

ALDER CREEK, PHASE 5, A PLANNED COMMUNITY

A Replat of a Portion of Lot 54,
Parcel "A", Parcel "D" & Parcel "E"
of ALDER CREEK, PHASE NO. 3
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

LOT DIMENSIONS

LOT 174

LINE	BEARING	LENGTH
L1	S89°58'00"E	75.21'
L2	S00°02'00"W	9.00'
	S89°58'00"E	15.04'
L3	S00°02'00"W	55.78'
L4	N89°58'00"W	90.25'
L5	N00°02'00"E	64.78'

LOT 175

LINE	BEARING	LENGTH
L6	S89°58'00"E	90.25'
L7	S00°02'00"W	56.22'
	N89°58'00"W	20.00'
L8	S00°05'52"W	44.14'
L9	N89°58'00"W	70.20'
L10	N00°02'00"E	100.36'

LOT 176

LINE	BEARING	LENGTH
L11	S89°58'00"E	60.00'
L12	S00°02'00"W	60.00'
L13	N89°58'00"W	60.00'
L14	N00°02'00"E	60.00'

LOT 177

LINE	BEARING	LENGTH
L15	S89°58'00"E	62.50'
L16	S00°02'00"W	82.00'
L17	N89°58'00"W	62.50'
L18	N00°02'00"E	82.00'

LOT 178

LINE	BEARING	LENGTH
L15	S89°58'00"E	62.50'
L19	S00°02'00"W	38.00'
L17	N89°58'00"W	62.50'
L20	N00°02'00"E	38.00'

LOT 179

LINE	BEARING	LENGTH
L21	S89°58'00"E	78.00'
L22	S00°02'00"W	77.00'
L23	N89°58'00"W	66.29'
L24	N44°58'00"W	16.56'
L25	N00°02'00"E	65.29'

LOT 180

LINE	BEARING	LENGTH
L26	S89°58'00"E	45.83'
L27	S00°02'00"W	72.50'
L28	N89°58'00"W	45.83'
L29	N00°02'00"E	72.50'

LOT 181

LINE	BEARING	LENGTH
L30	S89°58'00"E	50.00'
L27	S00°02'00"W	72.50'
L31	N89°58'00"W	13.88'
L32	N80°32'10"W	36.62'
L33	N00°02'00"E	66.50'

LOT 182

LINE	BEARING	LENGTH
L34	S89°58'00"E	97.00'
L35	S00°02'00"W	65.00'
L36	N89°58'00"W	97.00'
L37	N00°02'00"E	65.00'

LOT 183

LINE	BEARING	LENGTH
L38	S89°58'00"E	59.50'
L39	S00°02'00"W	43.00'
L40	N89°58'00"W	59.50'
L41	N00°02'00"E	43.00'

LOT 184

LINE	BEARING	LENGTH
L38	S89°58'00"E	59.50'
L42	S00°02'00"W	51.00'
L40	N89°58'00"W	59.50'
L43	N00°02'00"E	51.00'

LOT 185

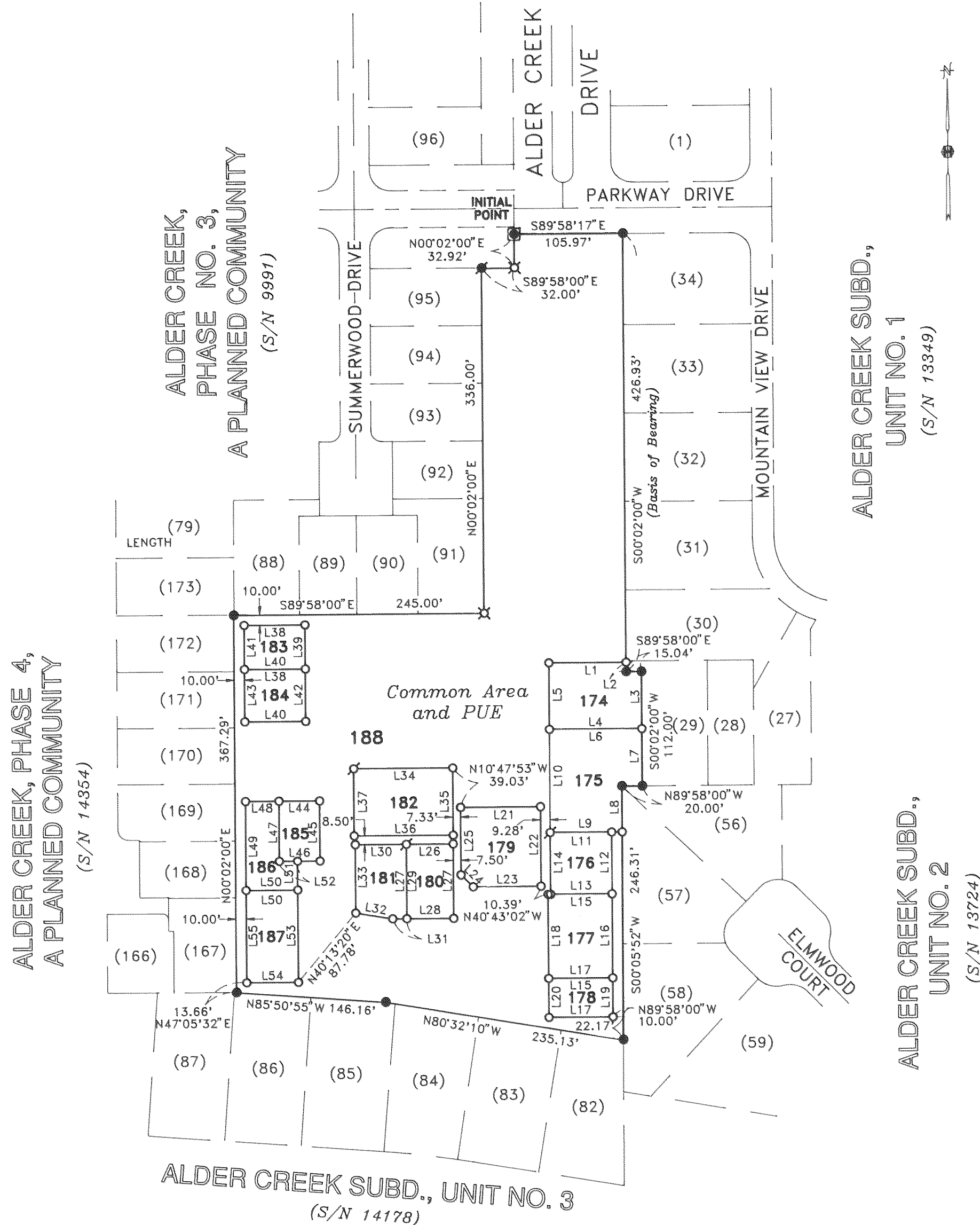
LINE	BEARING	LENGTH
L44	S89°58'00"E	39.83'
L45	S00°02'00"W	58.00'
L46	N89°58'00"W	39.83'
L47	N00°02'00"E	58.00'

LOT 186

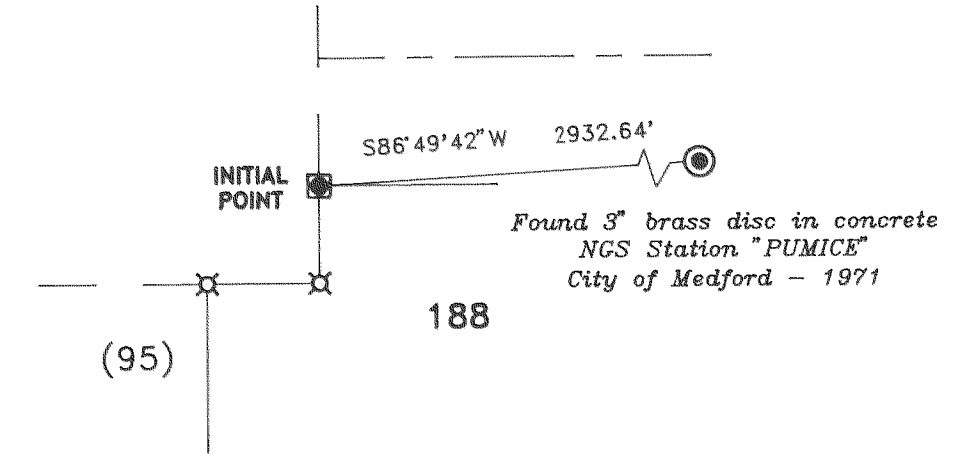
LINE	BEARING	LENGTH
L48	N89°58'00"W	32.67'
L49	S00°02'00"W	86.00'
L50	S89°58'00"E	50.50'
L51	N00°02'00"E	28.00'
L52	N89°58'00"W	17.83'
L47	N00°02'00"E	58.00'

LOT 187

LINE	BEARING	LENGTH
L50	S89°58'00"E	50.50'
L53	S00°02'00"W	90.00'
L54	N89°58'00"W	50.50'
L55	S00°02'00"W	90.00'



GEODETIC TIE
(Not to Scale)



LOT SIZE

LOT NUMBER	SQUARE FEET
174	5711
175	8174
176	3600
177	5125
178	2375
179	5938
180	3323
181	3517
182	6305
183	2559
184	3035
185	2310
186	3309
187	4545
188	139040

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
779-4641
By: David M. Minneal RPLS No. 2349
Scale: 1 Inch = 100' December 2, 1994
Basis of Bearing: Survey Number 13349 (West 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".
- ⊙ = Set lead plug, tack & metal washer stamped LS 2349".
- = Found 5/8" iron pin with plastic cap stamped "D. MINNECI LS 2349".
- ⊙ = Found 5/8" iron pin with plastic cap stamped "MARQUESS & ASSOC.".
- ⊙ = Set brass disc stamped "INITIAL POINT LS 2349" in 6" x 6" x 24" concrete over 5/8" pin with plastic cap stamped D. MINNECI LS 2349.
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minneal
OREGON
JULY 25, 1988
DAVID M. MINNECI
2319

Expires 12-31-96

14413

SURVEY NO. _____

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

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

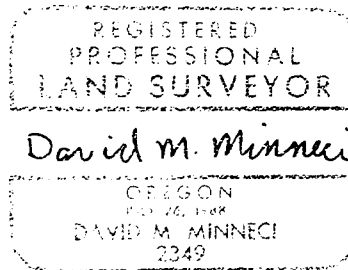
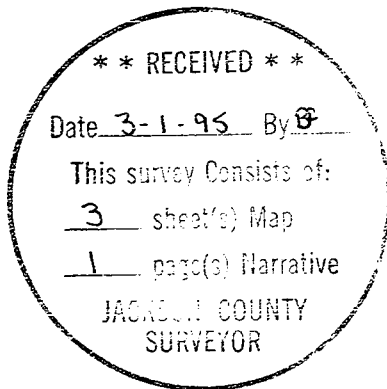
Location: Southeast one-quarter (1/4) of Section 28 and the
Northeast one-quarter (1/4) of Section 33, Township
37 South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a plat for **ALDER
CREEK, PHASE 5, A PLANNED COMMUNITY**, per client's
request.

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

Basis of
Bearing: West line of Survey No. 13349

Date: December 2, 1994



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

ALDER CREEK, PHASE 5, A PLANNED COMMUNITY

A Replat of a Portion of Lot 54,
Parcel "A", Parcel "D" & Parcel "E"
of ALDER CREEK, PHASE NO. 3
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

*** 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, together with that water line easement and that sewer line easement to be rededicated. I hereby designate said subdivision as ALDER CREEK, PHASE 5, A PLANNED COMMUNITY.

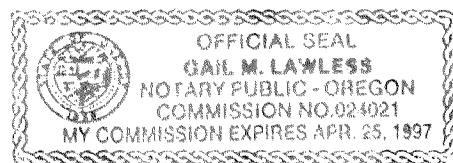
Michael T. Mahar
MICHAEL T. MAHAR

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 10 day of FEBRUARY, 1995



Gail M. Lawless
Notary

*** APPROVALS ***

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

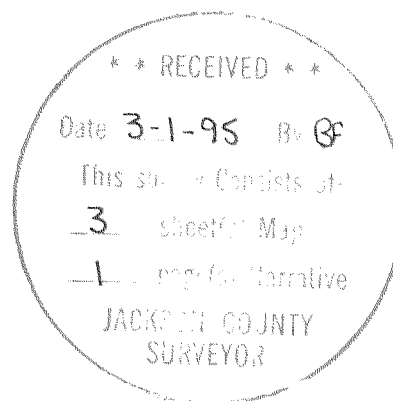
James McEwen Planning Director Date Feb

Examined and approved this 13th day of February, 1995.
Robert Leibel City Engineer Gaul DeLuni City Surveyor

Examined and approved as required by O.R.S. 92.100 as of February 27, 1995
Ron Lundberg Deputy Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of FEB 27, 1995
C. Applegate, deputy Tax Collector

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson)

I, David M. Minnecci, 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:

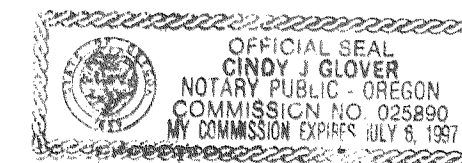
Beginning at the most Westerly, Southwest corner of ALDER CREEK SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING of ALDER CREEK, PHASE 5, A PLANNED COMMUNITY; thence, along the boundary of said UNIT NO. 1 and the boundary of ALDER CREEK SUBDIVISION, UNIT NO. 2 and 3, the following courses: South 89°58'17" East 105.97 feet; thence South 00°02'00" West 426.93 feet; thence South 89°58'00" East 15.04 feet; thence South 00°02'00" West 112.00 feet; thence North 89°58'00" West 20.00 feet; thence South 00°05'52" West 246.31 feet; thence North 80°32'10" West 235.13 feet; thence North 85°50'55" West 146.16 feet; thence, leaving said Subdivision boundary, North 00°02'00" East 367.29 feet to the Southwesterly corner of Lot 88, ALDER CREEK, PHASE NO. 3, A PLANNED COMMUNITY, according to the Official Plat thereof, now of record in said Jackson County; thence, along the boundary of said PHASE NO. 3, the following courses: South 89°58'00" East 245.00 feet; thence North 00°02'00" East 336.00 feet; thence South 89°58'00" East 32.00 feet; thence North 00°02'00" East 32.92 feet to the Initial Point of Beginning.

David M. Minnecci
SURVEYOR

We, BANK OF SOUTHERN OREGON, the undersigned beneficiary of a certain Trust Deed recorded March 16, 1994 as Document No. 94-10012 of the 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 10 day of FEBRUARY, 1995
Michael Hoff
Title: President

Before me: 2-10-95
Cindy J. Glover
Notary



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

Filed for record this 1 day of March, 1995 at 3:18 O'clock P..M.
and recorded in Volume 20 of Plats at page 17 of Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Glenda E. Bartlett Deputy

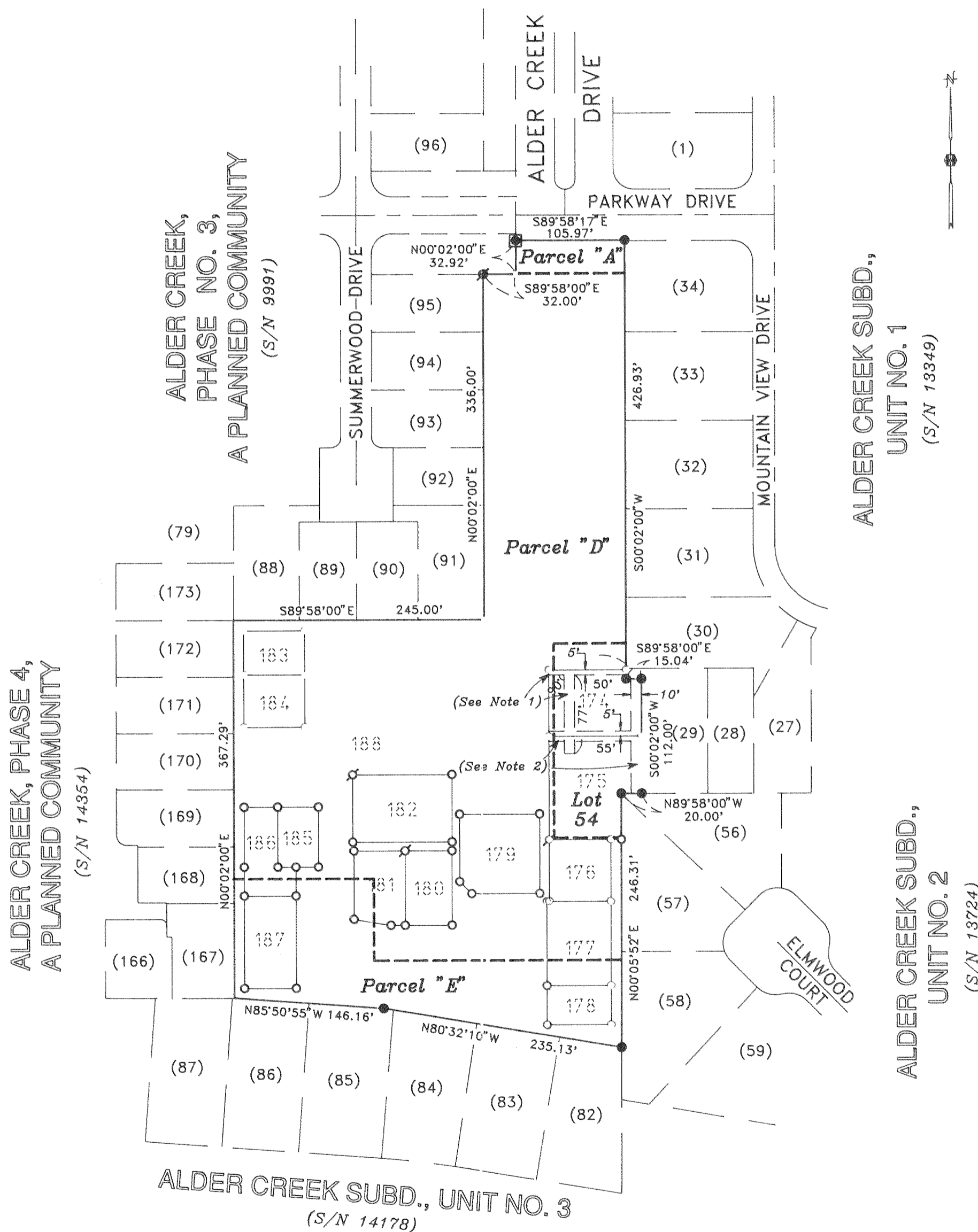
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City of Medford, Jackson County, Oregon

NOTE:

- 1.) Portion of 10' Waterline easement per ALDER CREEK, PHASE NO. 3, A PLANNED COMMUNITY plat, to be rededicated.
- 2.) Portion of 10' Sanitary Sewer easement per ALDER CREEK, PHASE NO. 3, A PLANNED COMMUNITY plat, to be rededicated.



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

By: David M. Minneci RPLS No. 2349
Scale: 1 Inch = 100' December 2, 1994
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(West line)

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OREGON
PLS 2349
DAVID M. MINNECI
12/02

Expires 12-31-96