

LONE PINE HEIGHTS SUBDIVISION, UNIT NO. 2

Located in:

Lots 8, 9 and 10, Block 2 of PIERCE SUBDIVISION
N.W. 1/4 of Section 21, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we Louis F. Mahar, Michael T. Mahar and DeCarlow Homes, Inc. an Oregon Corporation are the owners in fee simple of the lands hereon described, and have subdivided the same into lots, blocks 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 do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we do hereby create the 20 foot minimum access drive for ingress and egress across lots 35, 36 and 37, to benefit lots 35 and 36 as shown hereon, and we do hereby grant to the owners, heirs and assigns of lots 16 and 17 of LONE PINE HEIGHTS SUBDIVISION the 10 foot private sanitary sewer easement, for construction and maintenance of sanitary sewer laterals across lots 52 and 53 as shown hereon, and we do hereby create the private storm drainage easements for storm drainage purposes across lots 35-37, 41 and 49-51, to benefit lots 35-37, 40, 41 and 49-52 as shown hereon and we 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 hereby designate said subdivision as LONE PINE HEIGHTS SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, We have set our hands and seals this 23 day of July, 1999.

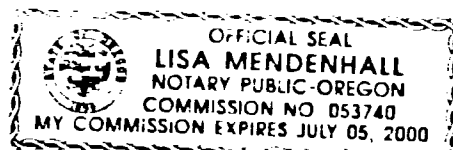
DECARLOW HOMES, INC.

Steve DeCarlow
Steve DeCarlow
President

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 23 day of July, 1999, by Steve DeCarlow, known to me as the person who executed the within instrument as, President, on behalf of DeCarlow Homes, Inc., freely and voluntarily.

Before me:



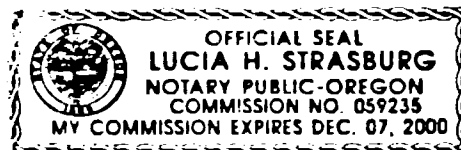
Lisa Mendenhall
Notary

Louis F. Mahar
AKA Lou Mahar

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 23 day of July, 1999, by Louis F. Mahar, known to me as the person who executed the within instrument freely and voluntarily.

Before me:



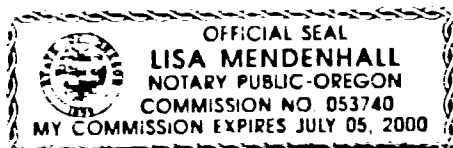
Lucia H. Strasburg
Notary

Michael T. Mahar

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 23 day of July, 1999, by Michael T. Mahar, known to me as the person who executed the within instrument 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.

BEGINNING at a point for the Southwest corner of Lot 19 in Block 4 of LONE PINE HEIGHTS SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence EAST along the Southerly boundary of said Subdivision, 315.99 feet to the Southeast corner of said Subdivision; thence South 00°31'40" West 160.01 feet; thence South 14°31'57" West 41.32 feet; thence South 05°05'19" West 82.81 feet; thence along the arc of a 50.50 foot radius curve to the right (the long chord to which bears SOUTH 20.00 feet) an arc distance of 20.13 feet; thence South 11°48'45" West 99.61 feet; thence South 26°17'04" West 44.61 feet; thence South 62°51'38" West 65.78 feet; thence WEST 348.52 feet; thence North 62°43'44" West 55.94 feet; thence North 22°00'49" West 43.15 feet; thence North 42°33'53" West 61.10 feet; thence North 75°25'06" West 76.11 feet; thence South 89°25'10" West 65.00 feet; thence North 00°34'50" West 170.39 feet to a point on the right-of-way line of Thrasher Lane; thence along said right-of-way line along the arc of a 50.00 foot radius curve to the left (the long chord to which bears North 51°39'30" East 79.06 feet) an arc distance of 91.17 feet; thence continue along said right-of-way line North 00°34'50" West 121.44 feet to the Southwest corner of the aforementioned LONE PINE HEIGHTS SUBDIVISION; thence EAST along the Southerly boundary of said Subdivision, 337.23 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 W. Krambach
Planning Director

AUGUST 6, 1999
Date

Examined and approved this 2nd day of August, 1999.

Robert Leibel
City Engineer

Paul Johnson
City Surveyor

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

Filed for record this 18 day of August, 1999 at 3:20 o'clock P.M. and recorded in Volume 25 of Plats at page 25 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

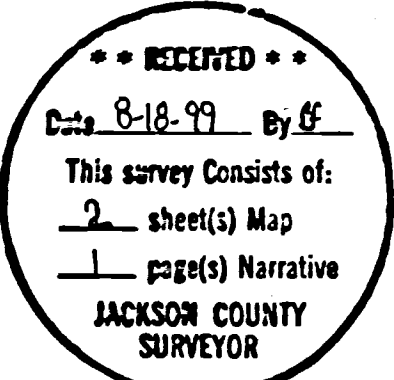
Charles D. Walker
Deputy

Examined and approved as required by O.R.S. 92.100 as of AUGUST 11th, 1999.

Jeffrey DePinto
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of August 11, 1999.

Colleen Stanford
Tax Collector

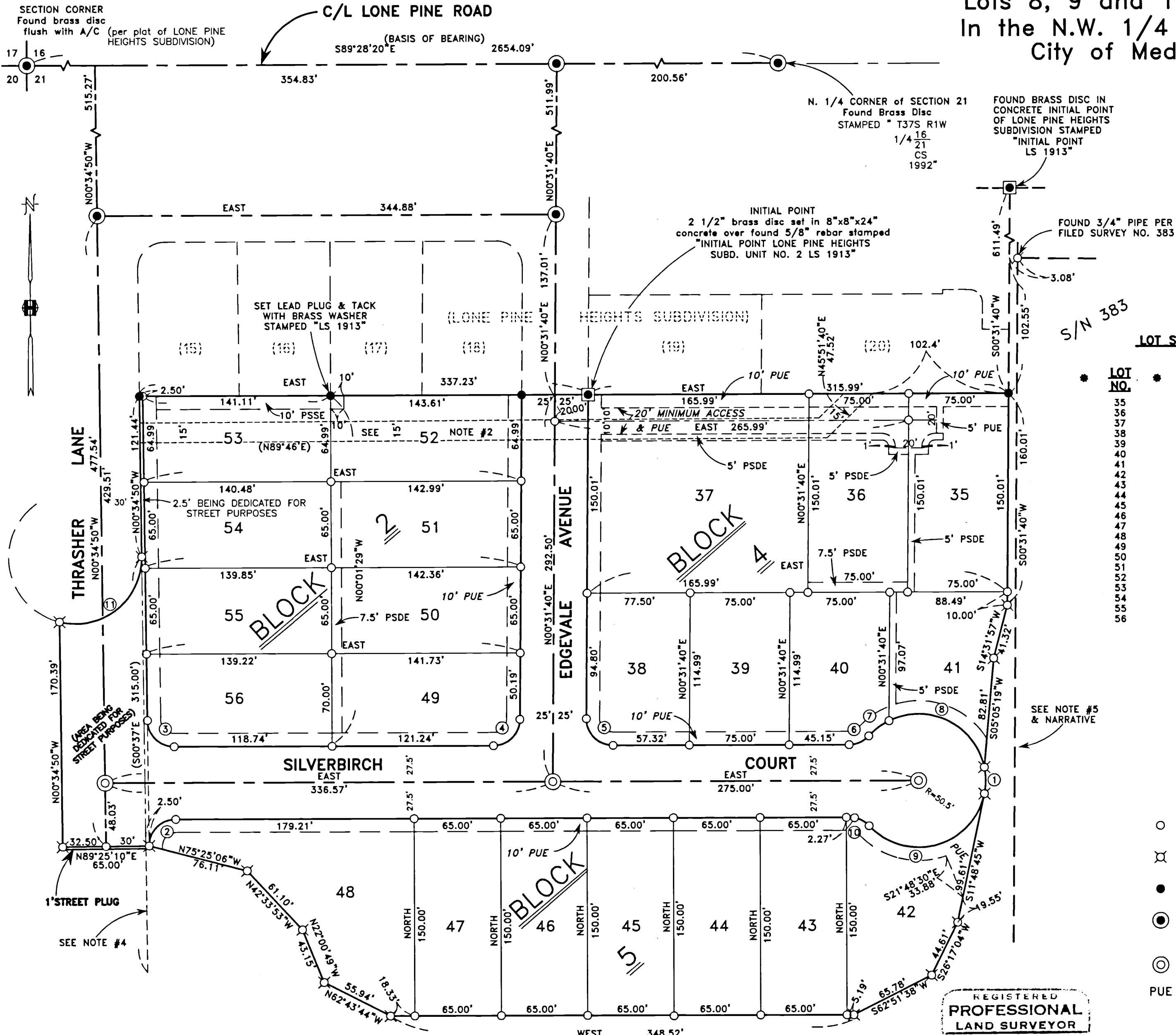


I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR



LONE PINE HEIGHTS SUBDIVISION, UNIT NO. 2

Located in:
 Lots 8, 9 and 10, BLOCK 2 of PIERCE SUBDIVISION
 In the N.W. 1/4 of Section 21, T.37S., R.1W., W.M.
 City of Medford, Jackson County, Oregon



NOTES:

- 1.) This subdivision is located within 200 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.
- 2.) A 15' sanitary sewer easement granted to the City of Medford per Documents No. 81-09681 and No. 89-09029 of the Official Records of Jackson County, Oregon. (portion across Lots 52 and 53 to be removed)
- 3.) Overhang easement, and rights in connection therewith, granted to the California Oregon Power Company, a California corporation per Volume 378, page 86 of the Deed Records of Jackson County, Oregon affects only that portion lying Westerly of the Easterly right-of-way line of Thrasher Lane. (specific location not given)
- 4.) Drainage easement 5 feet in width, granted to Jackson County, Oregon, per Volume 578, Page 153 of the Deed Records of Jackson County Oregon.
- 5.) The Westerly line of Lot 1 of Block 2 of PIERCE SUBDIVISION per S/N 383 and per Record Plat distances is approximately 3 feet Easterly of the Easterly boundary of lot 35, as shown monumented on this plat. (see Narrative)

LOT SIZE

LOT NO.	SQUARE FEET
35	11,250
36	11,250
37	24,899
38	8,823
39	8,623
40	8,398
41	8,063
42	9,960
43	9,750
44	9,750
45	9,750
46	9,750
47	9,750
48	15,923
49	9,814
50	9,233
51	9,274
52	9,313
53	9,150
54	9,111
55	9,070
56	9,638

CURVE TABLE					
No.	Delta	Radius	Length	Chord Distance	Chord Bearing
1	22°50'33"	50.50'	20.13'	20.00'	SOUTH
2	90°34'50"	20.00'	31.62'	28.43'	N44°42'35"E
3	89°25'10"	20.00'	31.21'	28.14'	S45°17'25"E
4	89°28'20"	20.00'	31.23'	28.15'	N45°15'50"E
5	90°31'40"	20.00'	31.60'	28.41'	S44°44'10"E
6	47°38'32"	20.00'	16.63'	16.16'	N66°10'44"E
7	21°42'52"	50.50'	19.14'	19.02'	S53°12'54"W
8	104°30'24"	50.50'	92.11'	79.86'	N63°40'28"W
9	126°13'15"	50.50'	111.25'	90.08'	N74°31'54"E
10	47°38'32"	20.00'	16.63'	16.16'	N66°10'44"W
11	104°28'39"	50.00'	91.17'	79.06'	N51°39'30"E

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541)779-4641
 BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 60' DATE: JULY 22, 1999
 BASIS OF BEARING: LONE PINE HEIGHTS SUBD. PLAT
 (C/L Lone Pine Road)

- = 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 per plat of LONE PINE HEIGHTS SUBDIVISION (unless otherwise noted)
- ⊙ = Found brass cap monument per plat of LONE PINE HEIGHTS SUBDIVISION, stamped "LS 1913" (unless otherwise noted)
- ⊕ = Set brass cap monument in case stamped "LS 1913"
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- PSDE = Private Storm Drainage Easement for construction and maintenance of storm drainage facilities
- PSSE = Private Sanitary Sewer Easement for construction and maintenance of sanitary sewer laterals
- S/N = Filed Survey Number

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
 OREGON JULY 18, 1980
 DOUGLAS C. McMAHAN No. 1913
 Expires 12/31/00

SURVEY NO. 16252

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

SURVEY FOR: LOUIS F. MAHAR & DECARLOW HOMES, INC.
1014 N. Riverside 814 E. Jackson Street
Medford, Oregon 97501 Medford, Oregon 97504

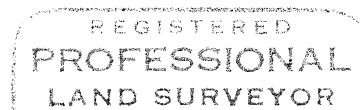
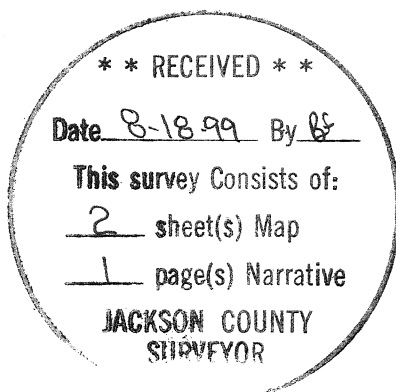
LOCATION: The Northwest One-quarter (1/4) of Section 21, Township 37 South,
Range 1 West, Willamette Meridian, City of Medford, Jackson County,
Oregon

PURPOSE: To survey, monument and prepare a final plat of LONE PINE HEIGHTS
SUBDIVISION, UNIT NO. 2, per City of Medford Planning file No.
LDS-98-65 and per the clients request.

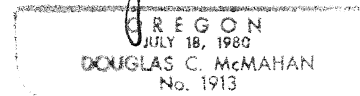
PROCEDURE: Utilizing found monumentation per plat of LONE PINE HEIGHTS
SUBDIVISION for control I establish proper monuments as shown on the
accompanying map. An electronic total station was used for all
measurements.

BASIS OF BEARING: LONE PINE HEIGHTS SUBDIVISION (Southerly Boundary)

DATE: MAY 24, 1999



Douglas C. McMahan



Expires 12/31/00
Douglas C. McMahan
Hoffbuhr and Associates, Inc.
1062 E. Jackson Street
Medford, Oregon 97504