

SOUTH ORCHARD ESTATES SUBDIVISION, UNIT NO. 2

Located in:

Parcel No. 2 of partition plat No. P-31-1999, (S/N 16172) in  
The N.E. 1/4 of Section 35, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING:

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

*James McEneaney*  
Planning Director  
Date DEC 2, 1999  
Examined and approved this 5<sup>th</sup> day of November, 1999.  
*Robert Devel*  
City Engineer  
*Paul D. ...*  
City Surveyor

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered 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 boundary lines.

Parcel No. 2 of Partition Plat recorded June 11, 1999 as Partition Plat No. P-31-1999 of "Record of Partition Plats" in Jackson county, Oregon, and filed as Survey No. 16172 in the office of the Jackson County Surveyor.

*Douglas C. McMahan*  
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that, DECARLOW HOMES, INC., an Oregon Corporation, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and street 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. DECARLOW HOMES, INC., does hereby dedicate to the public for public use the street shown hereon, together with those easements labeled as public utility easements, 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. DECARLOW HOMES, INC., does also hereby create the 5' private storm drainage easements as shown hereon across Lot 37 for the benefit of the owners, heirs and assignees of Lot 38 and across Lots 39 and 40 for the benefit of the owners, heirs and assignees of Lot 39 and of Parcel No. 1 of Partition Plat No. P-31-1999. DECARLOW HOMES, INC., does hereby designate said subdivision as SOUTH ORCHARD ESTATES SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, signed this 5<sup>TH</sup> day of NOVEMBER, 1999.

DECARLOW HOMES, INC.

STATE OF OREGON )  
COUNTY OF JACKSON ) ss

*Steve Decarlow*  
STEVE DECARLOW,  
President

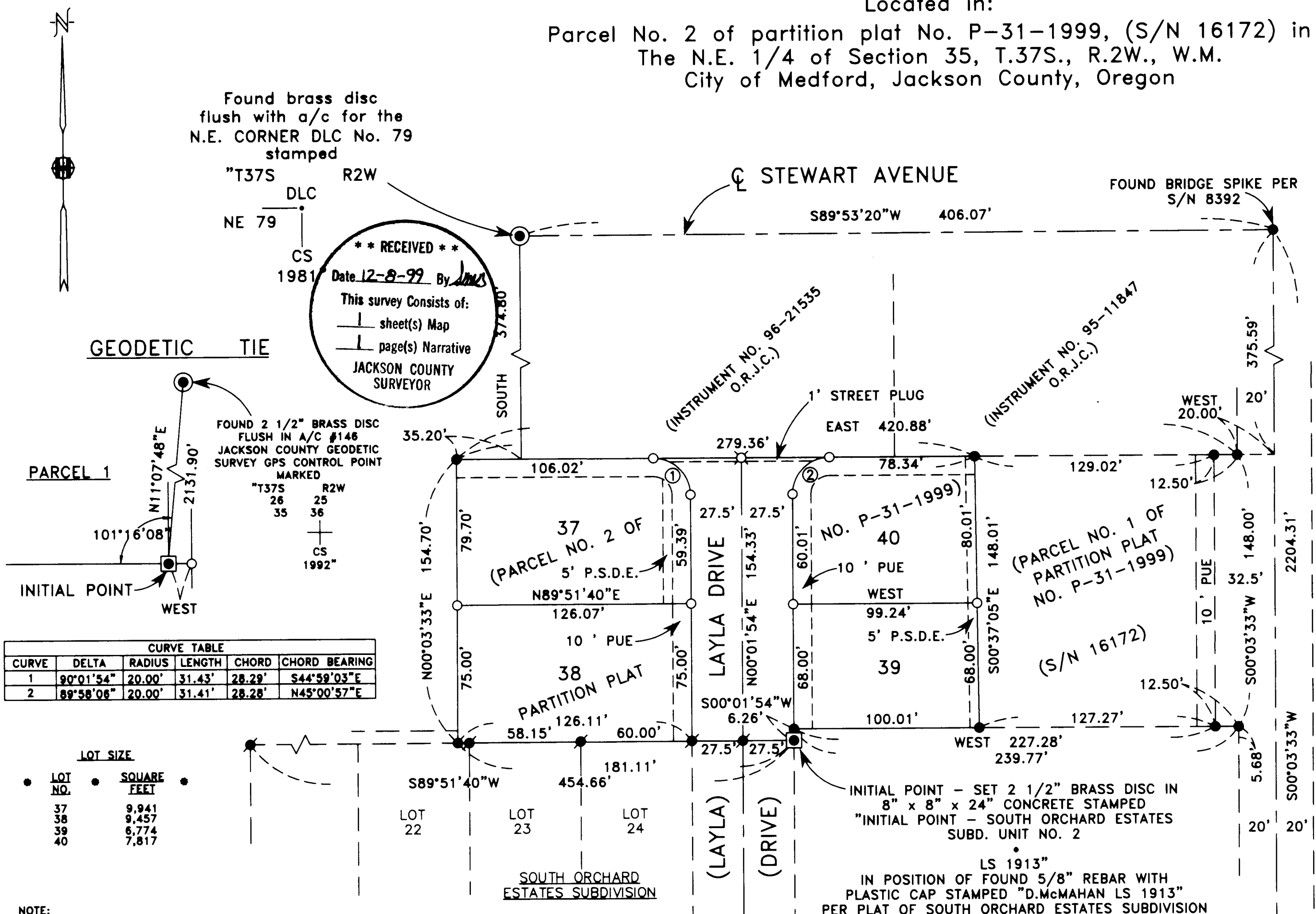
The foregoing instrument was acknowledged before me this 5<sup>TH</sup> day of NOVEMBER, 1999, by STEVE DECARLOW, President, who executed the within instrument on behalf of DECARLOW HOMES, INC., as his voluntary act and deed.

*Cheri Ferns*  
Notary



*Douglas C. McMahan*  
REGON  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/00

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



| CURVE | DELTA     | RADIUS | LENGTH | CHORD  | CHORD BEARING |
|-------|-----------|--------|--------|--------|---------------|
| 1     | 90°01'54" | 20.00' | 31.43' | 28.29' | S44°58'03"E   |
| 2     | 89°58'08" | 20.00' | 31.41' | 28.28' | N45°00'57"E   |

| LOT NO. | SQUARE FEET |
|---------|-------------|
| 37      | 9,941       |
| 38      | 9,457       |
| 39      | 6,774       |
| 40      | 7,817       |

NOTE:  
AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF AN IRRIGATION DITCH GRANTED TO THE MEDFORD IRRIGATION DISTRICT PER VOLUME 267, PAGE 44 OF OFFICIAL RECORDS, JACKSON COUNTY MAY AFFECT THIS PROPERTY (NO SPECIFIC LOCATION IS GIVEN)

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

Filed for record this 5<sup>th</sup> day of December, 1999 at 3:27 O'Clock P.M. and recorded in Volume 25 of Plats at page 41 of records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*Kathy L. ...*  
Deputy

Examined and approved as required by O.R.S. 92.100 as of 12-3, 1999.

*For ...*  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 12-3, 1999.

*Lynda ...*  
Tax Collector

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET - MEDFORD, OREGON  
(541) 779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 50' SEPTEMBER 1, 1999  
BASIS OF BEARING: FILED SURVEY NO. 15026  
(CENTER LINE ORCHARD HOME 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 S/N 16172.
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER SOUTH ORCHARD ESTATES SUBDIVISION.
- ⊛ = FOUND BRASS CAP MONUMENT AS NOTED.
- S/N = FILED SURVEY NUMBER.
- O.R.J.C. = OFFICIAL RECORDS JACKSON COUNTY.
- P.S.D.E. = PRIVATE STORM DRAINAGE EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

SURVEY NO. 16356

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

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

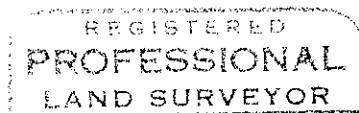
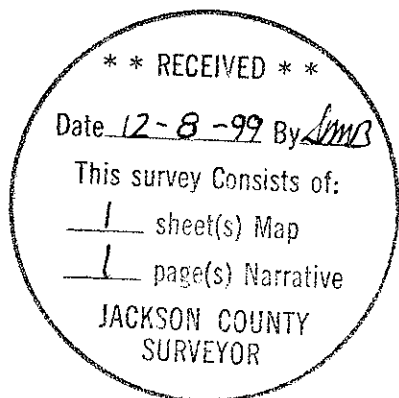
LOCATION: The Northeast One-Quarter (1/4) of Section 33, Township 37 South, Range  
2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of SOUTH ORCHARD  
ESTATES SUBDIVISION, UNIT NO. 2, per City of Medford Planning  
Department File No. LDS-98-143 and per client's request.

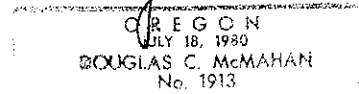
PROCEDURE: Utilizing found monumentation per filed Survey No. 16172 and per plat of  
South Orchard Estates Subdivision for control, I set monuments as shown on  
the accompanying map. An Affidavit of Correction was filed to correct  
drafting errors that were discovered on aforementioned filed Survey No.  
16172 which I had done previously. All measurements were made with an  
electronic total station.

BASIS OF  
BEARING: Filed Survey No. 15026

DATE: September 1, 1999



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/00  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, OR. 97504