

PRETORIAN VIEW SUBDIVISION

Located in:

The S.E. 1/4 of Section 17
T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

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

BY: DOUGLAS C. McMAHAN
SCALE: 1 inch = 40 feet
BASIS OF BEARING: SHANNESY VILLAGE SUBDIVISION UNIT 2 (C/L ASHER DRIVE)

PLS No. 1913
Nov. 14, 1994

- = 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 per LAWNVIEW SUBDIVISION UNIT III (unless otherwise shown)
- ⊗ = Found 5/8" Iron pin per SHANNESY VILLAGE SUBDIVISION UNIT 2
- ⊙ = Found brass cap monument (per location shown on plat of SHANNESY VILLAGE SUBDIVISION UNIT 2)
- ⊙ = Found Brass Disc in Concrete Stamped "LS 1913" (per S/N 13894)
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filled Survey No.
- J.C.D.R. = Jackson County Deed Records

GEODETIC TIE:

"ROBERTS" City of Medford 1971
brass disc in concrete

"WOODS" City of Medford 1968
brass disc in concrete

Found 5/8" Iron Pin per BRIGHTON CIRCLE
SUBDIVISION and Filed S/N 11662

LOT SIZE

LOT NO.	SQUARE FEET
1	12,849
2	12,646
3	13,474
4	9,108

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

DOB 10/18/1945
DOUGLAS C. McMAHAN
No. 1913

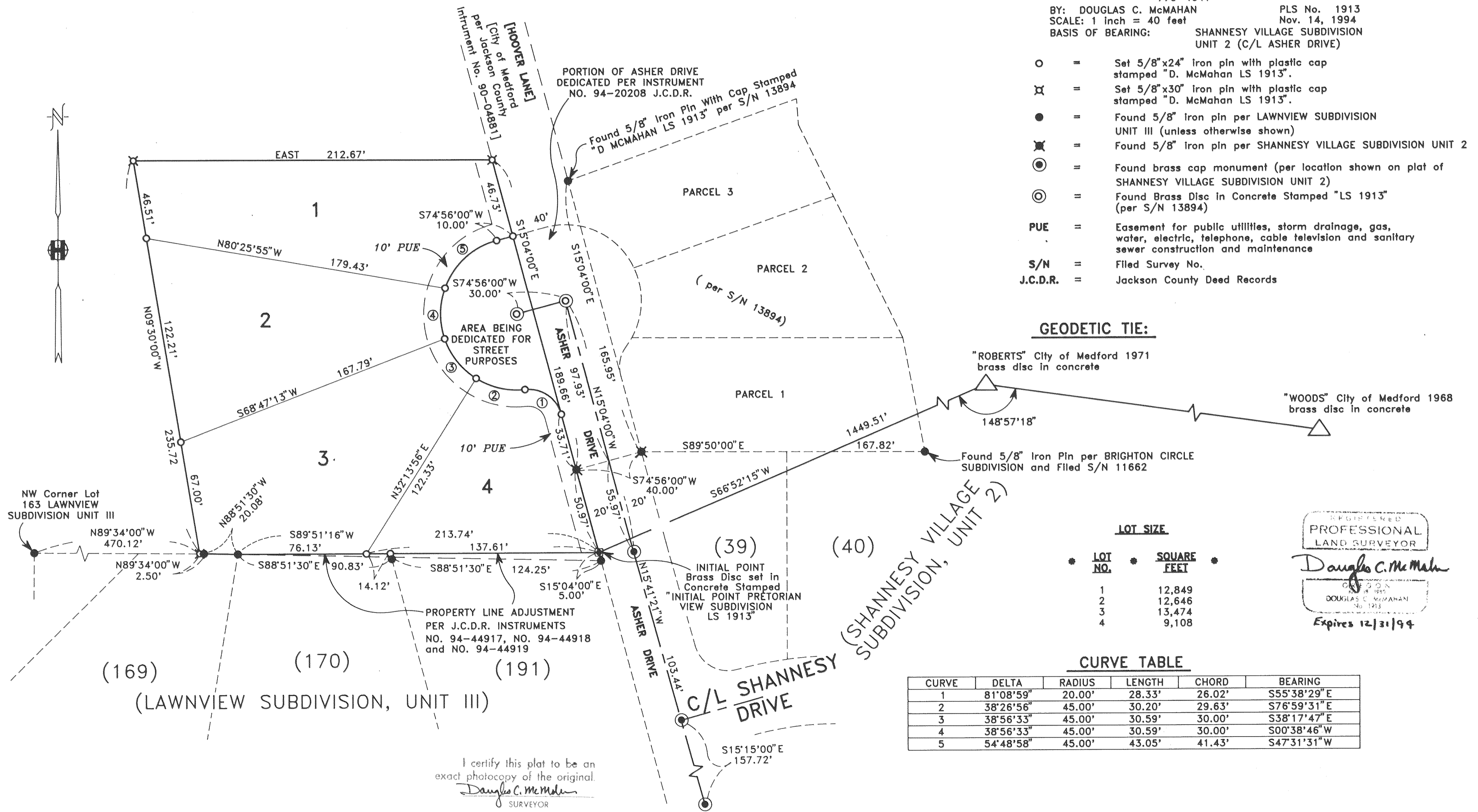
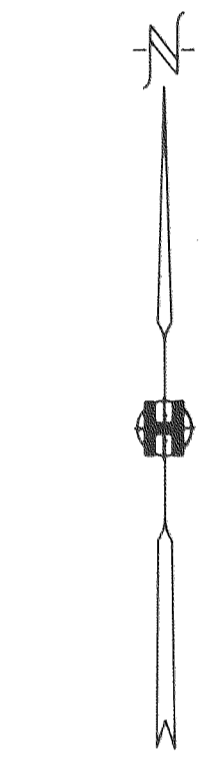
Expires 12/31/99

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	81°08'59"	20.00'	28.33'	26.02'	S55°38'29"E
2	38°26'56"	45.00'	30.20'	29.63'	S76°59'31"E
3	38°56'33"	45.00'	30.59'	30.00'	S38°17'47"E
4	38°56'33"	45.00'	30.59'	30.00'	S00°38'46"W
5	54°48'58"	45.00'	43.05'	41.43'	S47°31'31"W

I certify this plat to be an exact photocopy of the original.

Douglas C. McMahan
SURVEYOR



PRETORIAN VIEW SUBDIVISION

Located in:

The S.E. 1/4 of Section 17
T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, JEAN N. PRETORIUS, TRUST is the owner in fee simple of the lands hereon described, and 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. I hereby designate said subdivision as PRETORIAN VIEW SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 6th day of December, 1994.

Thomas Harold Pretorius Jr.

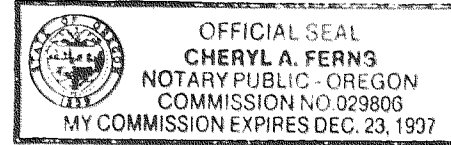
Thomas Harold Pretorius, Jr.
Attorney in Fact for Jean N. Pretorius, Trustee
of the Jean N. Pretorius Trust

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 6th day of December, 1994 by Thomas Harold Pretorius, Jr. as Attorney in Fact on behalf of Jean N. Pretorius, Trustee of the Jean N. Pretorius Trust.

Before me:

Cheryl A. Ferns

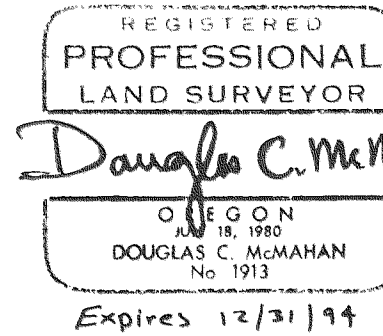


*** SURVEYOR'S CERTIFICATE ***

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.

Commencing at a point for the Northeast corner of Lot 191 of LAWNVIEW SUBDIVISION, UNIT III, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Southwesterly right-of-way line of Asher Drive; thence North 15°04'00" West along said right-of-way line, 5.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 89°51'16" West 213.74 feet to the Northeast corner of Lot 169 of said LAWNVIEW SUBDIVISION, UNIT III; thence North 88°51'30" West along the Northerly line of said Subdivision 20.08 feet; thence continue along said Northerly line North 89°34'00" West 2.50 feet; thence North 09°30'00" West 235.72 feet; thence EAST 212.67 feet to a point on the Southwesterly boundary of the tract described in Instrument No. 90-04881, Jackson County Deed Records; thence South 15°04'00" East along said Southwesterly boundary, 189.66 feet to a point for the Northwest corner of SHANNESY VILLAGE SUBDIVISION, UNIT 2, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the aforementioned Southwesterly right-of-way line of Asher Drive; thence continue South 15°04'00" East along said Southwesterly right-of-way line, 50.97 feet to the Initial Point of Beginning.



Douglas C. McMahan
SURVEYOR

I certify this plat to be an exact photocopy of the original.
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 McIsaac
Planning Director

JAN 16, 1995
Date

Examined and approved this 5th day of JANUARY, 1995.

Robert Sewel
City Engineer

Paul D. Linn
City 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 19 day of January, 1995 at 10:21 O'Clock A.M. and recorded in Volume 20 of Plats at page 6 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl A. Ferns
Deputy

Examined and approved as required by O.R.S. 92.100 as of January 18, 1995

Ann E. Caska
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of January 18, 1995

C. Applegate, deputy
Tax Collector

SURVEY NO. 14371

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

Survey for: Thomas H. Pretorious and Jean Pretorious
146 Elk Creek Road
Trail, Oregon 97541

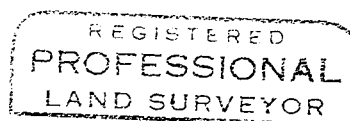
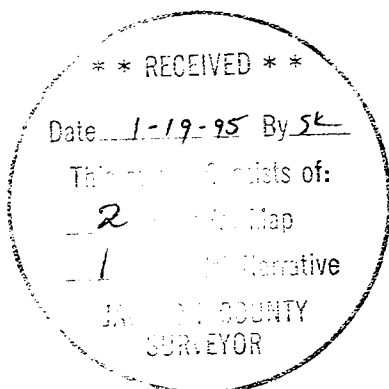
Location: Southeast one-quarter (1/4) of Section 17, Township
37 South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: to survey, monument and prepare plat of *PRETORIAN
VIEW SUBDIVISION* per clients' request

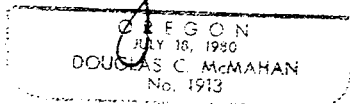
Procedure: Utilizing found monumentation per filed Survey No.
13894 and plats of *LAWNVIEW SUBDIVISION, UNIT III*
and *SHANNESY VILLAGE SUBDIVISION, UNIT 2* for con-
trol, I set monuments as shown on the accompanying
plat.

Basis of
Bearing: Shannesy Village Subdivision, Unit 2
(centerline Asher Drive)

Date: September 19, 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