

NOTES:

- NO.1 Proposed property line by property line adjustment.
- NO.2 Property line per Deed, Instrument No. 97-35590, Jackson County Deed Records.
- NO.3 Property line per Deed, Instrument No. 97-35591, Jackson County Deed Records.
- NO.4 Easements for transmission and distribution of electricity granted to California Oregon Power Company per Volume 191, Page 387 and Volume 367, Page 311, Jackson County Deed Records may affect this property but no specific location is given.
- NO.5 A 20' right-of-way for the installation and maintenance of 6" water line per Volume 407, Page 327, Jackson County Deed Records.
- NO.6 Easterly portion of a right-of-way for road purposes per Volume 394, Page 213 and Volume 407, Page 327, Jackson County Deed Records.
- NO.7 A 30' right-of-way for road purposes per Volume 394, Page 213 and Volume 407, Page 327, Jackson County Deed Records.
- NO.8 Centerline of A 10' wide City of Medford water line easement per Volume 435, Page 240, Jackson County Deed Records.

# TERRACE OAKS ESTATES SUBDIVISION

Located in:

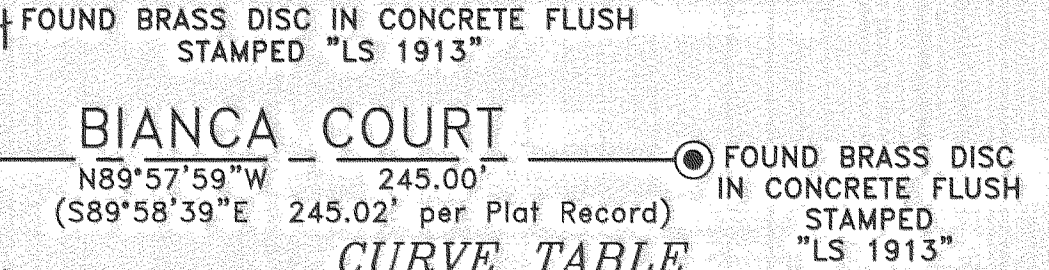
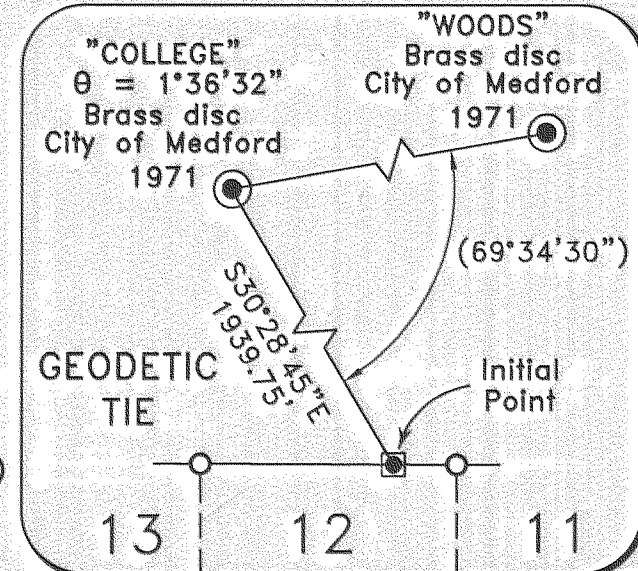
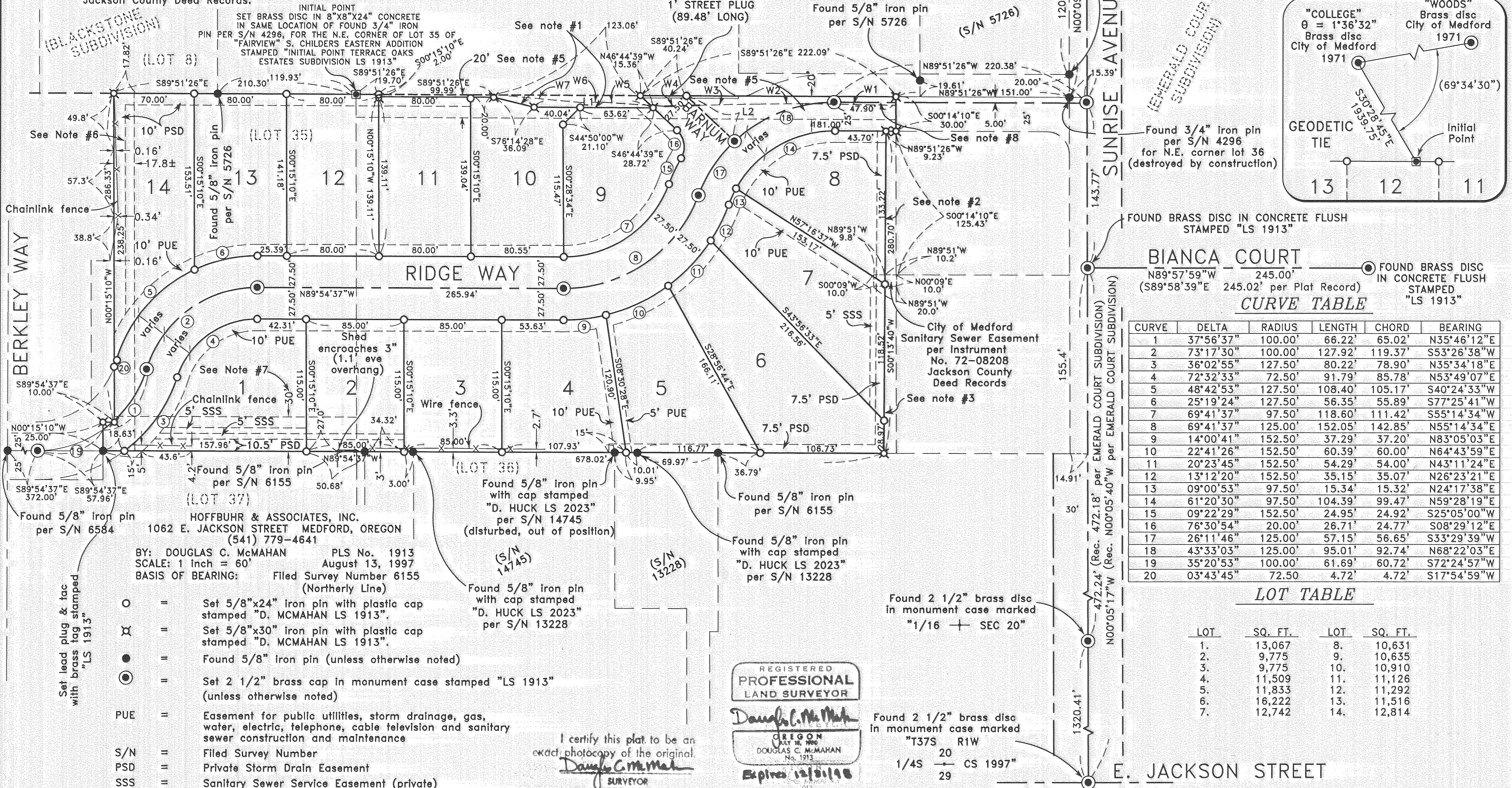
Lot 35 and 36 of "FAIRVIEW" S. CHILDERS ADDITION,  
In the S.W. 1/4 of Section 20, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

Found 2 1/2" brass disc with center punch  
0.14' East of center line

SPRING STREET

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°51'26"E	103.66'
L2	N46°44'39"W	57.66'
W1	N89°05'43"W	78.84'
W2	S89°23'53"W	41.66'
W3	S88°39'59"W	49.87'
W4	S88°09'33"W	30.60'
W5	N86°18'26"W	54.16'
W6	S89°22'00"W	20.07'
W7	N84°53'17"W	70.44'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	37°56'37"	100.00'	66.22'	65.02'	N35°46'12"E
2	73°17'30"	100.00'	127.92'	119.37'	S53°26'38"W
3	36°02'55"	127.50'	80.22'	78.90'	N35°34'18"W
4	72°32'33"	72.50'	91.79'	85.78'	N53°49'07"E
5	48°42'53"	127.50'	108.40'	105.17'	S40°24'33"W
6	25°19'24"	127.50'	56.35'	55.89'	S77°25'41"W
7	69°41'37"	97.50'	118.60'	111.42'	S55°14'34"W
8	69°41'37"	125.00'	152.05'	142.85'	N55°14'34"E
9	14°00'41"	152.50'	37.29'	37.20'	N83°05'03"E
10	22°41'26"	152.50'	60.39'	60.00'	N64°43'59"E
11	20°23'45"	152.50'	54.29'	54.00'	N43°11'24"E
12	13°12'20"	152.50'	35.15'	35.07'	N26°23'21"E
13	09°00'53"	97.50'	15.34'	15.32'	N24°17'38"E
14	61°20'30"	97.50'	104.39'	99.47'	N59°28'19"E
15	09°22'29"	152.50'	24.95'	24.92'	S25°05'00"W
16	76°30'54"	20.00'	26.71'	24.77'	S08°29'12"W
17	26°11'46"	125.00'	57.15'	56.65'	S33°29'39"W
18	43°33'03"	125.00'	95.01'	92.74'	N68°22'03"E
19	35°20'53"	100.00'	61.69'	60.72'	S72°24'57"W
20	03°43'45"	72.50'	4.72'	4.72'	S17°54'59"W

LOT TABLE

LOT	SQ. FT.	LOT	SQ. FT.
1.	13,067	8.	10,631
2.	9,775	9.	10,635
3.	9,775	10.	10,910
4.	11,509	11.	11,126
5.	11,833	12.	11,292
6.	16,222	13.	11,516
7.	12,742	14.	12,814

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 Inch = 60' August 13, 1997  
BASIS OF BEARING: Filed Survey Number 6155 (Northerly Line)

○ = 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 (unless otherwise noted)  
⊙ = Set 2 1/2" brass cap in monument case stamped "LS 1913" (unless otherwise noted)

PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance  
S/N = Filed Survey Number  
PSD = Private Storm Drain Easement  
SSS = Sanitary Sewer Service Easement (private)

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



Found 2 1/2" brass disc in monument case marked "T37S R1W 1/4S 29 CS 1997"

# TERRACE OAKS ESTATES SUBDIVISION

Located in:  
The S.W. 1/4 of Section 20., T.37S., R.1W., W.M.  
City of Medford,  
Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, TERRY BUNTIN, JEFFREY CHAMBERLAIN and THEODORE CHAMBERLAIN, dba BRIARWOOD VILLAGE PARTNERSHIP, 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 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 one foot street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it hereby dedicates the street plug for public street purposes. We also hereby grant the use of the storm drainage easements and sanitary sewer easements, as shown hereon, to the owner, heirs, and assignees of Lots 1-8 and Lots 10-14 as affected by the locations as shown hereon for storm drainage and sanitary sewer line purposes. We hereby designate said subdivision as TERRACE OAKS ESTATES SUBDIVISION.

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 Northeast corner of Lot 35 and the Northwest corner of Lot 36 of "FAIRVIEW" S. CHILDERS EASTERN ADDITION, 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 South 89°51'26" East along the Northerly boundary of said Lot 36, a distance of 19.70 feet; thence South 00°15'10" East 2.00 feet; thence South 89°51'26" East 99.99 feet; thence South 76°14'28" East 36.09 feet; thence South 89°51'26" East 103.66 feet; thence North 46°44'39" West 15.36 feet to a point on the aforementioned Northerly boundary of Lot 36; thence South 89°51'26" East along said boundary, 222.09 feet; thence South 00°14'10" East 30.00 feet; thence North 89°51'26" West 9.23 feet; thence South 00°13'40" West 280.70 feet; thence North 89°54'37" West 678.02 feet; thence North 00°15'10" West 25.00 feet; thence South 89°54'37" East 10.00 feet; thence North 00°15'10" West 286.33 feet to a point on the Northerly boundary of the aforementioned Lot 35; thence South 89°51'26" East, along said boundary, 210.30 feet to the Initial Point of Beginning.

BRIARWOOD VILLAGE PARTNERSHIP:

IN WITNESS WHEREOF, signed this 18<sup>TH</sup> day of SEPTEMBER, 1997.

STATE OF OREGON )  
County of Jackson) ss.

Terry Buntin  
TERRY BUNTIN, General Partner

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of SEPTEMBER, 1997, by TERRY BUNTIN who executed the within instrument as his voluntary act and deed.

Before me: Marilyn McDowell



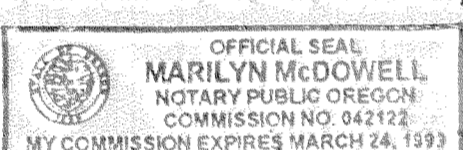
IN WITNESS WHEREOF, signed this 18<sup>TH</sup> day of SEPTEMBER, 1997.

STATE OF OREGON )  
County of Jackson) ss.

Jeffrey L. Chamberlain  
JEFFREY CHAMBERLAIN, General Partner

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of SEPTEMBER, 1997, by JEFFREY CHAMBERLAIN who executed the within instrument as his voluntary act and deed.

Before me: Marilyn McDowell



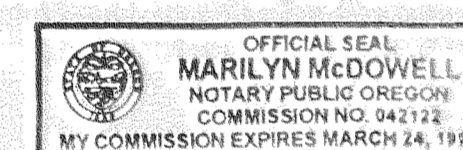
IN WITNESS WHEREOF, signed this 18<sup>TH</sup> day of SEPTEMBER, 1997.

STATE OF OREGON )  
County of Jackson) ss.

Theodore Chamberlain  
THEODORE CHAMBERLAIN, General Partner

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of SEPTEMBER, 1997, by THEODORE CHAMBERLAIN who executed the within instrument as his voluntary act and deed.

Before me: Marilyn McDowell



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

Filed for record this 17<sup>th</sup> day of OCTOBER, 1997 at 12:40 Clock P.M. and recorded in Volume 22 of Plats at page 35 of records of Jackson County, Oregon.

Kathleen S. Beckitt  
County Clerk

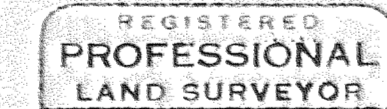
Kimberly LeBreaux  
Deputy

Examined and approved as required by O.R.S. 92.100 as of October 15, 1997.

Ron Lindsey Dept  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of 10/15-97.

H. Serwatus  
Tax Collector

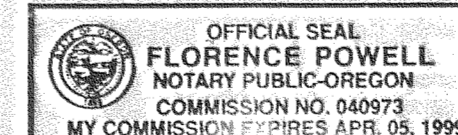


Douglas C. McMahan  
REGISTERED PROFESSIONAL LAND SURVEYOR  
EXPIRES 12/31/98

STATE OF OREGON )  
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 1997, by Donald K. Denman, known to me as the person who executed the within instrument as, trustee, on behalf of the Testamentary Trust of Velma E. Jennings, freely and voluntarily.

Before me: Florence Powell



## MEDFORD CITY PLANNING

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

James McEwen  
Planning Director

OCT 13, 1997  
Date

Examined and approved this 15<sup>th</sup> day of September, 1997.

Robert T. Kaul  
City Engineer

Paul D. Lewis  
City Surveyor

We, BANK OF SOUTHERN OREGON, are the undersigned beneficiary of a certain Trust Deed recorded August 30, 1996 as Document No. 96-29224, 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.

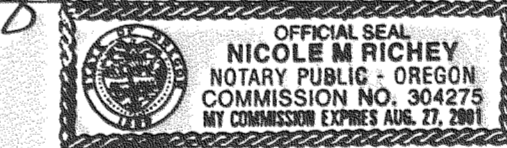
IN WITNESS WHEREOF, Signed this 18<sup>th</sup> day of September, 1997

By: Charles A. Dodd  
Title: Vice President

STATE OF OREGON )  
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 1997, by Charles A. Dodd, known to me as the person who executed the within instrument as, Vice President, on behalf of Bank of Southern Oregon freely and voluntarily.

Before me: John M. Gentry



I, Donald K. Denman, trustee under the Testamentary Trust of Velma E. Jennings, deceased, as the undersigned beneficiary of a certain Trust Deed recorded August 30, 1996 as Document No. 96-29225, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

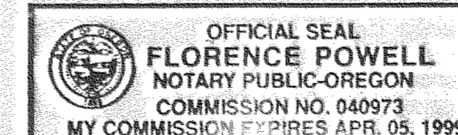
IN WITNESS WHEREOF, Signed this 17<sup>th</sup> day of September, 1997

By: Donald K. Denman  
Trustee, on behalf of Testamentary Trust of Velma E. Jennings

STATE OF OREGON )  
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 1997, by Donald K. Denman, known to me as the person who executed the within instrument as, trustee, on behalf of the Testamentary Trust of Velma E. Jennings, freely and voluntarily.

Before me: Florence Powell



SURVEY NO. 15542

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

Survey for: Briarwood Village Partnership  
2811 Leonard Avenue  
Medford, Oregon 97504

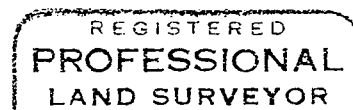
Location: The Southwest One-Quarter (1/4) of Section 20,  
Township 37 South, Range 1 West, Willamette Meridi-  
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of  
**TERRACE OAKS ESTATES SUBDIVISION** per City of Med-  
ford Planning File No. LDS-96-29 and as requested  
by clients

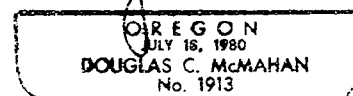
Procedure: Utilizing found monumentation per filed Surveys No.  
4296, 5726, 6155, 6584, 13228 and 14745 and as per  
plats of BLACKSTONE SUBDIVISION, "FAIRVIEW" S.  
CHILDERS EASTERN ADDITION and EMERALD COURT and  
other monumentation as shown on the accompanying  
map for control, I established monuments as shown.  
Electronic total stations were used to make all  
measurements. The Eastern boundary was established  
by quitclaim deeds.

Basis of  
Bearing: Filed Survey No. 6155 (Northerly line)

Date: August 13, 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

(96-105)  
(trroknrr.dcm)