

NOTE:

- Easement for irrigation ditch 5 feet in width granted to Medford Irrigation District per Volume 267, Page 43 of the Deed Records of Jackson County, Oregon may affect this property. (no specific location is given)
- 5' easement for irrigation ditch, granted to Medford Irrigation District per Volume 267, Page 45 of the Deed Records of Jackson County, Oregon

# SOUTH ORCHARD ESTATES SUBDIVISION

Located in:

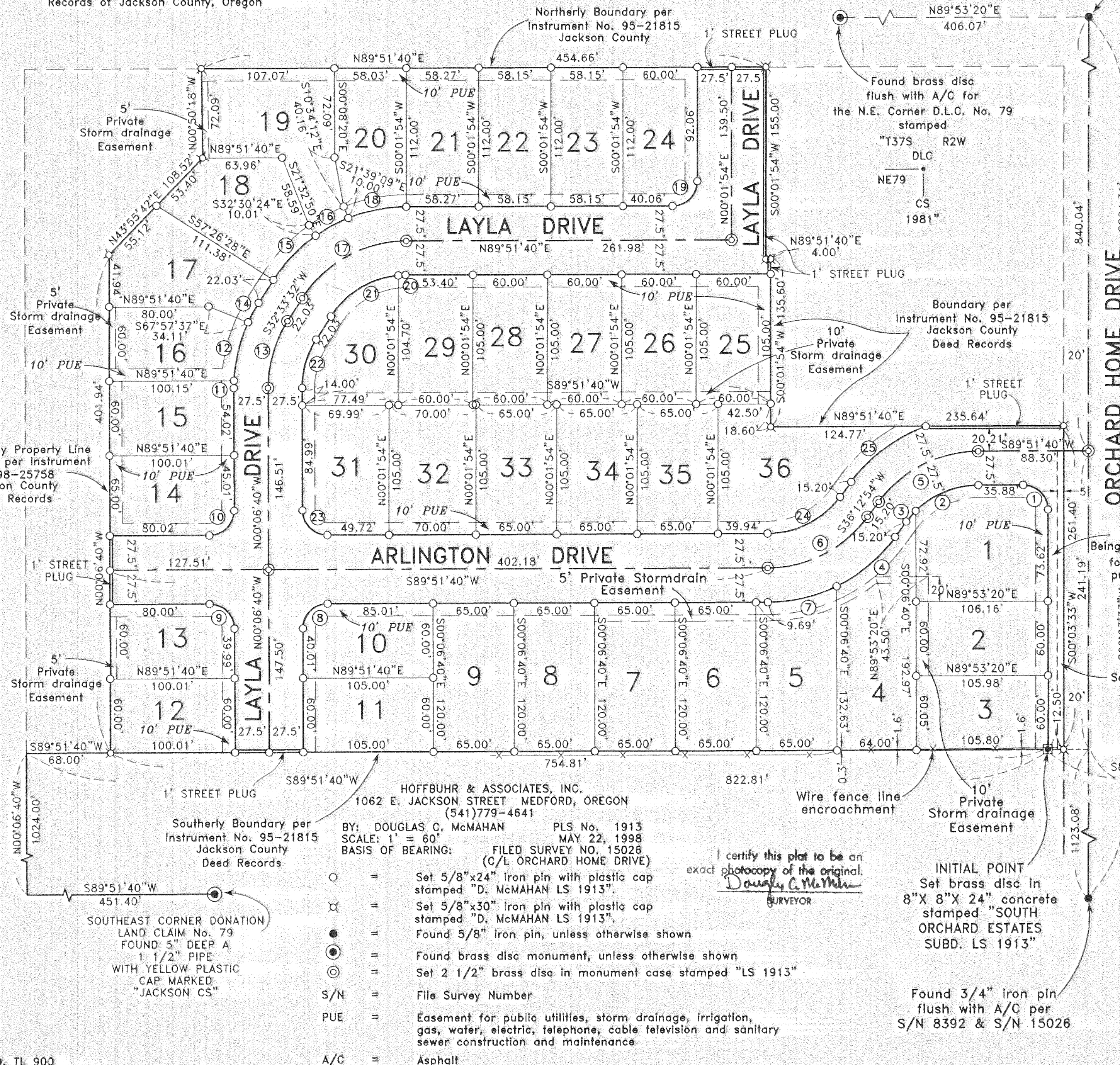
N.E. 1/4 of Section 35, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMah*  
REGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Expires 12/31/98

Found bridge spike per  
S/N 8392 & S/N 15026



### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°11'53"	20.00'	31.49'	28.33'	S45°02'23"E
2	44°13'25"	72.50'	55.96'	54.58'	N67°33'10"E
3	09°13'34"	72.50'	11.67'	11.66'	N40°49'31"E
4	27°56'07"	127.50'	62.17'	61.55'	N50°10'59"E
5	53°38'46"	100.00'	93.63'	90.25'	S63°02'17"W
6	53°38'46"	100.00'	93.63'	90.25'	S63°02'17"W
7	25°42'40"	127.50'	57.21'	56.73'	S77°00'20"W
8	89°58'20"	20.00'	31.41'	28.28'	S44°52'30"W
9	90°01'40"	20.00'	31.43'	28.29'	N45°07'30"W
10	89°58'20"	20.00'	31.41'	28.28'	N44°52'30"E
11	02°41'12"	127.50'	5.98'	5.98'	N01°13'56"E
12	21°55'39"	127.50'	48.80'	48.50'	N13°32'22"E
13	32°40'12"	100.00'	57.02'	56.25'	N16°13'26"E
14	08°03'21"	127.50'	17.93'	17.91'	N28°31'52"E
15	22°16'34"	127.50'	49.57'	49.26'	S43°43'41"W
16	13°30'46"	127.50'	30.07'	30.00'	N61°35'28"E
17	57°18'08"	100.00'	100.01'	95.89'	N61°12'36"E
18	21°30'49"	127.50'	47.87'	47.59'	S79°06'16"W
19	89°49'46"	20.00'	31.36'	28.24'	S44°56'47"W
20	05°13'33"	72.50'	6.61'	6.61'	N87°14'53"E
21	52°04'35"	72.50'	65.90'	63.65'	S58°35'50"W
22	32°40'12"	72.50'	41.34'	40.78'	S16°13'26"W
23	90°01'40"	20.00'	31.43'	28.29'	S45°07'30"E
24	53°38'46"	72.50'	67.88'	65.43'	S63°02'17"W
25	34°10'41"	127.50'	76.06'	74.93'	S53°18'15"W

### AREA TABLE

LOT NO.	SQUARE FEET
1	9,543
2	6,364
3	6,356
4	10,102
5	8,028
6	7,800
7	7,800
8	7,800
9	7,800
10	6,214
11	6,300
12	6,001
13	5,915
14	6,415
15	6,015
16	6,147
17	7,289
18	7,482

### AREA TABLE

LOT NO.	SQUARE FEET
19	9,739
20	6,224
21	6,526
22	6,512
23	6,512
24	6,635
25	6,300
26	6,300
27	6,300
28	6,300
29	6,300
30	6,305
31	7,250
32	7,350
33	6,825
34	6,825
35	6,825
36	10,275

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

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 60' MAY 22, 1998  
BASIS OF BEARING: FILED SURVEY NO. 15026  
(C/L ORCHARD HOME DRIVE)

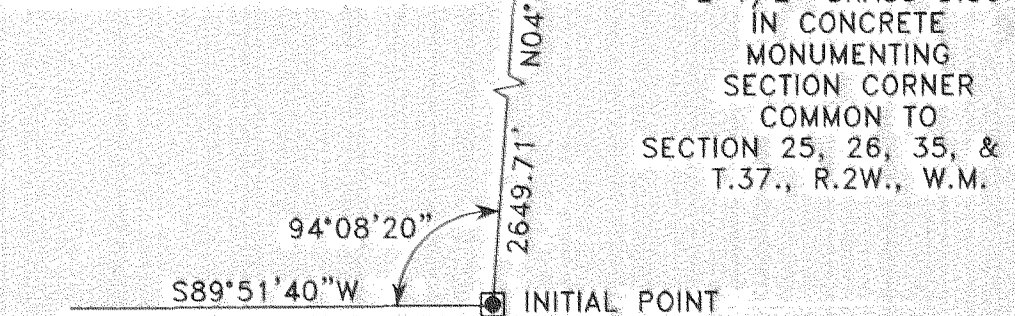
I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMah*  
SURVEYOR

- = 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 shown
- ⊙ = Found brass disc monument, unless otherwise shown
- ⊚ = Set 2 1/2" brass disc in monument case stamped "LS 1913"
- S/N = File Survey Number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- A/C = Asphalt

INITIAL POINT  
Set brass disc in  
8"X 8"X 24" concrete  
stamped "SOUTH  
ORCHARD ESTATES  
SUBD. LS 1913"

Found 3/4" iron pin  
flush with A/C per  
S/N 8392 & S/N 15026

### GEODETIC TIE:



JACKSON COUNTY  
GEODETIC SURVEY  
STATION NO. 146  
STATION IS A FOUND  
2 1/2" BRASS DISC  
IN CONCRETE  
MONUMENTING  
SECTION CORNER  
COMMON TO  
SECTION 25, 26, 35, & 36  
T.37., R.2W., W.M.

# SOUTH ORCHARD ESTATES SUBDIVISION

Located in:  
The N.E. 1/4 of Section 35, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

### \*\*\* DECLARATION \*\*\*

KNOWN ALL MEN BY THESE PRESENTS; that REDHA CORPORATION, an Oregon Corporation, is the owner in fee simple of the lands hereon described, and has 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 this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and does hereby grant over Lots 1,2,4-7,13,16,19 and 25-30 the use of the private storm drainage easements as shown hereon for the benefit of the owners, heirs and assignees of Lots 1-7,12,13,16-19 and 25-36, and does also hereby grant to the City of Medford in fee simple, those areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. Said Corporation does hereby designate said subdivision as SOUTH ORCHARD ESTATES SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 11th day of June, 1998.

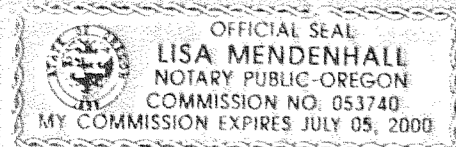
REDHA CORPORATION;

Ben Zare  
BEN ZARE, SEC., TRES.

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 11 day of June, 1998, by BEN ZARE, known to me as the person who executed the within instrument as, President, on behalf of REDHA CORPORATION, freely and voluntarily.

Before me:



Lisa Mendenhall  
Notary

### \*\*\* 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 tract.

Commencing at the Southeast corner of Donation Land Claim No. 79, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°51'40" West 451.40 feet; thence North 00°06'40" West 1024.00 feet to the Southwest corner of the tract described in Instrument No. 95-21815, Jackson County Deed Records; thence North 89°51'40" East along the Southerly boundary of said tract, 822.81 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 89°51'40" West 754.81 feet to the Southwest corner of tract described in Instrument No. 98-25758, said Deed Records; thence along the Westerly boundary of said tract, North 00°06'40" West 401.94 feet; thence North 43°55'42" East 108.52 feet; thence North 00°50'18" West 72.09 feet to a point on the boundary of said tract described in Instrument No. 95-21815, said Deed Records; thence along the boundary of said tract, North 89°51'40" East 454.66 feet; thence South 00°01'54" West 155.00 feet; thence North 89°51'40" East 4.00 feet; thence South 00°01'54" West 135.60 feet; thence North 89°51'40" East 235.64 feet to a point on the Westerly right-of-way line of Orchard Home Drive; thence South 00°03'33" West, along said right-of-way line, 261.40 feet to a point which bears North 89°51'40" East from the POINT OF BEGINNING; thence South 89°51'40" West 12.50 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 McEmin  
Planning Director

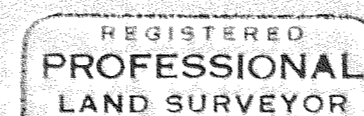
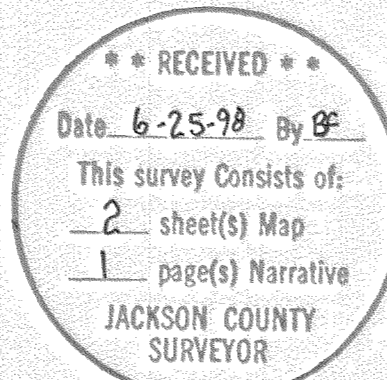
JUNE 23, 1998  
Date

Examined and approved this 16<sup>th</sup> day of JUNE, 1998.

Robert Sewal  
City Engineer

Paul D. Luni  
City Surveyor

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



Douglas C. McMahan  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 18, 1980  
DOUGLAS C. MCMAHAN  
No. 1913  
Expires 12/31/98

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

Filed for record this 25 day of June, 1998 at 12:33 o'clock P.M. and recorded in Volume 24 of Plats at page 23 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Cheryl Rogers  
Deputy

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 23, 1998

Michael W. Mott  
Assessor, Department of Assessment

Carole Applegate  
Deputy  
Tax Collector

SURVEY NO. 15788

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: DeCarlow Homes, Inc.  
814 East Jackson Street  
Medford, OR. 97504

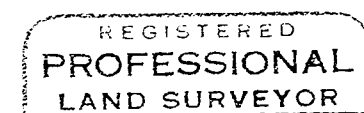
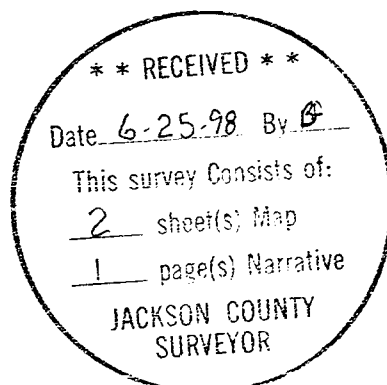
LOCATION: The Northeast One-Quarter (1/4) of Section 35, Township 37 South, Range  
2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of **SOUTH ORCHARD  
ESTATES SUBDIVISION** per City of Medford File No. LDS-97-66 and  
client's request

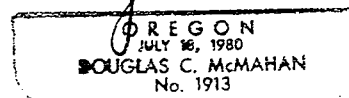
PROCEDURE: Utilizing found monumentation per filed Survey Numbers 8392 and 15026 as  
shown on the accompanying map, for control, I established monuments, also  
as shown on accompanying map. All measurements were made with an  
electronic total station. Northerly and Southerly boundaries were determined  
per Instrument No. 95-21815, and the Westerly boundary was determined per  
Instrument No. 98-25758 of Jackson County, Oregon Deed Records.

BASIS OF  
BEARING: Filed Survey No. 15026 (Centerline Orchard Home Drive)

DATE: May 20, 1998



*Douglas C. McMahan*



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