

# EASTRIDGE VILLAGE SUBDIVISION, PHASE 2

LOCATED IN:

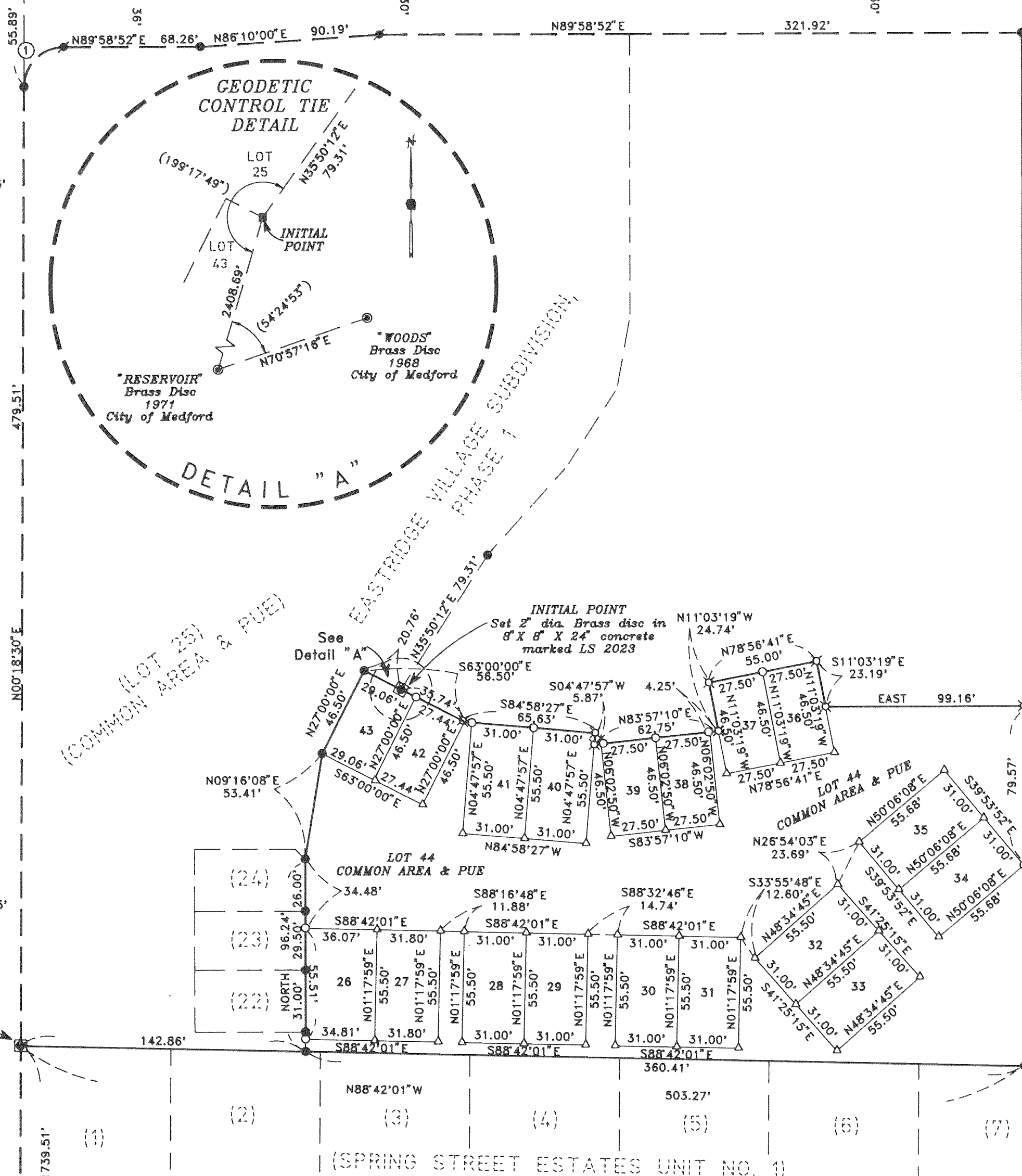
NE 1/4 of Section 20, Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon



EAST McANDREWS ROAD

MODOC AVENUE

N00°18'30"E 3605.70'  
(Basis of Bearing)



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

LOT SIZE

LOT NO.	SQUARE FEET
26	1966.94
27	1764.90
28	1720.50
29	1720.50
30	1720.50
31	1720.50
32	1720.50
33	1720.50
34	1726.08
35	1726.08
36	1278.75
37	1278.75
38	1278.75
39	1278.75
40	1720.49
41	1720.49
42	1275.96
43	1351.18
44	33,894.57

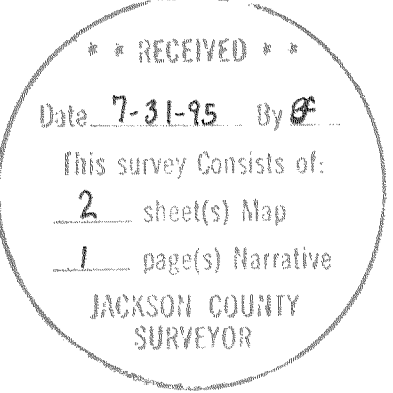
All deferred monuments will be set no later than  
January 5, 1996.

*Carol K. Huck*  
Surveyor

All deferred monuments are now set, see Document  
No. 96-03718 of Official Records this 5<sup>th</sup> day of  
February 1996.

Approved: *Carol K. 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 June 20, 1995  
BASIS OF BEARING: 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".
- ⊕ = Found lead plug & tac w/washer stamped "LS 2023".
- = Found 5/8" Iron pin per EASTRIDGE VILLAGE SUBDIVISION, PHASE 1 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, sidewalk 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

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

EXPIRES 6-30-97

# EASTRIDGE VILLAGE SUBDIVISION, PHASE 2

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 2.

KEY WEST PROPERTIES:

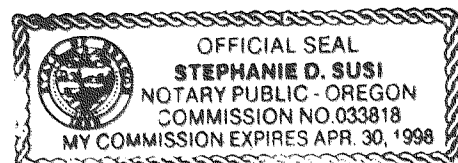
IN WITNESS WHEREOF, signed this 22 day of June 1995.

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

STATE OF OREGON }  
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me this 22 day of June, 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



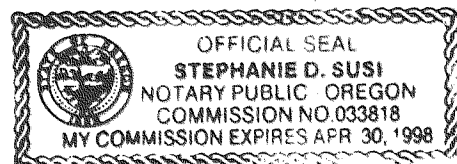
IN WITNESS WHEREOF, signed this 22 day of June 1995.

A. Torano  
A. Torano  
ACTING MEMBER, GALPIN L.L.C., PARTNER

STATE OF OREGON }  
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me this 22 day of June, 1995, A. Torano, known to me as the person who executed the within instrument, on behalf of GALPIN L.L.C., as her voluntary act and deed.

Before me: Stephanie D. Susi



WATER RIGHTS STATEMENT:

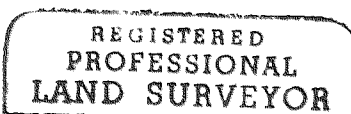
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 31 day of July, 1995 at 12:28 o'clock P.M. and recorded in Volume 20 of Plats at page 41 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Cheryl Augeris  
Deputy



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

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

STATE OF OREGON )  
County of Jackson )

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 Southeast corner of EASTRIDGE VILLAGE SUBDIVISION, PHASE I according to the official plat thereof, now of record in Jackson County, Oregon; thence, along the East line of said subdivision, NORTH 96.24 feet; thence North 09°16'08" East 53.41 feet; thence North 27°00'00" East 46.50 feet; thence South 63°00'00" East 20.76 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; Thence South 63°00'00" East 35.74 feet; thence South 84°58'27" East 65.63 feet; thence South 04°47'57" West 5.87 feet; thence North 83°57'10" East 62.75 feet; thence North 11°03'19" West 24.74 feet; thence North 78°56'41" East 55.00 feet; thence South 11°03'19" East 23.19 feet; thence EAST 99.16 feet to the North-South centerline of Block 4 in PIERCE SUBDIVISION, according to the official plat thereof, now of record in Jackson County, Oregon; thence, along said North-South centerline, South 00°02'41" East 180.00 feet to a 5/8 inch iron pin monumenting the Southeast corner of that tract of land described in Instrument No. 90-09122 of the Official Records in said Jackson County; thence, along the South line of said tract of land, North 88°42'01" West (record North 88°43' West) 360.41 feet to the Southeast corner of said EASTRIDGE VILLAGE SUBDIVISION, PHASE I; thence, along the East line of said subdivision, NORTH 96.24 feet; thence North 09°16'08" East 53.41 feet; thence North 27°00'00" East 46.50 feet; thence South 63°00'00" East 20.76 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. Eimhard  
Planning Director

JULY 25, 1995  
Date

Examined and approved this 14<sup>th</sup> day of JULY, 1995.

James J. Becken  
Acting City Engineer

Paul D. Smith  
City Surveyor

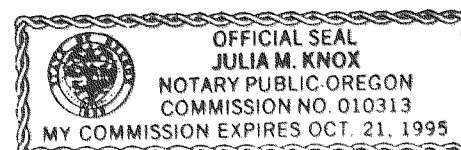
We UNITED STATES NATIONAL BANK OF OREGON are the undersigned beneficiary at a certain Trust Deed recorded September 26, 1994 as Document No. 94-34401, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon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

Signed this 29<sup>th</sup> day of June, 1995.

Paul A. Dattin

Before me:

Title: VICE PRESIDENT



Julia M. Knox  
Notary Public

Examined and approved as required by O.R.S. 92.100 as of JULY 27, 1995.

John M. [Signature]  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of 27<sup>th</sup> July, 1995.

Colleen Stanford  
Tax Collector

SURVEY NO. 14611

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

Survey for: Key West Properties  
P.O. Box 8271  
Medford, Oregon 97504

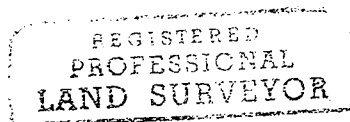
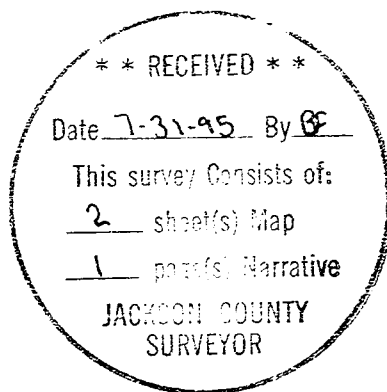
Location: Northeast one-quarter (1/4) of Section 20 in Town-  
ship 37 South, Range 1 West, Willamette Meridian,  
City of Medford, Jackson County, Oregon

Purpose: To survey and monument *EAST RIDGE VILLAGE, PHASE 2*  
as approved by the City of Medford Planning Depart-  
ment

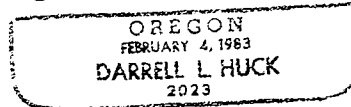
Procedure: Control for this survey is the same as that used to  
complete *EAST RIDGE VILLAGE, PHASE 1*. The lot  
corners were computed per client's request and  
monuments were set as shown on the attached map.

Basis of  
Bearing: Recorded Survey No. 5861

Date: June 20, 1995



*Darrell L. Huck*



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/97  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504