

HIDDEN SPRINGS SUBDIVISION

Located In:
the Northeast 1/4 of Section 33,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

*** DECLARATION ***


KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL T. 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. I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND ALLEYS SHOWN HEREON, THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS AND THAT AREA DESIGNATED AS PEDESTRIAN ACCESS. I DO HEREBY CREATE PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 15, 16, 31, 32, 33, 34, 37, 38, 39, 40, 45, 46, 47, 48, 51, 52, 53, 54, 55, 56 AND 57, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 14, 17, 32, 33, 34, 35, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 AND 56. I HEREBY DESIGNATE SAID SUBDIVISION AS HIDDEN SPRINGS ESTATES.

*** 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:

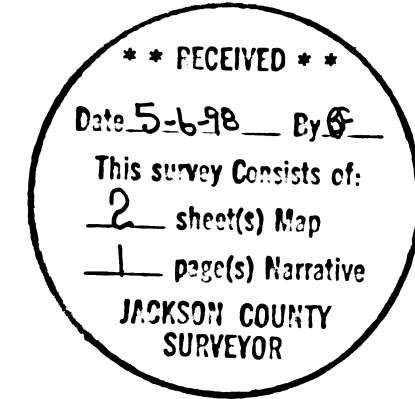
BEGINNING AT THE SOUTHWEST CORNER OF ALDER CREEK SUBDIVISION, UNIT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT BEING MARKED BY A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF BEGINNING OF HIDDEN SPRINGS SUBDIVISION. THENCE, ALONG THE BOUNDARY OF SAID SUBDIVISION, SOUTH 89°58'00" EAST 65.00 FEET AND SOUTH 00°02'00" WEST 9.63 FEET; THENCE, CONTINUE SOUTH 00°02'00" WEST 64.76 FEET; THENCE SOUTH 89°58'00" EAST 98.28 FEET; THENCE NORTH 74°43'24" EAST 41.99 FEET; THENCE SOUTH 85°36'00" EAST 46.35 FEET; THENCE SOUTH 77°32'10" EAST 61.44 FEET; THENCE SOUTH 59°31'38" EAST 47.61 FEET; THENCE NORTH 89°03'35" EAST 36.23 FEET; THENCE NORTH 80°59'22" EAST 43.27 FEET; THENCE SOUTH 86°28'41" EAST 60.11 FEET; THENCE NORTH 89°53'03" EAST 60.00 FEET; THENCE SOUTH 82°02'00" EAST 60.58 FEET; THENCE SOUTH 84°35'57" EAST 102.33 FEET; THENCE SOUTH 79°27'53" EAST 79.45 FEET; THENCE SOUTH 81°19'18" EAST 68.13 FEET; THENCE NORTH 86°30'48" EAST 47.99 FEET; THENCE SOUTH 79°28'47" EAST 32.80 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WESTERLY BOUNDARY OF LARSON CREEK SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, SOUTH 00°02'00" WEST, ALONG SAID NORTHERLY PROJECTION AND WESTERLY BOUNDARY, 519.28 FEET TO THE NORTHERLY BOUNDARY THEREOF, THENCE NORTH 89°58'00" WEST, ALONG SAID NORTHERLY BOUNDARY, 850.00 FEET; THENCE, LEAVING SAID SUBDIVISION BOUNDARY, NORTH 00°02'00" EAST 260.00 FEET; THENCE, NORTH 89°58'00" WEST 40.00 FEET; THENCE NORTH 00°02'00" EAST 47.91 FEET; THENCE, ALONG THE ARC OF A 142.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 15°03'57" WEST 74.24 FEET), AN ARC DISTANCE OF 75.11 FEET; THENCE, ALONG THE ARC OF A 207.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 15°03'57" WEST 108.10 FEET), AN ARC DISTANCE OF 109.37 FEET; THENCE NORTH 00°02'00" EAST 181.25 FEET TO THE INITIAL POINT OF BEGINNING.

IN WITNESS WHEREOF, SIGNED THIS THE 17 DAY OF April, 1998.

MICHAEL T. MAHAR

David M. Minnici
SURVEYOR

STATE OF OREGON)
COUNTY OF JACKSON) SS
ON THIS THE 17 DAY OF APRIL, 1998, PERSONALLY APPEARED MICHAEL T. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
Paul D. Lewis



*** APPROVALS ***

MEDFORD CITY PLANNING:
I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

Mark S. Gallagher May 6, 1998
Acting PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 22nd DAY OF APRIL, 1998.
Robert Sewal Paul D. Lewis
CITY ENGINEER CITY SURVEYOR

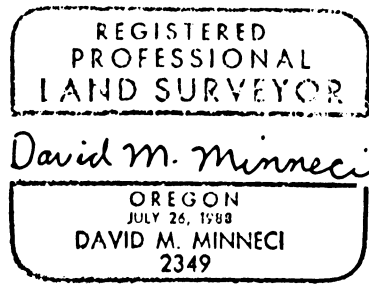
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 4 DAY OF May, 1998.
Ron Lundeen
ASSESSOR, DEPARTMENT OF ASSESSMENT

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 6 DAY OF May, 1998 AT 4:34 O'CLOCK P.M. AND RECORDED IN VOLUME 24 OF PLATS AT PAGE 17 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett Cheryl Ogerson
COUNTY CLERK DEPUTY

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



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 4th DAY OF May, 1998.
Barbara E. Wade
TAX COLLECTOR

HIDDEN SPRINGS SUBDIVISION

Located in:
the Northeast 1/4 of Section 33,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

LOT SIZE

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	7114	32	7947
2	4400	33	8407
3	4400	34	7906
4	4400	35	6560
5	4400	36	6267
6	4400	37	6644
7	4314	38	6805
8	4232	39	6826
9	4266	40	6673
10	4207	41	6586
11	4148	42	6266
12	4089	43	6753
13	4029	44	8525
14	5866	45	6981
15	5000	46	6600
16	5000	47	6600
17	5517	48	6592
18	4029	49	6625
19	4089	50	9522
20	4148	51	5766
21	4207	52	6527
22	4266	53	6600
23	4247	54	6600
24	4310	55	6600
25	4400	56	6600
26	4400	57	6600
27	4400	58	6600
28	4400	59	6600
29	4400	60	6600
30	7756	61	6600
31	8416	62	7064

CURVE TABLE

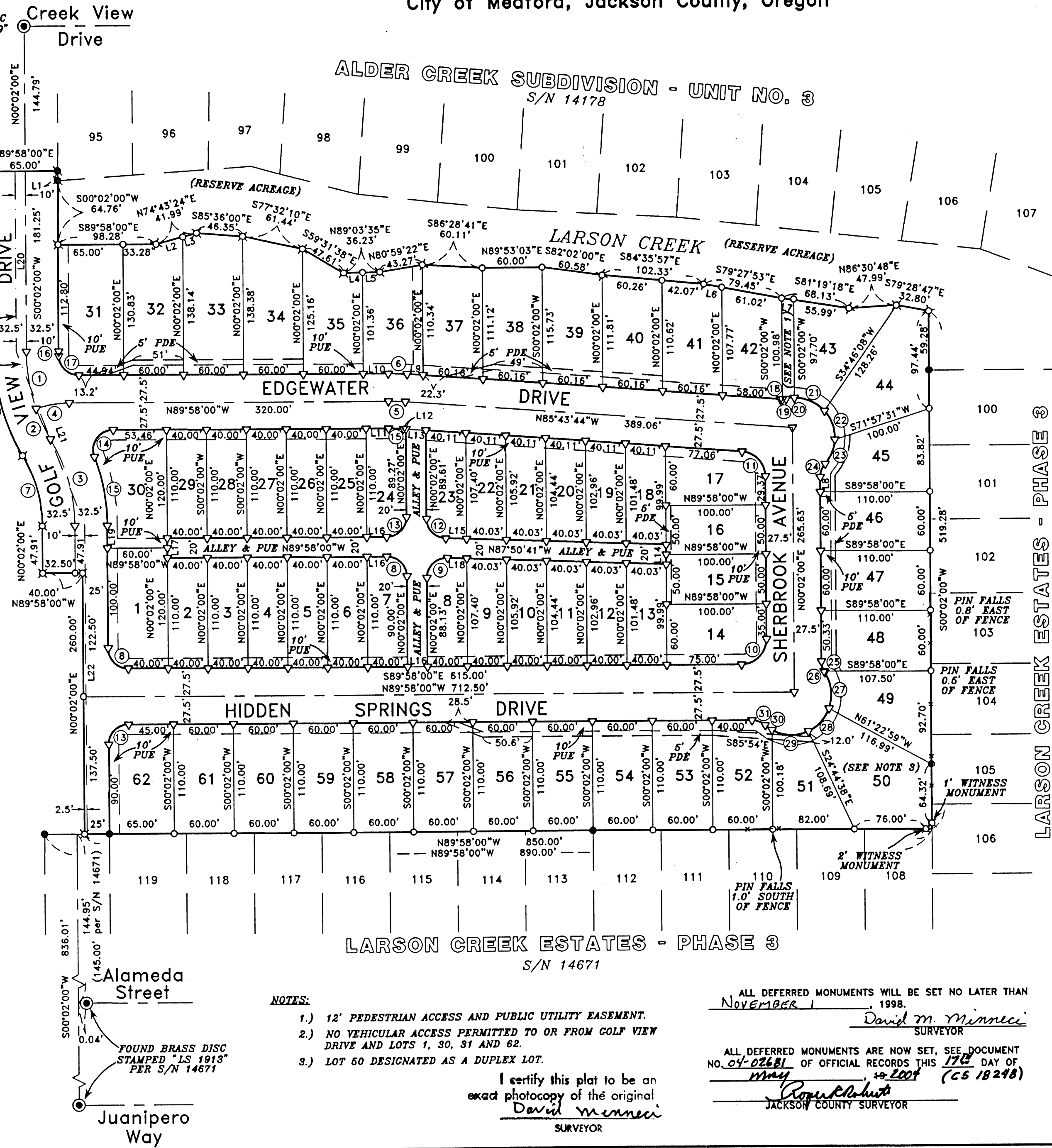
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	19°02'41"	175.00'	58.17'	57.90'	S09°29'21"E
2	11°09'13"	175.00'	34.07'	34.01'	S24°35'18"E
3	30°11'54"	175.00'	92.24'	91.17'	S15°03'57"E
4	19°20'17"	100.00'	33.75'	33.59'	N80°21'51"E
5	04°14'16"	227.50'	16.83'	16.82'	S87°50'52"E
6	04°14'16"	255.00'	18.86'	18.86'	N87°50'52"W
7	30°11'54"	142.50'	75.11'	74.24'	N15°03'57"W
8	90°00'00"	20.00'	31.42'	28.28'	S44°58'00"E
9	92°07'19"	20.00'	32.16'	28.80'	N46°05'39"E
10	90°00'00"	25.00'	39.27'	35.36'	N45°02'00"E
11	85°45'44"	25.00'	37.42'	34.02'	S42°50'52"E
12	87°52'41"	20.00'	30.68'	27.76'	S43°54'21"E
13	90°00'00"	20.00'	31.42'	28.28'	N45°02'00"E
14	109°48'23"	20.00'	38.33'	32.73'	S35°07'49"W
15	04°14'16"	207.50'	14.79'	14.79'	N87°50'52"W
16	01°51'12"	142.50'	4.61'	4.61'	S00°53'38"E
17	88°08'48"	20.00'	30.77'	27.82'	S45°53'36"E
18	06°10'47"	20.00'	2.16'	2.16'	N88°49'12"W
19	10°44'38"	20.00'	3.75'	3.74'	N82°43'10"E
20	11°58'18"	40.00'	8.36'	8.34'	N83°20'00"E
21	48°35'43"	40.00'	33.93'	32.92'	N66°23'00"W
22	45°16'41"	40.00'	31.61'	30.79'	S19°26'48"E
23	38°15'01"	40.00'	26.70'	26.21'	S22°19'05"W
24	41°24'35"	20.00'	14.45'	14.14'	S20°44'17"W
25	28°55'46"	20.00'	10.10'	9.99'	N14°25'53"W
26	04°04'55"	20.00'	1.42'	1.42'	S30°56'28"E
27	53°03'02"	40.00'	37.04'	35.73'	S06°27'10"E
28	45°10'16"	40.00'	31.54'	30.73'	N42°39'29"E
29	54°16'19"	40.00'	37.89'	36.49'	N87°37'13"W
30	11°55'38"	40.00'	8.33'	8.31'	S54°31'14"E
31	41°24'25"	20.00'	14.45'	14.14'	S69°15'43"E
32	30°11'54"	207.50'	109.37'	108.10'	N15°03'57"W

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

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 80' MARCH 24, 1998
BASIS OF BEARING: SURVEY NUMBER 14671 (NORTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349".
- ▽ = DEFERRED MONUMENT - See CS 18248
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 14178.
- = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 14671
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- ⊠ = SET BRASS DISC STAMPED "INITIAL POINT LS 2349" IN 8" X 8" X 24" CONCRETE OVER FOUND 5/8" IRON PIN.
- ⊙ = SET BRASS CAP STAMPED "LS 2349 IN MONUMENT CASE
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT

FOUND BRASS DISC STAMPED "LS 2349" PER S/N 14178



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°02'00"W	9.63'
L2	N74°43'24"E	27.70'
L3	N74°43'24"E	14.29'
L4	N89°03'35"E	18.96'
L5	N89°03'35"E	17.27'
L6	S79°27'53"E	18.43'
L7	S81°19'18"E	12.14'
L8	S00°02'00"W	15.31'
L9	N85°43'44"W	16.01'
L10	N89°58'00"W	25.19'
L11	N89°58'00"W	22.69'
L12	S85°43'44"E	2.53'
L13	S85°43'44"E	20.05'
L14	S00°02'00"W	20.01'
L15	N87°50'41"W	20.75'
L16	N89°58'00"W	20.00'
L17	S00°02'00"W	20.00'
L18	S87°50'41"E	19.27'
L19	S00°02'00"W	22.91'
L20	S00°02'00"W	181.25'
L21	S20°56'38"E	188.54'
L22	S00°02'00"W	307.92'

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON JULY 26, 1969
DAVID M. MINNECCI
2349

EXPIRES 12-31-98

- ### NOTES:
- 1.) 12' PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT.
 - 2.) NO VEHICULAR ACCESS PERMITTED TO OR FROM GOLF VIEW DRIVE AND LOTS 1, 30, 31 AND 62.
 - 3.) LOT 50 DESIGNATED AS A DUPLEX LOT.

I certify this plat to be an exact photocopy of the original
David M. Minnecci
SURVEYOR

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN NOVEMBER 1, 1998.

David M. Minnecci
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 04-02681 OF OFFICIAL RECORDS THIS 17th DAY OF MAY, 2004 (CS 18248)

Robert A. Hult
JACKSON COUNTY SURVEYOR

SURVEY NO 15722

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

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

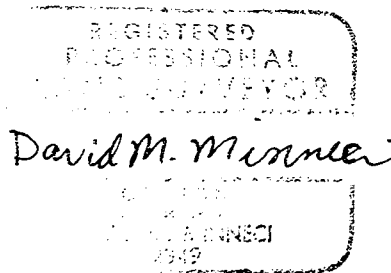
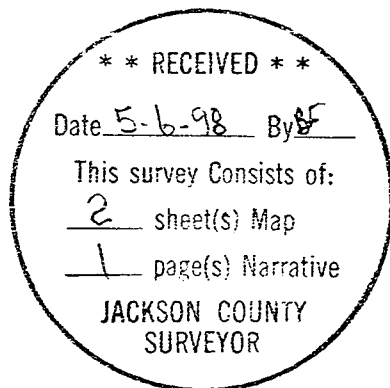
Location: The Northeast 1/4 of Section 33, Township 37 South, Range 1
West, Willamette Meridian, City of Medford, Jackson County, Ore-
gon.

Purpose: To survey, monument and record a Subdivision Plat for HIDDEN
SPRINGS SUBDIVISION.

Procedure: Utilizing control and found monumentation from previous Surveys
done by this office in the area, I set monuments as shown on the
accompanying Plat.

Basis of
Bearing: North line of Survey No. 14671.

Date: March 24, 1998.



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/98
1062 E. Jackson Street
Medford, Oregon 97504