

SOUTH OAKDALE SUBDIVISION, UNIT NO. 2


Located in:


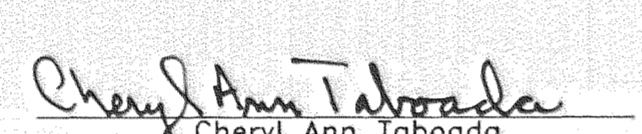
The S.W. 1/4 of Section 31, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

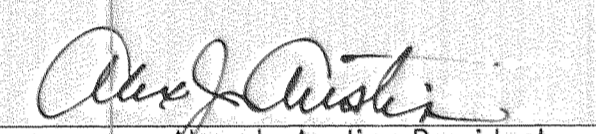
*** DECLARATION ***

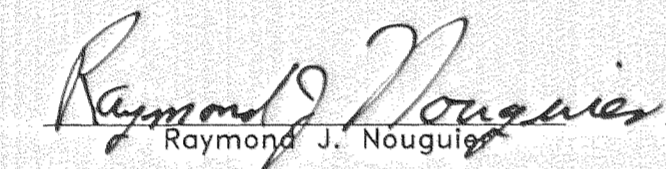
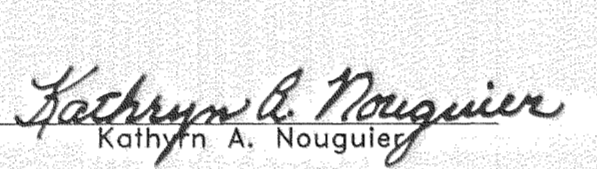
KNOW ALL MEN BY THESE PRESENTS, that We, CASH-WAY PLYWOOD OF BEND, INC. an Oregon Corporation, SCHIPPER ENTERPRISES, INC. an Oregon Corporation, Charles Ralph Taboada, Sr., Cheryl Ann Taboada, Raymond J. Nougier and Kathryn A. Nougier are the owners in fee simple of the lands hereon described, and have 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 do hereby dedicate to the public for public use the streets shown hereon, together with that area shown hereon as a 12 foot pedestrian walkway and also together with those easements labeled as public utility easements, and do 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. We do hereby designate said subdivision as SOUTH OAKDALE SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, We have set our hands and seals this 7th day of December, 1998.


Bob Schipper, President
Schipper Enterprises, Inc.

 
Charles Ralph Taboada Sr. Cheryl Ann Taboada

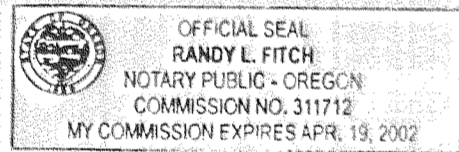

Alex J. Austin, President
Cash-Way Plywood of Bend, Inc.

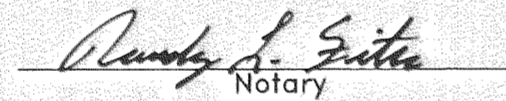
 
Raymond J. Nougier Kathryn A. Nougier

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 8th day of December, 1998, by Bob Schipper, President, known to me as the person who executed the within instrument on behalf of Schipper Enterprises, Inc., freely and voluntarily.

Before me:

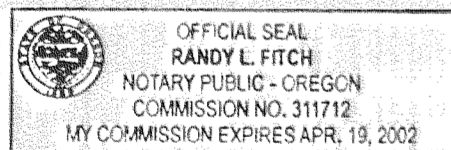


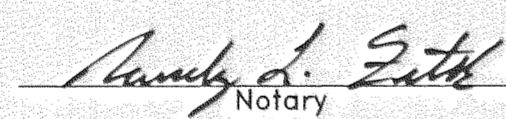

Notary

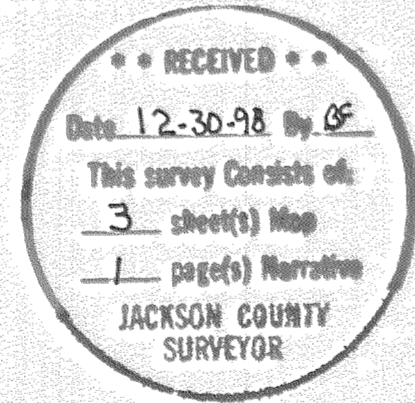
STATE OF OREGON)
County of Jackson) ss

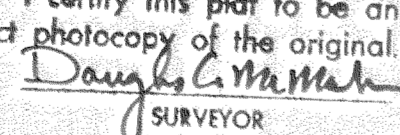
The foregoing instrument was acknowledged before me this 7th day of December, 1998, by Alex J. Austin, President, known to me as the person who executed the within instrument on behalf of Cash-Way Plywood of Bend, Inc., freely and voluntarily.

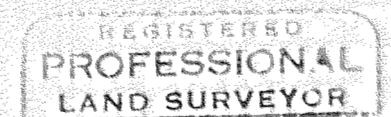
Before me:

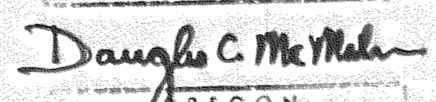



Notary



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

SURVEYOR



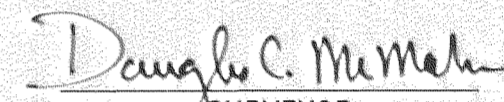

REGON
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

*** 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.

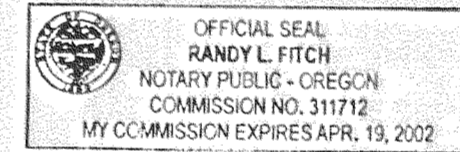
BEGINNING at the Initial Point of SOUTH OAKDALE SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said Initial Point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°57'00" East along the Southerly boundary of said Subdivision, a distance of 76.21 feet to the Southeast corner of said Subdivision; thence North 00°08'26" East along the Easterly boundary of said Subdivision, a distance of 100.00 feet; thence continue along said Easterly boundary, North 03°28'37" East 40.08 feet; thence North 00°03'00" West 100.00 feet to the Northeast corner of said Subdivision; thence leaving said Subdivision boundary, North 89°57'00" East 255.58 feet to a point on the Westerly boundary of COMICE VILLAGE SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County, Oregon; thence South 00°03'00" East, along said Westerly boundary, 720.00 feet to a point on the Northerly right-of-way line of Garfield Road; thence South 89°57'00" West along said right-of-way line a distance of 334.59 feet; thence North 00°03'00" West, leaving said right-of-way line, a distance of 480.00 feet to the Initial Point of Beginning.

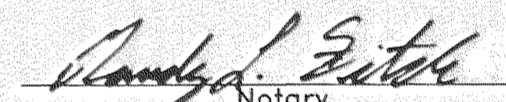

SURVEYOR

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 7th day of December, 1998, by Charles Ralph Taboada, Sr., known to me as the person who executed the within instrument freely and voluntarily.

Before me:

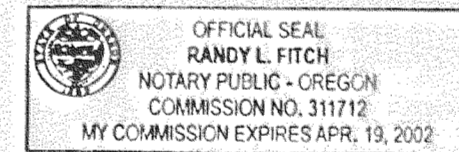




Notary

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 7th day of December, 1998, by Cheryl Ann Taboada, known to me as the person who executed the within instrument freely and voluntarily.

Before me:

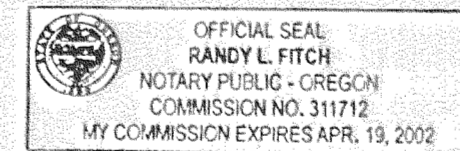




Notary

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 7th day of December, 1998, by Raymond J. Nougier, known to me as the person who executed the within instrument freely and voluntarily.

Before me:

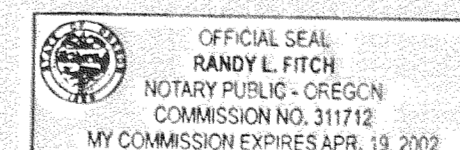


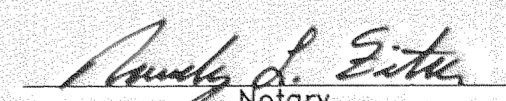

Notary

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 10th day of December, 1998, by Kathryn A. Nougier, known to me as the person who executed the within instrument freely and voluntarily.

Before me:




Notary

10000 12/23

SOUTH OAKDALE SUBDIVISION, UNIT NO. 2

Located in:

The S.W. 1/4 of Section 31, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

ROBERT J. CARSTENSEN and MARLENE A. CARSTENSEN, husband and wife are the undersigned beneficiaries of a certain Trust Deed recorded June 28, 1994 as Document No. 94-23990, 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.

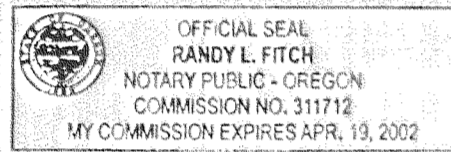
IN WITNESS HEREOF, Signed this 7th day of December, 1998.

Robert J. Carstensen Marlene A. Carstensen
Robert J. Carstensen Marlene A. Carstensen

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 7th day of December, 1998, by Robert J. Carstensen and Marlene A. Carstensen, known to me as the person who executed the within instrument freely and voluntarily.

Before me:



Randy L. Fitch
Notary

WASHINGTON MUTUAL BANK is the undersigned beneficiary of a certain Trust Deed recorded October 30, 1995 as Document No. 95-30883, 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.

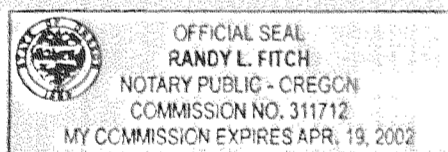
IN WITNESS HEREOF, Signed this 7th day of December, 1998.

By: Michael W. Metzger
Title: Manager

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 7th day of December, 1998, by Michael W. Metzger, known to me as the person who executed the within instrument as Manager, on behalf of WASHINGTON MUTUAL BANK, freely and voluntarily.

Before me:



Randy L. Fitch
Notary

ROGUE FEDERAL CREDIT UNION is the undersigned beneficiary of a certain Trust Deed recorded August 14, 1998 as Document No. 98-37520, 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.

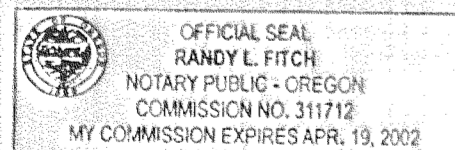
IN WITNESS HEREOF, Signed this 8th day of December, 1998.

By: Janine S. Allen
Title: Mortgage Loan Manager

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 8th day of December, 1998, by Janine Allen, known to me as the person who executed the within instrument as Mortgage Loan Manager, on behalf of ROGUE FEDERAL CREDIT UNION, freely and voluntarily.

Before me:



Randy L. Fitch
Notary

*** APPROVALS ***

MEDFORD CITY PLANNING:

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

Mark Schaber December 24, 1998
Acting Planning Director Date

Examined and approved this 16th day of December, 1998.

Robert Deuel Paul D. Lewis
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of December 28, 1998

Ron Lindsey Deputy
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

Colleen Stanford
Tax Collector

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

Filed for record this 30 day of December, 1998 at 3:18 o'clock P.M. and recorded in Volume 24 of Plats at page 53 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Augeris
Deputy

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



SOUTH OAKDALE SUBDIVISION, UNIT NO. 2

Located in:

The S.W. 1/4 of Section 31, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

FOUND BRASS DISC
STAMPED LS 1913
PER PLAT OF
SOUTH OAKDALE
SUBDIVISION,
UNIT NO. 1

FOUND BRASS DISC
INITIAL POINT FOR
SOUTH OAKDALE
SUBDIVISION, UNIT NO. 1
STAMPED "INITIAL POINT
SOUTH OAKDALE SUBD.
LS 1913"

U.S. COAST & GEODETIC SURVEY
REFERENCE MARK "DIAMOND"
REFERENCE MARK NO. 1
(3 3/4" BRASS DISC IN CONCRETE
EXPOSED 3")

N.W. CORNER D.L.C. NO. 83
&
S.W. CORNER D.L.C. NO. 85
FOUND 3" BRASS DISC IN
MONUMENT CASE STAMPED
"JACKSON COUNTY
T37S R2W
84 85
DLC • COR
82 83
CONTROL MONUMENT"

N.E. CORNER D.L.C. NO. 43
FOUND 3" BRASS CAP
2 1/2" DEEP
STAMPED
"T37S R1W
D.L.C.
N.E.
43
C.S. 1993"

NOTES:

1.) The herein described property has been excluded from the boundaries of the Medford Irrigation District by instruments recorded as No. 95-21460, 96-17831, 96-24273 and 98-22251, of the Official Records of Jackson County, Oregon, however, as set forth therein, the property remain "subject to any lien(s) of the United States government by and through its Bureau of Reclamation for any outstanding contractual indebtedness of the District to the Bureau...as provided in ORS 545.620."

2.) Lots 22 & 23 shall not have vehicular access from Oakdale Avenue.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahon

REG. NO. 18, 1990
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/98

LOT SIZE

LOT NO.	SQUARE FEET
22	6,687
23	6,951
24	8,070
25	8,364
26	8,364
27	8,349
28	7,299
29	6,067
30	12,834
31	21,963
32	17,020
33	7,366
34	7,287
35	7,287
36	7,287
37	7,287
38	7,287
39	7,287
40	8,786
PEDESTRIAN WALKWAY	1,534

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	20.00'	31.42'	28.28'	S44°57'00"W
2	90°00'00"	20.00'	31.42'	28.28'	S45°03'00"E
3	15°05'49"	70.00'	18.44'	18.39'	S07°29'54"W
4	27°03'35"	70.00'	33.06'	32.75'	S28°34'36"W
5	15°09'57"	130.00'	34.41'	34.31'	S34°31'25"W
6	26°59'26"	130.00'	61.24'	60.68'	S13°26'43"W
7	90°00'00"	20.00'	31.42'	28.28'	S44°57'00"W
8	90°00'00"	20.00'	31.42'	28.28'	N45°03'00"W
9	42°09'23"	70.00'	51.50'	50.35'	N21°01'42"E
10	27°48'04"	130.00'	63.08'	62.46'	N28°12'21"E
11	14°21'19"	130.00'	32.57'	32.49'	N07°07'40"E
12	42°09'23"	100.00'	73.58'	71.93'	S21°01'42"W
13	42°09'23"	100.00'	73.58'	71.93'	S21°01'42"W

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 50' November 17, 1998
BASIS OF BEARING: SOUTH OAKDALE SUBDIVISION, UNIT NO. 1
(C/L SHADOW WOOD DRIVE)

- = 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 SOUTH OAKDALE SUBDIVISION, UNIT NO. 1
- = Found 5/8" rebar without cap per COMICE VILLAGE SUBDIVISION
- ⊙ = Set 2 1/2" brass disc in monument case stamped "LS 1913".
- ⊙ = Found brass disc monument as shown
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- J.C.D.R. = Jackson County Deed Records

37 1W 31C, TL 1200,
1201, 1300, 1400 & 1401

(98078SUBD2.DWG)
SHEET 3 OF 3

10000 12/23