

EDGEWATER ESTATES SUBDIVISION

Located in:

The S.E. 1/4 of Section 17, T.37S., R.1W., W.M.,
City of Medford, Jackson County, Oregon

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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 50' January 10, 2002
BASIS OF BEARING: Filed S/N 13083
(Springbrook Road)

NOTES:

- 10' City of Medford Storm Drainage and access easement to Lone Pine Creek, being created hereon.
- 10' City of Medford Sanitary Sewer Easement per Instrument No. 66-05736 J.C.D.R. (a portion across Lots 3, 4 & 5 to be removed).
- Shared driveway easement being created hereon.
- Lots 1 & 17 shall not have vehicular access to Springbrook Road. Lots 18 & 19 shall have vehicular access to Springbrook Road only at the shared driveway easement area shown hereon.
- 10' Access Easement for City of Medford to Storm Drainage Facilities and Lone Pine Creek, being created hereon.
- 10' Sanitary Sewer Easement to the City of Medford being created hereon.
- Lot 8 shall not have vehicular access to the minimum access drive.
- Reservations contained in those certain warranty deeds from the Medford Irrigation District to C.C. Hoover, recorded May 18, 1936 in volume 207 pages 608 to 609 and pages 606 to 607 of the Deed Records of Jackson County, Oregon (specific location not given).
- No parking shall be allowed within the minimum access drive area.

- = 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 lead plug and tac with washer stamped "LS 1913"
- = Found 5/8" iron pin as shown per s/n 11550
- ⊙ = Found 5/8" iron pin with cap stamped "R.ROBERTS LS 1656" per s/n 11662
- ⊗ = Found 5/8" rebar with metal cap stamped "D.McMAHAN LS 1913" per plat of LAWNVIEW SUBDIVISION UNIT NO. 3
- ⊙ = Found brass cap monument, unless otherwise shown
- ⊙ = Set 5/8"x24" rebar with metal cap stamped "LS 1913", reference points on file at Medford Engineering Department
- 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
- P.S.D.E. = Private Storm Drainage Easement
- P.S.S.E. = Private Sanitary Sewer Easement
- S/N = Filed Survey Number

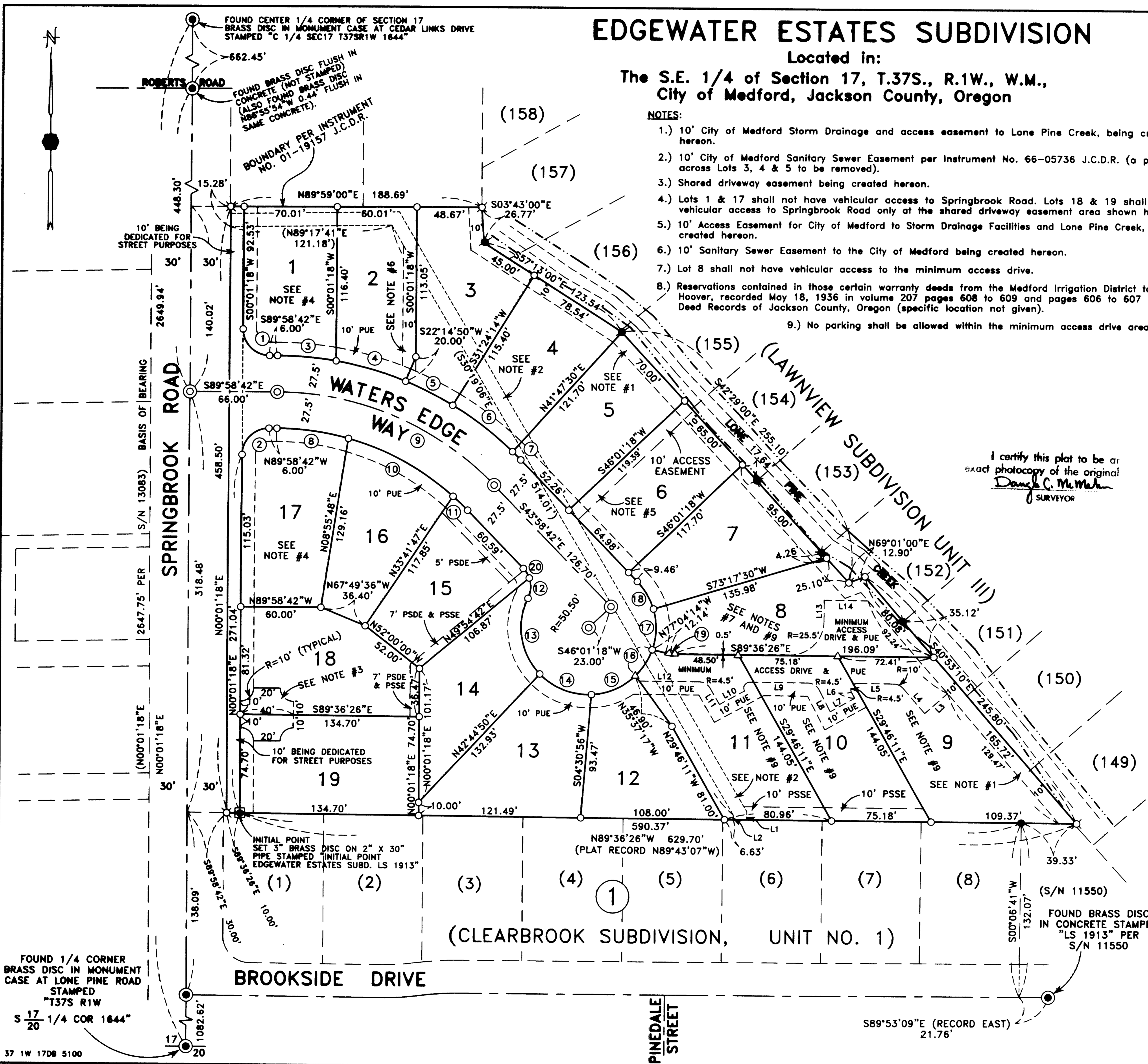
I certify this plat to be an exact photocopy of the original
Douglas C. McMahon
SURVEYOR

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	20.00	31.42	28.28	N44°58'42"W
2	90°00'00"	20.00	31.42	28.28	N45°01'18"E
3	09°56'18"	255.00	44.23	44.18	N85°00'33"W
4	12°17'14"	255.00	54.69	54.58	N73°53'47"W
5	08°59'49"	255.00	40.04	40.00	N63°15'18"W
6	12°48'51"	255.00	57.03	56.91	N52°20'56"W
7	01°57'49"	255.00	8.74	8.74	N44°57'36"W
8	15°39'51"	200.00	54.88	54.51	S82°08'46"E
9	48°00'00"	227.50	182.65	177.78	S66°58'42"E
10	26°02'18"	200.00	90.89	90.11	S61°17'42"E
11	04°17'51"	200.00	15.00	15.00	S46°07'38"E
12	45°04'55"	20.00	15.74	15.33	S03°08'43"W
13	69°49'51"	50.50	61.55	57.81	S09°13'46"W
14	48°33'13"	50.50	42.80	41.53	S68°25'18"E
15	41°56'34"	50.50	36.97	36.15	N66°19'48"E
16	26°29'42"	50.50	23.35	23.15	N32°06'41"E
17	35°28'55"	50.50	31.27	30.78	N01°07'22"E
18	27°21'37"	50.50	24.12	23.89	N30°17'54"W
19	12°32'12"	20.00	4.38	4.37	N83°20'20"W
20	24°34'57"	20.00	8.58	8.52	S31°41'13"E

LINE TABLE		
LINE	BEARING	DIST
L1	SOUTH	6.39'
L2	SOUTH	3.61'
L3	S47°52'44"W	22.57'
L4	N40°56'50"W	24.83'
L5	N89°36'35"W	27.79'
L6	S29°30'39"E	5.04'
L7	S60°44'40"W	21.02'
L8	N27°41'20"W	18.37'
L9	N89°32'18"W	43.86'
L10	S61°00'08"W	21.14'
L11	N30°19'56"W	14.03'
L12	N89°44'41"W	52.25'
L13	N00°31'10"E	16.11'
L14	S89°38'05"E	32.84'

LOT SIZE	
LOT NO.	SQUARE FEET
1	7,850
2	7,374
3	8,610
4	7,924
5	7,876
6	7,703
7	7,689
8	10,327
9	11,320
10	9,363
11	10,119
12	7,432
13	8,756
14	7,375
15	7,624
16	7,887
17	9,307
18	9,563
19	10,062

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
REG. JULY 18, 1980
DOUGLAS C. McMAHAN
EXPIRES 12/31/02



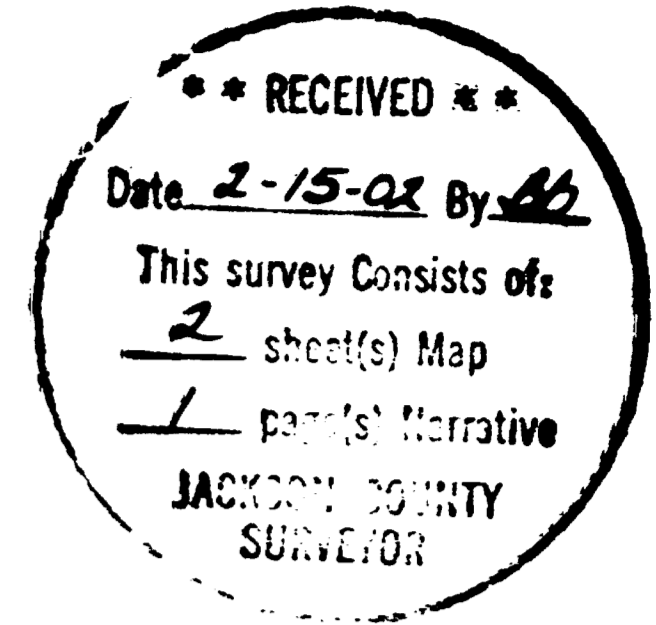
FOUND 1/4 CORNER BRASS DISC IN MONUMENT CASE AT LONE PINE ROAD STAMPED "T37S R1W S 17/20 1/4 COR 1644"

12/2/98
CS

EDGEWATER ESTATES SUBDIVISION

Located In:

The S.E. 1/4 of Section 17, T.37S., R.1W., W.M.,
City of Medford, Jackson County, Oregon



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, PACTREND, INC., an Oregon Corporation, is the owner in fee simple of the lands hereon described, and 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 does 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 Springbrook Road shown hereon and does hereby create for the benefit of the City of Medford the area portrayed and designated as a 10 foot City of Medford storm drainage and access easement to Lone Pine Creek for access and maintenance across Lots 3-9 and also do hereby create the 10 foot access easement across Lot 6 for the benefit of the City of Medford, and does also hereby create for the benefit of the City of Medford a 10 foot easement across Lot 2 for access, construction and maintenance of sanitary sewer facilities, and does also create the minimum access drive across Lots 8-11 for the benefit of the owners, heirs and assignees of Lots 9 and 10 and also does hereby create an easement for shared access over Lots 18 and 19 for the benefit of the owners, heirs and assignees of Lots 18 and 19, and does also hereby create the 10 foot private sanitary sewer easement across Lots 10 and 11 for the benefit of the owners, heirs and assignees of Lots 9 and 10, and does also create a 7 foot private easement across Lots 15 and 18 for access, construction and maintenance of sanitary sewer lines and storm drainage facilities for the benefit of the owners, heirs and assignees of Lots 18 and 19. PACTREND, INC., does hereby designate said subdivision as EDGEWATER ESTATES SUBDIVISION.

PACTREND, INC.

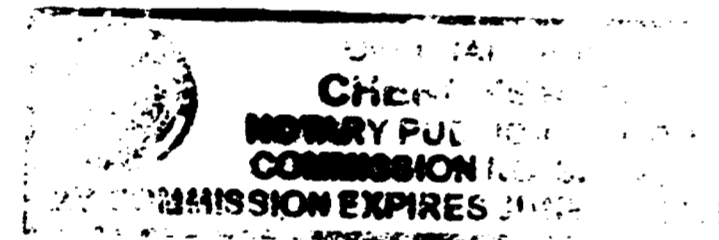
IN WITNESS WHEREOF, signed this 29th day of JANUARY, 2002.

[Signature]
Lou Mahar, President-PACTREND, INC.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 29th day of JANUARY, 2002, by Lou Mahar, known to me as the person who executed the within instrument on behalf of PACTREND INC., an Oregon Corporation.

Before me:



[Signature]
Cheri Jorma
Notary

*** 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.

Commencing at a point for the Northwest corner of CLEARBROOK SUBDIVISION, UNIT NO. 1 in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Easterly right-of-way line of Springbrook Road; thence South 89°36'26" East along the Northerly boundary of said CLEARBROOK SUBDIVISION, UNIT NO. 1, a distance of 10.00 feet to a brass disc for the INITIAL POINT OF BEGINNING; thence North 89°36'26" West along said Northerly boundary 10.00 feet to the aforementioned Easterly right-of-way line of Springbrook Road; thence North 00°01'18" East along said right-of-way line, 458.50 feet; thence leaving said right-of-way line, North 89°59'00" East 188.69 feet to a point on the Southwesterly boundary of LAWNVIEW SUBDIVISION, UNIT III, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary South 03°43'00" East 26.77 feet; thence South 57°13'00" East 123.54 feet; thence South 42°29'00" East 255.10 feet; thence North 69°01'00" East 12.90 feet; thence South 40°53'10" East to a point on the Northerly boundary of tract described in Volume 173, Page 405 of Jackson County, Oregon Deed Records, said point bears South 89°36'26" East from the Northeast corner of the aforementioned CLEARBROOK SUBDIVISION, UNIT NO. 1; thence along said boundary North 89°36'26" West (Record North 89°37' West) 39.33 feet to said Northeast corner; thence continue North 89°36'26" West (Record North 89°43'07" West), along the Northerly boundary of said subdivision, a distance of 600.37 feet (Record 600.39 feet) to the INITIAL POINT OF BEGINNING.

[Signature]
Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

[Signature]
Planning Director

11 February 2002
Date

Examined and approved this 30th day of JANUARY, 2002.

[Signature]
City Engineer

[Signature]
City Surveyor

I certify this plat to be an exact photocopy of the original
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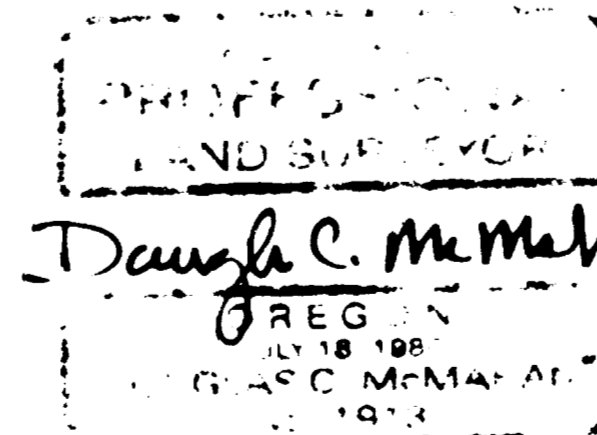
Examined and approved as required by O.R.S. 92.100 as of 2-13, 2002.

[Signature]
Assessor/Department of Assessment

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

As of 2/13/02.

[Signature]
Tax Collector



EXPIRES 12/31/02

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

Filed for record this 15 day of February, 2002 at 8:15 O'Clock A.M. and recorded in Volume 28 of Plats at page 9 of records of Jackson County, Oregon.

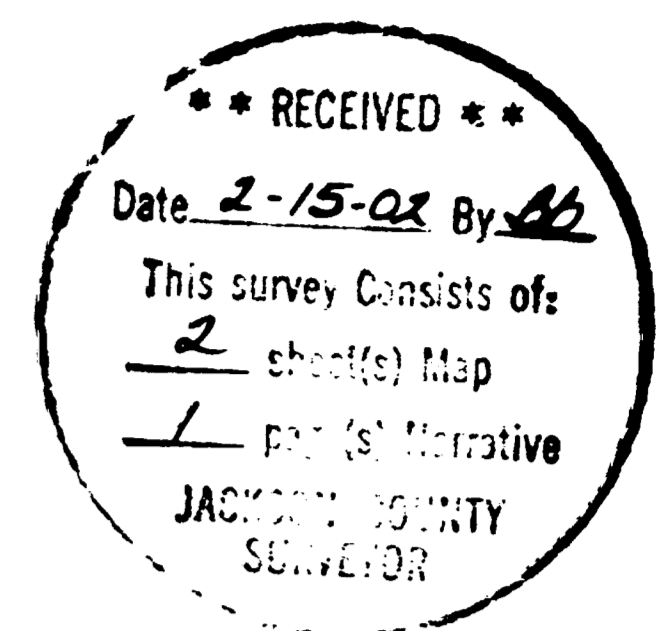
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County Clerk

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Deputy

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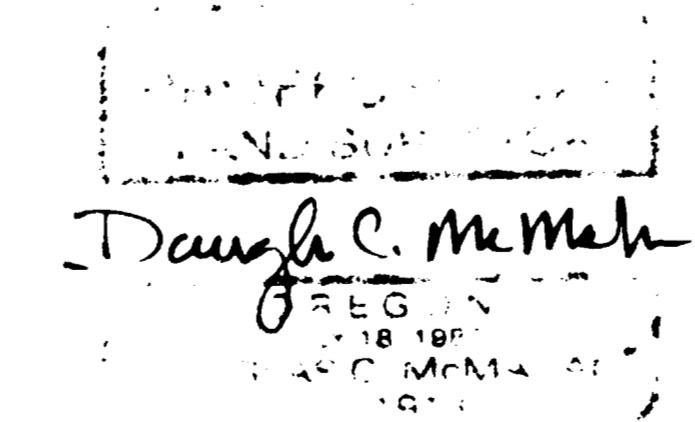
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