

LARSON CREEK ESTATES, PHASE 3

Located in:
The N.E. 1/4 of Section 33, T.37S., R.1W., W.M.,
City of Medford, Jackson County,
Oregon

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

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
779-4841

By: Douglas C. McMahon PLS No. 1913
July 24, 1995
Survey Number 14180
(West line)

- = Set 5/8" x 24" Iron pin with plastic cap stamped "D. McMahon LS 1913"
- ⊗ = Set 5/8" x 30" Iron pin with plastic cap stamped "D. McMahon LS 1913"
- = Found 5/8" Iron pin with plastic cap stamped "D. MINNECI LS 2349" per Survey No. 9300.
- ⊙ = Found 5/8" Iron pin with cap marked "Marquess & Assoc." per S/N 10004
- ⊕ = Found brass cap monument
- ⊙ = Set brass disc in concrete stamped "LS 1913"
- CIR. = CIRCLE
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance

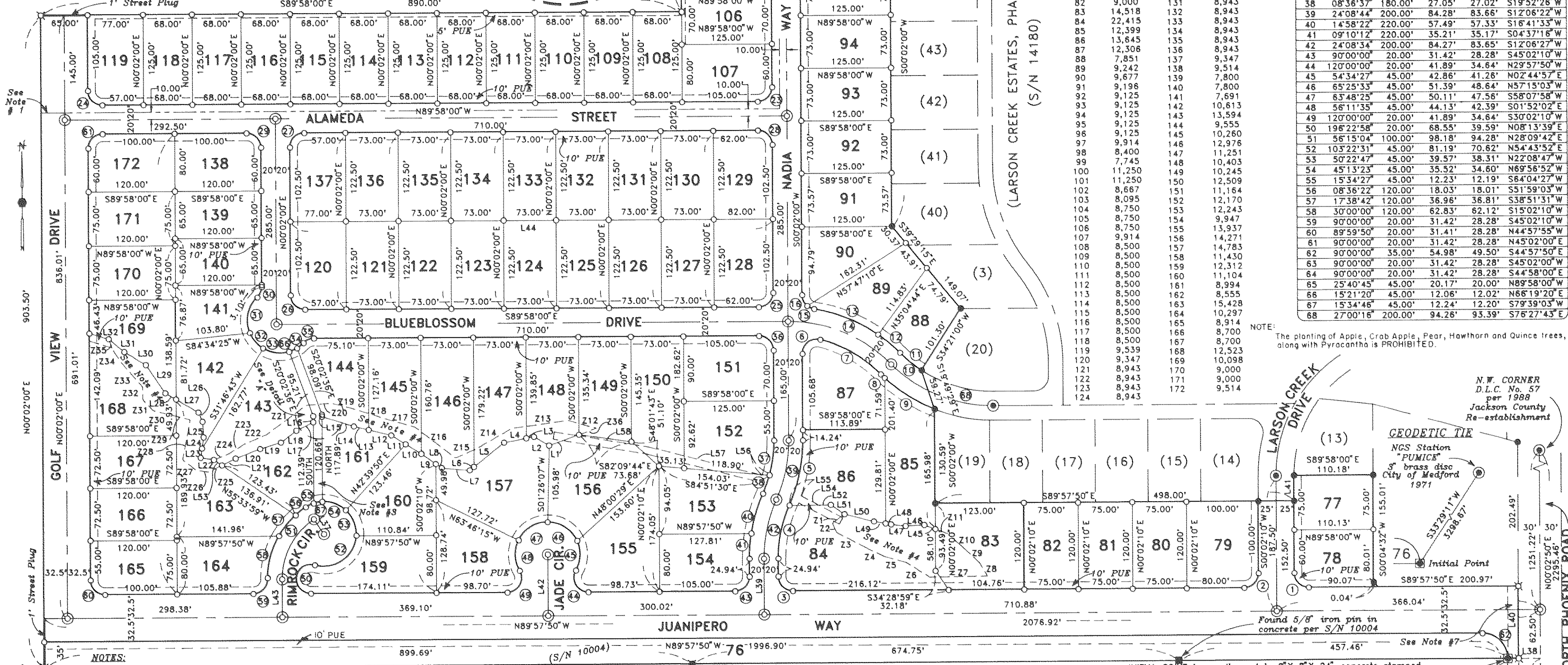
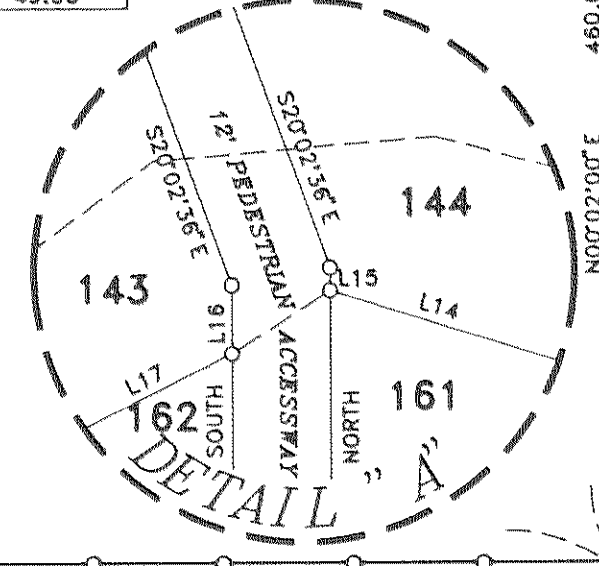
LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
76	70,854	125	8,943
77	8,262	126	8,943
78	8,723	127	8,943
79	11,915	128	9,959
80	9,000	129	9,959
81	9,000	130	8,943
82	9,000	131	8,943
83	14,518	132	8,943
84	22,415	133	8,943
85	12,399	134	8,943
86	13,645	135	8,943
87	12,308	136	8,943
88	7,851	137	9,347
89	9,242	138	9,514
90	9,677	139	7,800
91	9,198	140	7,800
92	9,125	141	7,691
93	9,125	142	10,613
94	9,125	143	13,594
95	9,125	144	9,555
96	9,125	145	10,260
97	9,914	146	12,976
98	8,400	147	11,251
99	7,745	148	10,403
100	11,250	149	10,245
101	11,250	150	12,509
102	8,667	151	11,164
103	8,095	152	12,170
104	8,750	153	12,243
105	8,750	154	9,947
106	8,500	155	13,937
107	9,914	156	14,271
108	8,500	157	14,783
109	8,500	158	11,430
110	8,500	159	12,312
111	8,500	160	11,104
112	8,500	161	8,994
113	8,500	162	8,555
114	8,500	163	15,428
115	8,500	164	10,297
116	8,500	165	8,914
117	8,500	166	8,700
118	8,500	167	8,700
119	9,539	168	12,523
120	9,347	169	10,098
121	8,943	170	9,000
122	8,943	171	9,000
123	8,943	172	9,000
124	8,943	172	9,514

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N44°57'50"W
2	90°00'00"	20.00'	31.42'	28.28'	S45°02'10"W
3	90°00'00"	20.00'	31.42'	28.28'	N44°57'50"W
4	24°08'34"	180.00'	75.85'	75.29'	N12°06'27"E
5	24°08'34"	220.00'	92.71'	92.03'	N12°06'27"E
6	104°28'39"	20.00'	36.47'	31.62'	N52°16'20"E
7	30°48'29"	180.00'	96.79'	95.62'	S60°05'07"E
8	02°10'16"	220.00'	8.34'	8.34'	S45°44'27"E
9	21°24'33"	220.00'	82.21'	81.73'	S57°33'7"E
10	18°16'29"	200.00'	63.79'	63.52'	S53°49'07"E
11	10°57'45"	180.00'	34.44'	34.39'	N50°09'34"W
12	10°14'24"	220.00'	39.32'	39.27'	N49°48'04"W
13	25°27'05"	220.00'	97.73'	96.93'	N67°38'49"W
14	45°17'08"	200.00'	158.08'	153.99'	S67°19'26"E
15	30°44'51"	20.00'	10.73'	10.60'	N64°59'56"W
16	49°39'34"	20.00'	17.33'	16.80'	N24°47'45"W
17	90°00'00"	20.00'	31.42'	28.28'	N45°02'00"E
18	57°25'18"	20.00'	20.04'	19.22'	N61°15'22"E
19	44°34'53"	45.00'	35.01'	34.14'	N54°50'11"W
20	115°40'33"	45.00'	90.85'	76.19'	S45°02'00"W
21	44°34'53"	45.00'	35.01'	34.14'	S35°05'49"E
22	57°25'18"	20.00'	20.04'	19.22'	S28°40'38"E
23	90°00'00"	20.00'	31.42'	28.28'	S45°02'00"W
24	90°00'00"	20.00'	31.42'	28.28'	N44°58'00"W
25	90°00'00"	20.00'	31.42'	28.28'	S45°02'00"W
26	90°00'00"	20.00'	31.42'	28.28'	N44°58'00"W
27	90°00'00"	20.00'	31.42'	28.28'	N45°02'00"E
28	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"E
29	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"E
30	46°11'13"	20.00'	16.12'	15.69'	S23°07'36"W
31	68°22'36"	45.00'	53.70'	50.57'	S21°01'53"W
32	36°03'54"	45.00'	28.33'	27.86'	S40°11'20"E
33	47°46'43"	45.00'	37.53'	36.45'	S82°06'39"E
34	14°47'53"	45.00'	11.62'	11.59'	N51°14'43"E
35	46°11'13"	20.00'	16.12'	15.69'	N66°56'24"E
36	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"W
37	15°32'07"	180.00'	48.81'	48.66'	S07°48'04"W
38	08°36'37"	180.00'	27.05'	27.02'	S19°52'26"W
39	24°08'44"	200.00'	84.28'	83.66'	S12°06'22"W
40	14°58'22"	220.00'	57.49'	57.33'	S16°41'33"W
41	09°10'12"	220.00'	35.21'	35.17'	S04°37'16"W
42	24°08'34"	200.00'	84.27'	83.65'	S12°06'27"W
43	90°00'00"	20.00'	31.42'	28.28'	S45°02'10"W
44	120°00'00"	20.00'	41.89'	34.64'	N02°44'57"E
45	54°34'27"	45.00'	42.86'	41.26'	N02°44'57"E
46	65°25'33"	45.00'	51.39'	48.64'	N57°15'03"W
47	83°48'25"	45.00'	50.11'	47.56'	S58°07'58"W
48	56°11'35"	45.00'	44.13'	42.39'	S01°52'02"E
49	120°00'00"	20.00'	41.89'	34.64'	S30°02'10"W
50	196°22'58"	20.00'	68.55'	39.59'	N08°13'39"E
51	56°15'04"	100.00'	98.18'	94.28'	N28°09'42"E
52	103°22'31"	45.00'	81.19'	70.62'	N54°43'52"E
53	50°22'47"	45.00'	39.57'	38.31'	N22°08'47"W
54	45°13'23"	45.00'	35.52'	34.60'	N69°56'52"W
55	15°34'27"	45.00'	12.23'	12.19'	S64°04'27"W
56	08°36'22"	120.00'	18.03'	18.01'	S51°59'03"W
57	17°38'42"	120.00'	36.96'	36.81'	S38°51'31"W
58	30°00'00"	120.00'	62.83'	62.12'	S15°02'10"W
59	90°00'00"	20.00'	31.42'	28.28'	S45°02'10"W
60	89°59'50"	20.00'	31.42'	28.28'	N44°57'55"W
61	90°00'00"	20.00'	31.42'	28.28'	N45°02'00"E
62	90°00'00"	35.00'	54.98'	49.50'	S44°57'50"E
63	90°00'00"	20.00'	31.42'	28.28'	S45°02'00"W
64	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"E
65	25°40'45"	45.00'	20.17'	20.00'	N89°58'00"W
66	15°21'20"	45.00'	12.06'	12.02'	N66°19'20"E
67	15°34'46"	45.00'	12.24'	12.20'	S79°39'03"W
68	27°00'16"	200.00'	94.26'	93.39'	S76°27'43"E

NOTE: The planting of Apple, Crab Apple, Pear, Hawthorn and Quince trees, along with Pyracantha is PROHIBITED.

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N70°26'17"E	43.97'	L37	S33°42'46"E	25.00'	Z1	N55°11'49"E	20.76'	Z19	N74°53'15"W	36.87'
L2	S59°41'56"E	24.30'	L38	N89°57'50"W	30.00'	Z2	S23°19'22"E	14.63'	Z20	S85°08'59"W	34.50'
L3	N79°18'03"E	10.78'	L39	N00°02'10"E	77.44'	Z3	S62°19'35"E	45.05'	Z21	S54°02'22"W	69.61'
L4	N79°18'03"E	31.53'	L40	S00°02'50"W	100.00'	Z4	S63°55'31"E	28.62'	Z22	S67°49'42"W	30.17'
L5	N51°29'46"E	53.72'	L41	N00°02'10"E	35.00'	Z5	S73°59'57"E	32.40'	Z23	S58°58'19"W	28.84'
L6	N51°29'46"E	7.82'	L42	N00°02'10"E	85.00'	Z6	S57°25'48"E	37.81'	Z24	S68°31'21"W	21.06'
L7	S85°05'38"E	38.86'	L43	N00°02'10"E	52.50'	Z7	N89°22'49"E	80.35'	Z25	S84°04'48"W	21.38'
L8	S54°51'57"E	10.17'	L44	S89°58'00"E	670.00'	Z8	N30°31'02"W	21.25'	Z26	N80°24'03"W	16.73'
L9	S54°51'57"E	24.45'	L45	N68°59'20"W	18.28'	Z9	N46°23'54"W	29.11'	Z27	N52°49'09"W	23.83'
L10	S58°00'12"E	25.57'	L46	S87°16'13"W	28.03'	Z10	N48°18'30"W	31.58'	Z28	N11°07'39"E	56.76'
L11	S58°00'12"E	23.47'	L47	N83°04'45"W	20.25'	Z11	N68°59'20"W	17.52'	Z29	N76°20'08"W	24.87'
L12	S76°17'28"E	32.31'	L48	N79°51'16"W	7.82'	Z12	N74°25'31"W	41.66'	Z30	S75°43'49"E	28.19'
L13	S76°17'28"E	21.11'	L49	N79°51'16"W	16.29'	Z13	S82°22'21"W	77.96'	Z31	N43°31'05"W	20.62'
L14	S72°38'13"E	46.49'	L50	N75°55'48"W	42.11'	Z14	S60°30'28"W	59.90'	Z32	N00°33'38"W	18.13'
L15	S00°00'00"E	2.78'	L51	N55°29'44"W	22.93'	Z15	S66°57'16"W	29.16'	Z33	N40°55'56"W	43.68'
L16	S00°00'00"E	8.34'	L52	S89°33'33"W	57.33'	Z16	N52°21'16"W	71.52'	Z34	N34°13'32"W	21.72'
L17	N63°37'27"E	26.21'	L53	N55°33'59"W	13.48'	Z17	N74°35'16"W	34.50'	Z35	N20°35'09"W	16.35'
L18	N52°37'44"E	26.91'	L54	N62°06'20"W	65.17'	Z18	N72°31'29"W	49.06'	Z36	N70°26'17"E	28.20'
L19	S75°01'40"W	30.16'	L55	N50°43'37"W	20.70'						
L20	N69°14'33"E	36.39'	L56	N89°40'18"W	10.39'						
L21	N64°04'48"E	21.38'	L57	N75°38'29"W	162.70'						
L22	N80°42'33"W	18.55'	L58	N80°33'16"W	131.81'						
L23	N08°33'18"E	12.96'									
L24	N08°33'18"E	15.63'									
L25	N03°30'57"W	21.81'									
L26	N24°12'33"W	13.85'									
L27	N59°26'25"W	35.94'									
L28	N59°26'25"W	17.27'									
L29	N34°14'19"W	47.77'									
L30	N58°33'14"W	34.92'									
L31	N50°37'04"W	27.86'									
L32	N73°17'37"W	28.06'									
L33	N00°02'00"W	75.00'									
L34	N00°02'00"E	56.12'									
L35	N00°02'00"E	20.00'									
L36	S89°58'00"E	20.00'									

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahon
REG. NO. 1913
DOUGLAS C. McMAHAN
Expire 12/31/96



- Centerline of Sanitary Basement to City of Medford per Document No. 94-23972
- This Subdivision is located within 200 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.
- 12' Pedestrian Accessway
- Conservation Zone - Do Not Disturb
- Lots 119, 165 & 172 shall not have access from GOLFVIEW DRIVE
- Lots 78, 79, 84, 154, 155, 158, 159 & 164 shall not have access from JUANIPERO WAY
- 15' additional right-of-way being dedicated for NORTH PHOENIX ROAD

LARSON CREEK ESTATES, PHASE 3
Located in:
The N.E. 1/4 of Section 33, T.37S., R.1W., W.M.,
City of Medford, Jackson County, Oregon

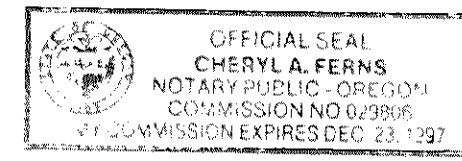
*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that LARVAN, INC., a New Jersey corporation, DECARLOW HOMES, INC., an Oregon Corporation, and PACTREND, INC., an Oregon 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, those easements labeled as public utility easements, additional right-of-way for North Phoenix Road, the pedestrian accessway, shown hereon, and we hereby grant to the City of Medford in fee simple, that area portrayed and designated as a 1-foot street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby grant the use of the 20 foot wide Minimum Access as an easement for Ingress and egress, and for public utilities, as shown hereon, over Lots 100, 101 and 102 for the benefit of the owners, heirs and assignees of Lots 100 and 101. We hereby designate said subdivision as LARSON CREEK SUBDIVISION, PHASE 3.

John Schleining, President
LARVAN, INC.
John Schleining, President

STATE OF OREGON)
County of Jackson)ss

This instrument was acknowledged before me this 23rd day of August, 1995, by John Schleining, known to me as the person who executed the within instrument on behalf of LARVAN, INC., a New Jersey Corporation.

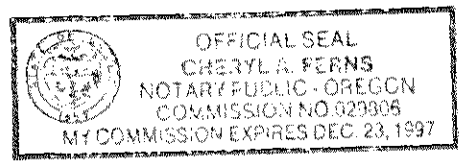


Cheryl A. Ferns, Notary

Steve DeCarlow, President
DECARLOW HOMES, INC.
Steve DeCarlow, President

STATE OF OREGON)
County of Jackson)ss

This instrument was acknowledged before me this 24th day of August, 1995, by Steve DeCarlow, known to me as the person who executed the within instrument on behalf of DECARLOW HOMES, INC., an Oregon Corporation.

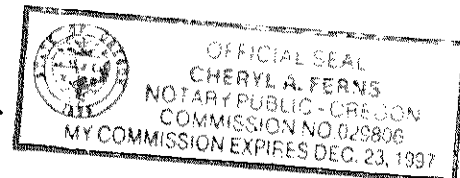


Cheryl A. Ferns, Notary

Louis F. Mahar, President
PACTREND, INC.
Louis F. Mahar, President

STATE OF OREGON)
County of Jackson)ss

This instrument was acknowledged before me this 23rd day of August, 1995, by Louis F. Mahar, known to me as the person who executed the within instrument on behalf of PACTREND INC., an Oregon Corporation.



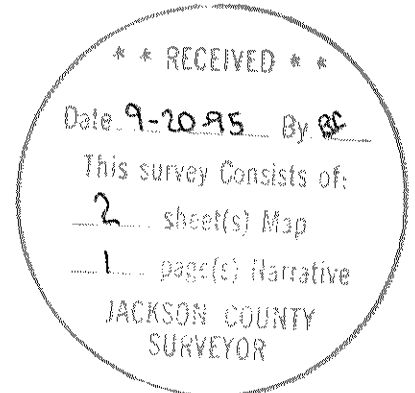
Cheryl A. Ferns, Notary

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

Filed for record this 20 day of Sept, 1995 at 12:38 O'Clock P.M. and recorded in Volume 20 of Plats at page 49 of Records of Jackson County, Oregon.

Kathleen S. Beckert, County Clerk

Cheryl A. Ferns, Deputy



STATE OF OREGON)
County of Jackson)ss *** SURVEYOR'S CERTIFICATE ***

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 the Southwest corner of Donation Land Claim No. 57 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 00°02'50" East, along the Westerly line of said Claim, 807.95 feet to the Easterly terminus of the boundary line established by agreement in Volume 449, page 25 of the Deed Records of said Jackson County; thence North 89°57'50" West, along said agreement line, 30.00 feet to the Westerly right-of-way line of North Phoenix Road; thence continue North 89°57'50" West 15.00 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING of LARSON CREEK ESTATES, PHASE 3; thence continue North 89°57'50" West 2031.90 feet; thence North 00°02'00" East 903.50 feet; thence South 89°58'00" East 890.00 feet; thence North 00°02'00" East 460.00 feet; thence South 89°58'00" East 150.00 feet; thence South 00°02'00" West 80.00 feet; thence South 89°58'00" East 140.00 feet to the Northwest corner of LARSON CREEK ESTATES, PHASE 2; thence, along the boundary of said PHASE 2 the following courses: South 00°02'00" West 678.57 feet; thence South 39°29'15" East 149.07 feet; thence South 34°21'00" West 101.30 feet; thence South 19°49'29" East 59.27 feet; thence South 00°02'00" West 130.59 feet; thence South 89°57'50" East 498.00 feet; thence North 00°02'10" East 35.00 feet and South 89°58'00" East 110.18 feet to the Southeast corner of Lot 13, said PHASE 2; thence South 00°04'32" West 155.01 feet; thence South 89°57'50" East 200.97 feet to the aforementioned Westerly right-of-way line of North Phoenix Road; thence South 00°02'50" West, along said Westerly line, 100.00 feet; thence North 89°57'50" West 15.00 feet to the Initial Point of Beginning.

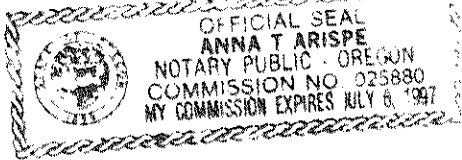
Douglas C. McMahan, SURVEYOR

We, Bank of Southern Oregon, the undersigned beneficiary of a certain Trust Deed recorded May 8, 1995 as Document No. 95-12188, 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 6th day of September, 1995

Before me: Anna T. Arispe, Notary

VP/cashier



*** APPROVALS ***

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

James M. Eisenbald, Planning Director

SEP 11, 1995, Date

Examined and approved this 7th day of September, 1995.

Robert Sewell, City Engineer

ACTING Kerry K. Bradshaw, City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 12 September, 1995.

Madeleine, deputy Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Sept 12, 1995, 1995.

Card Applegate, deputy Tax Collector

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

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

SURVEY NO. 14671

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

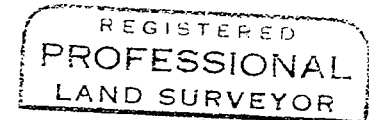
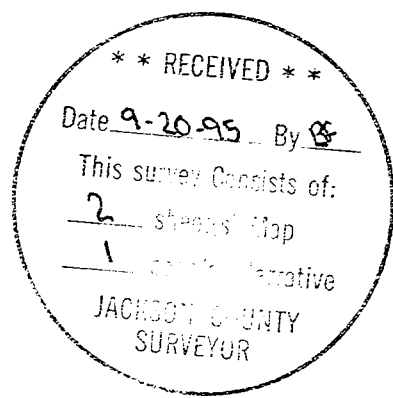
Survey for: Alderwood Development Co.
1014 N. Riverside Avenue
Medford, Oregon 97501

Location: To survey, monument and prepare Final Plat of
LARSON CREEK ESTATES, PHASE 3 per City of Medford
File No. LDS-94-49 and as requested by client

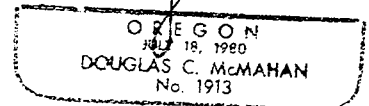
Purpose: Utilizing found monumentation per filed Surveys No.
10004 and 14180 for control, I established monu-
ments as shown on the accompanying map. The South-
erly boundary of property was monumented per filed
Survey No. 10004. I used electronic total stations
for all portions of this survey.

Basis of
Bearing: Filed Survey No. 14180 (West line)

Date: July 24, 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