

MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 3

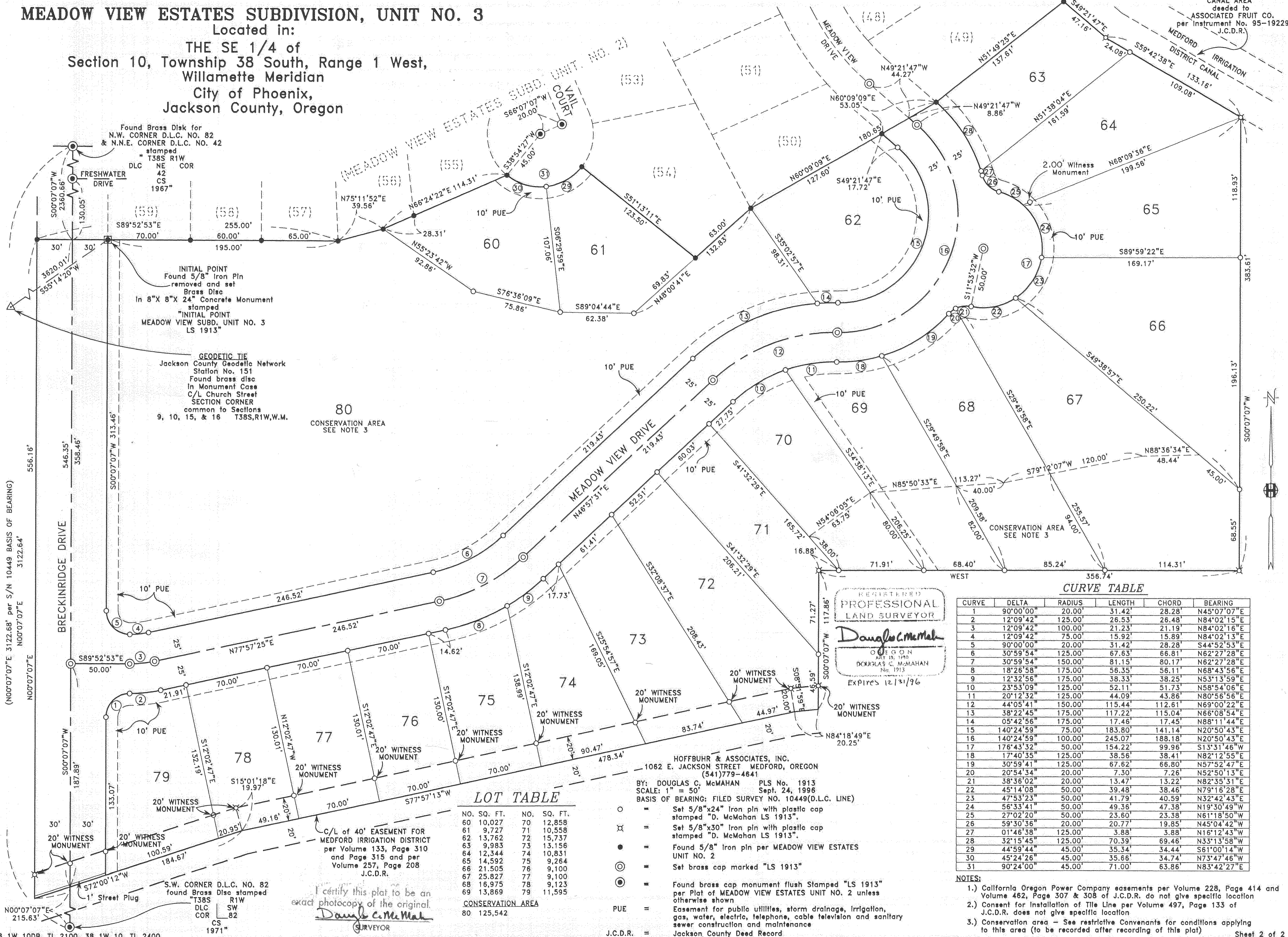
Located in:
 THE SE 1/4 of
 Section 10, Township 38 South, Range 1 West,
 Willamette Meridian
 City of Phoenix,
 Jackson County, Oregon

Found Brass Disk for
 N.W. CORNER D.L.C. NO. 82
 & N.N.E. CORNER D.L.C. NO. 42
 stamped
 T38S R1W
 NE COR
 42
 CS
 1967"

INITIAL POINT
 Found 5/8" Iron Pin
 removed and set
 Brass Disk
 in 8"X 8"X 24" Concrete Monument
 stamped
 INITIAL POINT
 MEADOW VIEW SUBD. UNIT NO. 3
 LS 1913"

GEODETIC TIE
 Jackson County Geodetic Network
 Station No. 151
 Found brass disc
 in Monument Case
 C/L Church Street
 SECTION CORNER
 common to Sections
 9, 10, 15, & 16 T38S,R1W,W.M.

80
 CONSERVATION AREA
 SEE NOTE 3



LOT TABLE

NO.	SQ. FT.	NO.	SQ. FT.
60	10,027	70	12,858
61	9,727	71	10,558
62	13,762	72	15,737
63	9,983	73	13,156
64	12,344	74	10,831
65	14,592	75	9,264
66	21,505	76	9,100
67	25,827	77	9,100
68	16,975	78	9,123
69	13,869	79	11,595

CONSERVATION AREA
 80 125,542

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

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahon
 OREGON
 JUL 15, 1988
 DOUGLAS C. McMAHAN
 No. 1913
 Expires 12/31/96

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 50' Sept. 24, 1996
 BASIS OF BEARING: FILED SURVEY NO. 10449(D.L.C. LINE)

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahon LS 1913"
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahon LS 1913"
- = Found 5/8" Iron pin per MEADOW VIEW ESTATES UNIT NO. 2
- ⊙ = Set brass cap marked "LS 1913"
- ⊕ = Found brass cap monument flush Stamped "LS 1913" per Plat of MEADOW VIEW ESTATES UNIT NO. 2 unless otherwise shown
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- J.C.D.R. = Jackson County Deed Record

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N45°07'07"E
2	12°09'42"	125.00'	26.53'	26.48'	N84°02'15"E
3	12°09'42"	100.00'	21.23'	21.19'	N84°02'16"E
4	12°09'42"	75.00'	15.92'	15.89'	N84°02'13"E
5	90°00'00"	20.00'	31.42'	28.28'	S44°52'53"E
6	30°59'54"	125.00'	67.63'	66.81'	N62°27'28"E
7	30°59'54"	150.00'	81.15'	80.17'	N62°27'28"E
8	18°26'58"	175.00'	56.35'	56.11'	N68°43'56"E
9	12°32'56"	175.00'	38.33'	38.25'	N53°13'59"E
10	23°53'09"	125.00'	52.11'	51.73'	N58°54'06"E
11	20°12'32"	125.00'	44.09'	43.86'	N80°56'56"E
12	44°05'41"	150.00'	115.44'	112.61'	N69°00'22"E
13	38°22'45"	175.00'	117.22'	115.04'	N66°08'54"E
14	05°42'56"	175.00'	17.46'	17.45'	N88°11'44"E
15	140°24'59"	75.00'	183.80'	141.14'	N20°50'43"E
16	140°24'59"	100.00'	245.07'	188.18'	N20°50'43"E
17	176°43'32"	50.00'	154.22'	99.96'	S13°31'46"W
18	17°40'35"	125.00'	38.56'	38.41'	N82°12'55"E
19	30°59'41"	125.00'	67.62'	66.80'	N57°52'47"E
20	20°54'34"	20.00'	7.30'	7.26'	N52°50'13"E
21	38°36'02"	20.00'	13.47'	13.22'	N82°35'31"E
22	45°14'08"	50.00'	39.48'	38.46'	N79°16'28"E
23	47°53'23"	50.00'	41.79'	40.59'	N32°42'43"E
24	56°33'41"	50.00'	49.36'	47.38'	N19°30'49"W
25	27°02'20"	50.00'	23.60'	23.38'	N61°18'50"W
26	59°30'36"	20.00'	20.77'	19.85'	N45°04'42"W
27	01°46'38"	125.00'	3.88'	3.88'	N16°12'43"W
28	32°15'45"	125.00'	70.39'	69.46'	N33°13'58"W
29	44°59'44"	45.00'	35.34'	34.44'	S61°00'14"W
30	45°24'26"	45.00'	35.66'	34.74'	N73°47'46"W
31	90°24'00"	45.00'	71.00'	63.86'	N83°42'27"E

NOTES:

- 1.) California Oregon Power Company easements per Volume 228, Page 414 and Volume 462, Page 307 & 308 of J.C.D.R. do not give specific location
- 2.) Consent for Installation of Tile Line per Volume 497, Page 133 of J.C.D.R. does not give specific location
- 3.) Conservation area - See restrictive Covenants for conditions applying to this area (to be recorded after recording of this plat)

MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 3

Located in:
THE SE 1/4 of
Section 10, Township 38 South, Range 1 West,
Willamette Meridian
City of Phoenix,
Jackson County, Oregon

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that We, PACIFIC TREND BUILDING COMPANY, Inc., an Oregon Corporation and WINMAR OREGON, INC., a 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, together with those easements labeled as public utility easements, and we hereby grant to the City of Phoenix in fee simple, that area portrayed and designated hereon as a one foot street plug. By approval of this plat, the City of Phoenix 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 MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 3.

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.

BEGINNING at a point for the Southwest corner of Lot 59 of MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said Subdivision, South 89°52'53" East 195.00 feet; thence North 75°11'52" East 39.56 feet; thence North 66°24'22" East 114.31 feet; thence along the arc of a 45.00 foot radius curve to the left (the long chord to which bears North 83°42'27" East 63.86 feet) an arc distance of 71.00 feet; thence South 51°13'11" East 123.50 feet; thence North 48°00'41" East 63.00 feet; thence North 60°09'09" East 180.65 feet; thence North 51°49'25" East 137.61 feet to a point for the most Easterly Southeast corner of said Subdivision, said point being on the Southwesterly boundary of the tract described in Instrument No. 95-19229 of Jackson County Deed Records; thence along said Southwesterly boundary, South 49°21'47" East 47.17 feet; thence South 59°42' 38" East 133.16 feet to a point on the Easterly boundary of the tract as described in Volume 257, Page 208 of said Deed Records; thence South 00°07'07" West along said Easterly boundary, 383.61 feet; thence WEST 356.74 feet; thence South 00°07'07" West 117.86 feet to the centerline of the Medford Irrigation District Canal; thence along said centerline, South 84°18'49" West 20.25 feet; thence South 77°57'13" West 478.34 feet; thence South 72°00'12" West 184.67 feet; thence leaving said centerline, North 00°07'07" East 556.16 feet to a point for the most Westerly Southwest corner of the aforementioned MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 2; thence along the Southerly boundary of said subdivision, South 89°52'53" East 60.00 feet to the Initial Point of Beginning.

PACIFIC TREND BUILDING COMPANY INC:

IN WITNESS HEREOF, signed this 23rd day of OCTOBER, 1996.

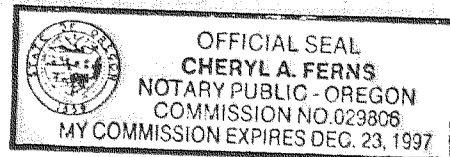
[Signatures of Louis F. Mahar and Daniel R. Mahar]
Louis F. Mahar, President Daniel R. Mahar, Secretary-Treasurer

STATE OF OREGON }
COUNTY OF JACKSON }ss

The foregoing instrument was acknowledged before me this 23rd day of OCTOBER, 1996, by Louis F. Mahar and Daniel R. Mahar, known to me as the persons who executed the within instrument on behalf of PACIFIC TREND BUILDING COMPANY.

Before me:

[Signature of Cheryl A. Ferns]



WINMAR OREGON, INC.:

IN WITNESS HEREOF, signed this 31st day of OCTOBER, 1996.

[Signatures of Eddie L. Hendrickson and Debra A. Sitzberger]
Eddie L. Hendrickson Vice President Debra A. Sitzberger Asst. Secretary

STATE OF WASHINGTON }
COUNTY OF KING }ss

The foregoing instrument was acknowledged before me this 31st day of OCT., 1996, by Eddie L. Hendrickson and Debra A. Sitzberger, known to me as the persons who executed the within instrument as their voluntary act and deed.

Before me:

[Signature of Diane Bogue]
DIANE BOGUE



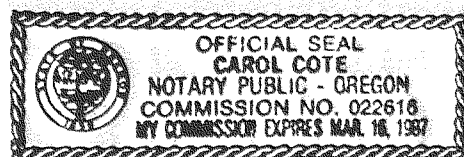
We, Western Bank, the undersigned beneficiary of certain Trust Deed recorded August 21, 1996 as Document No. 96-28176, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to public for public use.

IN WITNESS HEREOF, signed this 23rd day of OCT, 1996.

STATE OF OREGON }
COUNTY OF JACKSON }ss

The foregoing instrument was acknowledged before me this 23 day of October, 1996, by William Whalen, known to me as the person who executed the within instrument as, A.V.P., on behalf of Western Bank, freely and voluntarily.

Before me:



[Signature of Carol Cote]

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

[Signature of 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 7 day of November, 1996 at 9:00 o'clock A.M. and recorded in Volume 21 of Plats at page 45 of records of Jackson County, Oregon.

[Signature of Kathleen S. Beckett]
County Clerk

[Signature of Cheryl Augers]
Deputy

*** APPROVALS ***

CITY OF PHOENIX PLANNING

I certify that, pursuant to authority granted in Subdivision Ordinance for the City of Phoenix, No. 5785 this plat is hereby approved.

[Signature of Denis L. Murray]
Planning Director

OCTOBER 29, 1996
Date

Examined and approved this 22 day of October, 1996.

[Signature of Heather P.E.]
City Engineer

Examined and approved this 28th day of October, 1996.

[Signature of Roger Roberts]
County Surveyor

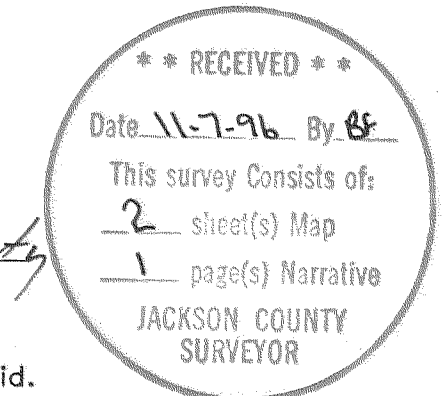
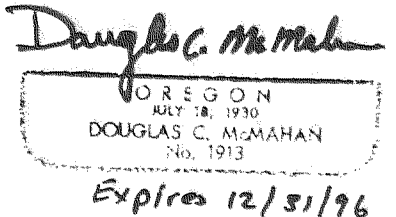
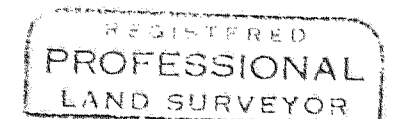
Examined and approved as required by O.R.S. 92.100 as of Nov. 1, 1996

[Signature of Marshall North]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of Nov 01, 1996.

[Signature of Colleen Stamford]
Tax Collector



15169

SURVEY NO. _____

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

Survey for: Pacific Trend Building Co.
1014 N. Riverside
Medford, OR. 97501

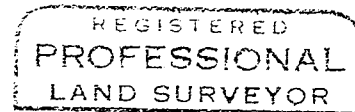
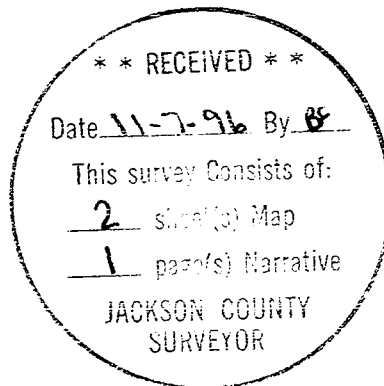
Location: The Southeast one-quarter (1/4) of Section 10,
Township 38 South, Range 1 West, Willamette Meridi-
an, City of Phoenix, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of
MEADOW VIEW ESTATES SUBDIVISION, UNIT NO. 3

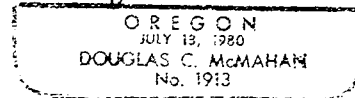
Procedure: Utilizing found monumentation as shown, per filed
Survey No. 10449 and per Record Plat of MEADOW VIEW
ESTATES SUBDIVISION, UNIT NO. 2 for control, I set
monuments as shown on accompanying map. The South-
erly boundary was determined by the location of the
existing canal as shown.

Basis of
Bearing: Filed Survey No. 10449

Date: September 10, 1996



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504