

SURVEY NO. 17997

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

*Vol. 29 Pg. 53
Book 15 pg. 34
13R/1*

SURVEY FOR: E.J. Fordyce
3298 Annapolis Drive
Medford, Oregon 97504

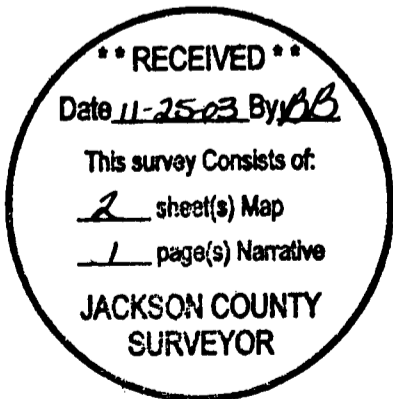
LOCATION: In the Northeast one-quarter (1/4) of Section 27, Township 37 South,
Range 1 West, Willamette Meridian, City of Medford, Jackson County,
Oregon.

PURPOSE: To survey, monument and prepare Final Plat of FORDYCE HEIGHTS
SUBDIVISION, per City of Medford Planning Department File No. LDS-
00-208 and per client's request.

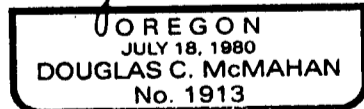
PROCEDURE: Utilizing information and found monumentation per Filed Surveys No.
948, 9385, 11381 and 12182, and the Plats of CHERRY LANE ESTATES
SUBDIVISION, UNITS NO. 1, 3, 4, and 5 for control, I establish proper
monuments as shown on the accompanying map. I established the
Northerly boundary of my client's property with Survey No. 10717 and
also as per Documents No. 69-02552 and No. 01-09683 of the Deed
Records of Jackson County. I used Document No. 66-01391 for
determining the West, East and Southerly boundaries of my client's
property. Tax Lot 500 was conveyed from Jackson County to Fordyce
and Associates, L.L.C. per Document No. 03-28787 of the Deed Records
of Jackson County. An electronic total station was used to make all
measurements.

BASIS OF BEARING: Cherry Lane Estates Subdivision, Unit No. 1 (C/L Cherry Lane)

DATE: June 10, 2003



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/04
Hoffbuhr & Associates, Inc.
3155 Alameda Street, Suite 201
Medford, Oregon 97504

(99-203)
(frdyenrr2.dcm)
DCM:eg

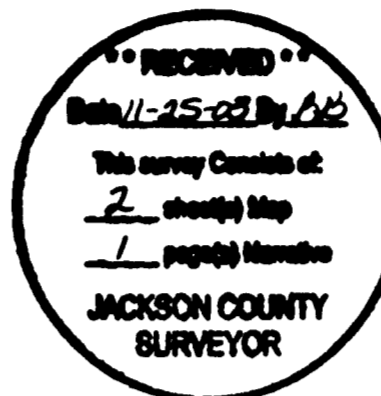
FORDYCE HEIGHTS SUBDIVISION

Located in:

THE N.E. 1/4 OF SECTION 27, T.37S., R.1W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

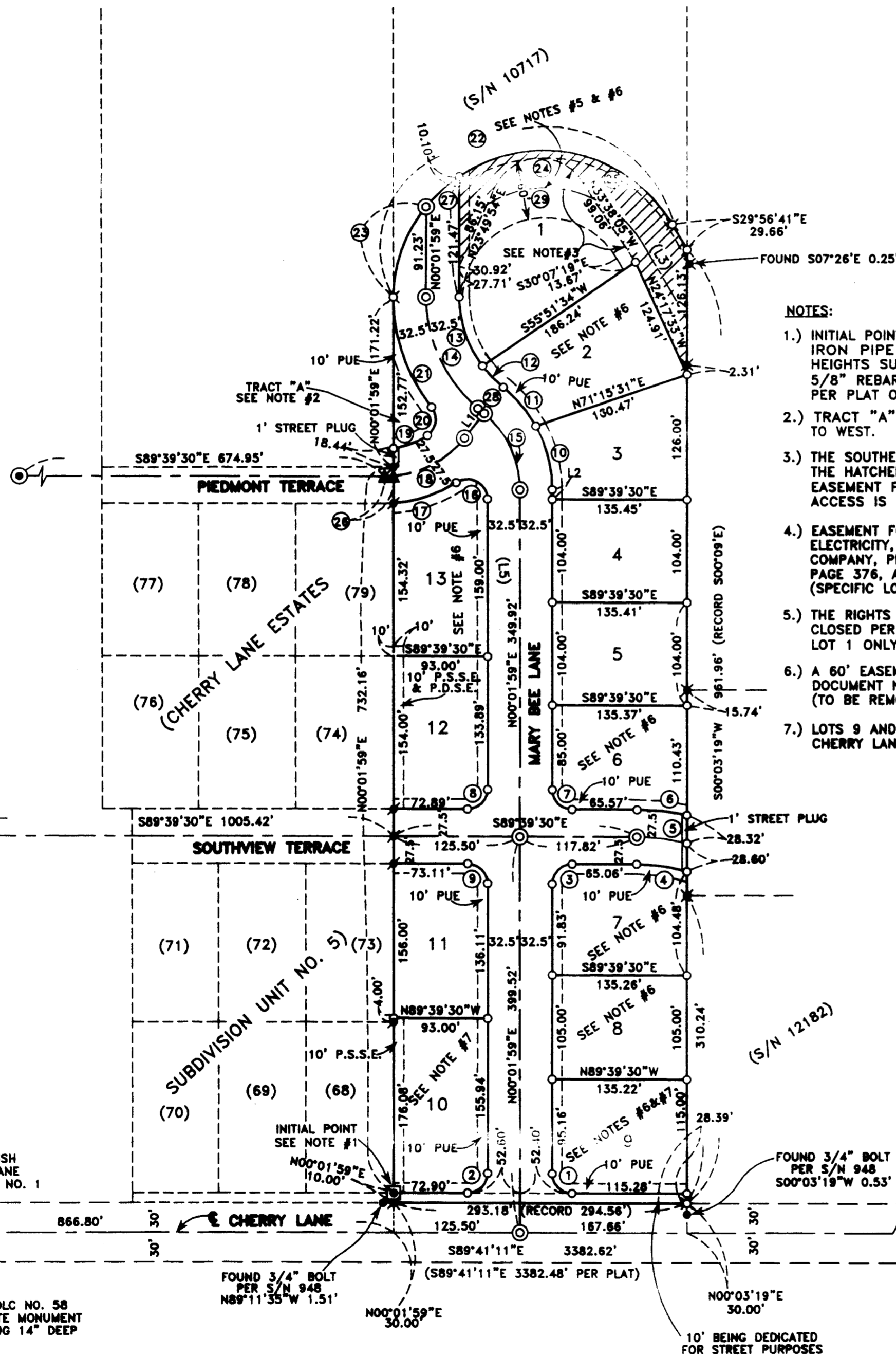
HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
(541) 779-4841

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 100 feet DATE: JUNE 10, 2003
BASIS OF BEARING: CHERRY LANE ESTATES UNIT NO. 1
(E CHERRY LANE)



LOT SIZE

LOT NO.	SQUARE FEET
1	33,829
2	17,351
3	14,287
4	14,085
5	14,080
6	14,204
7	14,933
8	14,200
9	15,467
10	16,286
11	14,423
12	14,235
13	15,488
TRACT "A"	2,756



NOTES:

- INITIAL POINT - SET 2 1/2" BRASS DISC ON 2"x30" IRON PIPE STAMPED "INITIAL POINT FORDYCE HEIGHTS SUBD. LS 1913." IN LOCATION OF FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN LS1913" PER PLAT OF CHERRY LANE ESTATES, UNIT NO. 5.
- TRACT "A" TO BE DEEDED TO PROPERTY OWNER TO WEST.
- THE SOUTHERLY BOUNDARY OF AN EXISTING ROADWAY. THE HATCHED AREA IS BEING RESERVED AS AN ACCESS EASEMENT FOR THE CURRENT USERS, UNTIL ANOTHER ACCESS IS PROVIDED.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GRANTED TO CALIFORNIA OREGON POWER COMPANY, PER VOLUME 216, PAGE 373, VOLUME 216, PAGE 376, AND VOLUME 275, PAGE 286 J.C.D.R. (SPECIFIC LOCATIONS NOT GIVEN).
- THE RIGHTS IF ANY, OF ADJACENT LAND OWNERS DISCLOSED PER DOCUMENT NO. 66-01391 J.C.D.R. (AFFECTS LOT 1 ONLY).
- A 60' EASEMENT FOR ACCESS PURPOSES AS SET FORTH PER DOCUMENT NO. 82-10993 J.C.D.R., AFFECTS THIS PROPERTY, (TO BE REMOVED BY SEPERATE DOCUMENT).
- LOTS 9 AND 10 SHALL NOT HAVE VEHICULAR ACCESS FROM CHERRY LANE, ACCESS WILL BE FROM MARY BEE LANE ONLY.

LINE TABLE

LINE	BEARING	LENGTH
L1	N38°14'39"E	31.47'
L2	N00°01'59"E	9.70'
L3	S29°58'00"E	80.39'

- = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊗ = SET 5/8"x30" IRON PIN WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- = FOUND 5/8" IRON PIN, UNLESS OTHERWISE SHOWN.
- ✕ = FOUND 5/8" IRON PIN WITH CAP STAMPED "D.W.EDWARDS - PLS 741" PER S/N 12182.
- ✦ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER PLAT OF CHERRY LANE ESTATES UNIT NO. 5
- ⊙ = FOUND BRASS CAP MONUMENT, PER PLATS OF CHERRY LANE ESTATES SUBDIVISION UNIT NO. 1 AND UNIT NO. 3
- ⊕ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "LS 1913".
- ▲ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLAT OF CHERRY LANE ESTATES SUBDIVISION, UNIT NO. 5
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- P.S.D.E. = PRIVATE STORM DRAINAGE EASEMENT.
- P.S.S.E. = PRIVATE SANITARY SEWER LINE EASEMENT.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS.

CURVE TABLE

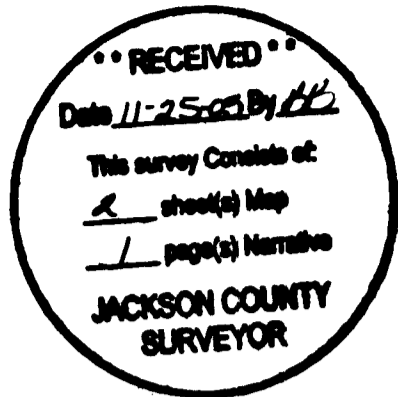
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°43'10"	20.00	31.32	28.21	S44°49'36"E
2	90°16'50"	20.00	31.51	28.35	N45°10'24"E
3	90°18'31"	20.00	31.52	28.36	S45°11'14"W
4	16°54'36"	172.50	50.91	50.73	N81°12'12"W
5	14°29'14"	200.00	50.57	50.43	N82°24'53"W
6	12°40'05"	227.50	50.30	50.20	N83°19'28"W
7	89°41'29"	20.00	31.31	28.21	S44°48'46"E
8	90°18'31"	20.00	31.52	28.36	N45°11'14"E
9	89°41'29"	20.00	31.31	28.21	N44°48'45"W
10	28°50'36"	132.50	66.70	66.00	N14°23'19"W
11	22°15'14"	132.50	51.46	51.14	N39°56'14"W
12	14°40'07"	117.50	30.08	30.00	S43°43'47"E
13	36°25'43"	117.50	74.71	73.45	S18°10'52"E
14	51°05'50"	150.00	133.77	129.38	S25°30'56"E
15	50°03'34"	100.00	87.37	84.62	N24°59'48"W
16	123°28'01"	20.00	43.10	35.23	N61°42'02"W
17	29°43'00"	127.50	66.13	65.39	N71°25'27"E
18	47°00'18"	100.00	82.04	79.76	N61°44'47"E
19	28°46'48"	72.50	36.42	36.04	N69°02'15"E
20	92°12'52"	20.00	32.19	28.83	N08°32'25"E
21	37°36'00"	182.50	119.76	117.63	S18°46'01"E
22	149°20'00"	149.36	389.29	288.09	N75°23'19"E
23	37°50'11"	149.36	98.63	96.85	N19°38'25"E
24	122°32'01"	50.00	106.93	87.69	N85°06'08"E
25	94°24'23"	149.36	246.10	219.19	S77°08'52"E
26	05°05'34"	100.00	8.89	8.89	N87°47'43"E
27	17°05'26"	149.36	44.55	44.39	N47°06'13"E
28	01°02'16"	100.00	1.81	1.81	N50°32'43"W
29	109°09'16"	113.78	216.76	184.99	S84°41'57"E

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
 OREGON
 JULY 18, 1980
 DOUGLAS C. McMAHAN
 No. 1913

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

RENEWS 12/31/04

132/13



FORDYCE HEIGHTS SUBDIVISION

Located in:

THE N.E. 1/4 OF SECTION 27, T.37S., R.1W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** SURVEYOR'S CERTIFICATE ***

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, ELWIN J. FORDYCE as trustee, for the benefit of Elwin J. FORDYCE, ELLA BEE J. HATFIELD AND MARY M. CHRISTOPHER, and E.J. FORDYCE AND ASSOCIATES, LLC. are the owners 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 do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and do hereby create the private storm drainage easement across Lot 12 for the benefit of the owners, heirs and assignees of Lot 13, and do hereby create a temporary access easement for the benefit of the current users, their heirs and assignees over the existing roadway within the hatched area shown on Lot 1, this easement is temporary and is terminated when another access is provided. We also do hereby grant to the City of Medford in fee simple, those areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plug for public street purposes. We hereby designate said subdivision as FORDYCE HEIGHTS SUBDIVISION.

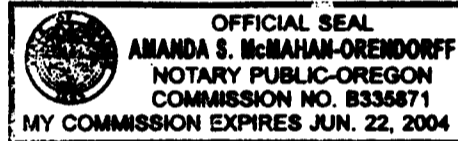
IN WITNESS WHEREOF, We have set our hands and seals this 15th day of September, 2003.

STATE OF OREGON)
County of Jackson) ss

Elwin J. Fordyce
Elwin J. Fordyce
Trustee

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by Elwin J. Fordyce, known to me as the person who executed the within instrument as, Trustee, freely and voluntarily.

Before me: Amanda M. McMahon-Orndorff
Notary



E.J. FORDYCE & ASSOCIATES, LLC:

STATE OF OREGON)
County of Jackson) ss

Elwin J. Fordyce
Elwin J. Fordyce,
Managing Member

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by Elwin J. Fordyce, known to me as the person who executed the within instrument as, Manager Member, E.J. Fordyce & Associates, LLC., freely and voluntarily.

Before me: Amanda M. McMahon-Orndorff
Notary

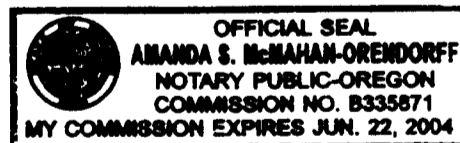


STATE OF OREGON)
County of Jackson) ss

Richard R. Randleman
Richard R. Randleman, Member

The foregoing instrument was acknowledged before me this 16th day of September, 2003, by Richard R. Randleman, known to me as the person who executed the within instrument as, a Member of E.J. Fordyce & Associates, LLC., freely and voluntarily.

Before me: Amanda M. McMahon-Orndorff
Notary



For order of the County Court approving this plat see Volume 206, page 321-329 of County Commissioners Journal of Proceedings.

*** RECORDER ***

Filed for record this 25 day of November, 2003 at 10:56 Clock A.M. and recorded in Volume 29 of Plats at page 53 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Glenda E. Beckett
Deputy



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 Southeast corner of Lot 68 in CHERRY LANE ESTATES SUBDIVISION, UNIT NO. 5, 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 for the INITIAL POINT OF BEGINNING; thence North 00°01'59" East along the Easterly boundary of said subdivision, 732.16 feet to the Northeast corner thereof; thence continue North 00°01'59" East, leaving said boundary, 171.22 feet; thence along the arc of a 149.36 foot radius curve to the right (the long chord to which bears North 75°23'19" East 288.09 feet) an arc distance 389.29 feet; thence South 29°56'41" East 29.66 feet to a point on the Easterly boundary of tract described in Instrument No. 76-03131 of the Deed Records of said Jackson County; thence South 00°03'19" West (Record South 00°09' East) along said boundary, 961.96 feet to a point on the Northerly right-of-way of Cherry Lane; thence North 89°41'11" West along said right-of-way line, 293.18 to a point which bears South 00°01'59" West 10.00 feet from the Point of Beginning; thence North 00°01'59" East 10.00 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.

Robert O. Scott
Planning Director

13 November 2003
Date

Examined and approved this 23rd day of September, 2003.

Laura Bushaw
City Engineer

Paul D. Lewis
City Surveyor

UMPQUA BANK, the undersigned beneficiary of a certain Trust Deed recorded May 1, 2002, as Document No. 02-24200, 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.

By: F. Moran F. MORAN

STATE OF OREGON)
County of Jackson) ss

Title: V.P.

The foregoing instrument was acknowledged before me this 11th day of September, 2003, by Fred Moran known to me as the person who executed the within instrument as, V.P. Loan officer on behalf of Umpqua Bank, freely and voluntarily.

Before me: Natalie A. Ritchey
NOTARY



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

Examined and approved as required by O.R.S. 92.100 as of November 14, 2003

Christopher Harris Deaty
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Nov 14, 2003

C. Applegate Deaty
Tax Collector