

SCOTT VALLEY ESTATES SUBDIVISION

Located in:
The S.E. 1/4 of Section 36, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon

LOT SIZE

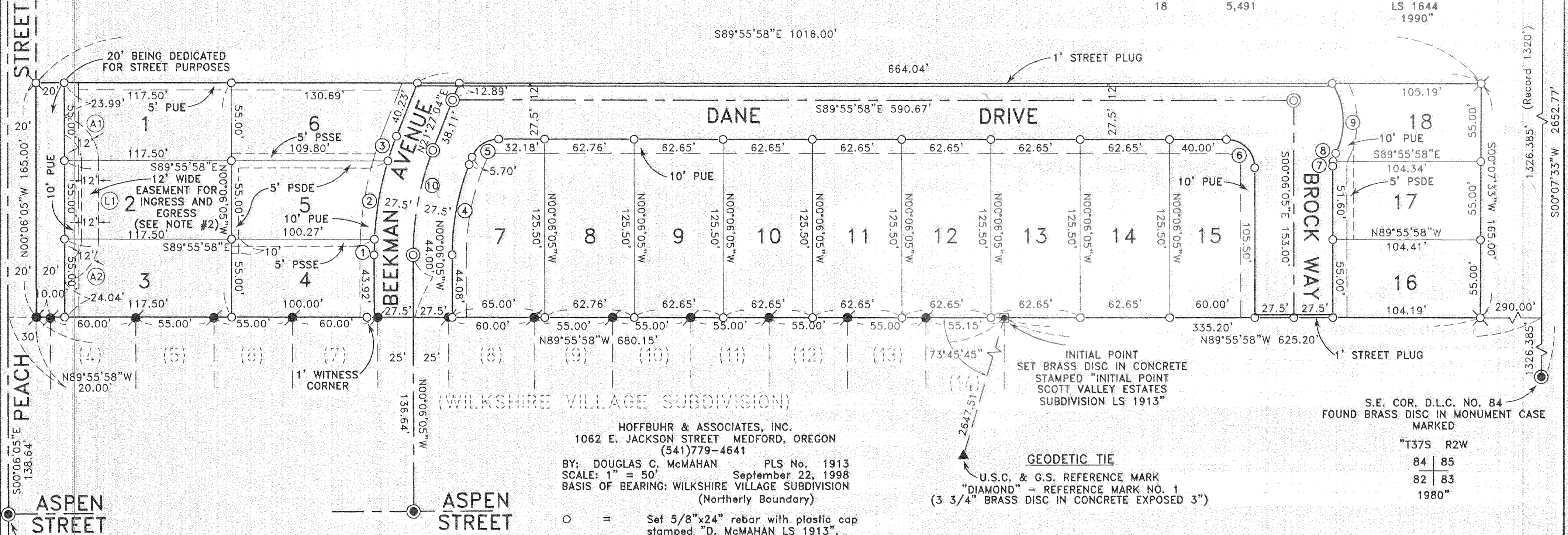
LOT NO.	SQUARE FEET
1	6,463
2	6,463
3	6,463
4	5,501
5	5,713
6	6,596
7	7,591
8	7,876
9	7,863
10	7,863
11	7,863
12	7,863
13	7,863
14	7,863
15	7,445
16	5,737
17	5,748
18	5,491

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	02°47'30"	227.50'	11.08'	11.08'	S01°17'40"W
2	14°05'12"	227.50'	55.93'	55.79'	S09°44'01"W
3	04°40'27"	227.50'	18.56'	18.55'	S19°06'50"W
4	21°33'09"	172.50'	64.89'	64.51'	S10°40'29"W
5	68°36'58"	20.00'	23.95'	22.55'	S55°45'33"W
6	90°10'07"	20.00'	31.47'	28.33'	N45°01'02"W
7	09°46'54"	20.00'	3.41'	3.41'	S04°47'22"W
8	16°59'02"	20.00'	5.93'	5.91'	S18°10'20"W
9	59°16'50"	50.00'	51.73'	49.46'	N02°58'34"W
10	21°33'09"	200.00'	75.23'	74.79'	S10°40'30"W

ACCESS EASEMENT CURVE TABLE					
No.	Delta	Radius	Length	Chord Distance	Chord Bearing
A1	75°41'28"	32.00'	42.27'	39.27'	N37°46'42"W
A2	75°21'15"	32.00'	42.09'	39.12'	N37°44'39"E

ACCESS EASEMENT LINE TABLE		
No.	Bearing	Distance
L1	N00°06'05"W	55.00'

N.E. COR. D.L.C. NO. 84
FOUND BRASS DISC IN MONUMENT CASE
MARKED
"T37S R2W
D.L.C.
NE NW
84 85
LS 1644
1990"



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 50' September 22, 1998
BASIS OF BEARING: WILKSHIRE VILLAGE SUBDIVISION
(Northerly Boundary)

- = Set 5/8"x24" rebar with plastic cap stamped "D. McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D. McMAHAN LS 1913".
- = Found 5/8" rebar with plastic cap stamped "D. McMAHAN LS 1913" per plat of WILKSHIRE VILLAGE SUBDIVISION
- ⊙ = Found brass cap monument
- ⊕ = Set 2 1/2" brass disc in monument case stamped "LS 1913".
- PSDE = Private Storm Drain Easement for the benefit of Lots 1-6 and Lots 16-18
- PSSE = Private Sanitary Sewer Easement for the benefit of Lots 1, 2 and 3 over Lots 4 and 6
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

GEODETIC TIE
U.S.C. & G.S. REFERENCE MARK
"DIAMOND" - REFERENCE MARK NO. 1
(3 3/4" BRASS DISC IN CONCRETE EXPOSED 3")

- NOTE:
- #1.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT(S) RECORDED IN VOLUME 408, PAGE 437, AND RECORDED MAY 26, 1966 AS NO. 66-06147 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (NOT LOCATABLE)
 - #2.) VEHICULAR ACCESS TO LOTS 1, 2 AND 3 IS RESTRICTED TO THE 12' WIDE EASEMENT FOR INGRESS AND EGRESS AS SHOWN HEREON.

S.E. COR. D.L.C. NO. 84
FOUND BRASS DISC IN MONUMENT CASE
MARKED
"T37S R2W
84 85
82 83
1980"

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
OREGON
JULY 18, 1990
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

SCOTT VALLEY ESTATES SUBDIVISION

Located in:

The S.E. 1/4 of Section 36, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon


*** DECLARATION ***

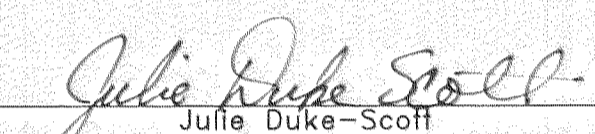
KNOW ALL MEN BY THESE PRESENTS, that CENTERFIRE DEVELOPMENT L.L.C., an Oregon limited liability company, is the owner in fee simple of the lands hereon described, and have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and 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 to the owners, heirs and assignees of Lots 1, 2 and 3 the use of the 12.00 foot wide easement for ingress and egress across said Lots 1, 2 and 3 as shown hereon and does 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 thereby dedicates the street plug for public street purposes. Centerfire Development L.L.C. does hereby designate said subdivision as SCOTT VALLEY ESTATES SUBDIVISION.

CENTERFIRE DEVELOPMENT L.L.C. also does hereby grant to the owners, heirs and assignees of Lots 1 - 6 and 16 - 18 the use of the 5' Private Storm Drain Easements for storm drainage purposes and does hereby grant to the owners, heirs and assignees of Lots 1, 2 and 3 the use of the 5' Private Sanitary Sewer Easement across Lots 4 and 6 for Sanitary Sewer lateral purposes.

IN WITNESS WHEREOF, We have set our hands and seals this 3 day of Dec, 1998.

CENTERFIRE DEVELOPMENT L.L.C.

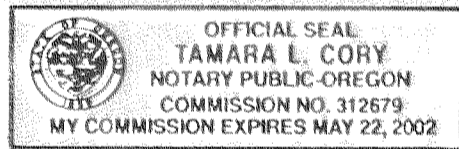

Kevin Scott
Member, Centerfire Development L.L.C.

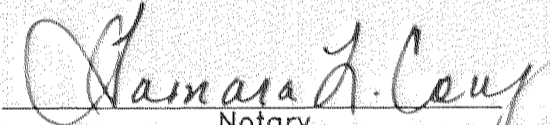

Julie Duke-Scott
Member, Centerfire Development L.L.C.

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 3rd day of December, 1998, by Kevin Scott, known to me as the person who executed the within instrument as, Member, on behalf of CENTERFIRE DEVELOPMENT L.L.C., freely and voluntarily.

Before me:

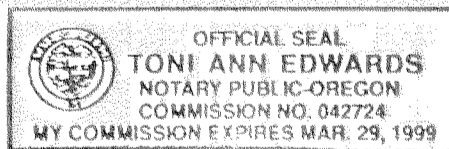



Notary

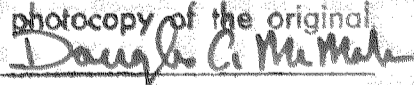
STATE OF OREGON)
County of Jackson) ss

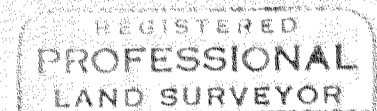
The foregoing instrument was acknowledged before me this 4th day of December, 1998, by Julie Duke-Scott, known to me as the person who executed the within instrument as, Member, on behalf of CENTERFIRE DEVELOPMENT L.L.C., freely and voluntarily.


Before me:




Notary

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

SURVEYOR



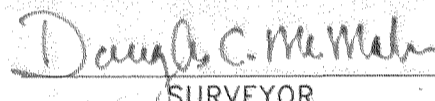

DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

*** 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 Northeast corner of Donation Land Claim (D.L.C.) No. 84 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°07'33" West along the Easterly boundary of said D.L.C., a distance of 1326.385 feet (Record SOUTH, 1320.00 feet) to the Northeast corner of the tract described in Volume 48, Page 189, Jackson County Deed Records; thence North 89°55'58" West 625.20 feet to a point for the Northeast corner of WILKSHIRE VILLAGE SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County, Oregon, said point being monumented with a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue North 89°55'58" West along the Northerly boundary of said Subdivision, a distance of 680.15 feet to a point on the Easterly right-of-way line of Peach Street; thence North 00°06'05" West, leaving said Northerly boundary, along said right-of-way line, a distance of 165.00 feet; thence South 89°55'58" East, parallel to the aforementioned Northerly boundary of WILKSHIRE VILLAGE SUBDIVISION, a distance of 1016.00 feet; thence South 00°07'33" West, parallel to the aforementioned Easterly boundary of D.L.C. No. 84, a distance of 165.00 feet; thence North 89°55'58" West 335.20 feet to the Initial Point of Beginning.


SURVEYOR

*** APPROVALS ***

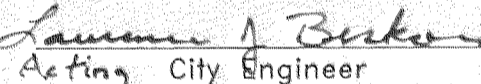
MEDFORD CITY PLANNING:

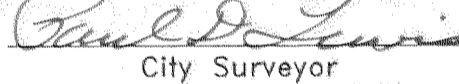
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.


Planning Director


DEC 18, 1998
Date

Examined and approved this 11 day of DECEMBER, 1998.


Acting City Engineer


City Surveyor

Examined and approved as required by O.R.S. 92.100 as of December 12, 1998.


Assessor, Department of Assessment

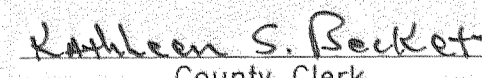
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of

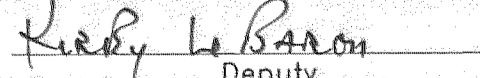
December 18th, 1998.

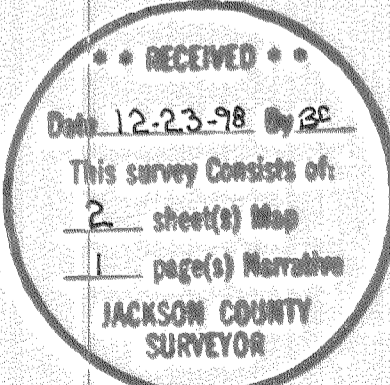

Tax Collector

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

Filed for record this 23rd day of December, 1998 at 8:00 o'clock A.M. and recorded in Volume 24 of Plats at page 50 of records of Jackson County, Oregon.


County Clerk


Deputy



15993 12/20

SURVEY NO. **15993**

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

SURVEY FOR: Centerfire Development, LLC
3934 Foots Creek Road
Gold Hill, OR. 97525

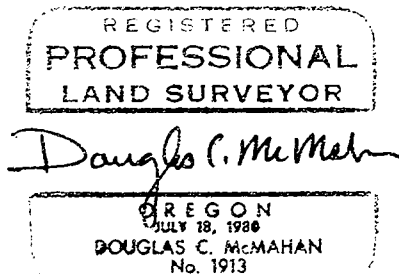
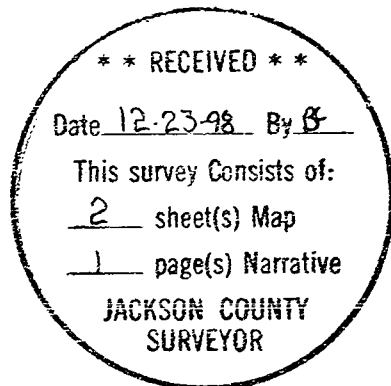
LOCATION: The Southeast One-Quarter (1/4) of Section 36, Township 37 South, Range
2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat for **SCOTT VALLEY
ESTATES SUBDIVISION**, per City of Medford File No. LDS-97-131 and
per the client's request

PROCEDURE: Utilizing found monumentation per **WILKSHIRE VILLAGE SUBDIVISION**
plat and other monumentation as shown on the accompanying map for
control, I established monumentation also as shown on the accompanying
map. An electronic total station was used for all measurements.

BASIS OF
BEARING: Wilkshire Village Subdivision (Northerly boundary)

DATE: September 22, 1998



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