

TABOADA ESTATES SUBDIVISION

(A REPLAT OF LOTS 31 AND 32 OF 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

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 remains 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.) 15' x 20' driveway easement for ingress and egress for the benefit of the owners, heirs and assignees of Lots 2 and 3 over and across Lots 2 and 3 as shown hereon.

LOT SIZE

LOT NO.	SQUARE FEET
1	11,155
2	8,609
3	6,776
4	5,718
5	6,725

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	20.00'	31.42'	28.28'	S45°03'00"E
2	37°23'00"	70.00'	45.67'	44.87'	S18°38'30"W
3	04°46'24"	70.00'	5.83'	5.83'	S39°43'11"W
4	27°48'04"	130.00'	63.08'	62.46'	N28°12'21"E
5	42°09'23"	100.00'	73.58'	71.93'	S21°01'42"W
6	42°09'23"	100.00'	73.58'	71.93'	S21°01'42"W
7	42°09'23"	70.00'	51.50'	50.35'	N21°01'42"E

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 50' DATE: JUNE 22, 1999
BASIS OF BEARING: SOUTH OAKDALE SUBDIVISION, UNIT NO. 2
(C/L OAKDALE AVENUE)

- = 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. 2
- ⊙ = Found 2 1/2" brass disc in monument case stamped "LS 1913".
- ⊚ = Found brass disc monument as shown
- P.S.D.E. = Private Storm Drainage Easement
- PUE = Existing easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance (as granted per plat of SOUTH OAKDALE SUBDIVISION, UNIT NO. 2)

SHADOW WOOD DRIVE

OAKDALE AVENUE

COMICE VILLAGE SUBDIVISION

GARFIELD ROAD

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas C. McMahon

OREGON JULY 18, 1990 DOUGLAS C. McMAHAN No. 1913

Expires 12/31/00

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"

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

TABOADA ESTATES SUBDIVISION

(A REPLAT OF LOTS 31 AND 32 OF 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, Charles Ralph Taboada and Cheryl Ann Taboada are the owners in fee simple of the lands hereon described, and have subdivided the same into lots 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. We hereby create for the benefit of the owners, heirs and assignees of Lots 2 and 3 a 15' x 20' driveway easement, for ingress and egress over that area shown hereon, and we also hereby create a 5' private storm drainage easement across Lots 1, 4 and 5 for the benefit of the owners, heirs and assignees of Lots 2, 3, 4 and 5, as shown hereon. We do hereby designate said subdivision as TABOADA ESTATES SUBDIVISION.

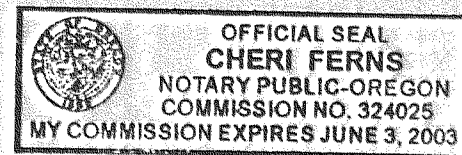
IN WITNESS WHEREOF, We have set our hands and seals this 20 day of SEPT., 1999.

Charles Ralph Taboada
Charles Ralph Taboada

Cheryl Ann Taboada
Cheryl Ann Taboada

STATE OF OREGON)
County of Jackson) ss
The foregoing instrument was acknowledged before me this 20th day of September, 1999, by Charles Ralph Taboada, known to me as the person who executed the within instrument freely and voluntarily.

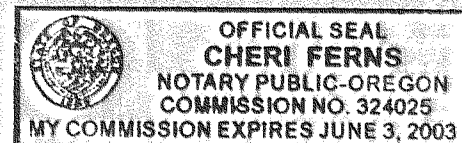
Before me:



Cheri Ferns
Notary

STATE OF OREGON)
County of Jackson) ss
The foregoing instrument was acknowledged before me this 20th day of September, 1999, by Cheryl Ann Taboada, known to me as the person who executed the within instrument freely and voluntarily.

Before me:



Cheri Ferns
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.

Lots 31 and 32 of SOUTH OAKDALE SUBDIVISION, UNIT NO. 2, according to the official plat thereof, now of record in Jackson County, Oregon.

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 McEwen OCTOBER 21, 1999
Planning Director Date

Examined and approved this 11th day of October, 1999.

Robert Deal Paul D. Lewis
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of Oct 22, 1999

Sam Rumber Sept
Assessor, Department of Assessment

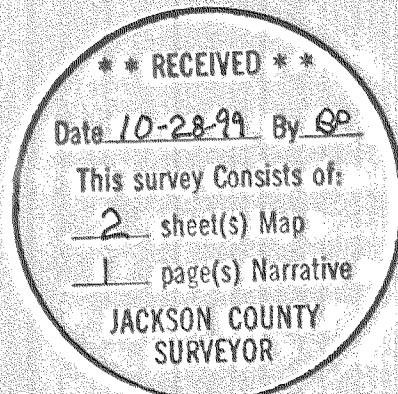
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of October 22, 1999

Lynnda Roberts
Tax Collector

Filed for record this 28 day of October, 1999 at 8:30 Clock A.M. and recorded in Volume 25 of Plats at page 35 of records of Jackson County, Oregon.

Kathleen S. Beckett Shirley D. Walker
County Clerk Deputy

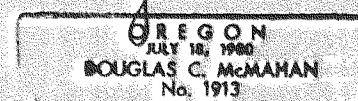
For order of the County Commissioners approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.



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



Douglas C. McMahan



Expires 12/31/00

SURVEY NO. 16315

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

SURVEY FOR: Charles Ralph Taboada, Sr. & Cheryl Ann Taboada
500 Garfield
Medford, Oregon 97501

LOCATION: In lots 31 and 32 of SOUTH OAKDALE SUBDIVISION, UNIT NO. 2 in
the Southwest One-quarter (1/4) of Section 31, Township 37 South, range
1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey and monument a replat of lots 31 and 32 of SOUTH
OAKDALE SUBDIVISION, UNIT NO. 2 and to prepare a final plat of
TABOADA ESTATES SUBDIVISION per City of Medford Planning file
No. LDS-99-35 and per the clients request.

PROCEDURE: Utilizing found monumentation per plat of SOUTH OAKDALE
SUBDIVISION, UNIT NO. 2 for control, I establish proper monuments as
shown on the accompanying map. All measurements were made with an
electronic total station.

**BASIS OF
BEARING:** SOUTH OAKDALE SUBDIVISION, UNIT NO. 2 (C/L Oakdale
Avenue)

DATE: June 22, 1999

