

# ALDER CREEK, PHASE 4, A PLANNED COMMUNITY

Located in:

The S.E. 1/4 of Section 28 &  
The N.E. 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 those easements labeled as public utility easements. I hereby designate said subdivision as ALDER CREEK, PHASE 4, A PLANNED COMMUNITY.

*Michael T. Mahar*  
MICHAEL T. MAHAR

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson )

I, David M. Minneci, 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 Initial Point of ALDER CREEK, PHASE NO. 3, A PLANNED COMMUNITY, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 89°58'00" East, along the Northerly boundary of said PHASE NO. 3, a distance of 168.00 feet; thence South 00°02'00" West 280.00 feet to the Southwest corner of Lot 125, PHASE NO. 3, said point being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING of ALDER CREEK, PHASE NO. 4, A PLANNED COMMUNITY; thence continue South 00°02'00" West 804.29 feet to the Northerly boundary of ALDER CREEK SUBDIVISION, UNIT NO. 3, according to the Official Plat thereof, now of record in said Jackson County; thence, along said boundary, South 89°58'00" East 505.00 feet; thence, leaving said Northerly boundary, North 00°02'00" East 423.29 feet to the Southeast corner of Lot 79 said PHASE NO. 3; thence North 89°58'00" West 255.00 feet to the Southwest corner of Lot 71 said PHASE NO. 3; thence North 00°02'00" East 280.00 feet to the Northwest corner of Lot 75 said PHASE NO. 3; thence North 89°58'00" West 110.00 feet to a point on the Southerly projection of the Westerly line of Lot 116 said PHASE NO. 3; thence North 00°02'00" East 101.00 feet to the Southwest corner of said Lot 116; thence North 89°58'00" West 140.00 feet to the Initial Point of Beginning.

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.  
Before me:

On this 20 day of DECEMBER, 1994

*Gail M. Lawless*



*David M. Minneci*  
SURVEYOR

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

MEDFORD CITY PLANNING:

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

*James M. ...*  
Planning Director

*January 3, 1995*  
Date

Examined and approved this 21<sup>st</sup> day of December, 1994:

*Robert ...*  
City Engineer

*Paul ...*  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of January 4, 1994

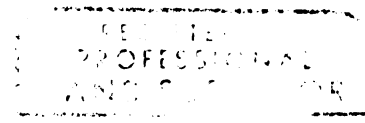
*Kent ...* Deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of 1-4, 1994

*K. Servatius*  
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.  
*David M. Minneci*  
SURVEYOR



Expires 12/31/94

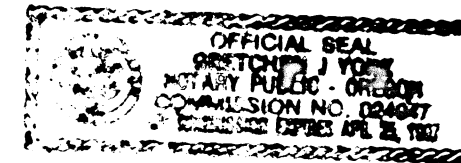
We, WESTERN BANK, the undersigned beneficiaries of certain Trust Deeds recorded September 28, 1992 as Document No. 92-29277 and February 22, 1993 as Document No. 93-05637 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust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

Signed this 20 day of December, 1994

*Herion*

Title: *1st & Loan Officer*

Before me:



*Gutchen ...*  
Notary

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

Filed for record this 9 day of January, 1994 at 11:40 O'Clock A.M. and recorded in Volume 20 of Plats at page 4 of Records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*Cheryl ...*  
Deputy

# ALDER CREEK, PHASE 4, A PLANNED COMMUNITY

Located in:  
The S.E. 1/4 of Section 28 &  
The N.E. 1/4 of Section 33,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

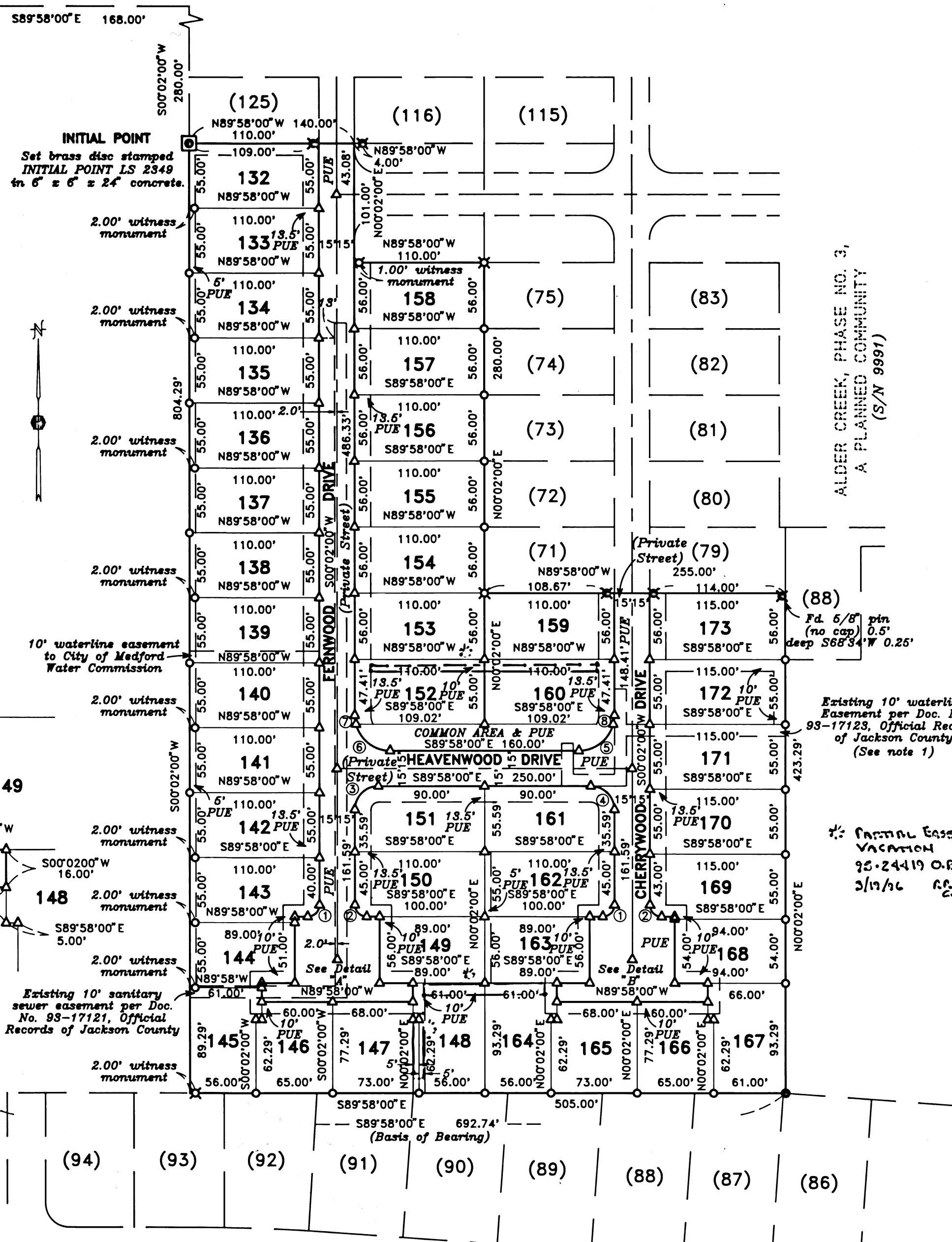
Initial Point of ALDER CREEK,  
PHASE NO. 3, A PLANNED  
COMMUNITY per S/N 13820

(Monument destroyed by construction)

**NOTE**

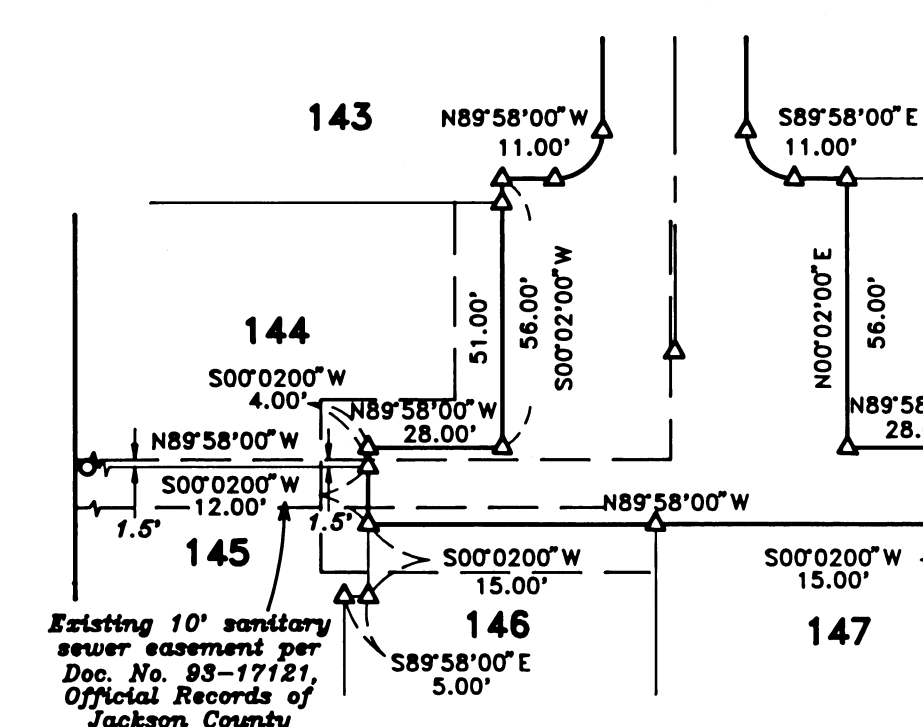
1.) The bearings & distances of the waterline described in Doc. No. 93-17123 are as follows: Beginning at a point on the Easterly line of Lot 171, S00°02'00" W 5.00 feet from the Northeast corner thereof, thence N89°58'00" W 145.00', N00°02'00" E 36.00', S00°02'00" W 82.41', N00°02'00" E 5.00', N89°58'00" W 45.00', N00°02'00" E 31.60', S00°02'00" W 31.60' & N89°58'00" W 5.00' to the Point of Terminus.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	10.00'	15.71'	14.14'	S45°02'00" W
2	90°00'00"	10.00'	15.71'	14.14'	N44°58'00" W
3	90°00'00"	20.00'	31.42'	28.28'	N45°02'00" E
4	90°00'00"	20.00'	31.42'	28.28'	S44°58'00" E
5	75°20'36"	30.00'	39.45'	36.67'	S52°21'42" W
6	75°20'36"	30.00'	39.45'	36.67'	N52°17'42" W
7	14°39'24"	30.00'	7.67'	7.65'	N07°17'42" W
8	14°39'24"	30.00'	7.67'	7.65'	S07°21'42" W

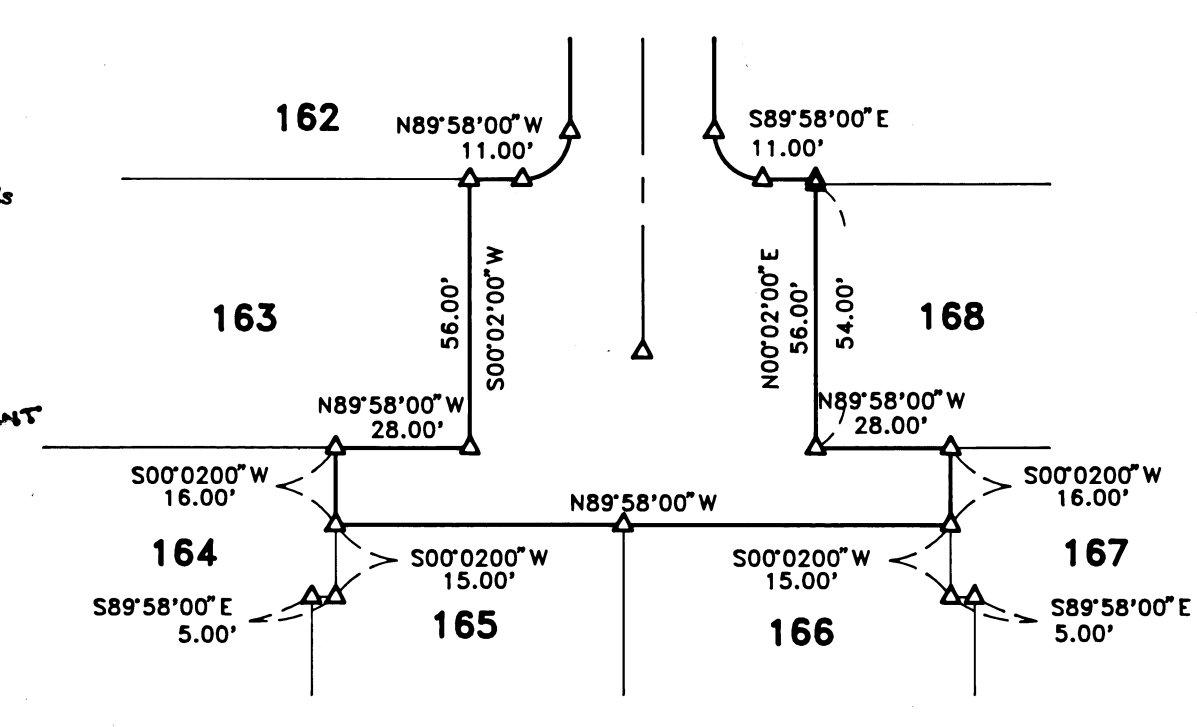


LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
132	6050	153	6160
133	6050	154	6160
134	6050	155	6160
135	6050	156	6160
136	6050	157	6160
137	6050	158	6160
138	6050	159	6160
139	6050	160	6048
140	6050	161	6029
141	6050	162	6029
142	6050	163	4984
143	5924	164	5379
144	4783	165	5567
145	5135	166	4949
146	4949	167	5845
147	5567	168	5076
148	5379	169	6261
149	4984	170	6325
150	6029	171	6325
151	6029	172	6325
152	6048	173	6440

Detail "A"



Detail "B"



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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnici*  
OREGON JULY 26 1988  
DAVID M. MINNECI 2349

Expires 12-31-94

All deferred monuments are now set, see Document No. 04-013022 of Official Records this 12th day of March 1994. CS 18165

Approved: *David M. Minnici*  
Jackson County Surveyor

ALDER CREEK SUBDIVISION,  
UNIT NO. 3  
(S/N 14178)

All deferred monuments will be set or reset no later than APRIL 1 1995.

*David M. Minnici*  
Surveyor

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON MEDFORD, OREGON  
779-4841  
By: David M. Minnici RPLS No. 2349  
Scale: 1 inch = 80' October 24, 1994  
Basis of Bearing: Survey Number 14178 (North line)

- O = Set 5/8" x 24" Iron pin with plastic cap stamped "D. MINNECI LS 2349".
- X = Set 5/8" x 30" Iron pin with plastic cap stamped "D. MINNECI LS 2349".
- M = Found 5/8" Iron pin with plastic cap stamped "MARQUESS & ASSOC." per Survey No. 13820.
- = Found 5/8" Iron pin with plastic cap stamped "D. MINNECI LS 2349" per Survey No. 14178.
- Δ = Deferred Monument - See CS 18165 - RAA, c.s. 3/12/04
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, water, gas, electric, cable television, sidewalk and sanitary sewer construction and maintenance.

37 1W 33 1548  
37 1W 33AA 8800  
37 1W 33AB 2200

11/12

SURVEY NO. 14354

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

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

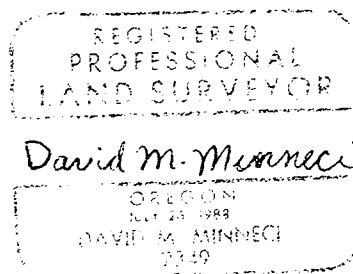
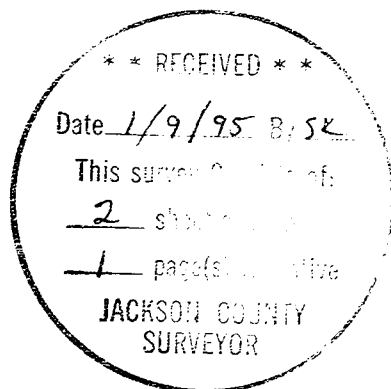
Location: Southeast one-quarter (1/4) of Section 28 and the  
Northeast one-quarter (1/4) of Section 33, Township  
37 South, Range 1 West, Willamette Meridian, City  
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a subdivision plat  
for **ALDER CREEK, PHASE 4, A PLANNED COMMUNITY.**

Procedure: Utilizing control established by this office from  
previous work done in the area, I set monuments as  
shown on the accompanying plat.

Basis of  
Bearing: North line of Survey No. 14178

Date: October 24, 1994



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