

PEBBLE CREEK ESTATES SUBDIVISION

Located in:
Lot 25 in Block 2 of ROGUE VALLEY HEIGHTS
In the N.E. 1/4 of Section 18, T37S., R1W., W.M.
City of Medford, Jackson County, Oregon

All deferred monuments will be set no later than
April 1st, 1976
Douglas C. McMah
Surveyor

All deferred monuments are now set, see Document
No. 02-58398 of Official Records this 1st day of
NOVEMBER, 192002
Approved: *Ronald Adams (See CS 17537)*
Jackson County Surveyor

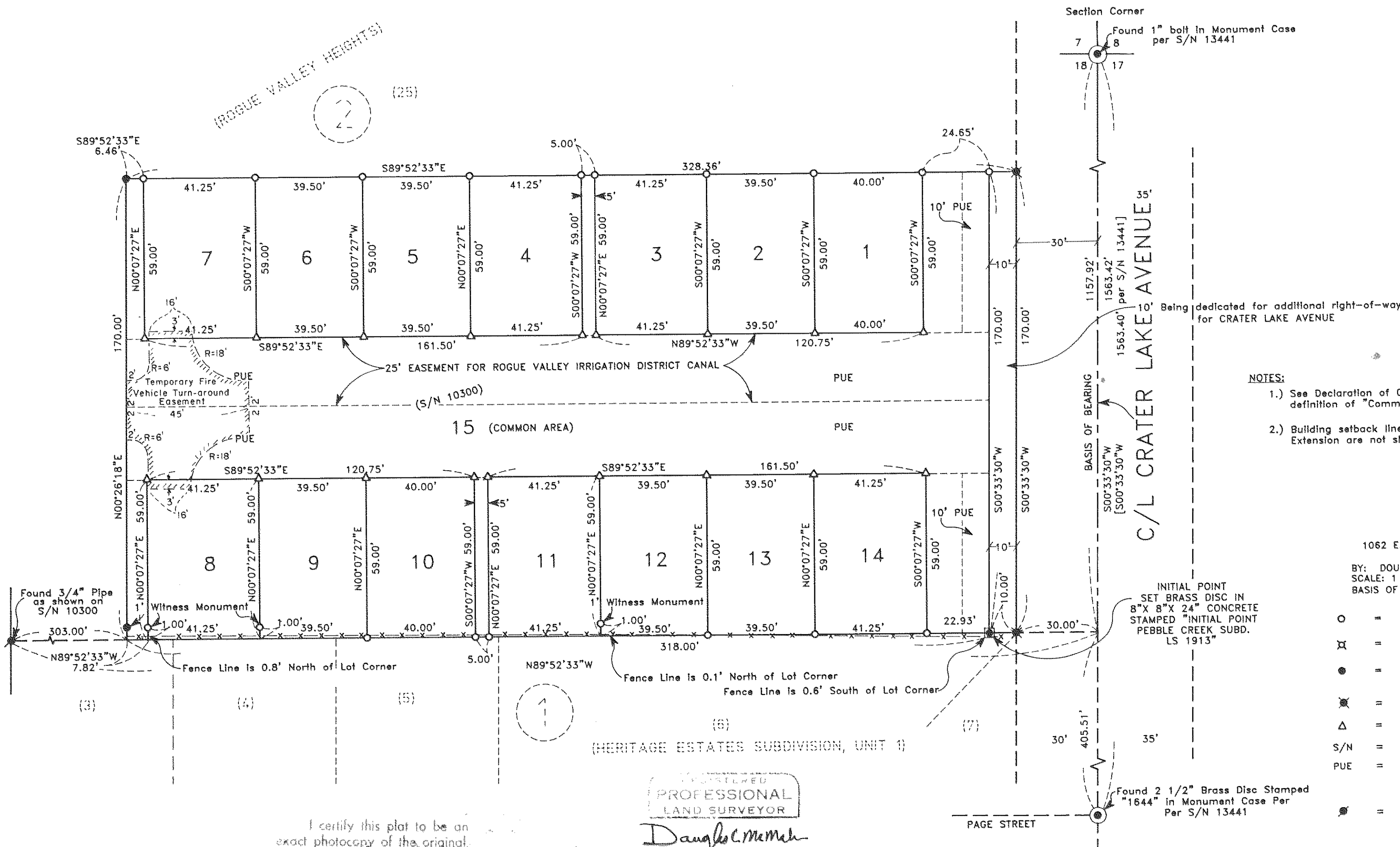


LOT TABLE

1	2,360
2	2,331
3	2,434
4	2,434
5	2,331
6	2,331
7	2,434
8	2,434
9	2,331
10	2,360
11	2,434
12	2,331
13	2,331
14	2,434

COMMON AREA

15	20,783
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NOTES:

- 1.) See Declaration of Conditions, Covenants and Restrictions, for definition of "Common Area".
- 2.) Building setback lines per recorded plat of Rogue Valley Heights Extension are not shown on this plat.

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(503) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 30' Sept 27, 1995
BASIS OF BEARING: Filed S/N 13441 (C/L CRATER LAKE AVE)

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin with cap stamped "L.S. 505" per S/N 10300
- ⊗ = Set Lead Plug & tag tagged "LS 1913"
- △ = Deferred Monument
- S/N = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- ⊗ = Found 3/4" Pipe

I certify this plot to be an exact photocopy of the original.
Douglas C. McMah
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMah
1980
DOUGLAS C. McMAHAN
Exp. 12/31/96

PEBBLE CREEK ESTATES SUBDIVISION

Located in:
Lot 25 in Block 2 of ROGUE VALLEY HEIGHTS
In the N.E. 1/4 of Section 18, T37S., R1W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN A. DUKE as TRUSTEE of the JOHN A. DUKE TRUST, am the owner in fee simple of the lands hereon described, and that I 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 I do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements. I hereby designate said Subdivision as PEBBLE CREEK ESTATES SUBDIVISION.

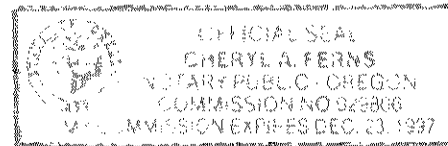
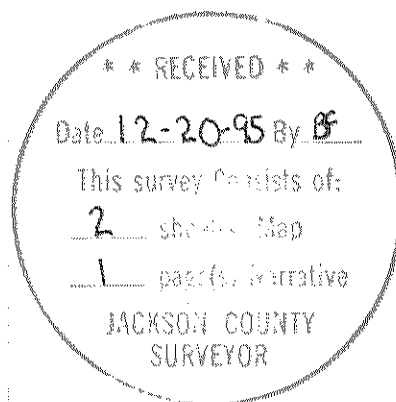
JOHN A. DUKE TRUST:

TRUSTEE: John A. Duke, Trustee
JOHN A. DUKE

STATE OF OREGON)
County of Jackson)ss

The foregoing instrument was acknowledged before me this 13th day of NOVEMBER, 1995, by JOHN A. DUKE who executed the within instrument as his voluntary act and deed.
Before me:

Cheryl A. Ferns



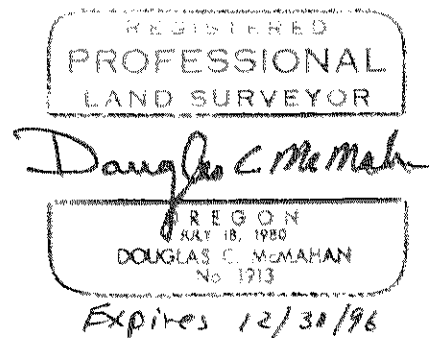
I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

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 December, 1995 at 12:40 o'clock P.M. and recorded in Volume 20 of Plats at page 65 of records of Jackson County, Oregon.

Kathleen S. Bickett
County Clerk

Cheryl A. Ferns
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.

Commencing at the Northeast corner of Section 18, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 00°33'30" West 1157.92 feet; thence North 89°52'33" West 30.00 feet to a point for the Southeast corner of Lot 25 of ROGUE VALLEY HEIGHTS, according to the Official Plat thereof, now of record in said Jackson County, said point also being the Northeast corner of HERITAGE ESTATES SUBDIVISION, UNIT 1, according to the Official Plat thereof, now of record in said Jackson County; thence continue North 89°52'33" West along the boundary line common to the Southerly boundary of said Lot 25 and the Northerly boundary of said HERITAGE ESTATES SUBDIVISION, UNIT 1, a distance of 10.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue North 89°52'33" West along said boundary line, 318.00 feet; thence North 00°26'18" East 170.00 feet; thence South 89°52'33" East 328.36 feet to a point on the Westerly right-of-way line of Crater Lake Avenue; thence South 00°33'30" West along said Westerly right-of-way line 170.00 feet to the aforementioned Southeast corner of Lot 25 of ROGUE VALLEY HEIGHTS, thence North 89°52'33" West along the Southerly boundary of said Lot 25, a distance of 10.00 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

James McInnis
Planning Director

Dec 6, 1995
Date

Examined and approved this 15th day of November, 1995.

Robert Leul
City Engineer

Paul D. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of December 18, 1995.

Ron Lindsey Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.
As of December 18, 1995

Lynnda Adsett Deputy
Tax Collector

SURVEY NO. 14778

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

Survey for: Duke Properties
670 Superior Court, Suite 108
Medford, Oregon 97504

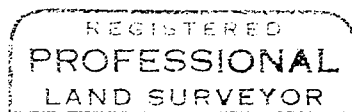
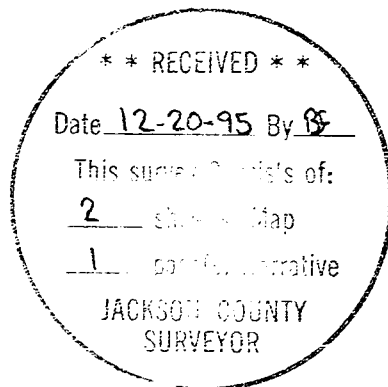
Location: Lot 25 in Block 2 of ROGUE VALLEY HEIGHTS in the
Northeast one-quarter (1/4) of Section 18, Township
37 South, Range 1 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for
PEBBLE CREEK ESTATES SUBDIVISION, per City of
Medford File No. LDS-95-23 and as requested by
client

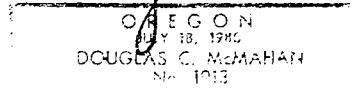
Procedure: Utilizing found monumentation per filed Surveys No.
10300 and 13441 for control, I established monu-
ments as shown on the accompanying map.

Basis of
Bearing: Filed Survey No. 13441
(Centerline Crater Lake Avenue)

Date: September 27, 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