

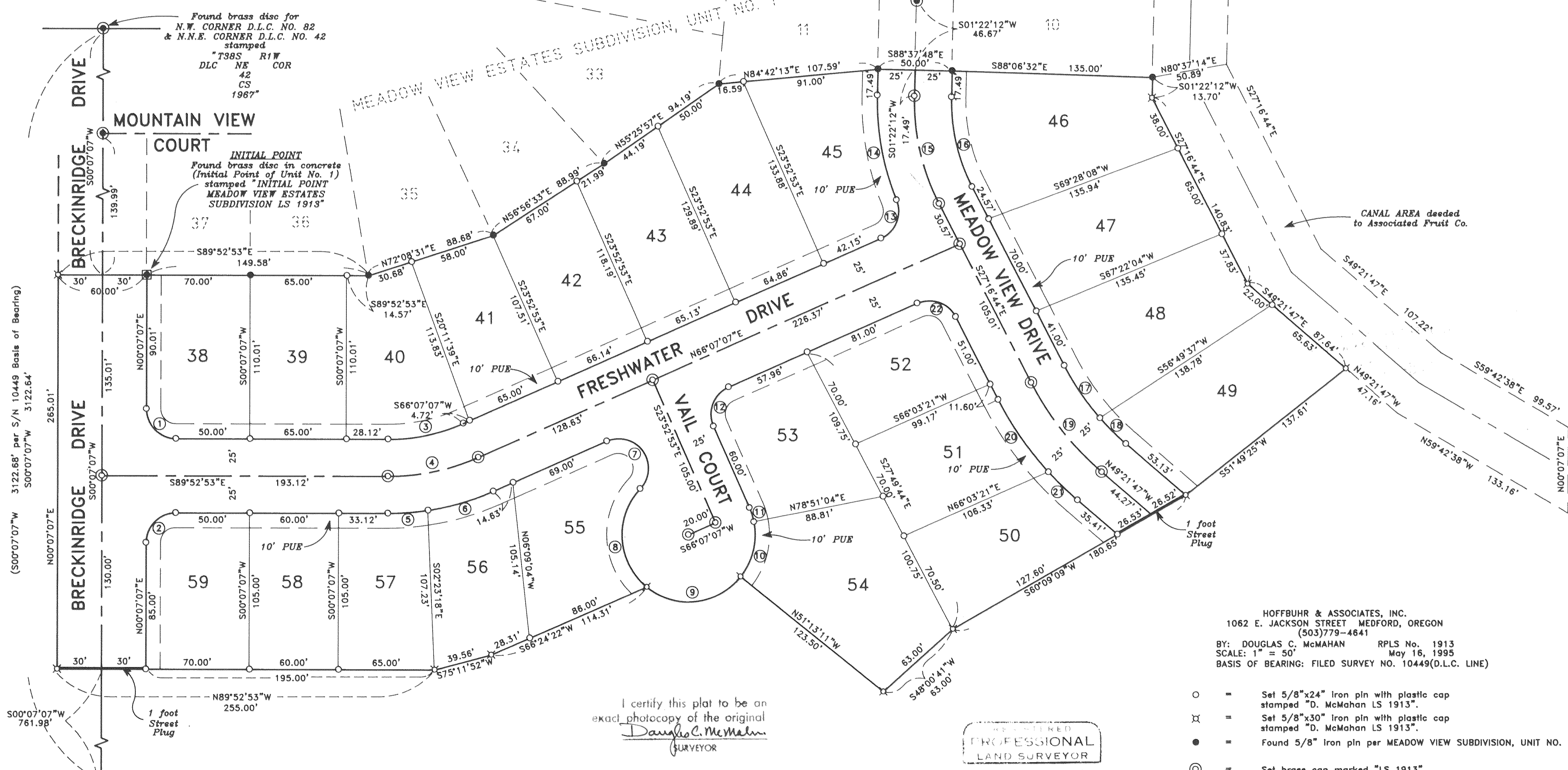
# MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2

LOT SIZE

Located in:  
NE 1/4 and SE 1/4 of  
Section 10, Township 38 South, Range 1 West,  
Willamette Meridian  
City of Phoenix,  
Jackson County, Oregon

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N44°52'53"W
2	90°00'00"	20.00'	31.42'	28.28'	N45°07'07"E
3	24°00'00"	125.00'	52.36'	51.98'	S78°07'07"W
4	24°00'00"	150.00'	62.83'	62.37'	N78°07'07"E
5	08°56'22"	175.00'	27.30'	27.28'	N85°38'56"E
6	15°03'38"	175.00'	46.00'	45.87'	N73°38'56"E
7	157°22'48"	20.00'	54.94'	39.22'	S35°11'29"E
8	94°35'28"	45.00'	74.29'	66.14'	S03°47'49"E
9	90°24'00"	45.00'	71.00'	63.86'	S83°42'27"W
10	49°39'23"	45.00'	39.00'	37.79'	N13°40'45"E
11	12°43'57"	45.00'	10.00'	9.98'	N17°30'54"W
12	90°00'00"	20.00'	31.42'	28.28'	N21°07'07"E
13	88°21'17"	20.00'	30.84'	27.88'	S21°56'29"W
14	23°36'22"	175.00'	72.10'	71.59'	S10°25'59"E
15	28°38'56"	150.00'	75.00'	74.22'	S12°57'16"E
16	28°38'56"	125.00'	62.50'	61.85'	N12°57'16"W
17	14°02'11"	175.00'	42.87'	42.77'	N34°17'50"W
18	08°02'52"	175.00'	24.58'	24.56'	N45°20'21"W
19	22°05'03"	200.00'	77.09'	76.61'	S38°19'16"E
20	15°09'08"	225.00'	59.50'	59.33'	S34°51'18"E
21	06°55'54"	225.00'	27.22'	27.20'	S45°53'50"E
22	86°36'09"	20.00'	30.23'	27.43'	S70°34'48"E

LOT NO.	SQUARE FEET
38	7,615
39	7,151
40	7,333
41	6,792
42	7,464
43	8,067
44	8,757
45	8,407
46	10,555
47	9,113
48	9,669
49	9,690
50	7,500
51	7,053
52	6,869
53	8,041
54	10,804
55	8,269
56	6,587
57	6,603
58	6,300
59	7,264



Found brass disc for  
N.W. CORNER D.L.C. NO. 82  
& N.E. CORNER D.L.C. NO. 42  
stamped  
T38S R1W  
DLC NE COR  
CS  
1967"

INITIAL POINT  
Found brass disc in concrete  
(Initial Point of Unit No. 1)  
stamped "INITIAL POINT  
MEADOW VIEW ESTATES  
SUBDIVISION LS 1913"

CANAL AREA deeded  
to Associated Fruit Co.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahon*  
OREGON  
JULY 18 1980  
DOUGLAS C. McMAHAN  
44 93  
Expires 12/31/96

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(503)779-4841  
BY: DOUGLAS C. McMAHAN RPLS No. 1913  
SCALE: 1" = 50' May 16, 1995  
BASIS OF BEARING: FILED SURVEY NO. 10449(D.L.C. LINE)

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Found 5/8" Iron pin per MEADOW VIEW SUBDIVISION, UNIT NO. 1
- ⊙ = Set brass cap marked "LS 1913"
- ⊕ = Found brass cap monument flush Stamped "LS 1913" unless otherwise shown
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2

Located in:
NE 1/4 and SE 1/4 of
Section 10, Township 38 South, Range 1 West,
Willamette Meridian
City of Phoenix,
Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that We, Pacific Trend Building Company, Inc., an Oregon Corporation and WINMAR PACIFIC, INC., a Washington Corporation, are the owners 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 Phoenix in fee simple, those areas portrayed and designated hereon as a one foot street plug. By approval of this plat, the City of Phoenix 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 MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2.

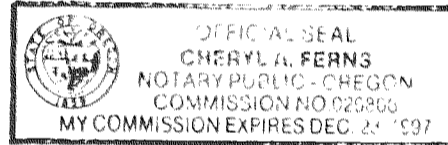
IN WITNESS HEREOF, signed this 25th day of July 1995.

Signature of Louis F. Mahar, President and Daniel R. Mahar, Secretary-Treasurer of Pacific Trend Building Company, Inc.

STATE OF OREGON
COUNTY OF JACKSON } SS

The foregoing instrument was acknowledged before me this 25th day of July, 1995, by Louis F. Mahar and Daniel R. Mahar, known to me as the persons who executed the within instrument as his voluntary act and deed.

Before me:



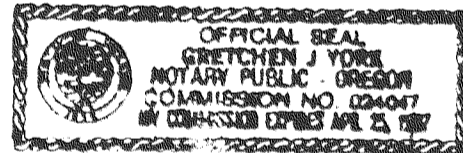
Signature of Cheryl A. Ferns

We, WESTERN BANK, are the undersigned beneficiaries of a certain Trust Deed recorded May 23, 1995, as Instrument No. 95-13587, 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 26th Day of July, 1995

Signature of Gretchen J. York, Title: Commercial Loan Officer

Before me: Gretchen J. York



WINMAR PACIFIC, INC.:

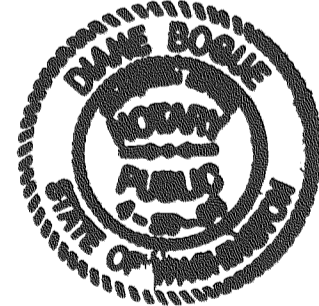
IN WITNESS HEREOF, signed this 22nd day of JUNE 1995.

Signature of Eddie L. Hendrikson, President and Dean F. Henry, Vice President

STATE OF WASHINGTON
COUNTY OF KING } SS

The foregoing instrument was acknowledged before me this 22nd day of JUNE, 1995, by Dean F. Henry and Eddie L. Hendrikson, known to me as the persons who executed the within instrument as his voluntary act and deed.

Before me: Diane Bogue



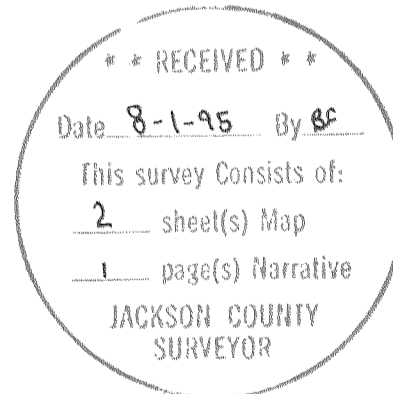
WATER RIGHTS STATEMENT:
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 1 day of Aug, 1995 at 12:27 P.M. and recorded in Volume 20 of Plats at page 42 of records of Jackson County, Oregon.

Signature of Kathleen S. Bookett, County Clerk

Signature of Cheryl Auger, Deputy

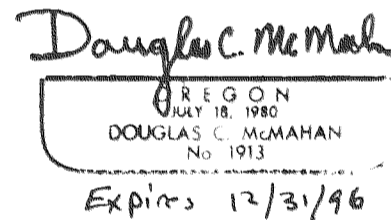
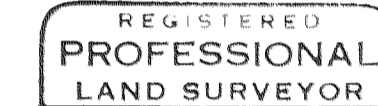


\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

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.

BEGINNING at a brass disc in concrete marking the Initial Point of MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said Subdivision, South 89°52'53" East 149.58 feet; thence North 72°08'31" East 88.68 feet; thence North 56°56'33" East 88.99 feet; thence North 55°25'57" East 94.19 feet; thence North 84°42'13" East 107.59 feet; thence South 88°37'48" East 50.00 feet; thence South 88°06'32" East 135.00 feet; thence, leaving said Southerly boundary South 01°22'12" West 13.70 feet; thence South 27°16'44" East 140.83 feet; thence South 49°21'47" East 87.64 feet; thence South 51°49'25" West 137.61 feet; thence South 60°09'09" West 180.65 feet; thence South 48°00'41" West 63.00 feet; thence North 51°13'11" West 123.50 feet; thence along the arc of a 45.00 foot radius curve to the right (the long chord to which bears South 83°42'27" West 63.86 feet) an arc distance of 71.00 feet; thence South 66°24'22" West 114.31 feet; thence South 75°11'52" West 39.56 feet; thence North 89°52'53" West 225.00 feet to a point on the Westerly boundary of Donation Land Claim No. 82, Township 38 South, Range 1 West, Willamette Meridian in Jackson County, Oregon; thence continue North 89°52'53" West 30.00 feet; thence North 00°07'07" East, parallel with said Donation Land Claim boundary, 265.01 feet to the Southwest corner of the aforementioned MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1; thence South 89°52'53" East, along the Southerly boundary of said Subdivision, 60.00 feet to the Initial Point of Beginning.



Signature of Douglas C. McMahan, Surveyor

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

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

CITY OF PHOENIX PLANNING

I certify that, pursuant to authority granted in Subdivision Ordinance for the City of Phoenix, this plat is hereby approved.

Signature of Dennis L. Murray, Planning Director, Date July 25, 1995

Examined and approved this 25th day of July, 1995.

Signature of Heather P.E., City Engineer

Examined and approved this 27th day of July, 1995.

Signature of County Surveyor

Examined and approved as required by O.R.S. 92.100 as of July 28, 1995.

Signature of Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of July 28, 1995.

Signature of Colleen Stanford, Tax Collector

SURVEY NO. 14610

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

Survey for: Pacific Trend Building Co.  
1014 N. Riverside  
Medford, OR. 97501

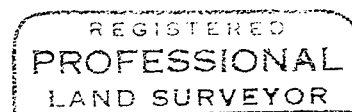
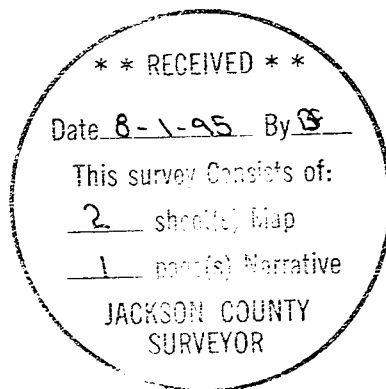
Location: Northeast one-quarter (1/4) and Southeast one-quarter (1/4) of Section 10, Township 38 South, Range 1 West, Willamette Meridian, City of Phoenix, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2

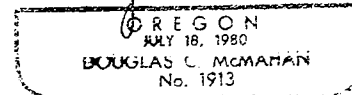
Procedure: Utilizing found monumentation as shown, per filed Survey No. 10449 and per Record Plat of MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 1 (filed Survey No. 14005) for control, I set monuments as shown on accompanying map. The Easterly boundary was determined by the location of the existing canal as shown.

Basis of Bearing: Filed Survey No. 10449

Date: April 29, 1995



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/96  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504