## ALDERWOOD VILLAGE

## (A Planned Community)

Located in:

the Northeast 1/4 of Section 33, Township 37 South, Range 1 West, W.M., City of Medford, Jackson County, Oregon Date 3/15/0/ By 60

This survey Consists of:

\_\_\_\_\_ sheet(s) Map

\_\_\_\_\_ page(s) Niarrative

IACKSON COUNTY
SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN SCHLEINING, JACK SARGENT, WILLIAM STUMP, TRUSTEE OF THE ADAM C. SARGENT TRUST DATED MARCH 1, 1989 AND WILLIAM STUMP, TRUSTEE OF THE JACOB D. SARGENT TRUST DATED MARCH 1, 1988, DECARLOW HOMES, INC., AN OREGON CORPORATION, PACTREND, INC., AN OREGON CORPORATION AND RIDGE—VIEW PROPERTIES, L.L.C. AN OREGON LIMITED LIABILITY COMPANY, 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 HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN ON SHEET 3 AND THE SUBDIVISION, AND THE SOUTHEAST CORNER OF LOT 1, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS AND THE MINIMUM ACCESS EASEMENT; WE HEREBY DEDICATE TO THE CITY OF MEDFORD AN EASEMENT FOR STREAM ACCESS AND MAINTEMANCE OF LARSON CREEK AS SHOWN HEREON; WE HEREBY DESIGNATE SAID SUBDIVISION AS ALDERWOOD VILLAGE.

\*\*\* DECLARATION \*\*\*

AND THE STREET AREA SHOWN AT THE SOUTHEAST COUTLITY EASEMENTS AND THE MINIMUM ACCESS EASEN	MCATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN ON SHEET 3 ORNER OF LOT 1, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC SENT; WE HEREBY DEDICATE TO THE CITY OF MEDFORD AN EASEMENT FOR AS SHOWN HEREON; WE HEREBY DESIGNATE SAID SUBDIVISION AS ALDER—
IN WITNESS HEREOF, SIGNED THIS THE 2 DAY O	F
	John Schleining
STATE OF OREGON ) COUNTY OF JACKSON ) SS.	JOHN SCHLEMING
BY JOHN SCHLEINING, KNOWN TO ME AS THE PERSO DEED.	DAY OF ADUANY, 2001, ON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND
WITNESS MY HAND AND OFFICIAL SEAL.	Antuces consequences as a second and a second a second and a second an
Maria Ouxar	OFFICIAL SEAL MARILA OWENS NOTARY PUBLIC-OREGON COMMISSION NO 314664 MY COMMISSION ENFIRES JULY 26, 2002
DECARLOW HOMES, INC. IN WITNESS HEREOF, SIGNED THIS THE 10 DAY O	Star Rollon-
STATE OF OREGON ) COUNTY OF JACKSON ) SS.	DECARLOW HOMES, INC STEVE DECARLOW, PRESIDENT
	, 2001, BEFORE ME, PERSONALLY APPEARED STEVE DECARLOW, WITHIN INSTRUMENT ON BEHALF OF DECARLOW HOMES, INC.
WITNESS MY HAND AND OFFICIAL SEAL.	
cheriterns)	CHEM FERMS NOTARY PUBLIC-OREGON COMMISSION NO. 324025 MY COMMISSION EXPIRES JUNE 3, 2003
PACTREND, INC. IN WITNESS HEREOF, SIGNED THIS THE 9_ DAY O	January 2001. Jan S. Mahn

exact photocopy of the original.

De. 7 M. M. SURVEYOR

AFFAIDAVIT OF CONSENT FOR SUBDIVISION FROM RIDGEVIEW PROPERTIES, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOC. NO. 01-00771, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

NOTARY PUBLIC-OREGON

KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PACTREND, INC.

PACTREND, INC

LOUIS F. MAHAR, PRESIDENT

AFFAIDAVIT OF CONSENT FOR SUBDIVISION FROM JACK SARGENT RECORDED AS DOC. NO. 01-00774, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFAIDAVIT OF CONSENT FOR SUBDIVISION FROM WILLIAM STUMP, TRUSTEE OF THE ADAM C. SARGENT TRUST DATED MARCH 1, 1989 RECORDED AS DOC. NO. 01-00772, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFAIDAVIT OF CONSENT FOR SUBDIVISION FROM WILLIAM STUMP, TRUSTEE OF THE JACOB D. SARGENT TRUST DATED MARCH 1, 1989 RECORDED AS DOC. NO. 01-00773, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFAIDAVIT OF CONSENT FOR SUBDIVISION FROM VALLEY OF THE ROGUE BANK RECORDED AS DOCUMENT NO. 01-00770, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

37\$ 1W 33A, TL 500, 502, 503 & 504

STATE OF OREGON

COUNTY OF JACKSON ) SS.

WITNESS MY HAND AND OFFICIAL SEAL.

PROFESSIONAL LAND SURVEYOR

David M. Minner

OREGON

DAVID M. MINNECI

EXPIRES 12/31/00

I, DAVID M. MINNECI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERT-TIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREGN SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

STATE OF OREGON )

COUNTY OF JACKSON ) SS

BEGINNING AT THE SOUTHWEST CORNER OF LARSON CREEK ESTATES SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT BEING ON THAT CERTAIN BOUNDARY LINE ESTABLISHED BY AGREEMENT PER VOLUME 440, PAGE 25 OF THE DEED RECORDS OF SAID JACKSON COUNTY, AND BEING MARKED BY A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF REGINNING OF ALDERWOOD VILLAGE; THENCE MORTH BO'57'50" WEST, ALONG SAID AGREEMENT LINE, 818.58 FEET TO THE SOUTHEAST CORNER OF MONTCREST VILLA, SAID POINT BEING ON THAT CERTAIN BOUNDARY LINE ESTABLISHED BY AGREEMENT PER VOLUME 355, PAGE 321, SAID DEED RECORDS; THENCE NORTH BO'01'48" EAST (PLAT MORTH 0'01'30" EAST), ALONG SAID AGREEMENT LINE, 481.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF JUANIPERO WAY; THENCE, ALONG SAID SOUTHERLY LINE AS FOLLOWS: SOUTH 74"25"00" EAST 174.85 FEET; THENCE, ALONG THE ARC OF A 217.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 42"30"53" EAST 229.88 FEET), AM ARC DISTANCE OF 242.21 FEET; THENCE, ALONG THE ARC OF A 282.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 50"17"18" EAST 380.72 FEET), AN ARC DISTANCE OF 391.25 FEET; THENCE SOUTH 180"57"50" EAST 217.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GOLF VIEW DRIVE; THENCE SOUTH 00"02"00" WEST, ALONG SAID WESTERLY LINE, 35.00 FEET TO THE MITTAL POINT OF BEGINNING.

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT P-73-1998, FILED FOR RECORD HOVEMBER 19, 1998 IN VOLUME 9, PAGE 73 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15940, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF GOLF VIEW DRIVE; THENCE SOUTH 00°02'00" WEST, ALONG SAID WESTERLY LINE, 1063.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JUANMPERO WAY; THENCE, ALONG SAID MORTHERLY LINE AS FOLLOWS: NORTH 80°57'50" WEST 217.10 FEET; THENCE, ALONG THE ARC OF A 217.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 50°17'18" WEST 277.72 FEET), AN ARC DISTANCE OF 301.22 FEET; THENCE, ALONG THE ARC OF A 282.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 42°30'53" WEST 298.58 FEET), AN ARC DISTANCE OF 314.59 FEET; THENCE NORTH 74°25'00" WEST 192.93 FEET TO THE EASTERLY BOUNDBARY OF MONTCREST VILLA, SAID POINT BEING ON THAT CERTAIN BOUNDARY LINE ESTABLISHED BY AGREEMENT PER VOLUME 355, PAGE 321, SAID DEED RECORDS; THENCE MORTH 00°0'48" EAST (PLAT NORTH 0°01'30" EAST), ALONG SAID AGREEMENT LINE, 1364.33 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN BOCLMENT NO. 94-62267, SAID OFFICIAL RECORDS; THENCE, LEAVING SAID AGREEMENT LINE AND ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 80°38''00" EAST 530.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID PARTITION PLAT P-75-1988; THENCE, ALONG THE BOUNDARY OF SAID PARTITION AS FOLLOWS: SOUTH 00°02'00" WEST 260.00 FEET; THENCE SOUTH 80°58''00" EAST 239.39 FEET; THENCE SOUTH 00°02'00" WEST 270.80 FEET; THENCE SOUTH 80°58''00" EAST 239.39 FEET; THENCE SOUTH 00°02'00" WEST 270.80 FEET; THENCE SOUTH 80°58''00" EAST 210.00 FEET TO THE POINT OF BEGINNING.

David M. Misinici

* * * APPROVALS * * *
MEDFORD CITY PLANNING:
I CERTIFY THAT, PLESUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.
PLANNING DIRECTOR B March 2001  DATE
PLANNING DIRECTOR DATE
EXAMINED AND APPROVED THIS DAY OF DAY OF, 2001.
Kebert Veul Jaul Drewin
CITY ENGINEER CITY SURVEYOR
EXAMINED AND APPROVED AS REGUIRED BY O.R.S. 92.100 THIS 9 DAY OF MARCH., 2001.
On the state of th
Welles Akur Desute.
ASSESSOR, DEPARTMENT OF ASSESSMENT

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_\_, PAGE \_\_\_\_\_\_OF COUNTY COMM-ISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 15 DAY OF March, 2001 AT 10:50 O'CLOCK A.M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 15 OF RECORDS OF JACKSON COUNTY, OREGON.

RRR, C.S

Sheet 1 of Z

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

Survey for:

ALDERWOOD DEVELOPMENT, L.L.C.

1014 N. Riverside

Medford, Oregon 97501

Location:

the Northeast one-quarter (1/4) of Section 33, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson

County, Oregon.

Purpose:

To survey, monument and record a Subdivision Plat for ALDER-

WOOD VILLAGE, A Planned Community.

Procedure:

This Subdivision consists of four existing tax lots. The West line is a Boundary Line Agreement described in Volume 355, page 231 of the Deed Records of Jackson County and determined by found monuments from Surveys 9652 and 10004. The South line is a Boundary Line Agreement also described in Volume 449, page 25 of the Deed Records of Jackson and determined by found monuments from Surveys No. 10004 and 14671. The majority of the East line is the West right-of-way line of Golf View Drive established by Surveys No. 14671 and 15722 and the West line of Parcels 1 and 2 of Partition Plat P-73-1998 filed as Survey No. 15940. The North line is described by Document No. 94-02267 of the Official Records and established by found monuments from Surveys No. 9652 and 15940. Juanipero Way was deeded to the City of Medford by

Document No. 99-55147, Official Records.

Basis of Bearing:

West line of LARSON CREEK ESTATES AND HIDDEN SPRINGS

SUBDIVISION per Surveys No. 14671 and 15722.

Date:

areas to the control of the control

December 2, 2000

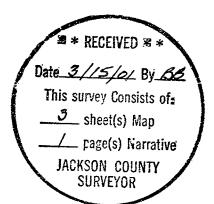
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PROFESSIONAL
LAND SURVEYOR

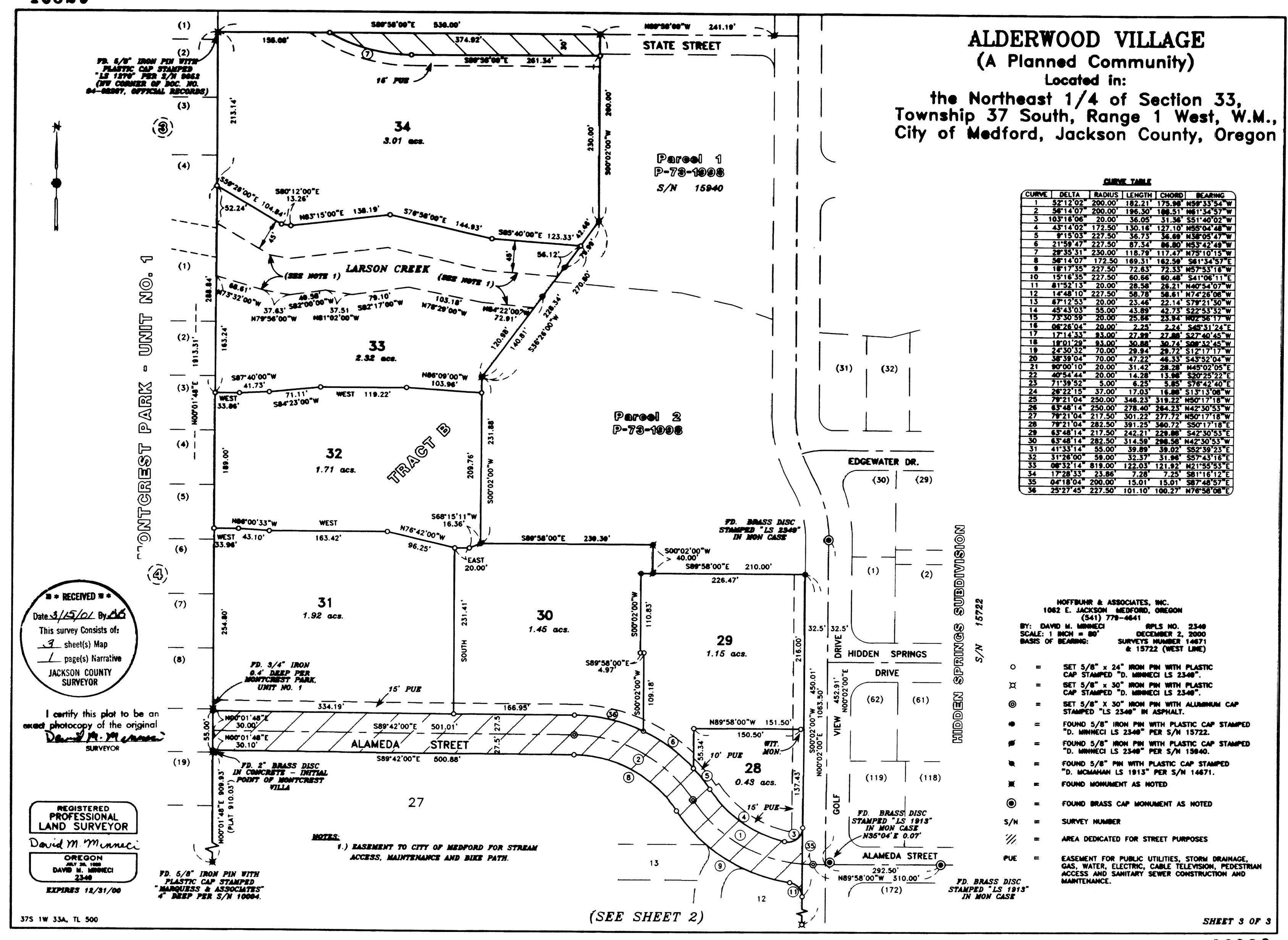
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OREGON
1047 26, 1988
DAVID M. MINNED
2349

David M. Minneci L.S. 2349 - Oregon Expires 12/31/00 1062 E. Jackson Street Medford, Oregon 97504

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