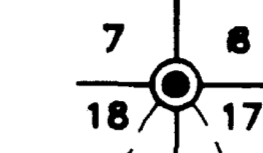


# SKYCREEK ESTATES SUBDIVISION (A Planned Community)

Located in:  
 Lot 25, Block 2 of ROGUE VALLEY HEIGHTS  
 (Being a replat of a portion of Lot 25)  
 in the Northeast 1/4 of Section 18,  
 Township 37 South, Range 1 West, W.M.,  
 City of Medford, Jackson County, Oregon

RECEIVED  
 Date: 1-20-02 By: *AD*  
 This survey consists of:  
 2 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

SECTION CORNER



FOUND 1" BOLT  
 IN MONUMENT CASE  
 PER S/N 13441

HOFFBUHR & ASSOCIATES, INC.  
 1062 E. JACKSON STREET MEDFORD, OREGON  
 (541) 779-4841  
 BY: DOUGLAS C. MCMAHAN PLS NO. 1913  
 SCALE: 1 INCH = 50' AUGUST 29, 2001  
 BASIS OF BEARING: FILED S/N 15852  
 (C/L SKYPARK DRIVE)

- △ = SET LEAD PLUG & TAC WITH WAHER STAMPED "LS 1913"
- = 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 CAP STAMPED "LS. 505" PER S/N 10300
- ⊗ = FOUND LEAD PLUG & TAC TAGGED "LS 1913" PER S/N 14778.
- ⊙ = SET 5/8"x24" REBAR WITH METAL CAP STAMPED "LS 1913" REFERENCE POINTS ON FILE AT CITY OF MEDFORD ENGINEERING.
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- ⊘ = FOUND 3/4" PIPE AS SHOWN ON S/N 10300
- = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF SKYPARK CENTER SUBDIVISION.
- CA = COMMON AREA

**CURVE TABLE**

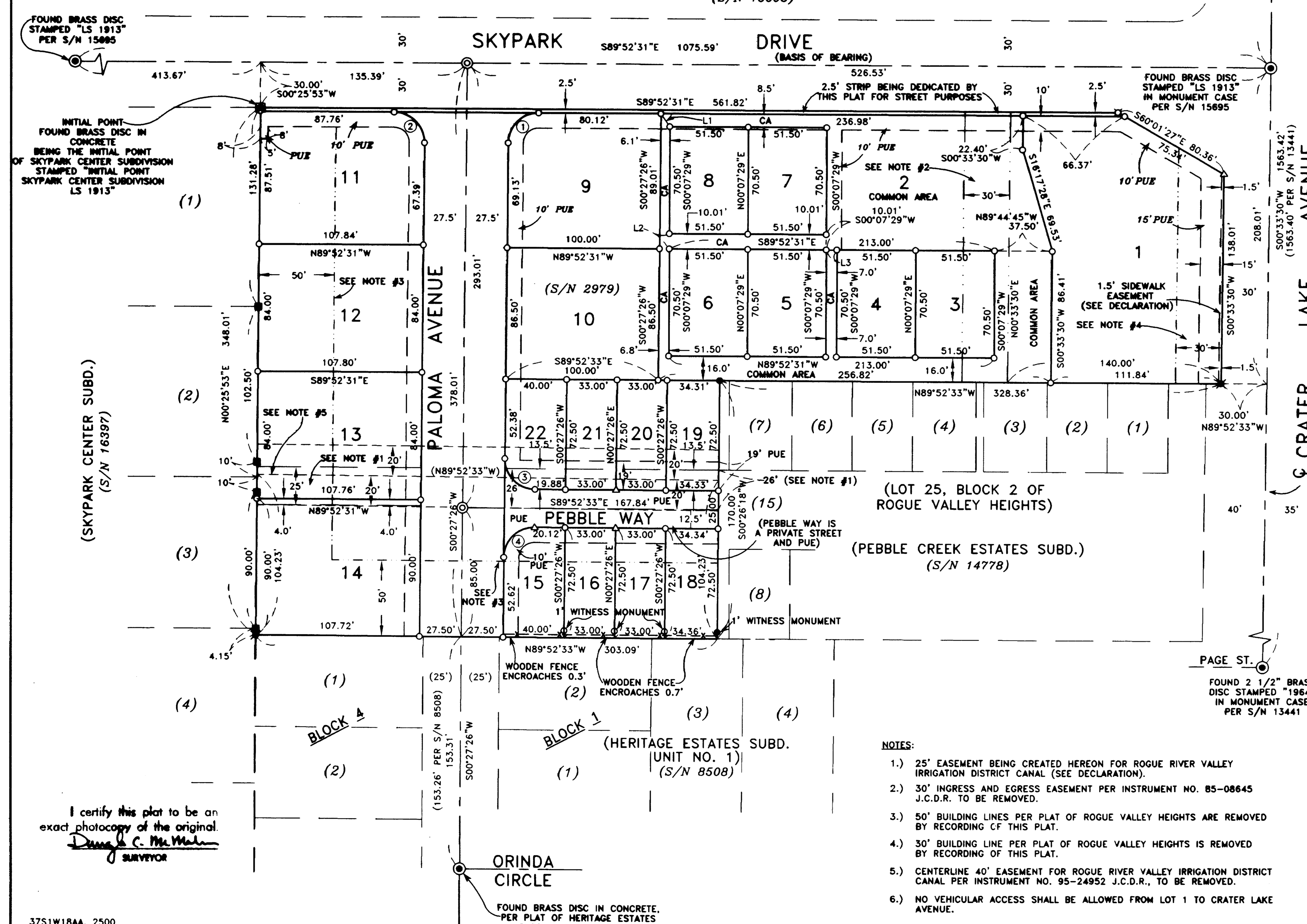
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°40'02"	20.00'	31.30'	28.20'	N45°17'27"E
2	90°19'58"	20.00'	31.53'	28.37'	S44°42'33"E
3	90°19'59"	20.00'	31.53'	28.37'	S44°42'33"E
4	89°40'01"	20.00'	31.30'	28.20'	N45°17'27"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.38'	S34°52'44"E
L2	10.01'	N00°07'29"E
L3	7.00'	S89°52'32"E

**LOT SIZE**

LOT NUMBER	SQUARE FEET
1	19522
2	22193 (COMMON AREA)
3-8	3631
9	8816
10	8650
11	9351
12	9057
13	9053
14	9696
15	2815
16	2392
17	2392
18	2490
19	2488
20	2392
21	2392
22	2813



- NOTES:**
- 25' EASEMENT BEING CREATED HEREON FOR ROGUE RIVER VALLEY IRRIGATION DISTRICT CANAL (SEE DECLARATION).
  - 30' INGRESS AND EGRESS EASEMENT PER INSTRUMENT NO. 85-08645 J.C.D.R. TO BE REMOVED.
  - 50' BUILDING LINES PER PLAT OF ROGUE VALLEY HEIGHTS ARE REMOVED BY RECORDING OF THIS PLAT.
  - 30' BUILDING LINE PER PLAT OF ROGUE VALLEY HEIGHTS IS REMOVED BY RECORDING OF THIS PLAT.
  - CENTERLINE 40' EASEMENT FOR ROGUE RIVER VALLEY IRRIGATION DISTRICT CANAL PER INSTRUMENT NO. 95-24952 J.C.D.R., TO BE REMOVED.
  - NO VEHICULAR ACCESS SHALL BE ALLOWED FROM LOT 1 TO CRATER LAKE AVENUE.

*Douglas C. McMan*  
 SURVEYOR

EXPIRES 12/31/02

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

# SKYCREEK ESTATES SUBDIVISION (A Planned Community)

Located in:  
 Lot 25, Block 2 of ROGUE VALLEY HEIGHTS  
 (Being a replat of a portion of Lot 25)  
 in the Northeast 1/4 of Section 18,  
 Township 37 South, Range 1 West, W.M.,  
 City of Medford, Jackson County, Oregon

(S/N 15695)

RECEIVED  
 Date 3-22-02 By *DL*  
 This survey consists of:  
 2 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

SECTION CORNER  
 7 8  
 18 17  
 FOUND 1" BOLT  
 IN MONUMENT CASE  
 PER S/N 13441

HOFFBUHR & ASSOCIATES, INC.  
 1082 E. JACKSON STREET MEDFORD, OREGON  
 (541) 779-4841  
 BY: DOUGLAS C. MCMAHAN PLS NO. 1913  
 SCALE: 1 INCH = 50' AUGUST 29, 2001  
 BASIS OF BEARING: FILED S/N 15695  
 (C/L SKYPARK DRIVE)

- △ = SET LEAD PLUG & TAC WITH WAHER STAMPED "LS 1913"
- = 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 CAP STAMPED "L.S. 505" PER S/N 10300
- ⊕ = FOUND LEAD PLUG & TAC TAGGED "LS 1913" PER S/N 14778.
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**CURVE TABLE**

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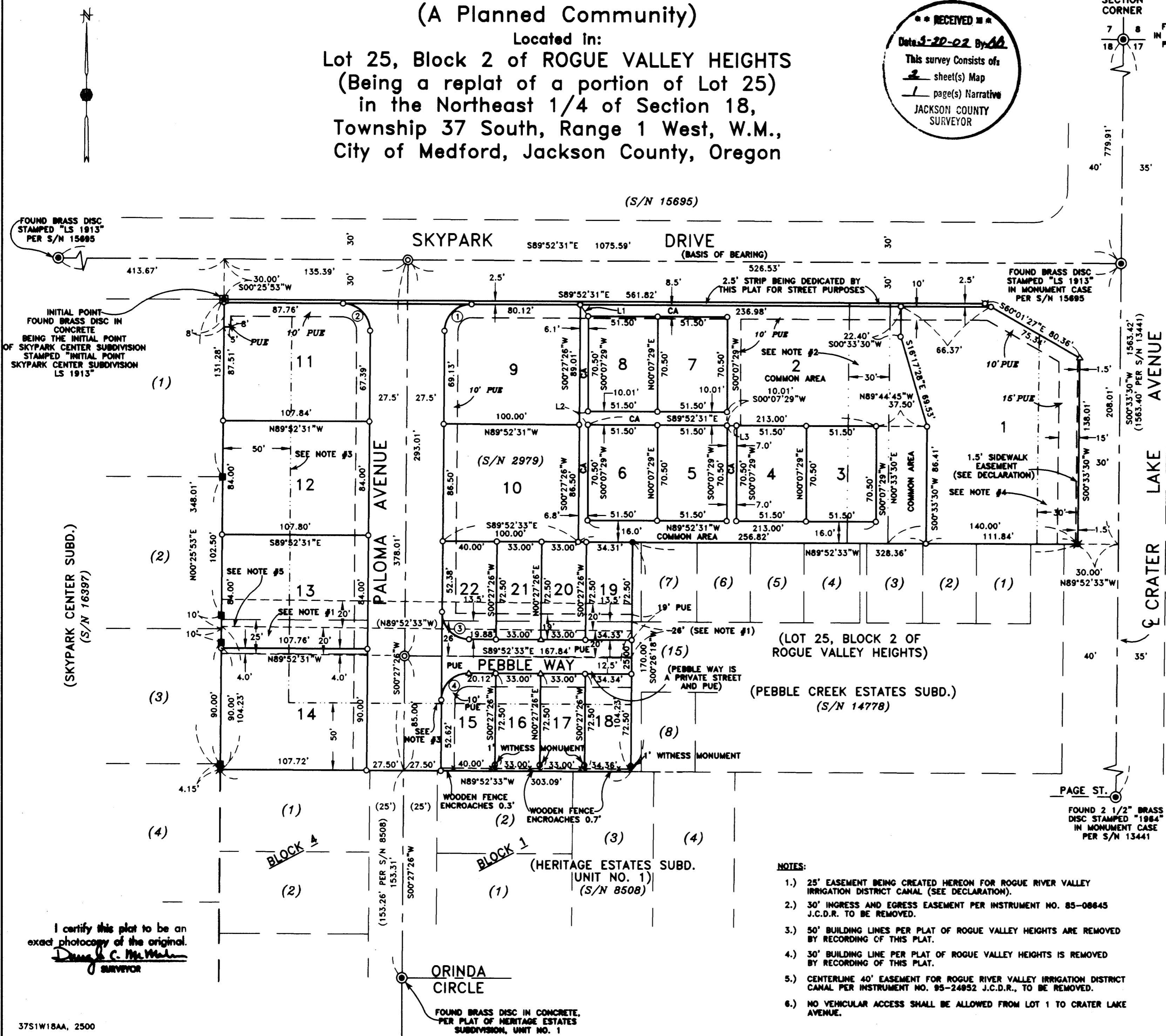
FOUND BRASS DISC STAMPED "LS 1913" PER S/N 15695

INITIAL POINT FOUND BRASS DISC IN CONCRETE BEING THE INITIAL POINT OF SKYPARK CENTER SUBDIVISION STAMPED "INITIAL POINT SKYPARK CENTER SUBDIVISION LS 1913"

(SKYPARK CENTER SUBD.) (S/N 16397)

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

37S1W18AA, 2500



- NOTES:**
- 25' EASEMENT BEING CREATED HEREON FOR ROGUE RIVER VALLEY IRRIGATION DISTRICT CANAL (SEE DECLARATION).
  - 30' INGRESS AND EGRESS EASEMENT PER INSTRUMENT NO. 85-08645 J.C.D.R. TO BE REMOVED.
  - 50' BUILDING LINES PER PLAT OF ROGUE VALLEY HEIGHTS ARE REMOVED BY RECORDING OF THIS PLAT.
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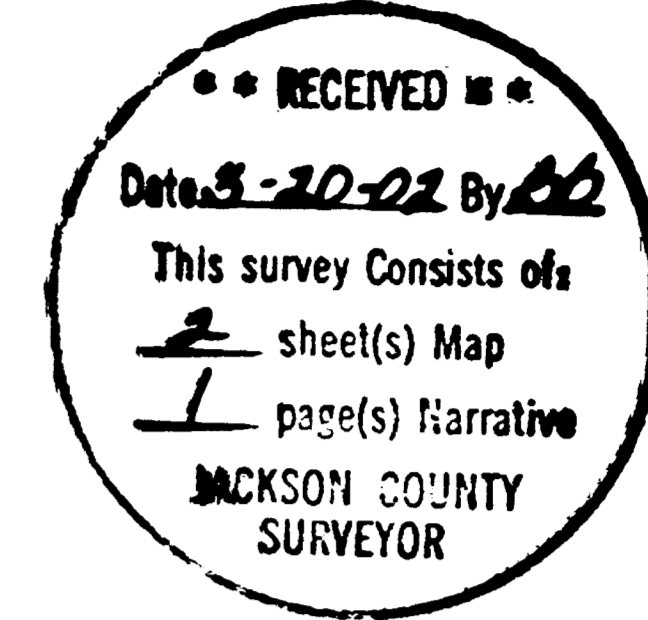
Douglas C. McMahon

EXPIRES 12/31/02



SKYCREEK ESTATES SUBDIVISION  
(A Planned Community)

Located in:  
Lot 25, Block 2 of ROGUE VALLEY HEIGHTS  
(BEING A REPLAT OF A PORTION OF LOT 25)  
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, DOUGLAS M. HARVEY, AND CLIFF NOTES, DBA H & M DEVELOPMENT, 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. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS, TOGETHER WITH THAT 2.5 FOOT STRIP DESIGNATED FOR STREET PURPOSES AS SHOWN HEREON, WE ALSO HEREBY CREATE THE 25 FOOT EASEMENT FOR THE BENEFIT OF ROGUE RIVER VALLEY IRRIGATION DISTRICT FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF IRRIGATION DISTRICT FACILITIES AS SHOWN HEREON, WE ALSO HEREBY CREATE THE 1.5 FOOT SIDEWALK EASEMENT AS SHOWN HEREON ACROSS LOT 1 ALONG THE CRATER LAKE AVENUE FRONTAGE. WE HEREBY DESIGNATE SAID SUBDIVISION AS SKYCREEK ESTATES SUBDIVISION.

\* PALOMA AVENUE AND  
H&M DEVELOPMENTS:

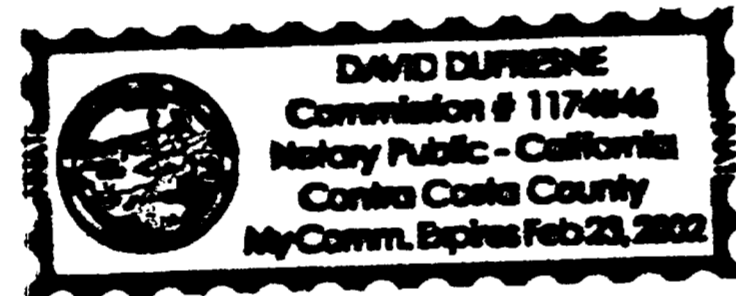
IN WITNESS WHEREOF, SIGNED THIS THE 8<sup>th</sup> DAY OF October, 2001.

STATE OF California )  
COUNTY OF Contra Costa ) ss

*[Signature]*  
DOUGLAS M. HARVEY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF October, 2001, BY DOUGLAS M. HARVEY KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*  
NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 18 DAY OF October, 2001.

STATE OF OREGON )  
COUNTY OF JACKSON ) ss

*[Signature]*  
CLIFF NOTES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF October, 2001, BY CLIFF NOTES, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *[Signature]*  
NOTARY



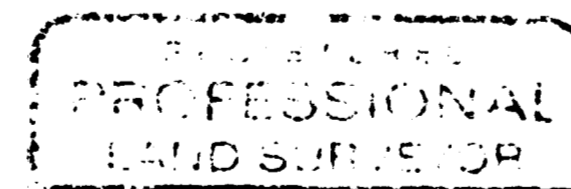
FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 1, PAGE        OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

RECORDED:

FILED FOR RECORD THIS 20<sup>th</sup> DAY OF March, 2002 AT 4:27 O'CLOCK P.M. AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 18 OF RECORDS OF JACKSON COUNTY, OREGON.

*[Signature]*  
COUNTY CLERK

*[Signature]*  
DEPUTY



*[Signature]*  
DOUGLAS C. McMAHAN  
No. 1913  
EXPIRES 12/31/02

\*\*\* 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:

BEGINNING AT A BRASS DISC IN CONCRETE MARKING THE INITIAL POINT OF SKYPARK CENTER SUBDIVISION IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SKYPARK DRIVE AND BEING THE INITIAL POINT OF BEGINNING OF SKYCREEK ESTATES SUBDIVISION; THENCE SOUTH 89°52'31" EAST, ALONG SAID SOUTHERLY LINE, 561.82 FEET; THENCE SOUTH 60°01'27" EAST 80.36' TO THE WESTERLY RIGHT-OF-WAY LINE OF CRATER LAKE AVENUE; THENCE SOUTH 00°33'30" WEST, ALONG SAID WESTERLY LINE, 138.01 FEET TO THE NORTHWEST CORNER OF PEBBLE CREEK ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE NORTH 89°52'33" WEST, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, 328.36 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°26'18" WEST, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, 170.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTHERLY LINE OF HERITAGE ESTATES SUBDIVISION, UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE NORTH 89°52'33" WEST, ALONG SAID NORTHERLY LINE, 303.09 FEET TO A POINT FOR THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF THE AFOREMENTIONED SKYPARK CENTER SUBDIVISION; THENCE NORTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, 548.01 FEET TO THE INITIAL POINT OF BEGINNING.

*[Signature]*  
SURVEYOR

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD PLANNING:

*[Signature]*  
PLANNING DIRECTOR

14 March 2002  
DATE

EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF October, 2001.

*[Signature]*  
CITY ENGINEER

EXAMINED AND APPROVED THIS 23 DAY OF OCTOBER, 2001.

*[Signature]*  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 18 DAY OF March, 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 THIS 18<sup>th</sup> DAY OF March, 2002.

*[Signature]*  
TAX COLLECTOR

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