

TOWNHOMES AT OAK COURT, PHASES 1, 2, 3 & 4 (A Planned Community)

Located in: the S.W. 1/4 of Section 17 & the S.E. 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, CHARLES E. SMITH AND MILO SMITH, 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. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THE COMMON AREA OF BROOKHURST VILLAGE CONDOMINIUM A 5-FOOT PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS A PORTION OF THE COMMON AREA AS SHOWN HEREON, TOGETHER WITH AN EASEMENT FOR LANDSCAPING, PEDESTRIAN TRAFFIC, SIGNAGE AND THE INSTALLATION AND MAINTENANCE OF UNDERGROUND AND ABOVEGROUND UTILITIES OVER AND ACROSS THAT AREA AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS TOWNHOMES AT OAK COURT, PHASES 1, 2, 3 AND 4.

IN WITNESS WHEREOF, SIGNED THIS THE 20th DAY OF December, 2002.

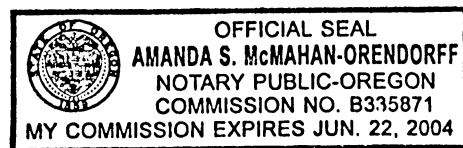
[Signature] CHARLES E. SMITH

STATE OF OREGON) COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2002 BY CHARLES E. SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY



IN WITNESS WHEREOF, SIGNED THIS THE 20th DAY OF December, 2002.

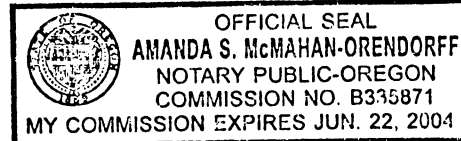
[Signature] MILO SMITH

STATE OF OREGON) COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2002, BY MILO SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY



FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 204, PAGE 538-540 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 5 DAY OF MARCH, 2002 AT 3:36 O'CLOCK P.M. AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 09 OF RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT COUNTY CLERK

CHERYL AUGERIS DEPUTY

I certify this plat to be an exact photocopy of the original. David M. Minnecci SURVEYOR



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON) COUNTY OF JACKSON) SS

I, DAVID M. MINNECCI, 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 THE CORNER COMMON TO SECTIONS 17, 18, 19 AND 20 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 01-06688, SAID OFFICIAL RECORDS AND BEING THE INITIAL POINT OF BEGINNING OF TOWNHOMES AT OAK COURT, PHASES 1, 2, 3 AND 4; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 89°54'50" WEST 96.09 FEET (RECORD 96.03 FEET); THENCE NORTH 00°06'20" WEST 343.78 FEET; THENCE SOUTH 89°59'00"E 150.00 FEET; THENCE SOUTH 00°06'20" EAST 43.00 FEET; THENCE SOUTH 89°59'00" EAST 21.00 FEET; THENCE NORTH 00°06'20" WEST 340.87 FEET; THENCE SOUTH 89°59'00" EAST 30.00 FEET; THENCE SOUTH 00°06'00" EAST 340.87 FEET; THENCE SOUTH 89°59'00" EAST 138.41 FEET; THENCE SOUTH 00°06'03" EAST (RECORD SOUTH 00°06'20" EAST) 301.19 FEET; THENCE NORTH 89°54'50" WEST 243.30 FEET (RECORD 243.33 FEET) TO THE INITIAL POINT OF BEGINNING.

[Signature] SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature] PLANNING DIRECTOR

28 February 2003 DATE

EXAMINED AND APPROVED THIS 16th DAY OF December, 2002.

[Signature] CITY ENGINEER

[Signature] CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 28th DAY OF FEBRUARY, 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 28th DAY OF FEB, 2002.

[Signature] TAX COLLECTOR

PAUL DOUGHTY, TRUSTEE OF THE PAUL DOUGHTY TRUST UAD MAY 8, 1992, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED SEPTEMBER 25, 2000 AND RECORDED SEPTEMBER 28, 2000 AS DOCUMENT NO. 00-39706, 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.

IN WITNESS WHEREOF, SIGNED THIS 20th DAY OF December, 2002.

[Signature] PAUL DOUGHTY, TRUSTEE OF THE PAUL DOUGHTY TRUST UAD MAY 8, 1992

STATE OF Oregon) COUNTY OF Jackson) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2002, BY PAUL DOUGHTY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE PAUL DOUGHTY TRUST UAD MAY 8, 1992

WITNESS MY HAND AND OFFICIAL SEAL.

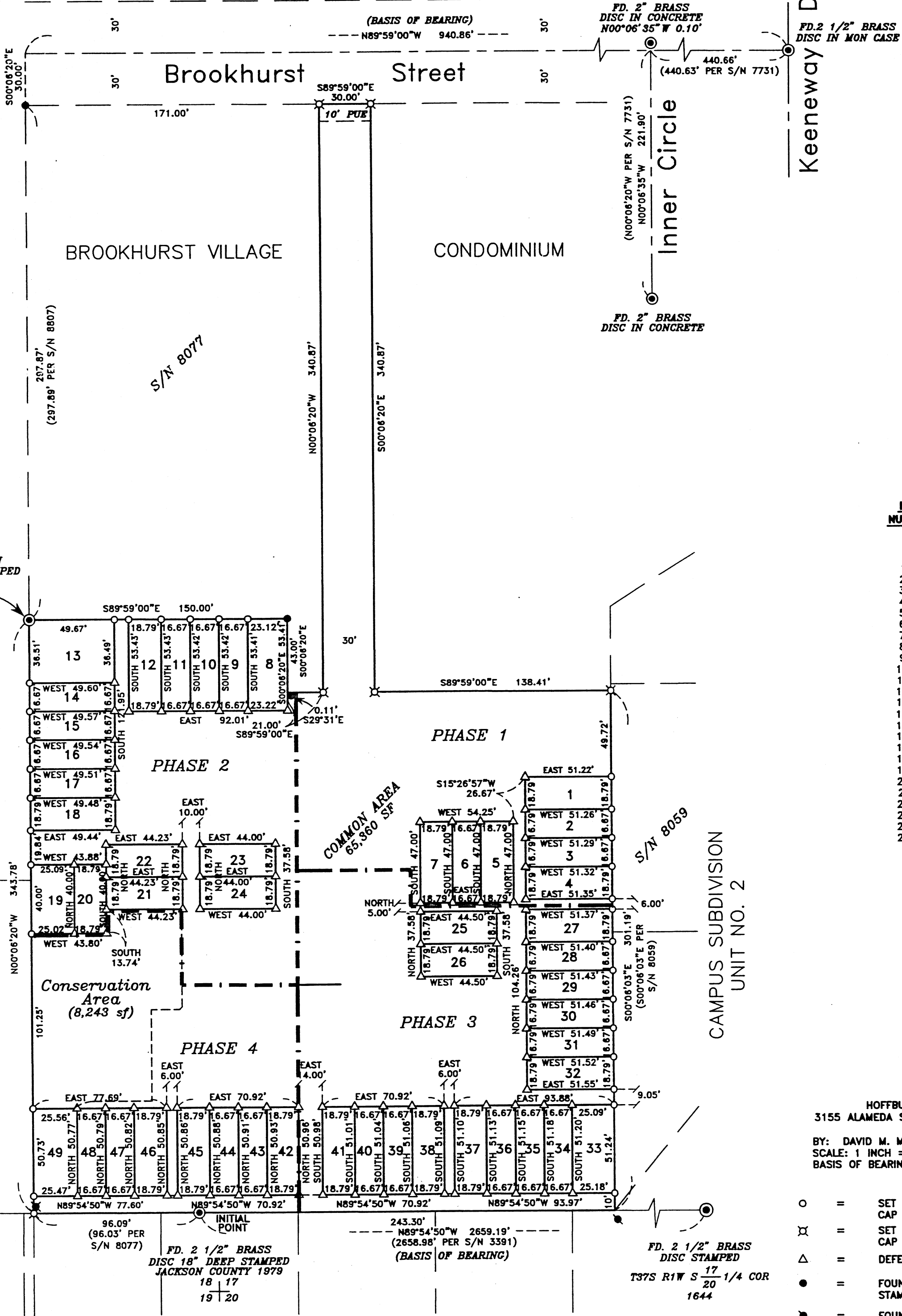
[Signature] NOTARY



TOWNHOMES AT OAK COURT,
PHASES 1, 2, 3 & 4
(A Planned Community)

Located in:
the S.W. 1/4 of Section 17 &
the S.E. 1/4 of Section 18,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

RECEIVED
Date 3-5-03 By *DL*
This survey consists of:
0 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



LOT SIZE

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	963	26	836
2	855	27	965
3	855	28	857
4	965	29	858
5	883	30	859
6	883	31	859
7	883	32	968
8	1238	33	1,287
9	890	34	853
10	890	35	853
11	890	36	852
12	1,004	37	960
13	1,811	38	960
14	826	39	851
15	826	40	850
16	825	41	958
17	825	42	957
18	929	43	849
19	1,002	44	848
20	751	45	956
21	831	46	955
22	831	47	847
23	827	48	846
24	827	49	1295
25	836		

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 50' NOVEMBER 5, 2002
BASIS OF BEARING: SURVEY NUMBER 3391
(SECTION LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- △ = DEFERRED MONUMENT
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "MOFFIT 944" PER S/N 8077.
- ⊙ = FOUND 5/8" PIN PER S/N 8059 EXPOSED 5" S39°12'E 0.13'
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED JACKSON C.S. N12°12'E 0.27'
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1998
DAVID M. MINNECCI
2349
EXPIRES 12/31/02

BLOSSOM HILL TERRACE
UNITS NO. 3 & 4

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
JUNE 30, 2003.
David M. Minnecci
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET. SEE DOCUMENT NO. 2009-150 OF OFFICIAL RECORDS THIS 06 DAY OF JANUARY, 2009.
Kerry K. Bradshaw
APPROVED: JACKSON COUNTY SURVEYOR

TOWNHOMES AT OAK COURT,
PHASES 1, 2, 3 & 4
(A Planned Community)

Located in:
the S.W. 1/4 of Section 17 &
the S.E. 1/4 of Section 18,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

**** RECEIVED ****
Date 3-5-03 By BB
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PUBLIC UTILITY EASEMENT TABLE

LINE	BEARING	DISTANCE
P1	EAST	35.56'
P2	N47°54'04"E	50.50'
P3	EAST	209.30'
P4	SOUTH	10.00'
P5	WEST	81.08'
P6	SOUTH	128.98'
P7	EAST	81.08'
P8	WEST	116.23'
P9	SOUTH	23.62'
P11	N89°54'50"W	10.17'
P13	NORTH	13.62'
P14	WEST	106.12'
P15	NORTH	30.00'
P16	EAST	136.27'
P17	NORTH	128.98'
P18	WEST	109.37'
P19	S47°54'04"W	37.47'
P20	WEST	39.41'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
P10	10°17'16"	305.00'	54.77'	54.69'	S05°08'38"W
P12	10°38'15"	295.00'	54.77'	54.69'	N05°19'08"E
C2	37°05'24"	20.00'	12.95'	12.72'	N71°27'18"E
L1	18°53'20"	21.50'	7.09'	7.06'	S20°37'48"E

WATERLINE EASEMENT TABLE

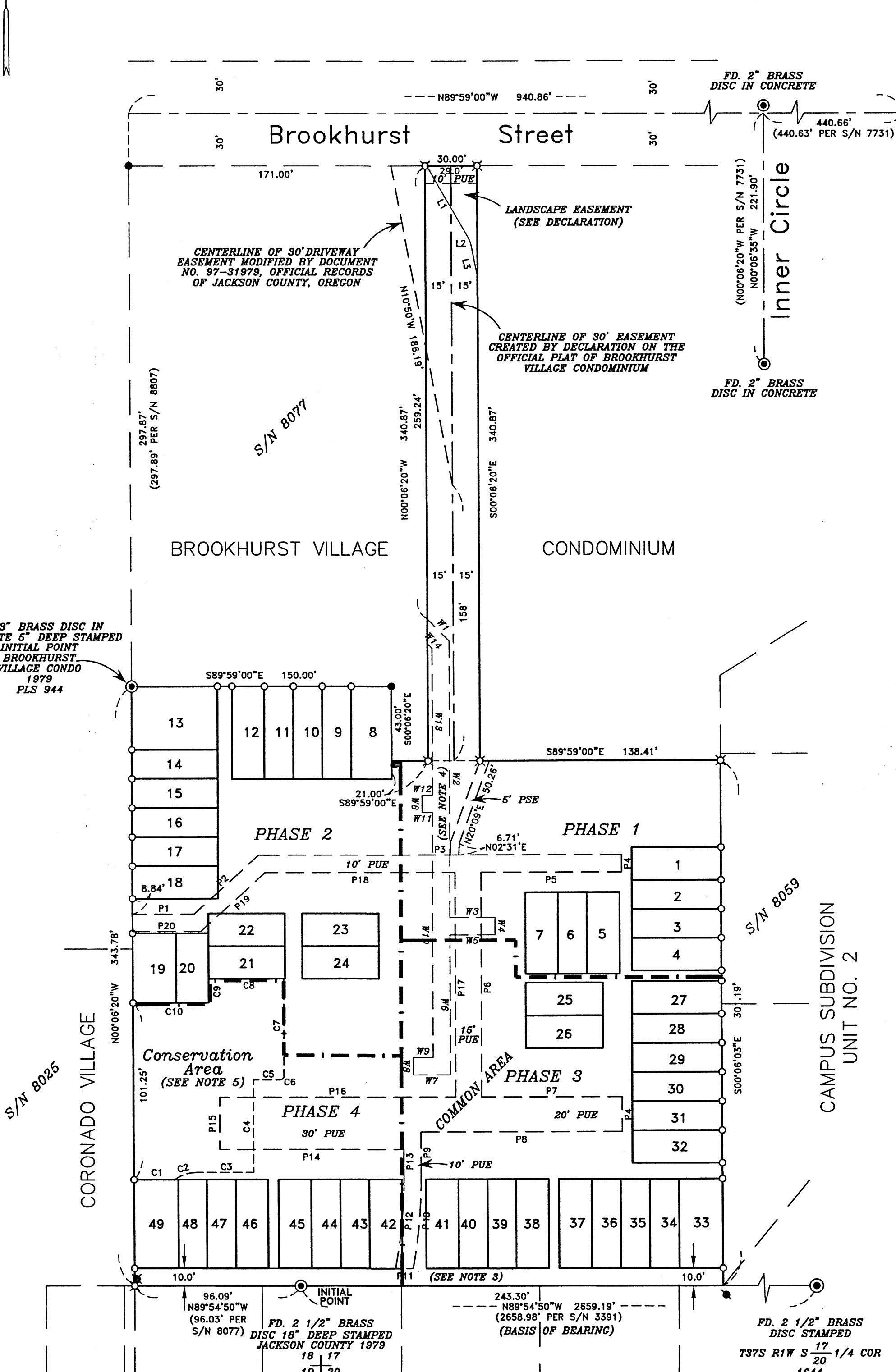
LINE	BEARING	DISTANCE
W1	S44°55'10"E	17.82'
W2	SOUTH	158.83'
W3	EAST	25.92'
W4	SOUTH	10.00'
W5	WEST	25.92'
W6	SOUTH	80.45'
W7	WEST	21.43'
W8	NORTH	10.00'
W9	WEST	11.43'
W10	NORTH	140.68'
W11	WEST	6.00'
W12	EAST	6.00'
W13	NORTH	84.46'
W14	N44°55'10"W	3.62'

CONSERVATION AREA TABLE

LINE	BEARING	DISTANCE
C1	EAST	23.58'
C2	SEE CURVE TABLE	
C3	EAST	33.70'
C4	NORTH	52.85'
C5	EAST	16.20'
C6	N45°00'00"E	2.19'
C7	NORTH	56.54'
C8	WEST	43.47'
C9	SOUTH	13.74'
C10	WEST	43.80'

LANDSCAPE EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	S30°05'54"E	46.32'
L2	SEE CURVE TABLE	
L3	S11°11'08"E	17.53'



I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/02

BLOSSOM HILL TERRACE
UNITS NO. 3 & 4

- NOTES:**
- UNABLE TO LOCATE RIGHTS OF WAY GRANTED TO THE CALIFORNIA POWER COMPANY IN VOLUME 235, PAGE 122, VOLUME 237, PAGE 281 AND VOLUME 502, PAGE 427, DEED RECORDS OF JACKSON COUNTY, OREGON.
 - UNABLE TO LOCATE EASEMENTS GRANTED PACIFIC POWER & LIGHT COMPANY IN DOCUMENTS NO. 73-17283 AND 73-18918, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - 10' EASEMENT GRANTED THE CITY OF MEDFORD IN DOCUMENT NO. 74-08935, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR STORM DRAINAGE.
 - EASEMENT GRANTED THE CITY OF MEDFORD IN DOCUMENT NO. 02-29784, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR WATER LINE.
 - CONSERVATION AREA NOT TO BE DISTURBED.

- HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON
(541) 779-4641
- BY: DAVID M. MINNECCI RPLS NO. 2349
SCALE: 1 INCH = 50' NOVEMBER 5, 2002
BASIS OF BEARING: SURVEY NUMBER 3391 (SECTION LINE)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
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 - PSE = PRIVATE SANITARY SEWER EASEMENT

SURVEY NO 17691

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

Survey for: Milo C. Smith Charles E. Smith
973 Garden Springs Cir. 1863 Cunningham Av.
Medford, Oregon 97504 Medford, Oregon 97504

Location: Located in the Southwest ¼ of Section 17 and the Southeast one-quarter (1/4) of Section 18, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for TOWNHOMES AT OAK COURT.

Procedure: Utilizing control and found monumentation from Surveys No. 3391, 8059 and 8077, I set monuments as shown on the accompanying Plat. An extensive search for existing monuments along the West line of CAMPUS SUBDIVISION, UNITS 1 AND 2 was made but none recovered. I determined the East line of clients tract by holding the Easting of the found monument at the Southeast corner and using the record bearing of CAMPUS SUBDIVISION, UNIT NO. 2. The tract is described in Document No. 01-06688, Official Records of Jackson County, Oregon.

Basis of Bearing: Section line per Survey No. 3391.

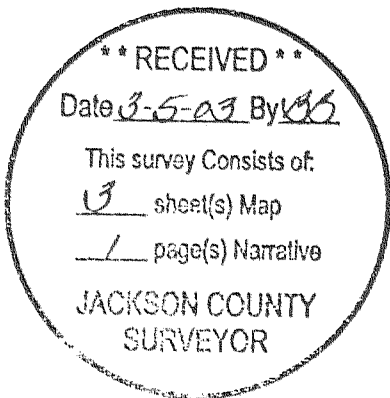
Date: November 5, 2002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minneci

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/02
3155 Alameda St., Ste. 201
Medford, Oregon 97504



*Vol. 29 Pg. 9
Book 14 Pg. 90
13L / 57*