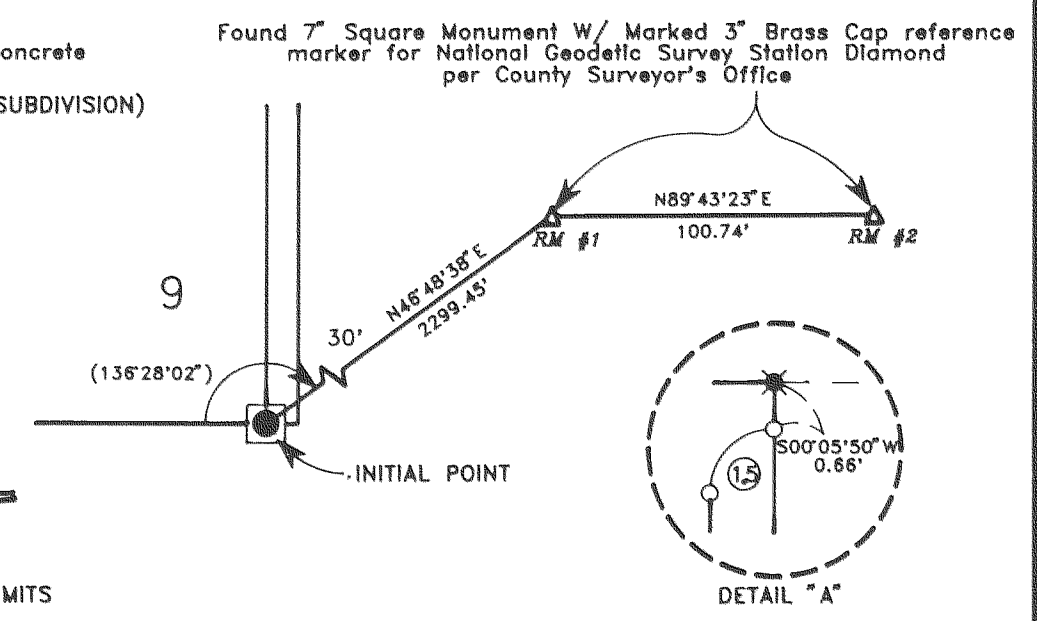
I certify this plat to be an exact photocopy of the original.
 Douglas C. McMah
 SURVEYOR

Located in:

The N.W. 1/4 of Section 1, T.38S., R.2W., W.M.
 City of Medford, Jackson County, Oregon

- NOTES:
- 1.) Lots 1-9 shall not have access from South Columbus Avenue.
 - 2.) This Subdivision is located within 200' 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.
 - 3.) 20 foot wide structure setback required for agricultural buffer.
 - 4.) "Martin Drive and Terrel Drive are planned to be extended to the south in the future and will become through streets. This statement is intended to serve as a notice to the property owner of the planned street extension."
 - 5.) Water pressures supplied by the Medford Water Commission system may fall below our recommended minimum of 35 psi during high summer demands, but in all cases will be over the State of Oregon minimum standard of 20 psi. Homeowners and builders should consider this fact when designing and installing individual homeowner plumbing so as to minimize the effect of this low pressure.

GEODETIC TIE:



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	06°58'15"	2834.79'	343.24'	343.03'	S03°22'17"E
2	01°22'04"	2824.79'	67.44'	67.44'	S06°10'55"E
3	01°21'50"	2824.79'	67.24'	67.24'	S04°48'57"E
4	01°21'46"	2824.79'	67.18'	67.18'	S03°27'10"E
5	01°21'35"	2824.79'	67.04'	67.04'	S02°05'29"E
6	01°07'12"	2824.79'	55.22'	55.22'	S00°51'06"E
7	90°38'30"	20.00'	31.64'	28.44'	S45°01'45"W
8	89°44'50"	20.00'	31.33'	28.22'	N44°46'35"W
9	01°54'25"	525.00'	17.47'	17.47'	N00°51'23"W
10	02°21'33"	525.00'	21.62'	21.61'	N02°59'22"W
11	04°15'58"	500.00'	37.23'	37.22'	N02°02'09"W
12	02°07'54"	475.00'	17.67'	17.67'	S03°06'11"E
13	02°08'04"	475.00'	17.70'	17.70'	S00°58'12"E
14	90°15'10"	20.00'	31.50'	28.35'	S45°13'25"W
15	75°31'14"	20.00'	26.36'	24.49'	N37°51'27"E
16	46°11'13"	20.00'	16.12'	15.69'	N22°59'48"W
17	14°18'02"	45.00'	11.23'	11.20'	S38°56'22"W
18	88°08'17"	45.00'	69.22'	62.60'	S12°18'47"W
19	88°49'33"	45.00'	69.76'	62.98'	N11°44'29"W
20	13°36'46"	45.00'	10.69'	10.67'	N39°28'40"E
21	46°11'13"	20.00'	16.12'	15.69'	N23°11'26"E
22	89°44'50"	20.00'	31.33'	28.22'	S44°46'35"E
23	90°15'10"	20.00'	31.50'	28.35'	S45°13'25"W
24	46°11'13"	20.00'	16.12'	15.69'	S22°59'46"E
25	14°18'02"	45.00'	11.23'	11.20'	S38°56'22"E
26	88°08'17"	45.00'	69.22'	62.60'	S12°16'47"W
27	88°49'33"	45.00'	69.76'	62.98'	N11°44'29"W
28	13°36'46"	45.00'	10.69'	10.67'	N39°28'40"E
29	46°11'13"	20.00'	16.12'	15.69'	N23°11'26"E
30	89°44'50"	20.00'	31.33'	28.22'	N44°46'35"W
31	90°15'10"	20.00'	31.50'	28.35'	N45°13'25"W
32	89°44'50"	20.00'	31.33'	28.22'	N44°46'35"W
33	06°56'15"	2864.79'	346.88'	346.67'	N03°22'17"E
34	06°05'42"	2864.79'	304.75'	304.61'	N02°57'01"W
35	00°50'33"	2864.79'	42.12'	42.12'	N06°25'08"W

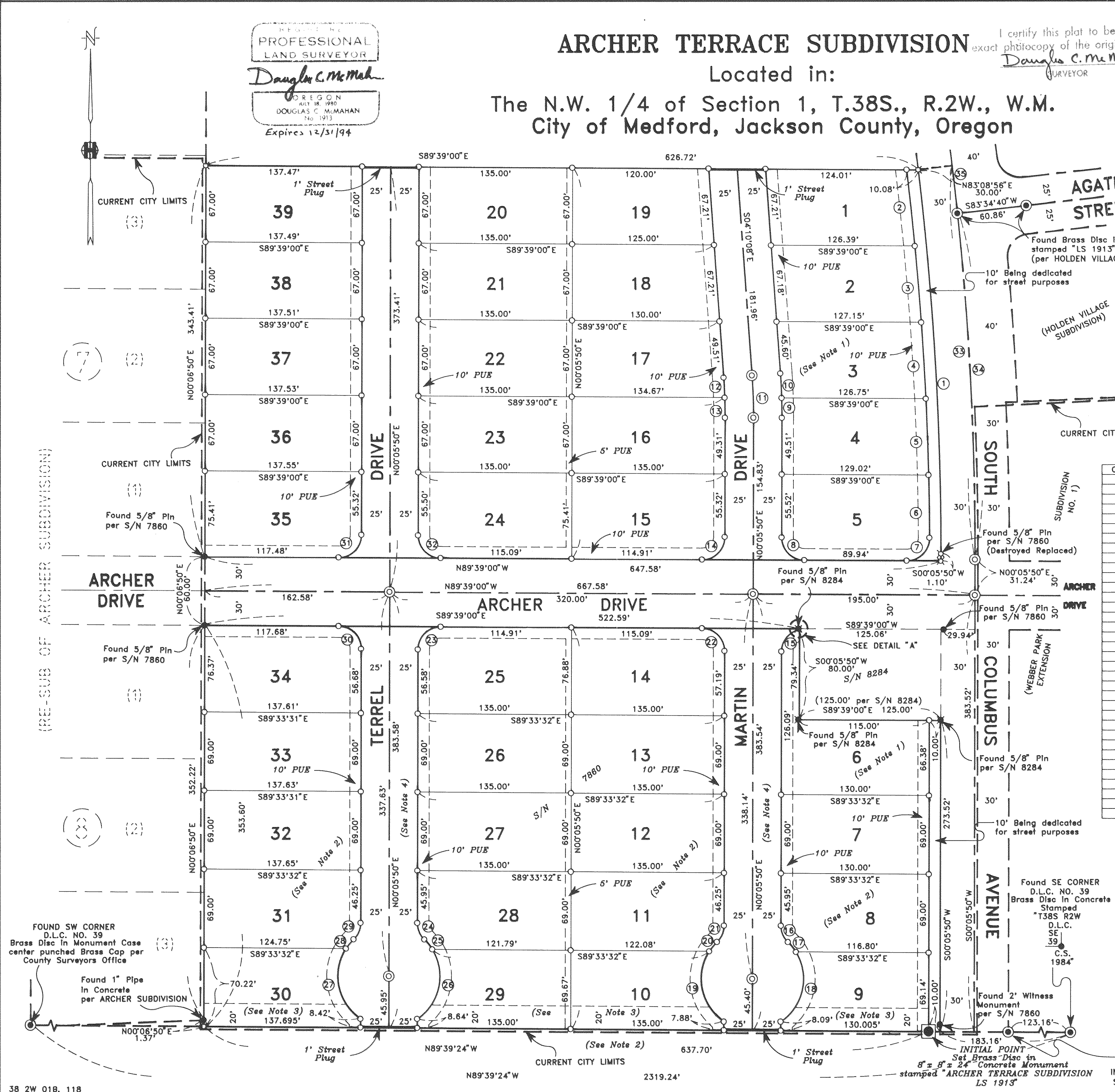
LOT SIZE

LOT NO.	SQUARE FEET
1	8,397
2	8,498
3	8,507
4	8,567
5	9,609
6	9,731
7	8,970
8	8,856
9	8,052
10	8,435
11	9,208
12	9,315
13	10,309
14	10,399
15	10,093
16	9,043
17	8,876
18	8,542
19	8,207
20	9,045
21	9,045
22	9,045
23	9,045
24	10,095
25	10,278
26	9,315
27	9,315
28	9,201
29	8,471
30	8,697
31	9,390
32	9,497
33	9,498
34	10,439
35	9,215
36	9,215
37	9,214
38	9,213
39	9,211

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
 Scale: 1" = 60' Nov. 14, 1994
 BASIS OF BEARING: Filed Survey No. 7860
 (WESTERLY 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 5/8" iron pin or otherwise noted
- ⊙ = Found 5/8" iron pin per S/N 8284
- ⊕ = Set Brass Disc In Concrete stamped "LS 1913"
- ⊗ = Found Brass Disc monument
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number



ARCHER TERRACE SUBDIVISION

Located in:
The N.W. 1/4 of Section 1, T38S., R2W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that VAN WEY HOMES, INC., an Oregon Corporation, is the owner 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, those areas portrayed and designated hereon as one foot street plugs. 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 ARCHER TERRACE SUBDIVISION.

STATE OF OREGON)
County of Jackson)

Wayne Van Wey
VAN WEY HOMES, INC.
Wayne Van Wey, President

This instrument was acknowledged before me this 18th day of November, 1994, by Wayne Van Wey, known to me as the person who executed the within instrument on behalf of VAN WEY HOMES, an Oregon Corporation.
Before me:

Charles A. Ferns

STATE OF OREGON)
County of Jackson)

Clayton R. Johnson
VAN WEY HOMES, INC.
Clayton R. Johnson, Vice President

This instrument was acknowledged before me this 18th day of November, 1994, by Clayton P. Johnson, known to me as the person who executed the within instrument on behalf of VAN WEY HOMES, an Oregon Corporation.
Before me:

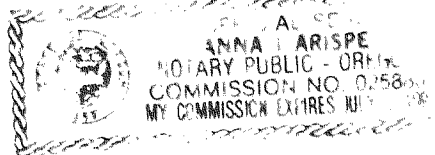
Charles A. Ferns

We, Bank of Southern Oregon, are the undersigned beneficiary of certain Trust Deed recorded October 13, 1994 as Document No. 94-36752, 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 public for public use.

Signed this 13th day of December, 1994.

Signature: [Signature]
Title: Vice President

This instrument was acknowledged before me this 13th day of December, 1994



Anna T. Riispe

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

Filed for record this 5 day of January, 1995 at 4:19 O'Clock P.M. and recorded in Volume 20 of Plats at page 1 of records of Jackson County, Oregon.

Kathleen D. Beckett
County Clerk

Joy A. Ramets
Deputy

PROFESSIONAL
SURVEYOR
Douglas C. McMahan
Expires 12/31/94

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

*** SURVEYOR'S CERTIFICATE ***

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 are accurate descriptions of the boundary lines.

TRACT I:
Commencing at the Southeast corner of Donation Land Claim No. 39 in Township 38 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°39'24" West along the Southerly line of said Donation Land Claim, a distance of 183.16 feet to a point on the Westerly right-of-way line of South Columbus Avenue; thence continue North 89°39'24" West along the Southerly line of said Donation Land Claim No. 39, a distance of 10.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue North 89°39'24" West along said Southerly line 637.70 feet to a point which bears South 00°06'50" West 1.37 feet from a 1 inch iron pipe in concrete; thence North 00°06'50" East 1.37 feet to said 1 inch iron pipe in concrete; thence continue North 00°06'50" East 352.22 feet to a point on the Southerly right-of-way line of Archer Drive; thence South 89°39'00" East along said Southerly right-of-way line, 522.59 feet to the Northwest corner of that tract as described in Jackson County Instrument No. 80-07303; thence South 00°05'50" West along the Westerly line of said tract, 80.00 feet to the Southwest corner thereof; thence South 89°39'00" East along the Southerly line of said tract, 125.00 feet to a point on the aforementioned Westerly right-of-way line of South Columbus Avenue; thence South 00°05' 50" West along said Westerly right-of-way line, 273.52 feet to a point on the aforementioned Southerly line of Donation Land Claim No. 39; thence North 89°39'24" West along said Southerly line, 10.00 feet to the Initial Point of Beginning.

TRACT II:
Commencing at the Southeast corner of Donation Land Claim No. 39 in Township 38 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°39'24" West along the Southerly line of said Donation Land Claim, a distance of 183.16 feet to a point on the Westerly right-of-way line of South Columbus Avenue; thence continue North 89°39'24" West along the Southerly line of said Donation Land Claim No. 39, a distance of 10.00 feet to a brass disc set in concrete; thence continue North 89°39'24" West along said Southerly line 637.70 feet to a point which bears South 00°06'50" West 1.37 feet from a 1 inch iron pipe in concrete; thence North 00°06'50" East 1.37 feet to said 1 inch iron pipe in concrete; thence continue North 00°06'50" East 412.22 feet to a point on the Northerly right-of-way line of Archer Drive for the POINT OF BEGINNING; thence continue North 00°06'50" East 343.41 feet; thence South 89°39'00" East 626.72 feet to a point on the Westerly right-of-way line of South Columbus Avenue; thence along said Westerly right-of-way line, along the arc of a 2834.789 foot radius curve to the right (the long chord to which bears South 03°22'17" East 343.03 feet) an arc distance of 343.24 feet; thence continue, along said right-of-way line, South 00°05'50" West 1.10 feet to the point of intersection with the aforementioned Northerly line of Archer Drive; thence North 89°39'00" West along said Northerly right-of-way line 647.58 feet to the Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

James M. Eason Planning Director Date DEC. 29, 1994

Examined and approved this 22nd day of December, 1994.

Robert Sewell City Engineer [Signature] City Surveyor

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

Examined and approved as required by O.R.S. 92.100 as of JANUARY 3, 1995.

Kentell. [Signature] 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 1-3-95.

[Signature]
Tax Collector

*** RECEIVED ***
Date: 1-5-95 By: [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Survey for: Val. Wey Homes, Inc.
1762 E. McAndrews, Suite J
Medford, Oregon 97504

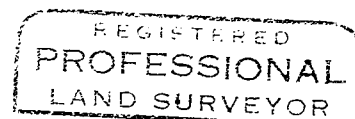
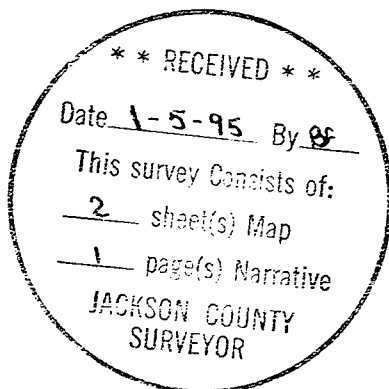
Location: Northwest one-quarter (1/4) of Section 1, Township
38 South, Range 2 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for
ARCHER TERRACE SUBDIVISION per the City of Medford
File No. LDS-94-22 and as requested by client

Procedure: Utilizing found monumentation per filed Surveys No.
7860 and 8284, and per plats of HOLDEN VILLAGE
SUBDIVISION, RE-SUB of ARCHER SUBDIVISION and
WEBBER PARK SUBDIVISION, EXTENSION NO. 1 and other
monuments as shown on the accompanying map for
control, I set monuments as indicated. I deter-
mined that the Southerly line of Survey No. 7860
does not represent the Southerly line of Donation
Land Claim No. 39, and as shown on Survey no. 7860
there is a gap between the monumented Easterly line
of ARCHER SUBDIVISION and the Westerly line of this
project. (Gap not shown on the accompanying map.)

Basis of
Bearing: Filed Survey No. 7860 (Westerly line)

Date: November 14, 1994



Douglas C. McMahan
OREGON
JULY 18, 1920
DOUGLAS C. McMAHAN
No. 1913

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