

VIEWPOINT SUBDIVISION, PHASES 1 AND 2

Located in:

The Northeast 1/4 & the
Northwest 1/4 of Section 16,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

GEODETIC TIE

Found brass disc stamped "G.P.S. NO. 139 1993"

I certify this plat to be an exact photocopy of the original.

David Minnecci
SURVEYOR

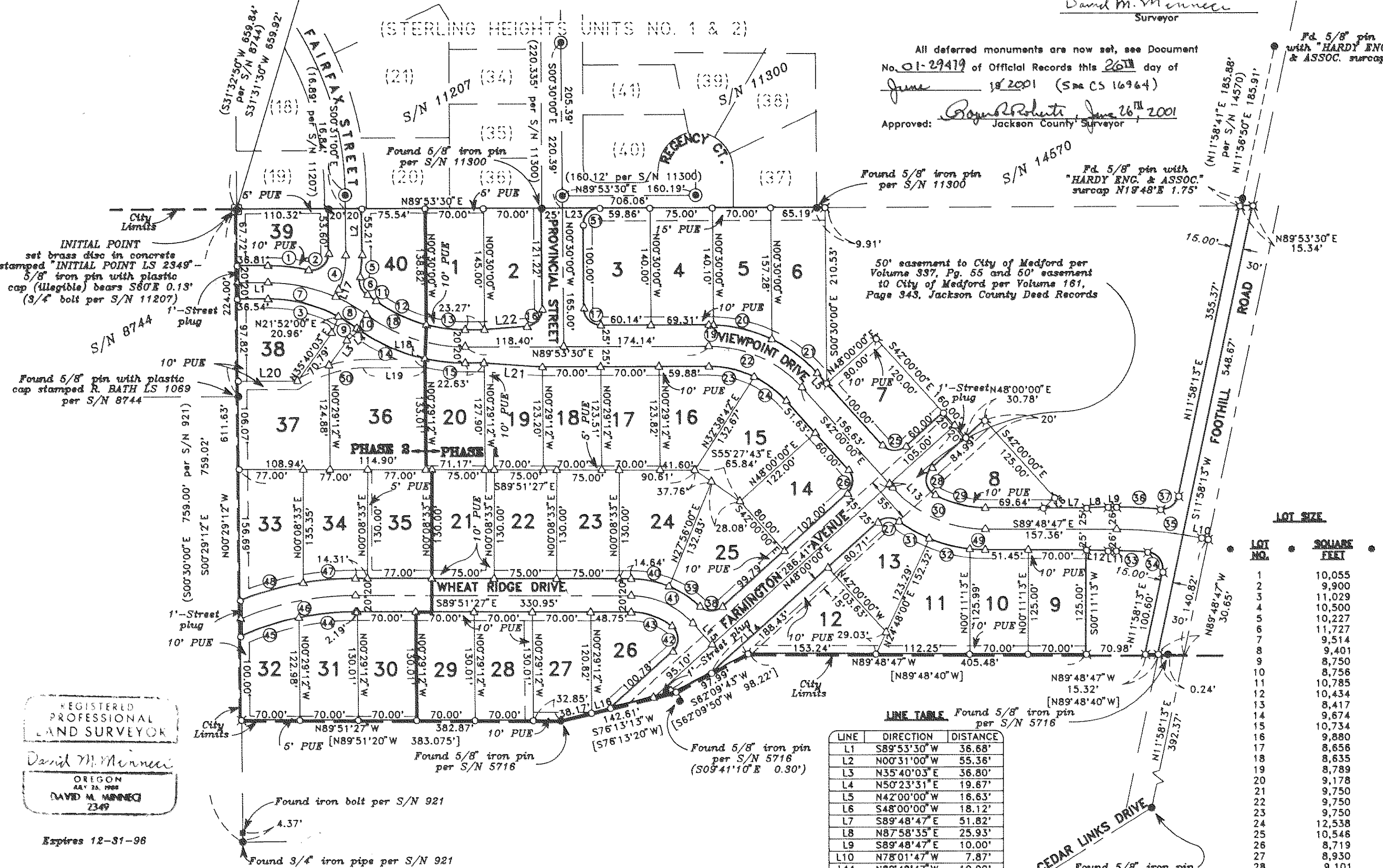
Found brass disc in concrete per 1993 Jackson County Re-establishment
S89°42'00"E 2650.03'
(Position from 1989 Jackson County R.P.'s)

All deferred monuments will be set or reset no later than

May 1 1996.

David M. Minnecci
Surveyor

All deferred monuments are now set, see Document No. 01-29419 of Official Records this 26th day of June 18 2001 (See CS 16964)
Approved: Raymond Roberts, June 26th 2001
Jackson County Surveyor



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	12°51'59"	220.00'	49.40'	49.30'	S83°40'30"E
2	103°18'29"	20.00'	36.05'	31.36'	N51°07'15"E
3	27°55'05"	180.00'	87.71'	86.84'	S76°08'58"E
4	24°21'14"	100.00'	42.51'	42.19'	N11°39'38"E
5	12°47'52"	120.00'	26.80'	26.75'	N05°52'56"E
6	89°32'10"	20.00'	24.27'	22.81'	S22°29'13"E
7	23°56'45"	200.00'	83.59'	82.98'	S78°08'08"E
8	12°16'12"	200.00'	42.83'	42.75'	S60°01'39"E
9	08°17'52"	180.00'	26.07'	26.05'	S58°02'30"E
10	01°02'38"	220.00'	4.01'	4.01'	S54°24'54"E
11	03°21'45"	220.00'	12.91'	12.91'	S55°34'26"E
12	21°09'10"	180.00'	66.45'	66.08'	S64°28'08"E
13	15°03'47"	180.00'	47.32'	47.19'	S82°34'36"E
14	22°25'00"	220.00'	86.07'	85.53'	S66°08'42"E
15	12°45'18"	220.00'	48.98'	48.87'	S83°43'51"E
16	86°18'15"	20.00'	30.11'	27.35'	N42°38'08"E
17	89°36'30"	20.00'	31.28'	28.19'	N45°18'13"W
18	36°12'57"	200.00'	126.42'	124.32'	S72°00'02"E
19	01°51'55"	175.00'	5.70'	5.70'	S89°10'31"E
20	23°48'27"	175.00'	72.72'	72.19'	S76°20'21"E
21	22°26'08"	175.00'	68.53'	68.09'	S53°13'04"E
22	48°06'30"	150.00'	125.95'	122.28'	S66°03'15"E
23	25°45'19"	125.00'	55.19'	55.72'	N77°13'51"W
24	22°21'11"	125.00'	48.77'	48.46'	S53°10'36"E
25	90°00'00"	20.00'	31.42'	28.28'	S87°00'00"E
26	90°00'00"	20.00'	31.42'	28.28'	S03°00'00"W
27	78°20'50"	20.00'	27.35'	25.27'	N87°10'25"E
28	109°08'57"	20.00'	38.09'	32.59'	S06°33'29"E
29	28°41'50"	125.00'	62.81'	61.96'	S75°27'52"E
30	47°48'47"	150.00'	125.17'	121.57'	S65°54'24"E
31	13°31'31"	175.00'	41.31'	41.21'	S60°24'55"E
32	16°33'08"	175.00'	50.56'	50.38'	S75°27'14"E
33	04°33'13"	474.00'	37.87'	37.68'	N87°32'10"W
34	97°13'47"	20.00'	33.94'	30.01'	N36°38'41"W
35	11°47'00"	500.00'	102.83'	102.65'	S83°55'17"E
36	05°48'36"	528.00'	53.03'	53.01'	S86°55'29"E
37	83°59'37"	20.00'	29.32'	26.76'	N53°58'01"E
38	85°45'26"	20.00'	29.93'	27.22'	N89°07'17"W
39	21°29'09"	120.00'	45.00'	44.74'	N56°59'09"W
40	22°07'44"	120.00'	46.35'	46.06'	N78°47'35"W
41	47°51'27"	100.00'	83.53'	81.12'	N65°55'43"W
42	99°56'27"	20.00'	34.89'	30.63'	N01°58'13"W
43	37°55'01"	80.00'	52.94'	51.98'	N70°53'57"W
44	11°50'43"	330.00'	68.22'	68.10'	S84°13'12"W
45	12°46'38"	330.00'	73.59'	73.44'	S71°54'31"W
46	23°10'24"	350.00'	141.56'	140.59'	S78°33'21"W
47	09°45'15"	370.00'	62.99'	62.91'	S85°15'55"W
48	12°08'21"	370.00'	78.24'	78.24'	S74°19'07"W
49	06°04'59"	175.00'	18.58'	18.57'	N86°48'17"W
50	34°31'25"	145.00'	87.37'	86.05'	S72°37'48"W
51	90°23'30"	20.00'	31.55'	28.38'	N44°41'45"E

LOT NO.	SQUARE FEET
1	10,055
2	9,900
3	11,029
4	10,500
5	10,227
6	11,727
7	9,514
8	9,401
9	8,750
10	8,756
11	10,785
12	10,434
13	8,417
14	9,674
15	10,734
16	9,880
17	8,658
18	8,635
19	8,789
20	9,178
21	9,750
22	9,750
23	9,750
24	12,538
25	10,546
26	8,719
27	8,930
28	9,101
29	9,101
30	9,101
31	8,942
32	7,905
33	11,019
34	10,121
35	10,010
36	16,960
37	13,508
38	9,498
39	7,622
40	9,283

LINE	DIRECTION	DISTANCE
L1	S89°53'30"W	36.68'
L2	N00°31'00"W	55.36'
L3	N35°40'03"E	36.80'
L4	N50°23'31"E	19.67'
L5	N42°00'00"W	16.63'
L6	S48°00'00"W	18.12'
L7	S89°48'47"E	51.82'
L8	N87°58'35"E	25.93'
L9	S89°48'47"E	10.00'
L10	N78°01'47"W	7.87'
L11	N89°48'47"W	10.00'
L12	N87°36'09"E	25.93'
L13	S42°00'00"E	5.61'
L14	N62°09'43"E	49.71'
L15	N42°00'00"W	34.84'
L16	N76°13'13"E	23.68'
L17	N23°50'15"E	9.06'
L18	N00°29'12"W	10.43'
L19	S89°53'30"W	69.76'
L20	N89°53'30"E	70.95'
L21	N86°01'29"W	70.21'
L22	S85°46'15"W	51.41'
L23	N89°53'30"E	45.14'

HOFFBUHR & ASSOCIATES, INC.
1052 E. JACKSON MEDFORD, OREGON
779-4641

By: David M. Minnecci RPLS No. 2349
Scale: 1 Inch = 100' September 25, 1995
Basis of Bearing: Survey Number 11207
(North line Section 16)

○ = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
⊕ = Set lead plug and tack with metal washer stamped "LS 2349".
● = Found 5/8" iron pin as noted

⊙ = Found brass cap monument
△ = Deferred Monument (See CS 16964)
S/N = Survey number

[] = Record per Document No. 88-05794
Official Records of Jackson County, Oregon

PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television, irrigation, sanitary sewer construction and maintenance

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON 48' 26' 000
DAVID M. MINNECCI
2349
Expires 12-31-98

- NOTES:
- 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.
 - Unable to locate right-of-way for transmission and distribution of electricity per Volume 233, Page 46, Deed Records Jackson County.
 - Unable to locate pipeline and main waterline to dwelling per Volume 131, Page 514, Deed Records Jackson County.
 - Connection of domestic waterline per Volume 434, Page 295, Deed Records of Jackson County, relocated to Wheat Ridge Drive.

VIEWPOINT SUBDIVISION, PHASES 1 AND 2

Located in:

The Northeast 1/4 & the
Northwest 1/4 of Section 16,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

*** DECLARATION ***

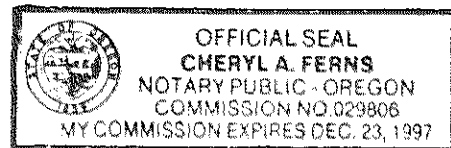
KNOW ALL MEN BY THESE PRESENTS, that Michael T. Mahar and Jimmie Fae Bostwick are the owners in fee simple of the land hereon described, and that they have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use those easements labeled as public utility easements, the streets shown hereon and additional right-of-way for Foothill Road. 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 hereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as VIEWPOINT SUBDIVISION, PHASES 1 AND 2.

Michael T. Mahar

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named Michael T. Mahar, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

On this 13th day of October, 1995

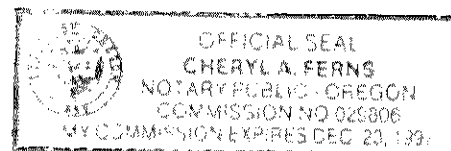


Notary

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above named Jimmie Fae Bostwick, and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

On this 16th day of October, 1995



Notary

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

Filed for record this 7 day of November, 1995 at 12:27 O'Clock P.M.

and recorded in Volume 30 of Plats at page 57 of Records of Jackson County, Oregon.

County Clerk

Deputy

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

I, David M. Minneci, 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 the most Southerly, Southwest corner of STERLING HEIGHTS, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING OF VIEWPOINT SUBDIVISION, PHASES 1 AND 2; thence, North 89°53'30" East, along the Southerly boundary of STERLING HEIGHTS, UNITS NO. 1 and 2, and the Easterly projection thereof, 706.06 feet; thence, leaving said Easterly projection, South 00°30'00" East 210.53 feet; thence North 48°00'00" East 80.00 feet; thence South 42°00'00" East 160.00 feet; thence North 48°00'00" East 30.78 feet; thence South 42°00'00" East 125.00 feet; thence South 48°00'00" West 18.12 feet; thence South 89°48'47" East 51.82 feet; thence North 87°58'35" East 25.93 feet; thence South 89°48'47" East 10.00 feet; thence, along the arc of a 526.00 foot radius curve to the right (the long chord to which bears South 86°55'29" East 53.01 feet), an arc distance of 53.03 feet; thence, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 53°58'01" East 26.76 feet), an arc distance of 29.32 feet; thence North 11°58'13" East 355.37 feet to the aforesaid Easterly projection of the Southerly boundary of STERLING HEIGHTS, UNITS NO. 1 and 2; thence North 89°53'30" East, along said Easterly projection, 15.34 feet to the Westerly right-of-way line of Foothill Road; thence South 11°58'13" West, along said Westerly line, 548.67 feet to the Northeast corner of that tract described in Document No. 88-05794, Official Records of said Jackson County; thence North 89°48'47" West (Record North 89°48'40" West), along the Northerly line of said tract, 15.32 feet; thence, leaving said Northerly line, North 11°58'13" East 100.60 feet; thence, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 36°38'41" West 30.01 feet), an arc distance of 33.94 feet; thence, along the arc of a 474.00 foot radius curve to the left (the long chord to which bears North 87°32'10" West 37.66 feet), an arc distance of 37.67 feet; thence North 89°48'47" West 10.00 feet; thence North 87°36'09" West 25.93 feet; thence South 00°11'13" West 125.00 feet to the aforesaid Northerly line of that tract described in Document No. 88-05794; thence, along said Northerly line the following courses: North 89°48'47" West (Record North 89°48'40" West) 405.48 feet; thence South 62°09'43" West 97.99 feet (Record South 62°09'50" West 98.22 feet); thence South 76°13'13" West (Record South 76°13'20" West) 142.61 feet; thence North 89°51'27" West 382.87 feet (Record North 89°51'20" West 383.075 feet); to the Northwest corner thereof; thence North 00°29'12" West 611.63 feet to the Initial Point of Beginning.

SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

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

Planning Director

NOV 1, 1995
Date

Examined and approved this 24th day of October, 1995.

City Engineer

City Surveyor

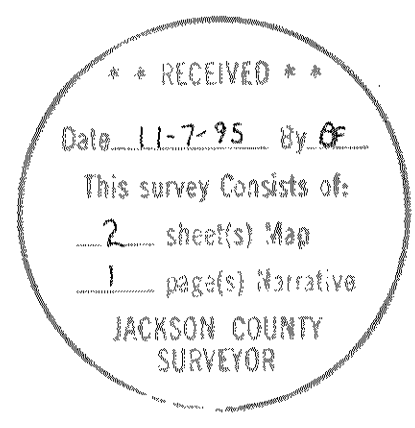
Examined and approved as required by O.R.S. 92.100 this 2ND day of November, 1995

Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 this 2nd day of November, 1995

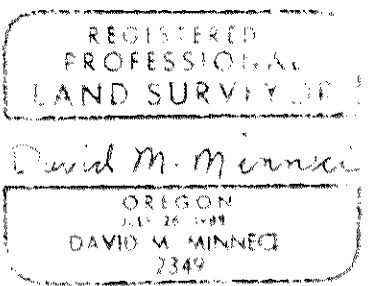
Tax Collector

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



I certify this plat to be an exact photocopy of the original.

SURVEYOR



SURVEY NO. 14725

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

Survey for: Michael T. Mahar
815 Alder Creek Drive
Medford, Oregon 97504

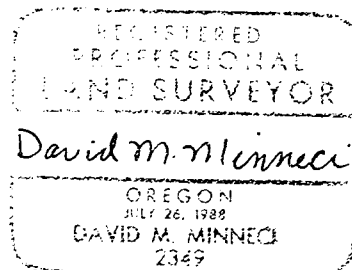
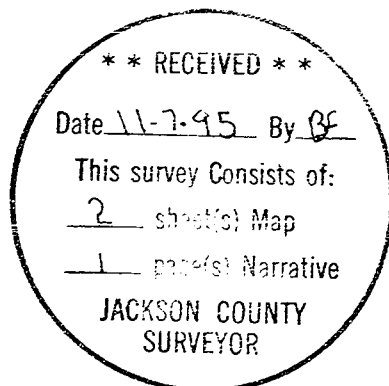
Location: Northeast one-quarter (1/4) and the Northwest one-quarter (1/4) of Section 16, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and record a subdivision plat for *VIEWPOINT SUBDIVISION, PHASES 1 and 2*

Procedure: Utilizing found monumentation per Surveys No. 921, 953, 5716, 8744, 11207 and 11300, I set monuments as shown on the accompanying subdivision plat. As a result of discussions with Jackson County Title, the Northerly line was established as coincident with the Southerly line of *STERLING HEIGHTS, UNITS NO. 1 and 2*. The Northerly line of this Parcel as monumented by Survey No. 5716 is five (5) to six (6) feet South of this line, but no reason could be found for establishing the line in that location. The Westerly right-of-way line of Foothills Road was established by using the found 5/8 inch iron pin at the intersection of Foothills Road and Cedar Links Drive and the angle of the Southerly and Easterly lines of that Parcel established by Survey No. 5716. This right-of-way does not agree with the right-of-way established to the North by Survey No. 14570.

Basis of Bearing: North line of Section 16 per Survey No. 11207

Date: September 25, 1995



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504