

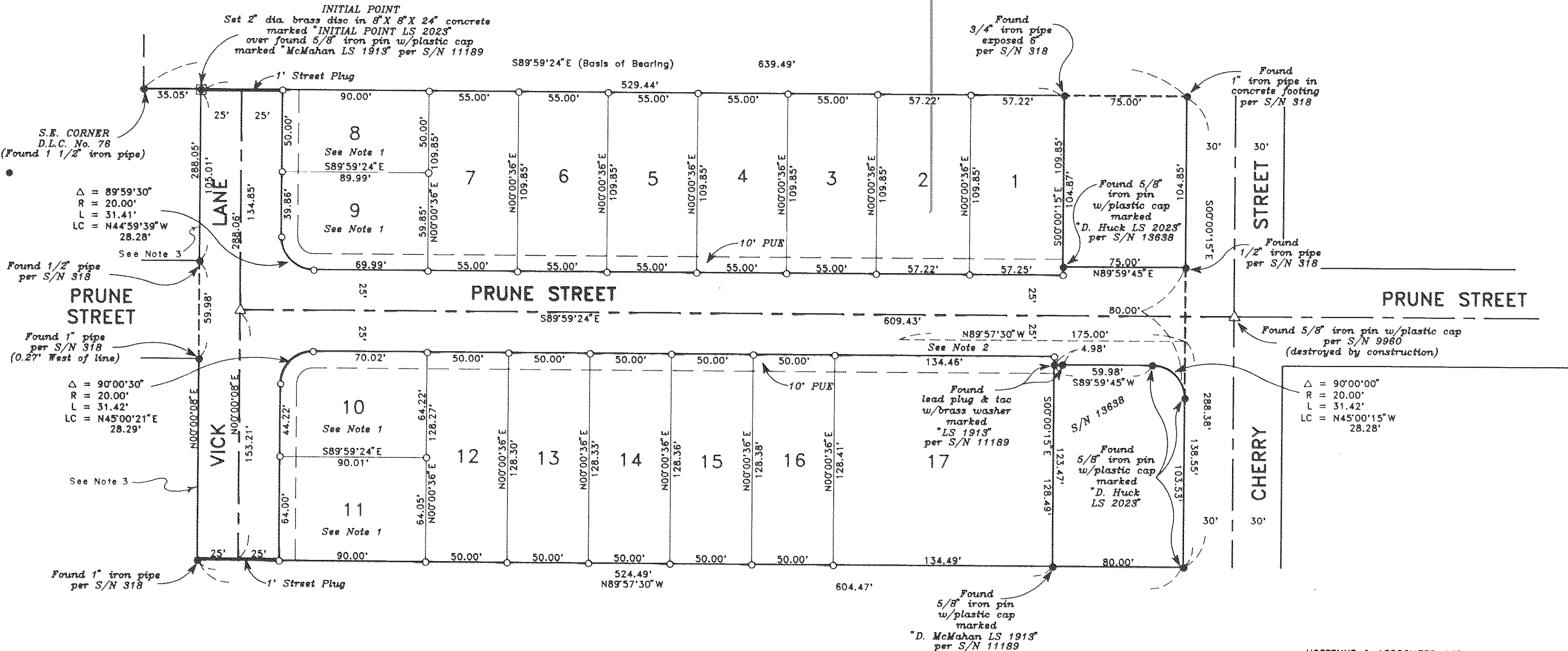
TWO OAKS SUBDIVISION

Located in:

The S.E. 1/4 of Section 26, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon



LOT	SQ. FEET
1	6,287
2	6,286
3	6,042
4	6,042
5	6,042
6	6,042
7	6,042
8	4,500
9	5,300
10	5,695
11	5,763
12	6,414
13	6,416
14	6,417
15	6,419
16	6,420
17	17,273



NOTES:

- EASEMENTS OF RECORD**
Volume 81, Page 500, J.Co.D.R.
Right-of-way for irrigation, ditches, canals and reservoir site (location not defined)
- Only single family residences are permitted on Lots 8, 9, 10 & 11
 - Center line 15' wide sewer easement per Instrument No. 81-03173 O.R.J.Co.
 - Access from Vick Lane to the West is prohibited

All deferred monuments will be set no later than
March 1, 1996.
Darrell L. Huck
Surveyor

All deferred monuments are now set, see Document
No. 96-23324 of Official Records this 26th day of
June 1996.

Approved: *Roger Roberts*
Jackson County Surveyor

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(503)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 50 feet May 22, 1995
BASIS OF BEARING: RECORDED SURVEY NO. 13638

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" Iron pin or otherwise noted
- △ = Deferred monument - see S/N 15043 *see, c.s.*
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television, sidewalk and sanitary sewer, construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
DARRELL L. HUCK
2023

EXPIRES 6-30-97

I certify this plat to be a
true and correct photocopy of the original
Darrell L. Huck
SURVEYOR

TWO OAKS SUBDIVISION

LOCATED IN:

The S.E. 1/4 of Section 26, Township 37 South, Range 2 West, Willamette Meridian
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that OREGON DIVERSE INDUSTRIES, a limited liability company, and David Hammonds 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 Medford in fee simple, that area portrayed and designated hereon 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 designate said subdivision as TWO OAKS SUBDIVISION.

IN WITNESS HEREOF, signed this 1st day of September 1995.

David Hammonds
David Hammonds

STATE OF OREGON)
COUNTY OF JACKSON) ss

The foregoing instrument was acknowledged before me this 1st day of September, 1995, by David Hammonds, known to me as the person who executed the within instrument as his voluntary act and deed.

Before me:



Cheryl A. Ferns
Notary Public

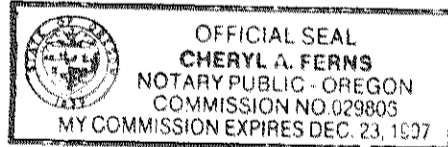
IN WITNESS HEREOF, signed this 1st day of September 1995.

F. Scott Goings
F. Scott Goings,
Member, Oregon Diverse Industries, L.L.C.

STATE OF OREGON)
COUNTY OF JACKSON) ss

The foregoing instrument was acknowledged before me this 1st day of September, 1995, by F. Scott Goings, Member of Oregon Diverse Industries L.L.C., known to me as the person who executed the within instrument, on behalf of Oregon Diverse Industries as his voluntary act and deed.

Before me:



Cheryl A. Ferns
Notary Public

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 20 day of Sept, 1995 at 12:20 Clock P.M. and recorded in Volume 20 of Plats at page 48 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

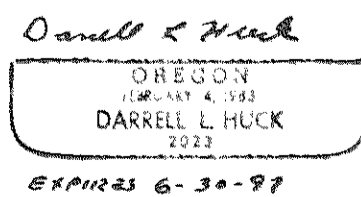
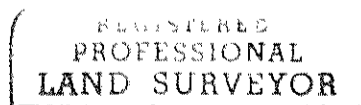
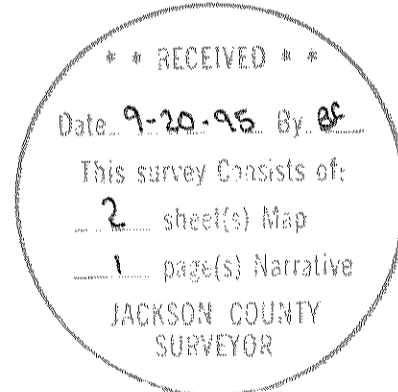
Cheryl A. Ferns
Deputy

Examined and approved as required by O.R.S. 92.100 as of September 15, 1995.

David L. Hammonds Deputy
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Sept 15, 1995

Colleen Stanford
Tax Collector



*** 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 Southeast Corner of Donation Land Claim No. 76 in Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon; thence South 89°59'24" East 35.05 feet to a brass disc in concrete monumenting the Northwest corner of the tract of land described in Volume 345, Page 151 of Deed Records in said Jackson County for the INITIAL POINT OF BEGINNING; thence, along the North line of said tract, South 89°59'24" East 529.44 feet to the Northwest corner of that tract of land described in Volume 567, Page 80 of Deed Records in said Jackson County; thence, South 00°00'15" East, along the West line of said tract, 104.87 feet to the Southwest corner thereof; thence, along the South line of said tract, North 89°59'45" East 75.00 feet to the West right-of-way line of Cherry Street; thence, along said right-of-way line, South 00°00'15" East 80.00 feet; thence, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 45°00'15" West 28.28 feet) a distance of 31.42 feet; thence South 89°59'45" West 59.98 feet; thence South 00°00'15" East 123.47 feet to the Southeast corner of that tract of land described in Instrument No. 69-11643 of the Official Records of said Jackson County; thence North 89°57'30" West 524.49 feet to the Southwest corner of that tract of land described in said Volume 345, Page 151; thence, along the West line of said tract, North 00°00'08" East 288.05 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. Eimund
Planning Director

SEP 14, 1995
Date

Examined and approved this 1st day of September, 1995.

Robert Sewell
City Engineer

James M. Eimund
ACTING CITY SURVEYOR

STATE OF OREGON)
COUNTY OF JACKSON) ss

We CLTC EXCHANGE COMPANY, a California Corporation, are the undersigned beneficiary of a certain Trust Deed recorded June 28, 1995 as Document No. 95-17062, 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 1st day of SEPTEMBER, 1995

Paula M. Dees
Title: V. PRESIDENT

Before me:



STATE OF OREGON)
COUNTY OF JACKSON) ss

Ray V. Vick
Notary Public

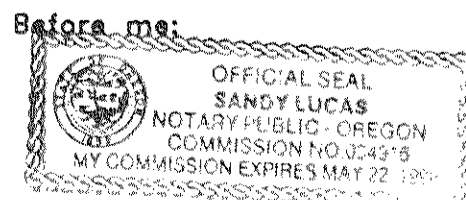
We Ray V. Vick, Trustee and Sharon J. Vick, Trustee in trust under the Vick Loving Trust, are the undersigned beneficiary of a certain Trust Deed recorded June 28, 1995 as Document No. 95-17063, Official Records of Jackson County, Oregon. Affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 1st day of SEPTEMBER, 1995

Ray V. Vick
Ray V. Vick

Sharon J. Vick
Sharon J. Vick

Before me:



Sandy Lucas
Notary Public

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

SURVEY NO. 14673

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

Survey for: Oregon Diverse Industries, L.L.C.
P.O. Box 8517
Medford, Oregon 97504

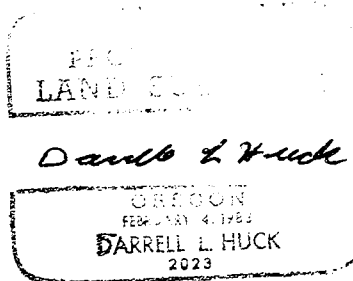
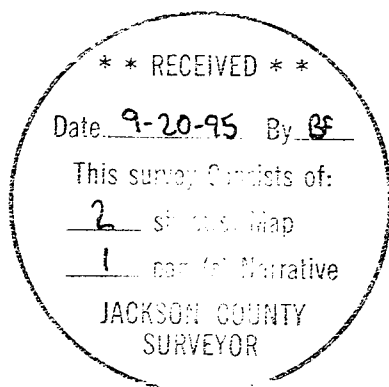
Location: The Southeast one-quarter (1/4) of Section 26,
Township 37 South, Range 1 West, Willamette Meridi-
an, City of Medford, Jackson County, Oregon

Purpose: Subdivision Development: **TWO OAKS SUBDIVISION** to
comply with specifications set forth in City of
Medford File No. LDS 94-41

Procedure: The boundary of the parent tract of land being
subdivided was determined by this office according
to Recorded Survey No. 13638. The control used for
that survey was also used to accomplish this subdivi-
sion. Lot dimensions were computed according to
client's direction and monuments were set as shown.
A one-second theodolite and electronic distance
measuring was utilized.

Basis of
Bearing: Recorded Survey No. 13638

Date: May 22, 1995



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