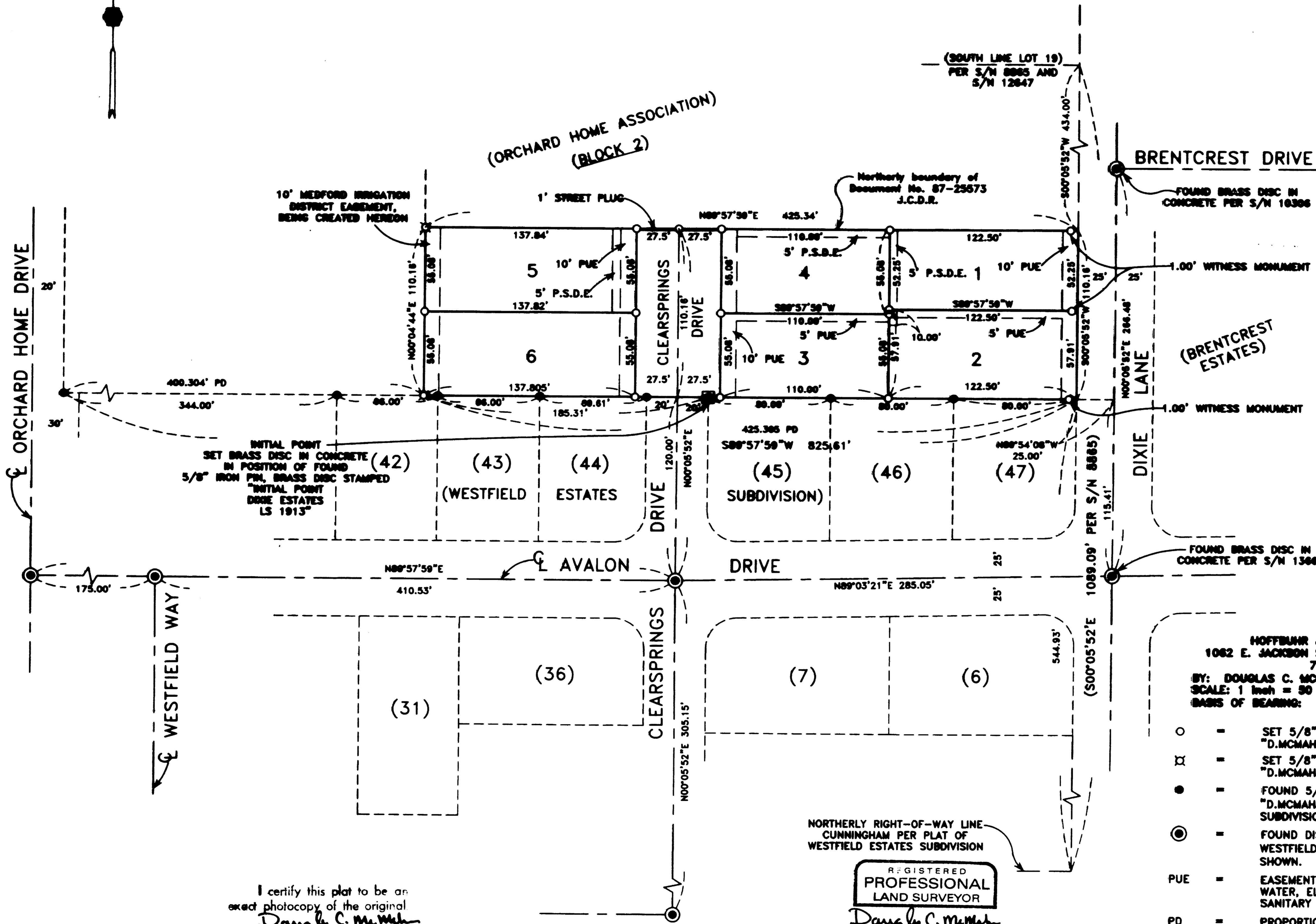


# DIXIE ESTATES SUBDIVISION

LOCATED IN:  
 LOT 28, BLOCK 2 OF THE ORCHARD HOME ASSOCIATION  
 IN THE S.W. 1/4 OF SECTION 36, T.37S., R.2W., W.M.  
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

RECEIVED  
 Date 5-2-01 By *AS*  
 This survey consists of:  
 2 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR



LOT SIZE

LOT NO.	SQUARE FEET
1	6,401
2	7,094
3	6,059
4	6,059
5	7,592
6	6,591

HOFFBLUM & ASSOCIATES, INC.  
 1062 E. JACKSON STREET MEDFORD, OREGON  
 779-4841  
 BY: DOUGLAS C. MCMAHAN PLS No. 1913  
 SCALE: 1 inch = 30 feet DATE: FEBRUARY 23, 2001  
 BASIS OF BEARING: WESTFIELD ESTATES SUBDIVISION  
 (AVALON 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" IRON PIN WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER WESTFIELD ESTATES SUBDIVISION PLAT.
- ⊙ = FOUND DISC IN CONCRETE STAMPED "LS 1913" PER WESTFIELD ESTATES SUBDIVISION PLAT UNLESS OTHERWISE SHOWN.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PD = PROPORTIONED DISTANCE
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- P.S.D.E. = PRIVATE STORM DRAIN EASEMENT

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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Douglas C. McMah*  
 OREGON  
 JULY 18, 1980  
 DOUGLAS C. MCMAHAN  
 No. 1913  
 EXPIRES 12/31/02

12R/43

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

SURVEY FOR: DIXIE, L.L.C.  
270 9<sup>th</sup> Street Alley  
Ashland, Oregon 97520

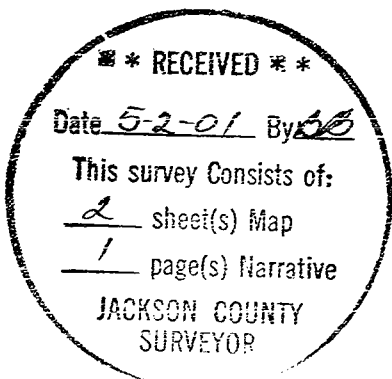
LOCATION: Lot 28, Block 2 of THE ORCHARD HOME ASSOCIATION in the Southwest one-quarter (1/4) of Section 36, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat for DIXIE ESTATES SUBDIVISION per City of Medford File No. LDS-99-80 and per the clients request.

PROCEDURE: Utilizing found monumentation from plat of WESTFIELD ESTATES SUBDIVISION and other monuments as shown for control I established proper monuments also as shown on the accompanying map. Using Document No. 87-25573 for clients property I proportioned the distance between the Easterly right-of-way line of Orchard Home Drive and the Westerly right-of-way line of Dixie Lane to determine the Westerly boundary of clients property. An electronic total station was used to make all measurements.

BASIS OF BEARING: WESTFIELD ESTATES SUBDIVISION (Centerline of Avalon Drive)

DATE: February 23, 2001



Douglas C. McMahan  
L.S. 1913 – Oregon  
Expires 12/31/02  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

# DIXIE ESTATES SUBDIVISION

LOCATED IN:  
LOT 28, BLOCK 2 OF THE ORCHARD HOME ASSOCIATION  
IN THE S.W. 1/4 OF SECTION 38, T.37S., R.3W., W.M.,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Dixie 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 1, 2 and 4 to benefit lots 1, 2 and 3, and across lot 3, to benefit lot 6, 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 plug for public street purposes. Dixie LLC, hereby designates said subdivision as DIXIE ESTATES SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 6th day of April, 2001.

DIXIE LLC.

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 6th day of April, 2001, by Larry A. Kellems, known to me as the person who executed the within instrument as a managing member of Dixie LLC., freely and voluntarily.

Before me:



Larry A. Kellems  
Larry A. Kellems, member

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 6th day of April, 2001, by Joseph T. Suste, known to me as the person who executed the within instrument as, a managing member of Dixie LLC, freely and voluntarily.

Before me:



Joseph T. Suste  
Joseph T. Suste, member

Examined and approved as required by O.R.S. 92.100 as of APRIL 30, 2001

William John Deary  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of April 30, 2001

Linda Schultz  
Tax Collector

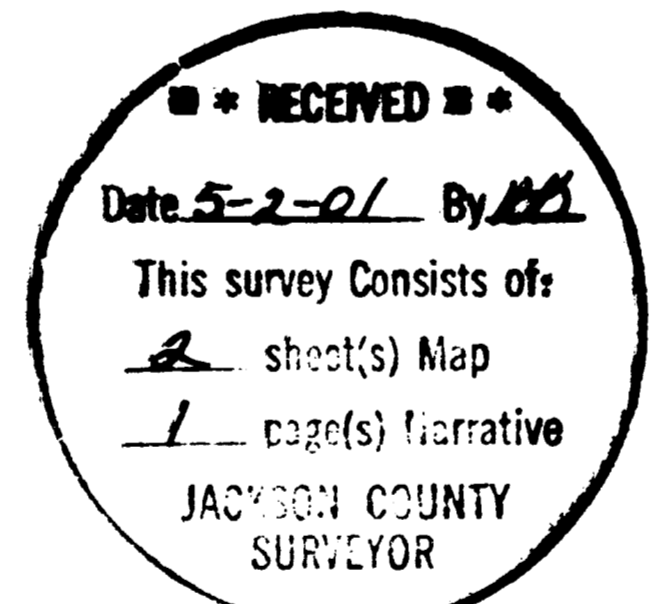
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

### RECORDING:

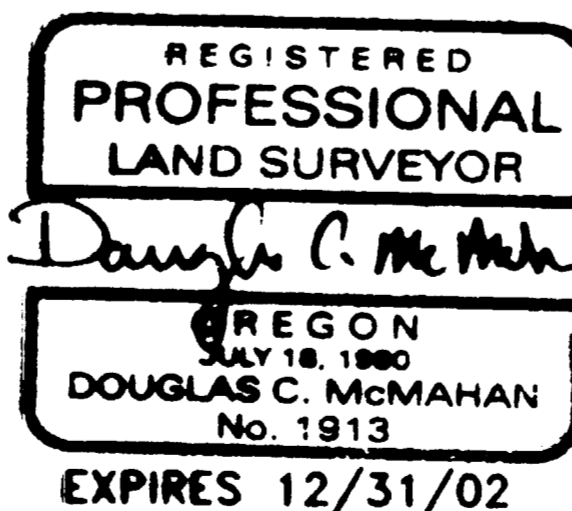
Filed for record this 02 day of May, 2001 at 3:40 O'Clock P.M. and recorded in Volume 27 of Plats at Page 24 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Douglas C. McMahan  
Deputy



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



### 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 Northwest corner of Lot 46 of WESTFIELD ESTATES SUBDIVISION 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 South 89°57'39" West along the Northerly boundary of said subdivision, 108.31 feet to a point on the Westerly boundary of tract described in Document No. 67-28673 of the Official Records of said Jackson County; thence North 89°04'44" East (Record NORTH) along the Westerly boundary of said tract, 110.16 feet (Record 110.5 feet) to the Northwest corner of said tract; thence North 89°57'39" East (Record EAST) along the Northerly boundary of said tract, 425.34 feet (Record 425 feet) to a point on the Westerly right-of-way line of Blaine Lane; thence South 89°06'32" West along said right-of-way line, 110.16 feet to the Northeast corner of the aforementioned WESTFIELD ESTATES SUBDIVISION; thence South 89°57'39" West along the Northerly boundary of said subdivision, 248.88 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.

Scott O. Leath  
Planning Director

27 April 2001  
Date

Examined and approved this 23 day of April, 2001.

Robert Neal  
City Engineer

Paul D. Linn  
City Surveyor

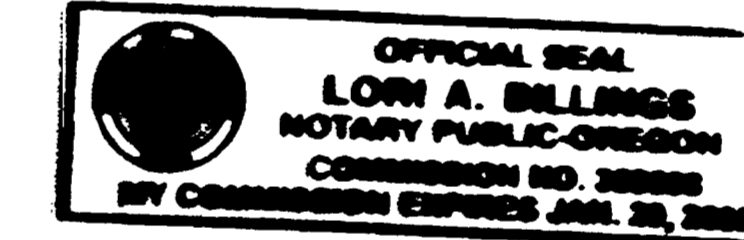
Joe Suste, beneficiary of a certain Trust Deed recorded September 14, 2000, as Document No. 00-37587 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 6th day of April, 2001, by Joe Suste as, freely and voluntarily.

Before me:

Lori A. Billings  
Notary



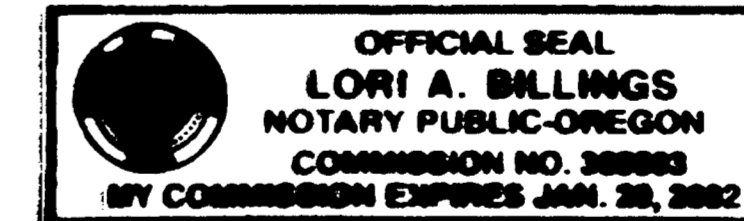
AMT INVESTMENTS, the undersigned beneficiary of certain Trust Deed recorded February 7, 2001, as Document No. 01-04728, Official records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 9th day of April, 2001, by Al M. Tari known to me as the person who executed the within instrument as, sole proprietor on behalf of AMT Investments, freely and voluntarily.

Before me:

Lori A. Billings  
Notary



VERNON G. LUDWIG and OFELIA LUDWIG beneficiaries of a certain Trust Deed, recorded July 3, 2000 as Document No. 00-27739 and re-recorded July 5, 2000 as Document No. 00-28075 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.

The foregoing instrument was acknowledged before me this 18th day of April, 2001, by VERNON G. LUDWIG and OFELIA LUDWIG, freely and voluntarily.

Before me:

Ma. Delacruz  
Notary

