

HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 2

Located in:

Lot 8 of STEWART ACRES in
the S.W. 1/4 of Section 16, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, DAVID LOUIS SHINN and SANDRA D. SHINN, are the owners in fee simple of the lands hereon described, and that we 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 we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and the additional right-of-way along Foot Hill Road shown hereon. We hereby grant to the owners, heirs and assignees of Lots 31, 32 and 34 the use of the minimum access hereon over and across Lots 30, 31, 32 and 34 for ingress and egress. We hereby designate said subdivision as HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 2. We also hereby create the 5 foot private sanitary sewer easement across Lot 34 for the benefit of the owners, heirs and assignees of Lot 32.

IN WITNESS WHEREOF, signed this 28 day of Oct 1999.

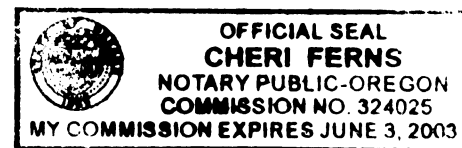
David Louis Shinn
DAVID LOUIS SHINN

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 28th day of OCTOBER, 1999, by David Louis Shinn, known to me as the person who executed the within instrument as his voluntary act and deed.

Before me:

Cheri Ferns
Notary



IN WITNESS WHEREOF, signed this 28 day of OCT 1999.

Sandra D. Shinn
SANDRA D. SHINN

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 28th day of October, 1999, by Sandra D. Shinn, known to me as the person who executed the within instrument as her voluntary act and deed.

Before me:

Cheri Ferns
Notary

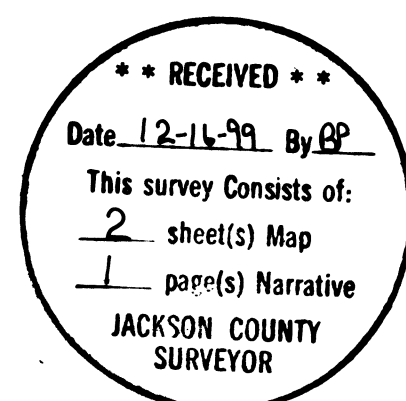


Examined and approved as required by O.R.S. 92.100 as of DECEMBER 14th, 1999.

Jeffrey Deane
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.
As of 12-14-99.

Lynnda Abbott, Deputy
Tax Collector



Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/00

*** 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 boundary lines.

BEGINNING at a point for the Northeast Corner of Lot 28 of HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence along the boundary of said subdivision North 00°09'29" West 19.50 feet; thence South 89°43'15" East 61.67 feet; thence along the arc of a 108.00 foot radius curve to the left (the long chord to which bears North 45°56'40" East 150.95 feet) an arc distance of 167.14 feet; thence South 89°43'15" East 19.50 feet to the most Easterly-Southeast corner of said subdivision; thence continue South 89°43'15" East leaving said subdivision boundary, 235.74 feet to a point on the Westerly right-of-way line of Foot Hill Road; thence South 03°53'09" East along said right-of-way line, 260.68 feet to a point which bears South 89°43'15" East from the Southeast corner of the aforementioned Lot 28 of HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 1; thence North 89°43'15" West 442.64 feet to said Southeast corner; thence North 00°09'29" West along the Easterly boundary of said Lot 28, a distance of 135.00 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 M. [Signature]
Planning Director

DEC 13, 1999
Date

Examined and approved this 3rd day of November, 1999.

Robert [Signature]
City Engineer

Paul [Signature]
City Surveyor

Affidavit of Consent for Subdivision from GMAC MORTGAGE recorded as Instrument No. 99-54432 of the Official Records of Jackson County, Oregon.

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

Filed for record this 16 day of December, 1999 at 11:55 o'clock A.M. and recorded in Volume 25 of Plats at page 43 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

[Signature]
Deputy

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

SURVEY NO. 16369

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

SURVEY FOR: DAVID LOUIS SHINN & SANDRA D. SHINN
2409 N. Foothill Road
Medford, Oregon 97504

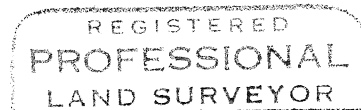
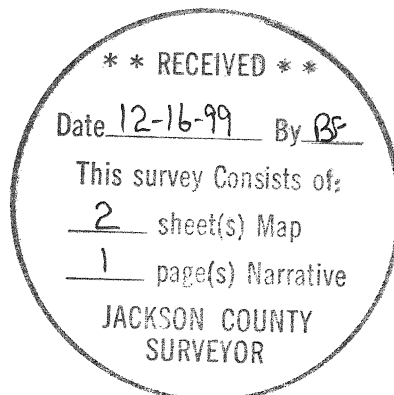
LOCATION: Lot 8 of STEWART ACRES in the Southwest One-quarter (1/4) of
Section 16, Township 37 South, Range 1 West, Willamette Meridian,
City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat for HERRINGTON
HEIGHTS SUBDIVISION, UNIT NO. 2, per city of Medford Planning
file No. LDS-97-22 and per the clients request.

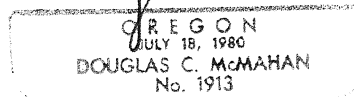
PROCEDURE: Utilizing found monumentation per filed surveys No. 2195, 10709, 15554,
and per plat of HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 1
for Control, I establish proper monuments as shown on the accompanying
map. An electronic total station was used to make all measurements. The
westerly right-of-way line of Foothill Road was determined from
information shown on filed survey No. 10709.

**BASIS OF
BEARING:** HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 1 (Southerly
Boundary)

DATE: JUNE 19, 1999



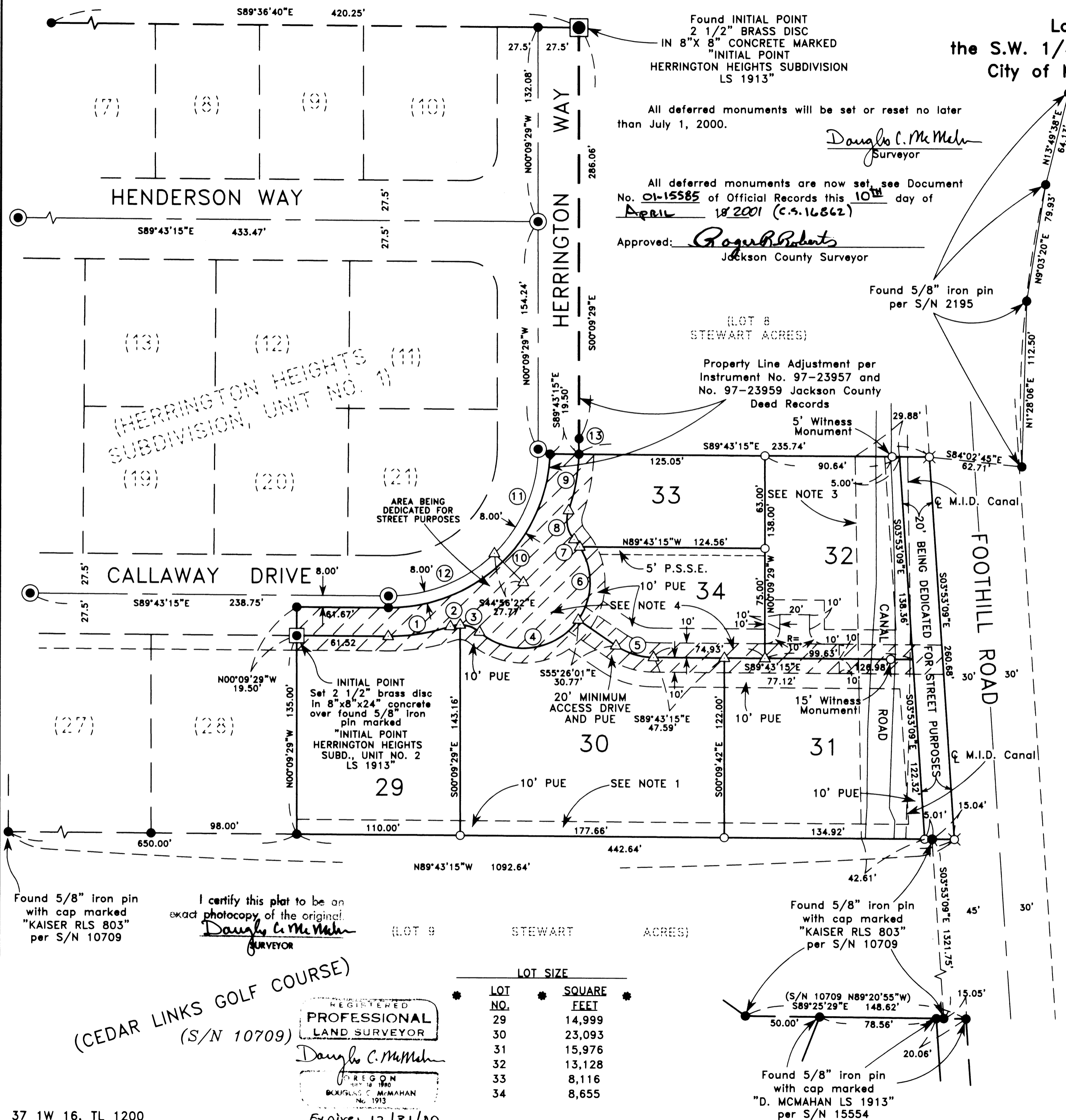
Douglas C. McMahan



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

HERRINGTON HEIGHTS SUBDIVISION, UNIT NO.2

Located in:
 Lot 8 of STEWART ACRES in
 the S.W. 1/4 of Section 16, T.37S., R.1W., W.M.
 City of Medford, Jackson County, Oregon



Found INITIAL POINT
 2 1/2" BRASS DISC
 IN 8" X 8" CONCRETE MARKED
 "INITIAL POINT
 HERRINGTON HEIGHTS SUBDIVISION
 LS 1913"

All deferred monuments will be set or reset no later
 than July 1, 2000.

Douglas C. Mc Mahan
 Surveyor

All deferred monuments are now set, see Document
 No. 01-15585 of Official Records this 10th day of
April 18 2001 (C.S. 16862)

Approved: *Roger Roberts*
 Jackson County Surveyor

Found 5/8" iron pin
 per S/N 2195

(LOT 8
 STEWART ACRES)

Property Line Adjustment per
 Instrument No. 97-23957 and
 No. 97-23959 Jackson County
 Deed Records

NOTES

- 1) Right-of-way for the transmission and distribution of electricity, and for other purposes, granted to the California Oregon Power Company, a California Corporation, by instrument recorded in Volume 210, Page 579 of the Deed Records of Jackson County, Oregon. (no specific location or width given.)
- 2) Lots No. 31 and 32 shall not have vehicular access along the Foothill Road frontage.
- 3) Westerly line of a right-of-way 50 feet in width, and rights in connection therewith, granted to the Medford Irrigation District, a municipal corporation, by instrument recorded in Volume 133 page 206 of the Deed Records of Jackson County, Oregon.
- 4) Perpetual easement for public utilities, including but not limited to storm drainage, sanitary sewer, water gas, electric, telephone, and cable television, as granted by instrument recorded February 6, 1998 as No. 98-04490 of the Official Records of Jackson County, Oregon. (hatched area)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	19°08'45"	127.50'	42.60'	42.41'	N80°42'23"E
2	19°15'54"	20.00'	6.72'	6.69'	N80°45'57"E
3	40°29'45"	20.00'	14.14'	13.84'	S69°21'13"E
4	96°19'41"	45.00'	75.66'	67.05'	N82°43'50"E
5	34°17'14"	45.00'	26.93'	26.53'	S72°34'38"E
6	67°15'55"	45.00'	52.83'	49.85'	N00°56'02"E
7	08°04'28"	45.00'	6.34'	6.34'	N36°44'10"W
8	59°45'40"	20.00'	20.86'	19.93'	N10°53'34"W
9	17°34'54"	127.50'	39.12'	38.97'	N10°11'49"E
10	88°40'10"	108.00'	167.14'	150.95'	N45°56'40"E
11	45°13'07"	100.00'	78.92'	76.89'	N22°27'05"E
12	45°13'07"	100.00'	78.92'	76.89'	N67°40'12"E
13	01°33'51"	127.50'	3.48'	3.48'	S00°37'26"W

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1 inch = 50 feet June 23, 1999
 BASIS OF BEARING: HERRINGTON HEIGHTS SUBDIVISION,
 UNIT NO. 1 (SOUTHERLY 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 HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 1 unless otherwise shown.
- ⊙ = Found brass cap monument stamped "LS 1913" per plat of HERRINGTON HEIGHTS SUBDIVISION, UNIT NO. 1
- △ = Deferred Monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number
- M.I.D. = Medford Irrigation District
- P.S.S.E. = Private Sanitary Sewer Easement

Found 5/8" iron pin
 with cap marked
 "KAISER RLS 803"
 per S/N 10709

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

(LOT 9 STEWART ACRES)

LOT SIZE

LOT NO.	SQUARE FEET
29	14,999
30	23,093
31	15,976
32	13,128
33	8,116
34	8,655

REGISTERED
PROFESSIONAL
 LAND SURVEYOR

Douglas C. Mc Mahan
 OREGON
 DOUGLAS C. MCMAHAN
 No. 1913

Expires 12/31/00

(CEDAR LINKS GOLF COURSE)
 (S/N 10709)