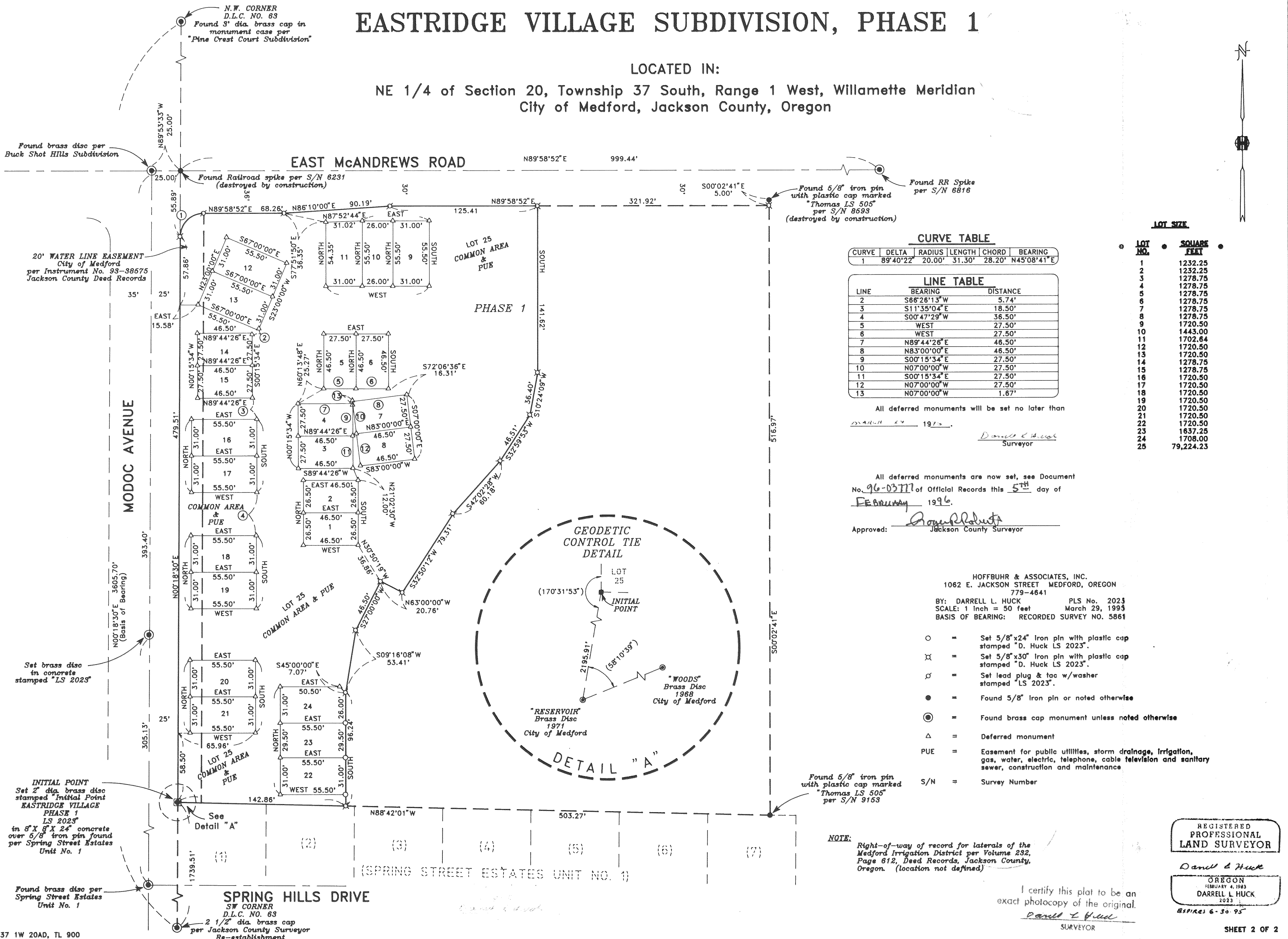


# EASTRIDGE VILLAGE SUBDIVISION, PHASE 1

LOCATED IN:

NE 1/4 of Section 20, Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°40'22"	20.00'	31.30'	28.20'	N45°08'41"E

**LINE TABLE**

LINE	BEARING	DISTANCE
2	S66°26'13"W	5.74'
3	S11°35'04"E	18.50'
4	S00°47'29"W	36.50'
5	WEST	27.50'
6	WEST	27.50'
7	N89°44'26"E	46.50'
8	N83°00'00"E	46.50'
9	S00°15'34"E	27.50'
10	N07°00'00"W	27.50'
11	S00°15'34"E	27.50'
12	N07°00'00"W	27.50'
13	N07°00'00"W	1.67'

**LOT SIZE**

LOT NO.	SQUARE FEET
1	1232.25
2	1232.25
3	1278.75
4	1278.75
5	1278.75
6	1278.75
7	1278.75
8	1278.75
9	1720.50
10	1443.00
11	1702.84
12	1720.50
13	1720.50
14	1278.75
15	1278.75
16	1720.50
17	1720.50
18	1720.50
19	1720.50
20	1720.50
21	1720.50
22	1720.50
23	1637.25
24	1708.00
25	79,224.23

All deferred monuments will be set no later than  
MARCH 29 1996.  
Daniel L. Huck  
Surveyor

All deferred monuments are now set, see Document  
No. 96-03717 of Official Records this 5<sup>th</sup> day of  
FEBRUARY 1996.

Approved: Darrell L. Huck  
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 50 feet March 29, 1993  
BASIS OF BEARING: RECORDED SURVEY NO. 5861

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊙ = Set lead plug & tao w/washer stamped "LS 2023".
- = Found 5/8" iron pin or noted otherwise
- ⊕ = Found brass cap monument unless noted otherwise
- △ = Deferred monument
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
- S/N = Survey Number

NOTE: Right-of-way of record for laterals of the Medford Irrigation District per Volume 232, Page 612, Deed Records, Jackson County, Oregon. (location not defined)

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1993  
DARRELL L. HUCK  
2023  
EXPIRES 6-30-95

I certify this plat to be an exact photocopy of the original.  
Darrell L. Huck  
SURVEYOR

# EASTRIDGE VILLAGE SUBDIVISION, PHASE 1

LOCATED IN:

NE 1/4 of Section 20, Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that We, KEY WEST PROPERTIES, a Partnership, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots 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 easements labeled as public utility easements. We hereby designate said subdivision as EASTRIDGE VILLAGE SUBDIVISION, PHASE 1.

IN WITNESS HEREOF, signed this 25 day of April, 1995.

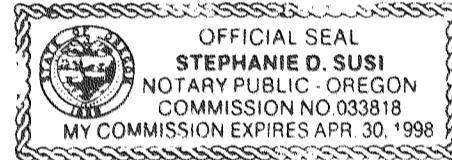
*John G. Schleining*  
John G. Schleining,  
President of LARVAN INC.,  
a New Jersey Corporation

STATE OF OREGON }  
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me this 25 day of April, 1995, by John G. Schleining, President of LARVAN INC., a New Jersey Corporation, known to me as the person who executed the within instrument as his voluntary act and deed.

Before me:

*Stephanie D. Susi*



IN WITNESS HEREOF, signed this 26 day of April, 1995.

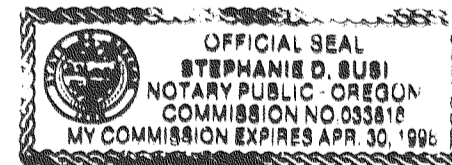
*Critchell A. Galpin*  
Critchell A. Galpin,  
Acting Manager of GALPIN L.L.C.

STATE OF OREGON }  
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me this 26 day of April, 1995, by Critchell A. Galpin, Acting Manager of GALPIN L.L.C., known to me as the person who executed the within instrument as his voluntary act and deed.

Before me:

*Stephanie D. Susi*



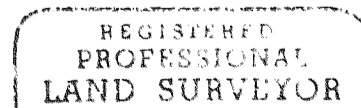
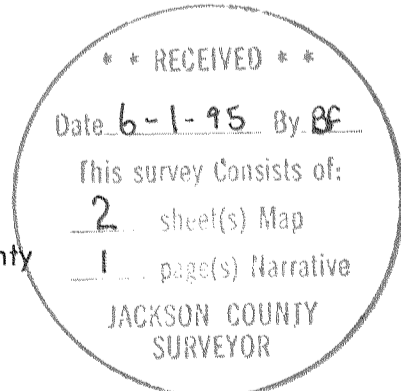
WATER RIGHTS STATEMENT:  
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 1st day of JUNE, 1995 at 11:30 O'Clock A.M. and recorded in Volume 20 of Plats at page 33 of records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*John Hilling*  
Deputy



I certify this plat to be an exact photocopy of the original  
*Darrell L. Huck*  
DARRELL L. HUCK  
SURVEYOR  
EXPIRES 6-30-95

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

STATE OF OREGON )  
County of Jackson ) ss.

I, Darrell L. Huck 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 Southwest corner of Donation Land Claim No. 63 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence, along the west line of said Donation Land Claim No. 63, North 00°18'30" East 1739.51 feet to a brass cap monument situated at the Northwest corner of SPRING STREET ESTATES UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County for the INITIAL POINT OF BEGINNING: Thence continue along the west line of Donation Land Claim No. 63, North 00°18'30" East 479.51 feet; thence, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 45°08'41" East 28.20 feet) a distance of 31.30 feet to the South right-of-way line of East McAndrews Road as described in Instrument No. 93-41047 of Official Records of said Jackson County; thence, along said right-of-way line, North 89°58'52" East 68.26 feet; thence North 86°10'00" East 90.19 feet; thence North 89°58'52" East 125.41 feet; thence, leaving said right-of-way line, SOUTH 141.62 feet; thence South 10°24'09" West 36.40 feet; thence South 32°59'53" West 46.51 feet; thence South 42°02'28" West 60.18 feet; thence South 32°50'12" West 79.31 feet; thence, North 63°00'00" West 20.76 feet; thence South 27°00'00" West 46.50 feet; thence South 09°16'08" West 53.41 feet; thence SOUTH 96.24 feet to the North line of said SPRING STREET ESTATES UNIT NO. 1; thence, along said North line, North 88°42'01" West 142.86 feet to the Initial Point of Beginning.

*Darrell L. Huck*  
SURVEYOR

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

MEDFORD CITY PLANNING

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

*James M. Eisenbush*  
Planning Director

MAY 23, 1995  
Date

Examined and approved this 16 day of MAY, 1995.

*Lawrence V. Beckow*  
Acting City Engineer

*Paul A. Lattin*  
City Surveyor

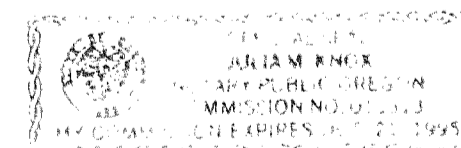
We UNITED STATES NATIONAL BANK OF OREGON are the undersigned beneficiary at a certain Trust Deed recorded September 26, 1994 as Document No. 94-34401, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 28<sup>th</sup> day of April, 1995

*Paul A. Lattin*

Before me:

Title: VICE PRESIDENT



*Julie M. Knudsen*  
Notary Public

Examined and approved as required by O.R.S. 92.100 as of 25 May, 1995

*Mark Stune, deputy*  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of 25 May, 1995

*Colleen Standford*  
Tax Collector

SURVEY NO. 14519

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

Survey for: Key West Properties  
P.O. Box 8271  
Medford, Oregon 95704

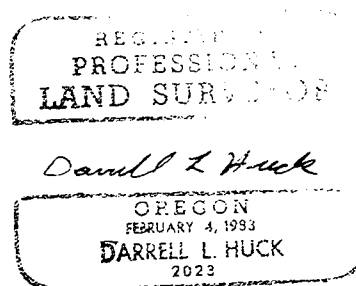
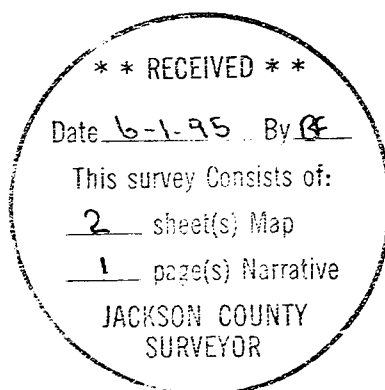
Location: Northeast one-quarter (1/4) of Section 20 in Town-  
ship 37 South, Range 1 West, Willamette Meridian,  
City of Medford, Jackson County, Oregon

Purpose: To survey and monument *EAST RIDGE VILLAGE, PHASE 1*  
as approved by the City of Medford Planning Depart-  
ment

Procedure: Utilizing a one-second theodolite and electronic  
distance measuring equipment, a control traverse  
was run tying found monuments as shown on the  
attached plat. The lot lines were computed per  
client's request and monuments were set as shown.

Basis of  
Bearing: Recorded Survey No. 5861

Date: March 29, 1995



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/95  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504