

RECEIVED
 Date 11/21/00 By [Signature]
 This survey consists of:
 2 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY SURVEYOR

MEADOWS WEST SUBDIVISION

LOCATED IN:
 A PORTION OF LOTS 1 AND 2, BLOCK 4 OF NICKELL ADDITION IN
 THE S.E. 1/4 OF SECTION 26, T. 37 S., R. 2 W., W.M.
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

I certify this plat to be an
 exact photocopy of the original
 [Signature]
 SURVEYOR

LOT SIZE

LOT NO.	SQUARE FEET
1	5670
2	5670
3	6362
4	5914
5	5600
6	5635
7	5614
8	5320
9	5341
10	6628
11	8578
12	7926
13	7862
14	8105
15	8101
16	6115
17	4921
18	5724

NOTES:

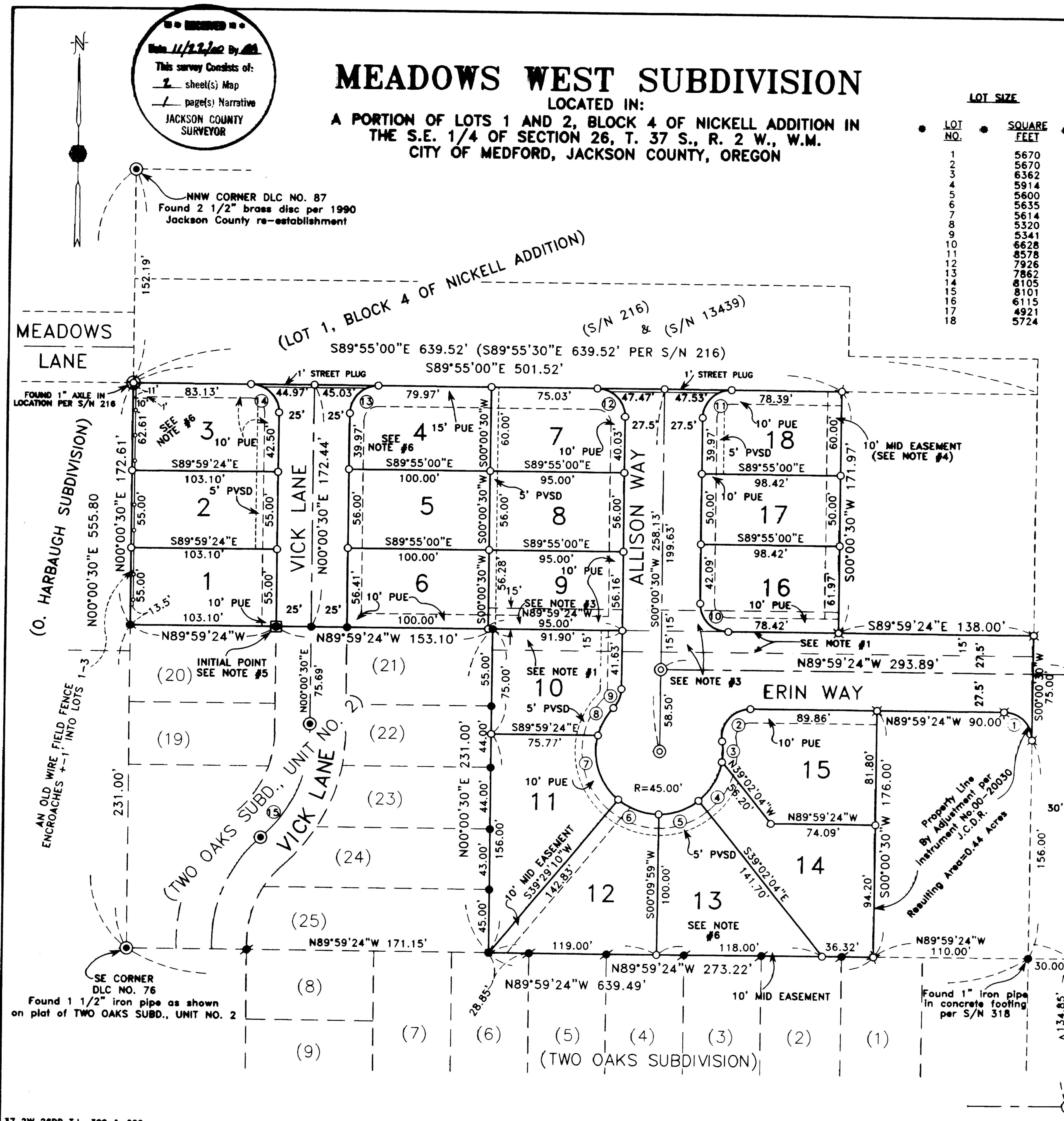
- 15' BEAR CREEK VALLEY SANITARY AUTHORITY SEWER LINE EASEMENT PER DOCUMENT NO. 81-03822 J.C.D.R.
- RIGHT OF WAY FOR IRRIGATION FACILITIES TO THE UNITED STATES PER VOLUME 61, PAGE 500 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. (NO SPECIFIC LOCATION GIVEN, BUT MAY AFFECT THIS PROPERTY)
- EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT NO. 70-07848 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- ALSO EASEMENT GRANTED TO CITY OF MEDFORD FOR STORM RUNOFF WATER PER DOCUMENT NO. 00-27016 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- SET BRASS DISC IN CONCRETE IN POSITION OF FOUND 5/8" PIN, STAMPED "INITIAL POINT MEADOWS WEST SUBD. LS 1913"
- TO MEET DENSITY OF CURRENT ZONING LOTS 3, 14 AND 15 MUST HAVE DUPLEXES CONSTRUCTED ON THEM, OR UNTIL ZONING IS CHANGED TO ELIMINATE REQUIREMENT.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°59'34"	20.00'	31.42'	28.28'	N44°59'27"W
2	89°44'35"	20.00'	34.82'	30.58'	S40°08'18"W
3	18°53'18"	45.00'	14.83'	14.77'	N00°17'20"W
4	41°48'37"	45.00'	32.84'	32.11'	N00°03'38"E
5	38°12'02"	45.00'	30.79'	30.19'	N70°33'58"E
6	38°17'17"	45.00'	30.88'	30.28'	S70°11'23"E
7	64°42'17"	45.00'	30.82'	46.16'	S18°11'36"E
8	28°53'34"	45.00'	22.70'	22.46'	S28°36'29"W
9	43°02'37"	20.00'	15.03'	14.68'	N21°31'58"E
10	89°59'34"	20.00'	31.42'	28.28'	S44°59'27"E
11	90°04'30"	20.00'	31.44'	28.30'	S45°02'45"W
12	89°55'30"	20.00'	31.39'	28.27'	N44°57'15"W
13	90°04'30"	20.00'	31.44'	28.30'	S45°02'45"W
14	89°55'30"	20.00'	31.39'	28.27'	N44°57'15"W
15	48°43'10"	100.00'	85.03'	82.48'	N24°22'05"E

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541) 779-4641
 BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 50' October 11, 2000
 BASIS OF BEARING: TWO OAKS SUBDIVISION
 (NORTH 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"
- ⊙ = Set 5/8"x30" rebar with metal cap stamped "LS 1913"
- = Found 5/8" rebar with plastic cap stamped "D. MINNECI LS 2349" per plat of TWO OAKS SUBDIVISION, UNIT NO. 2
- ⊙ = Found brass disc stamped "LS 1913" in concrete per plat of TWO OAKS SUBDIVISION, UNIT NO. 2, unless otherwise noted.
- = Found 5/8" rebar with cap stamped "D. HUCK LS 2023" per plat of TWO OAKS SUBDIVISION, UNIT NO. 2
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- PVSD = 5' Private Storm Drainage Easement
- J.C.D.R. = Jackson County Deed Records
- MID = Medford Irrigation District
- S/N = Filed Survey Number

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



37 2W 2800 T.L. 300 & 800

PRUNE STREET

Found brass disc in monument case stamped "LS 2023" per location of TWO OAKS SUBDIVISION plat.

(00089s2.dwg)
 Sheet 2 of 2

SURVEY NO. 16723

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

SURVEY FOR: MEADOWS WEST LLC.
216.5 Hwy 62
Shady Cove, Oregon 97539

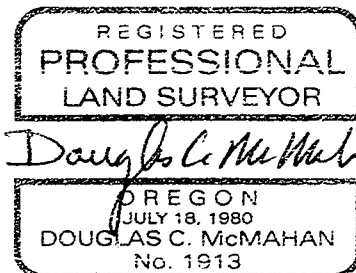
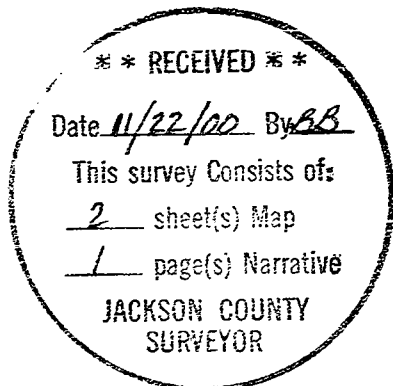
LOCATION: A portion of Lots 1 and 2, Block 4 of NICKELL ADDITION in the Southeast One-quarter (1/4) of Section 26, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat of MEADOWS WEST SUBDIVISION as per City of Medford File No. LDS-98-39 and as per the client's request.

PROCEDURE: Utilizing found monumentation per plats of TWO OAKS SUBDIVISION and TWO OAKS SUBDIVISION, UNIT NO. 2 for control, I establish monuments as shown on the accompanying map. Instruments No. 70-08074 and No. 00-20031 of the Deed Records of Jackson County were used for client's property. An electronic total station was used to make all measurements.

BASIS OF BEARING: TWO OAKS SUBDIVISION (North Boundary)

DATE: October 11, 2000

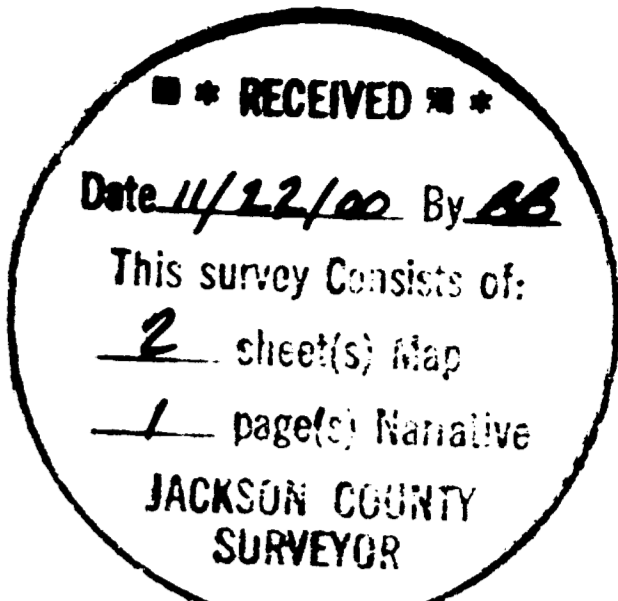


Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

(00-089)
(mdwsnrr.dcm)

MEADOWS WEST SUBDIVISION

AND Located in:
A PORTION OF LOTS 2, BLOCK 4 OF NICKELL ADDITION in
The S.E. 1/4 of Section 26, T. 37 S., R. 2 W., W.M.
City of Medford, Jackson County, Oregon



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 Northeast corner of Lot 20 in TWO OAKS SUBDIVISION, UNIT NO. 2, in the City of Medford, 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 North 89°59'24" West along the Northerly boundary of said Lot 20, a distance of 103.10 feet to a point for the Northwest corner of said Lot 20, said point being on the Westerly boundary of Block 4 of NICKELL ADDITION to the City of Medford, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°00'30" East (Record NORTH) along said Westerly boundary, 172.61 feet to a point on the Southerly boundary of the Railroad right-of-way as described in Volume 112, Page 590, of the Deed Records of Jackson County, Oregon (now vacated); thence along said "South 89°55'00" East 501.52 feet to a point on the Westerly boundary of tract described in Volume 277, Page 124, of said Deed Records; thence South 00°00'30" West (Record SOUTH) along said Westerly boundary, 171.97 feet (Record 167.0 feet) to the Southwest corner of said tract; thence South 89°59'24" East along the Southerly boundary of said tract, 138.00 feet to a point on the Westerly right-of-way line of Cherry Street; thence South 00°00'30" West along said right-of-way line 75.00 feet; thence leaving said right-of-way line, along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 44°59'27" West 28.28 feet) an arc distance of 31.42 feet; thence North 89°59'24" West 90.00 feet; thence South 00°00'30" West 176.00 feet to a point on the Northerly boundary of TWO OAKS SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence North 89°59'24" West 273.32 feet to the Southeast corner of the aforementioned TWO OAKS SUBDIVISION, UNIT NO. 2; thence North 00°00'30" East along the Easterly boundary of said subdivision, 231.00 feet to the Northeast corner thereof; thence North 89°59'24" West along the Northerly boundary of said subdivision, 153.10 feet to the INITIAL POINT OF BEGINNING.

* right-of-way

Douglas C. McMahan
SURVEYOR

APPROVALS

MEDFORD CITY PLANNING:

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

Paul O. Smith
Planning Director
13 November 2000
Date

Examined and approved this 31st day of October, 2000.
Robert David City Engineer
Paul O. Smith City Surveyor

PREMIERWEST BANK, the undersigned beneficiary of a certain Trust Deed recorded July 21, 2000, as Document No. 00-30359 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss
By: *Cheri Ferrans*
Title: LOAN OFFICER

The foregoing instrument was acknowledged before me this 23 day of OCTOBER, 2000, by NEEL S. PERSONE, as LOAN OFFICER, on behalf of PREMIERWEST BANK, freely and voluntarily.

Before me: *Joan Parriani*
Notary

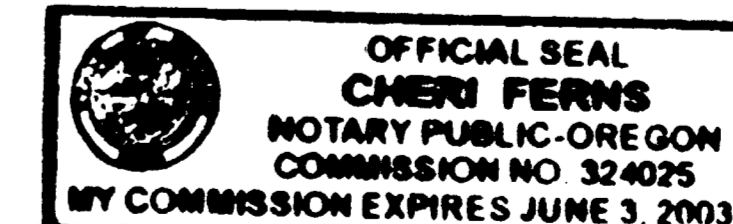


DOUGLAS E. NESS and BETH L. NESS, as Trustees for the DOUGLAS E. NESS AND BETH L. NESS REVOCABLE LIVING TRUST under agreement dated May 2, 1997 beneficiary of a certain Trust Deed, recorded July 14, 2000 as Document No. 00-29372 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss
Douglas E. Ness Douglas E. Ness
Beth L. Ness Beth L. Ness

The foregoing instrument was acknowledged before me this 18th day of OCTOBER, 2000, by DOUGLAS E. NESS and BETH L. NESS, as Trustees for the Douglas E. Ness and Beth L. Ness Revocable Living Trust, freely and voluntarily.

Before me: *Cheri Ferrans*
Notary



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Meadows West, LLC, an Oregon Limited Liability Company is the owner in fee simple of the lands hereon described, and has 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 does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and does hereby create the private storm drainage easements for storm drainage purposes across Lots 2 and 3 to benefit lots 1 and 2, across lots 7, 8 and 9, to benefit lots 6-9, across Lot 18 to benefit Lot 17 and across Lots 10-14 to benefit Lots 10-15 as shown hereon and does hereby create the irrigation easements for installation and maintenance of irrigation lines and related activities as shown hereon for the benefit of Medford Irrigation District, and does hereby grant to the City of Medford in fee simple, those areas 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 plugs for public street purposes. Meadows West, LLC, hereby designates said subdivision as MEADOWS WEST SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 17th & 18th day of OCTOBER, 2000.

MEADOWS WEST, LLC.
Michael Malepsy member
Michael Malepsy, Member

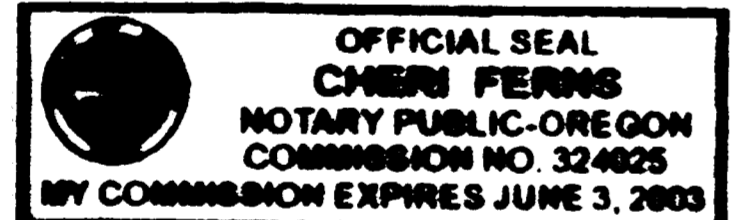
STATE OF OREGON)
County of Jackson) ss.
The foregoing instrument was acknowledged before me this 17th day of October, 2000, by Michael Malepsy, known to me as the person who executed the within instrument as a managing member of Meadows West, LLC., freely and voluntarily.

Before me:
Amanda S. McMahon Notary
Bonnie Malepsy, Member
Bonnie Malepsy, Member



STATE OF OREGON)
County of Jackson) ss
The foregoing instrument was acknowledged before me this 18th day of OCTOBER, 2000, by Bonnie Malepsy, known to me as the person who executed the within instrument as, a managing member of Meadows West, LLC, freely and voluntarily.

Before me: *Cheri Ferrans*
Notary



Examined and approved as required by O.R.S. 92.100 as of Nov 15, 2000

Neil Zilly 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 Nov. 15, 2000

Care Cappalante Deputy Tax Collector

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

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

RECORDING:
Filed for record this 22 day of November, 2000 at 3:29 O'Clock P.M. and recorded in Volume 26 of Plats at Page 46 of records of Jackson County, Oregon.

Kathleen S. Beckell
County Clerk

Christina M. Miller
Deputy

