

SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 2

Located in:
The N.W. 1/4 of Section 1, T38S, R2W, W.M.
City of Medford, Jackson County, Oregon

NOTES

- 1.) The Water Commission notes that although water service is available, this area will have lower than Medford Water Commission standard pressures (but higher than state requirements) at certain times of the year due to usage and demand. A note must be placed on the final plat stating this fact. In the future, when higher pressure zones facilities are installed, lots within this subdivision may require pressure reduction valves.
- 2.) Lots 29-34 shall not have vehicular access via Diamond Street nor shall Lots 34-38 have vehicular access via South Columbus Avenue.

LOT SIZE

LOT NO.	SQUARE FEET
25	8,538
26	7,694
27	7,694
28	7,694
29	7,984
30	8,529
31	7,475
32	7,391
33	8,949
34	11,381
35	7,519
36	8,423
37	8,278
38	8,473
39	7,403
40	7,266
41	8,534
42	8,520
43	7,330
44	7,330

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°14'10"	20.00'	31.50'	28.34'	S45°13'55"W
2	89°56'15"	20.00'	31.39'	28.27'	S44°51'17"E
3	90°03'45"	20.00'	31.44'	28.30'	N45°08'43"E
4	89°56'15"	20.00'	31.39'	28.27'	N44°51'17"W
5	90°03'45"	20.00'	31.44'	28.30'	N45°08'43"E
6	90°28'20"	20.00'	31.58'	28.40'	S44°35'15"E
7	39°42'54"	20.00'	13.86'	13.59'	N70°19'08"E
8	13°03'12"	45.00'	10.25'	10.23'	N56°59'17"E
9	51°55'28"	45.00'	40.78'	39.40'	N89°28'37"E
10	39°13'34"	45.00'	30.81'	30.21'	S44°56'52"E
11	65°41'55"	45.00'	51.60'	48.82'	S07°30'52"W
12	39°42'54"	20.00'	13.86'	13.59'	S20°30'22"W
13	03°57'07"	180.00'	12.42'	12.41'	N01°19'39"W
14	02°50'15"	180.00'	8.91'	8.91'	N04°43'20"W
15	06°47'22"	200.00'	23.70'	23.69'	S02°44'46"E
16	06°47'22"	220.00'	26.07'	26.05'	S02°44'46"E
17	89°46'30"	20.00'	31.34'	28.23'	S44°56'10"E
18	02°05'32"	2904.79'	106.07'	106.07'	S01°05'35"E
19	01°17'03"	2904.79'	65.10'	65.10'	S02°46'59"E
20	01°16'59"	2904.79'	65.05'	65.05'	S04°04'00"E
21	01°12'33"	2904.79'	61.30'	61.30'	S05°18'46"E
22	01°12'43"	2904.79'	61.44'	61.44'	S06°31'24"E
23	07°15'58"	2894.79'	367.08'	366.83'	S03°29'47"E
24	03°46'28"	2864.79'	188.72'	188.68'	N09°00'59"W
25	07°15'54"	2864.79'	363.27'	363.03'	N03°29'47"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

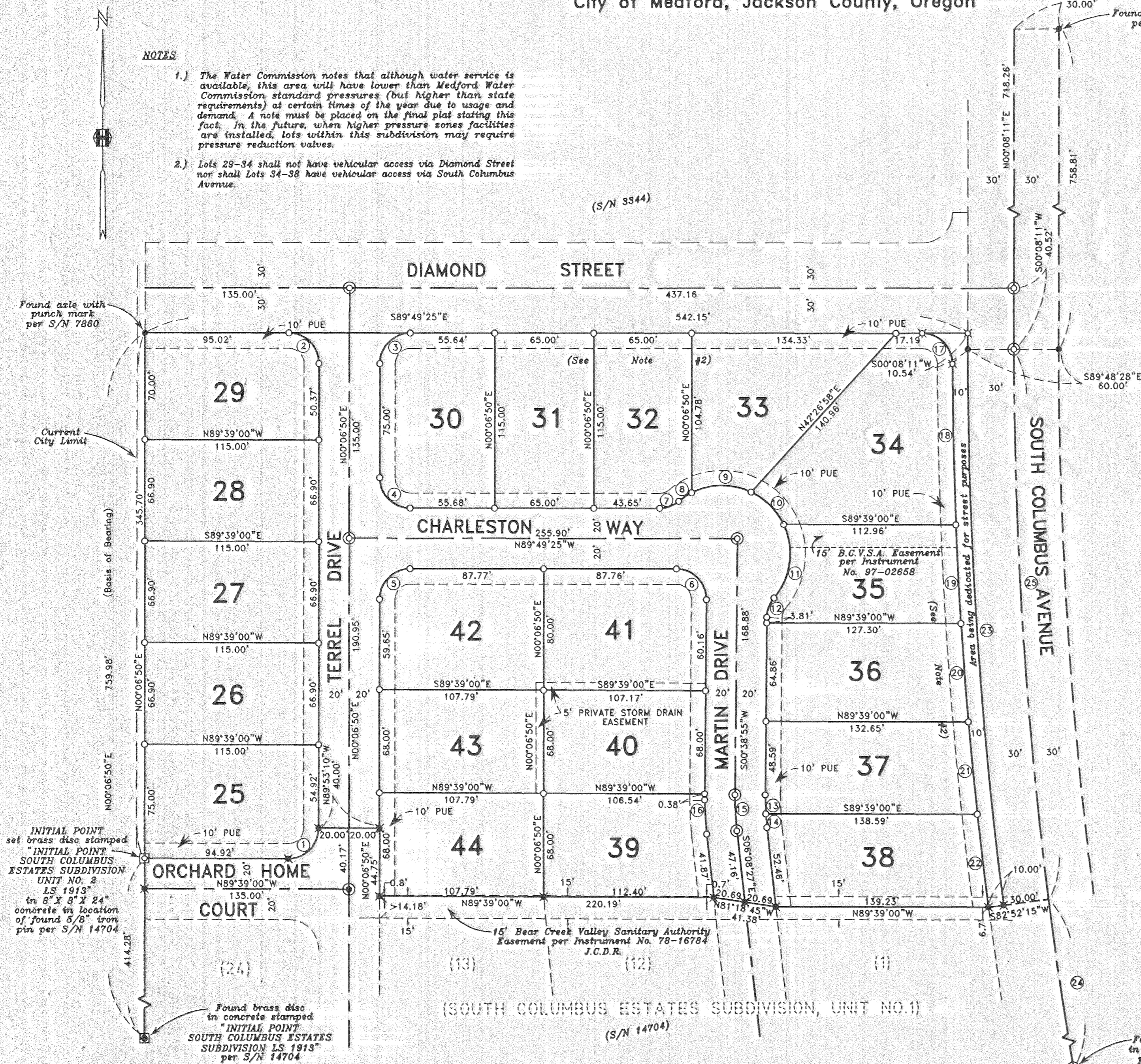
Douglas C. McMah

OREGON
JULY 16, 1990
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/98

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET, MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 Inch = 50' DATE: May 5, 1997
BASIS OF BEARING: FILED SURVEY NO. 7860
(WEST BOUNDARY)

- = 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 plastic cap stamped "D. McMAHAN LS 1913" per S/N 14704
- = Found 5/8" iron pin per S/N 7860
- ⊗ = Found 5/8" iron pin per S/N 3344
- ⊙ = Found brass cap monument
- ⊙ = Set brass disc stamped "LS 1913" in monument case (per City of Medford Standard Drawing No. 94-2)
- S/N = Filed Survey Number
- J.C.D.R. = Jackson County Deed Record
- B.C.V.S.A. = Bear Creek Valley Sanitary Authority
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance



15416 11/21/91

SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 2

Located in:
The N.W. 1/4 of Section 1, T38S., R2W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

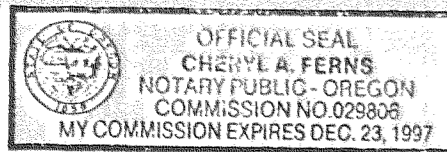
KNOW ALL MEN BY THESE PRESENTS, that I, Lou Mahar, am the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct 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 also hereby grant the use of the 5.00 foot private storm drain easement, for installation & maintenance of storm drainage facilities as shown hereon, for the benefit of the owners, heirs and assignees of Lots 41, 42, 43 and 44. I hereby designate said subdivision as SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, signed this 10th day of June 1997.

Lou Mahar
Lou Mahar

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 10th day of JUNE 1997, by Lou Mahar who executed the within instrument as his voluntary act and deed.
Before me:



Cheryl A. Ferns

*** 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.

Beginning at a point for the Northwest corner of SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence North 00°06'50" East 345.70 feet; thence South 89°49'25" East 542.15 feet to a point on the Westerly right-of-way line of South Columbus Avenue; thence along said right-of-way line, South 00°08'11" West 10.54 feet; thence continue along said right-of-way line along the arc of a 2894.789 foot radius curve to the left (the long chord to which bears South 03°29'47" East 366.83 feet) an arc distance of 367.08 feet to the Northeast corner of the aforementioned SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 1; thence along the Northerly boundary of said Subdivision, South 82°52'15" West 10.00 feet; thence North 89°39'00" West 139.23 feet; thence North 81°18'45" West 41.38 feet; thence North 89°39'00" West 220.19 feet; thence North 00°06'50" East 44.75 feet; thence North 89°53'10" West 40.00 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 45°13'55" West 28.34 feet) an arc distance of 31.50 feet; thence North 89°39'00" West 94.92 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 M. Eichenlaub
Planning Director

6/24/97
Date

Examined and approved this 17th day of June 1997.

Robert Lead
City Engineer

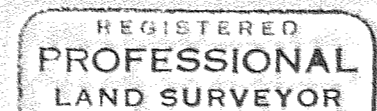
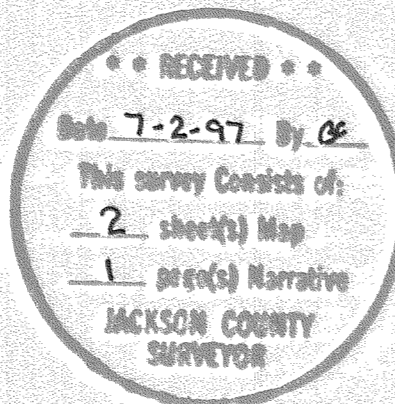
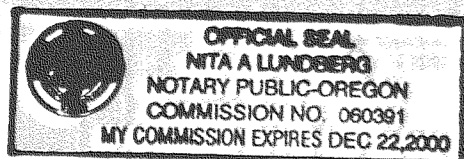
Paul Lewis
City Surveyor

We, Western Bank, are the undersigned beneficiary of certain Trust Deed recorded March 27, 1997, as Instrument No. 97-10169, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 16th day of June 1997

Before me: *Nita A. Lundberg*

Nita A. Lundberg
Title: AVP



Douglas C. McMahan
REGISTERED PROFESSIONAL LAND SURVEYOR
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

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 2 day of July, 1997 at 3:15 o'clock P.M. and recorded in Volume 22 of Plats at page 15 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl A. Ferguson
Deputy

Examined and approved as required by O.R.S. 92.100 as of JUNE 25, 1997.

M. N.
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.
As of 6-25-97.

Colleen Stanford
Tax Collector

SURVEY NO. 15416

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

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

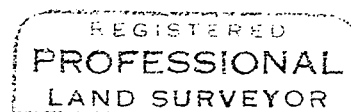
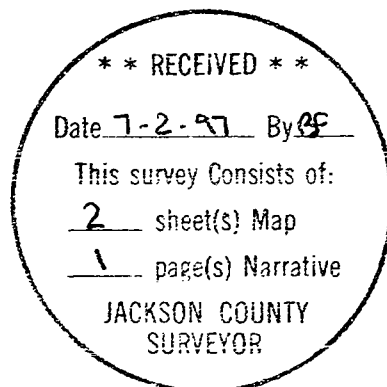
Location: Northwest one-quarter (1/4) of Section 1, Township
38 South, Range 2 West, Willamette Meridian, City
of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for
SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 2, per
City of Medford File No. LDS-95-16 and the client's
request

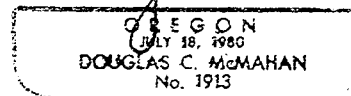
Procedure: Utilizing found monumentation per filed Surveys No.
3344 and 7860 and South Columbus Estates Subdivi-
sion, Unit No. 1 plat for control, I established
monuments as shown on the accompanying map.

Basis of
Bearing: Filed Survey No. 7860 (Westerly Line)

Date: May 5, 1997



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/98
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504