

SKYPARK CENTER SUBDIVISION
Including a Replat of a Portion Of Lot 7, of
BLOCK 2 of the AMENDED PLAT OF ROGUE VALLEY HEIGHTS

Located in:
the Northeast 1/4 of Section 18,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN DUKE AND MARILYN R. DUKE, TRUSTEES OF THE JOHN A. DUKE TRUST, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE 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 DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE THE PRIVATE STORM DRAINAGE EASEMENTS AS SHOWN HEREON ACROSS LOT 1 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 2 ACROSS LOTS 3 AND 4 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 4 AND 5, ACROSS LOT 7 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 6, AND ACROSS A PORTION OF LOT 14 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 15, FOR STORM DRAINAGE PURPOSES. WE HEREBY GRANT TO THE ROGUE RIVER VALLEY IRRIGATION DISTRICT THAT EASEMENT SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS SKYPARK CENTER SUBDIVISION.

IN WITNESS WHEREOF, SIGNED THIS THE 23rd DAY OF December 1999

John Duke, Trustee
JOHN DUKE, TRUSTEE OF THE
JOHN A. DUKE TRUST

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF December, 1999 BY JOHN DUKE, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE ON BEHALF OF THE JOHN A. DUKE TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

Michael Neyt
NOTARY



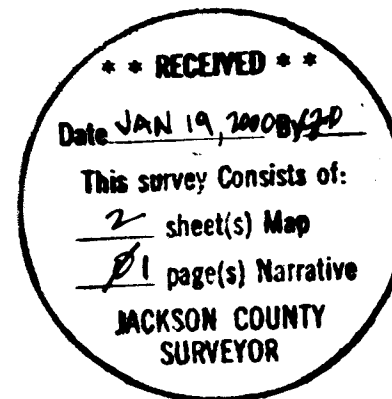
FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 19 DAY OF January, 2000 AT 4:23 O'CLOCK P.M. AND RECORDED IN VOLUME 26 OF PLATS AT PAGE 020 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Rocholt
COUNTY CLERK

Shirley D. Walke
DEPUTY

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



REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas C. McMahon
OREGON
JULY 10, 1990
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 TRACTS 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:

TRACT "A"

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 2 OF THE AMENDED PLAT OF ROGUE VALLEY HEIGHTS IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING MARKED BY A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF BEGINNING OF SKYPARK CENTER SUBDIVISION; THENCE, ALONG THE EAST BOUNDARY OF LOTS 8 AND 9 OF SAID ROGUE VALLEY HEIGHTS, SOUTH 00°25'53" WEST 696.00 FEET (PLAT SOUTH 00°26'22" WEST 696.01 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 9, NORTH 89°53'30" WEST 629.86 FEET (PLAT NORTH 89°52' WEST 629.93 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF WHITTLE AVENUE; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°19'27" WEST 15.41 FEET; THENCE ALONG THE ARC OF A 918.49 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 13°58'01" WEST 453.46 FEET), AN ARC DISTANCE OF 458.19 FEET; THENCE, LEAVING SAID EASTERLY LINE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SKYPARK DRIVE AS FOLLOWS: ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 11°20'39" EAST 25.50 FEET), AN ARC DISTANCE OF 27.65 FEET; THENCE NORTH 50°56'47" EAST 281.32 FEET; THENCE, ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 70°32'08" EAST 113.99 FEET), AN ARC DISTANCE OF 116.24 FEET; THENCE SOUTH 89°52'31" EAST 413.51 FEET TO THE INITIAL POINT OF BEGINNING.

TRACT "B"

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 7, BLOCK 2 OF THE AMENDED PLAT OF ROGUE VALLEY HEIGHTS IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT, NORTH 50°55'13" EAST (PLAT NORTH 50°58'20" EAST) 230.00 FEET; THENCE, LEAVING SAID NORTHWESTERLY BOUNDARY, SOUTH 39°04'47" EAST 94.86 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SKYPARK DRIVE; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 50°58'47" WEST 213.11 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 81°44'16" WEST 29.40 FEET), AN ARC DISTANCE OF 33.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WHITTLE AVENUE; THENCE, ALONG SAID EASTERLY LINE, ALONG THE ARC OF A 918.49 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 38°41'59" WEST 73.00 FEET), AN ARC DISTANCE OF 73.03 FEET TO THE INITIAL POINT OF BEGINNING.

Douglas C. McMahon
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

Mark Gilpin
PLANNING DIRECTOR

January 11, 2000
DATE

EXAMINED AND APPROVED THIS 29th DAY OF December, 1999

Robert Coul
CITY ENGINEER

Robert Coul
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 14 DAY OF January, 2000

Karl Lally 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 THIS

14 DAY OF January, 2000

Care Applegate, Deputy
TAX COLLECTOR

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

Douglas C. McMahon
Surveyor

All deferred monuments are now set, see Document No. CS 17476
of Official Records this 21 day of September, 2000.

Approved: *Douglas C. McMahon*
Jackson County Surveyor

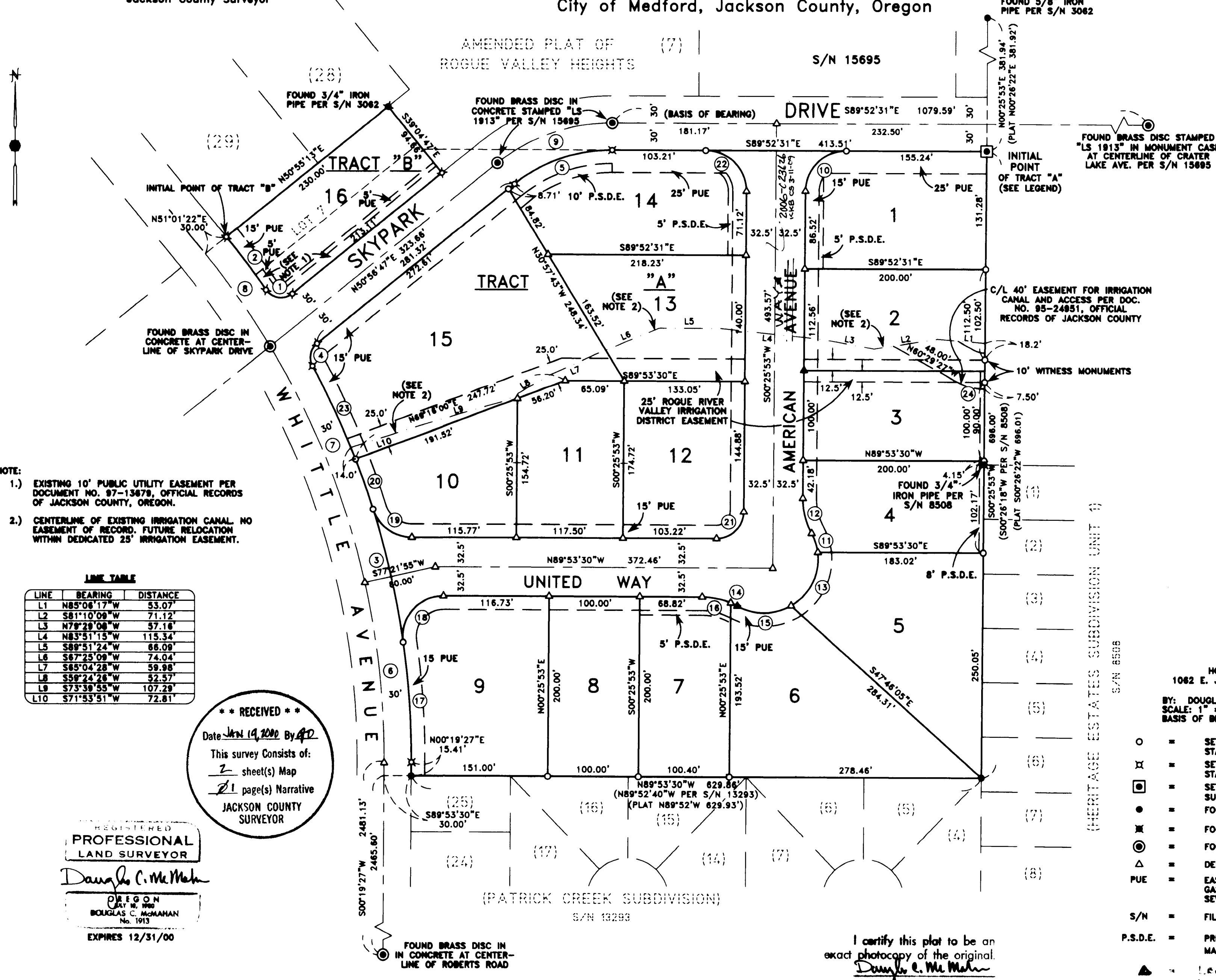
SKYPARK CENTER SUBDIVISION

Including a Replat of a Portion Of Lot 7, of
BLOCK 2 of the AMENDED PLAT OF ROGUE VALLEY HEIGHTS

Located in:
the Northeast 1/4 of Section 18,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

LOT SIZE

LOT NUMBER	SQUARE FEET
1	25,828
2	22,506
3	20,000
4	20,006
5	31,483
6	32,565
7	20,013
8	20,000
9	30,759
10	20,002
11	20,004
12	23,056
13	24,594
14	26,918
15	52,422
16	21,817



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	94°37'54"	20.00'	33.03'	29.40'	N81°44'18"W
2	04°33'19"	918.49'	73.03'	73.00'	N38°41'59"W
3	28°34'56"	918.49'	458.19'	453.46'	N13°58'01"W
4	79°12'16"	20.00'	27.85'	25.50'	N11°20'39"E
5	39°10'42"	170.00'	116.24'	113.99'	N70°32'08"E
6	12°57'32"	888.49'	200.95'	200.53'	N06°09'19"W
7	18°16'49"	888.49'	283.47'	282.27'	N21°46'29"W
8	08°03'44"	888.49'	125.02'	124.92'	N34°56'46"W
9	39°10'42"	200.00'	138.76'	134.11'	N70°32'08"E
10	89°41'35"	45.00'	70.44'	63.47'	N45°16'41"E
11	21°24'25"	60.00'	22.42'	22.29'	N17°49'12"W
12	28°57'18"	80.00'	40.43'	40.00'	N14°02'48"W
13	68°55'52"	60.00'	70.09'	66.17'	N26°20'56"E
14	05°43'58"	80.00'	8.00'	8.00'	S63°48'11"E
15	59°14'56"	80.00'	62.05'	59.32'	N89°26'20"E
16	23°13'20"	80.00'	32.42'	32.20'	S78°16'50"E
17	08°20'17"	918.49'	133.67'	133.55'	N03°50'42"W
18	98°07'20"	45.00'	77.07'	67.99'	N41°02'50"E
19	72°24'45"	45.00'	56.87'	53.16'	N53°41'07"W
20	03°39'00"	918.49'	58.51'	58.50'	N19°18'15"W
21	89°40'37"	30.00'	46.95'	42.31'	S45°16'12"W
22	90°22'22"	45.00'	70.98'	63.85'	S44°45'18"E
23	07°07'45"	918.49'	114.28'	114.21'	N24°41'37"W

- NOTE:
- EXISTING 10' PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 97-13678, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - CENTERLINE OF EXISTING IRRIGATION CANAL. NO EASEMENT OF RECORD. FUTURE RELOCATION WITHIN DEDICATED 25' IRRIGATION EASEMENT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°06'17"W	53.07'
L2	S81°10'09"W	71.12'
L3	N78°29'08"W	57.16'
L4	N83°51'15"W	115.34'
L5	S89°51'24"W	68.09'
L6	S67°25'09"W	74.04'
L7	S85°04'28"W	59.98'
L8	S58°24'26"W	52.57'
L9	S73°39'55"W	107.29'
L10	S71°53'51"W	72.81'

**** RECEIVED ****
Date Jan 19, 2000 By AD
This survey consists of:
2 sheet(s) Map
21 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas C. McMahon

OREGON
DOUGLAS C. MCMAHAN
No. 1913

EXPIRES 12/31/00

I certify this plot to be an exact copy of the original.
Douglas C. McMahon
SURVEYOR

- HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641
- BY: DOUGLAS C. MCMAHAN PLS No. 1913
SCALE: 1" = 80' AUGUST 30, 1999
BASIS OF BEARING: C/L SKYPARK DRIVE PER S/N 15695
- = 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".
 - ⊠ = SET BRASS DISC STAMPED "INITIAL POINT SKYPARK CENTER SUBDIVISION LS 1913" IN 8" X 8" X 24" CONCRETE
 - = FOUND 5/8" IRON PIN PER S/N 13293, UNLESS OTHERWISE INDICATED.
 - ⊗ = FOUND 3/4" IRON PIPE AS NOTED.
 - ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
 - △ = DEFERRED MONUMENT
 - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
 - S/N = FILED SURVEY NUMBER
 - P.S.D.E. = PRIVATE STORM DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES.
 - ▲ = LEAD PINS & TRACK (See Description of Deferred Monuments CS 17476)