

# SADDLE RIDGE SUBDIVISION, PHASE 1

Located In:  
the Southeast 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

KNOW ALL MEN BY THESE PRESENTS THAT WE, MAHAR HOMES, INC., AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS 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 THAT AREA DESIGNATED FOR STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-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 HEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY GRANT TO THE CITY OF MEDFORD, 10-FOOT SANITARY SEWER EASEMENTS AND A 30-FOOT STORM DRAINAGE EASEMENT SHOWN HEREON; WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1, 9, 10, 11, 12 AND THE PROPERTY EASTERLY OF AND ADJOINING LOT 17, 5-FOOT PRIVATE SANITARY SEWER EASEMENTS OVER AND ACROSS LOTS 2, 8, 9, 10, 11 AND 17. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 3 AND THE PROPERTY EASTERLY OF AND ADJOINING LOT 13, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 2 AND 13. WE HEREBY DESIGNATE SAID SUBDIVISION AS SADDLE RIDGE SUBDIVISION, PHASE 1.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECI, 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 THE SOUTHEAST CORNER OF LOT 180, EAGLE TRACE SUBDIVISION, UNIT NO. 4, IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 23, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILLCREST ROAD AND BEING THE SOUTHERLY TERMINUS OF THAT BOUNDARY LINE ESTABLISHED BY AGREEMENT IN DOCUMENTS NO. 93-14718 AND 93-14719, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID AGREEMENT LINE, NORTH 00°01'45" WEST (RECORD NORTH 00°02'21" WEST 3.06 FEET TO A BRASS DISC MARKING THE INITIAL POINT OF BEGINNING OF SADDLE RIDGE SUBDIVISION; THENCE CONTINUE NORTH 00°01'45" WEST 823.27 FEET; THENCE, LEAVING SAID AGREEMENT LINE, SOUTH 89°58'15" EAST 258.65 FEET; THENCE SOUTH 50°33'22" EAST 40.00 FEET; THENCE SOUTH 39°26'38" WEST 13.59 FEET; THENCE SOUTH 50°33'22" EAST 98.76 FEET; THENCE SOUTH 30°58'30" EAST 213.94 FEET; THENCE SOUTH 01°31'55" EAST 130.33 FEET; THENCE NORTH 88°28'05" EAST 107.00 FEET; THENCE NORTH 54°51'13" EAST 30.75 FEET; THENCE SOUTH 24°54'37" EAST 153.83 FEET; THENCE, ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 59°21'26" EAST 55.94 FEET), AN ARC DISTANCE OF 56.03 FEET; THENCE SOUTH 36°36'30" EAST 223.85 FEET; THENCE NORTH 71°19'48" EAST 79.58 FEET; THENCE SOUTH 09°18'06" EAST 211.06 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ROXY ANN ROAD; THENCE, ALONG SAID NORTHWESTERLY LINE, SOUTH 51°42'55" WEST 59.20 FEET; THENCE, ALONG THE ARC OF A 288.31 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 76°23'03" WEST 240.66 FEET), AN ARC DISTANCE OF 248.26 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HILLCREST ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 78°56'50" WEST 690.81 FEET TO THE AFORESAID SOUTHERLY TERMINUS OF THAT BOUNDARY LINE ESTABLISHED BY AGREEMENT IN DOCUMENTS NO. 93-14718 AND 93-14719; THENCE, ALONG SAID AGREEMENT LINE, NORTH 00°01'45" WEST 3.06 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici  
SURVEYOR

MAHAR HOMES, INC., AN OREGON CORPORATION

IN WITNESS WHEREOF, SIGNED THIS THE 14 DAY OF JULY, 2004.

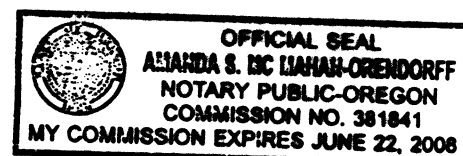
BY: Randall D. Jones  
TITLE: SECRETARY

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF July, 2004 BY Randall D. Jones, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF MAHAR HOMES, INC., AN OREGON CORPORATION.

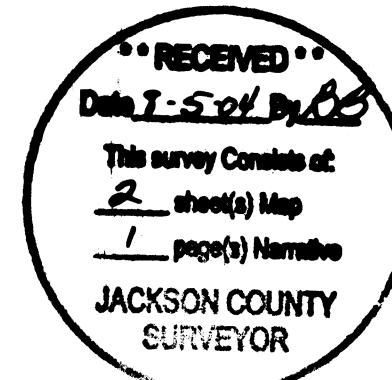
WITNESS MY HAND AND OFFICIAL SEAL

Amanda S. Inc Mahan-Orendorff  
NOTARY



MEDFORD CITY PLANNING: \*\*\* APPROVALS \*\*\*

EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF July, 2004.  
Paul D. Latta  
PLANNING DIRECTOR



EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF July, 2004.  
Lauren Baskow CITY ENGINEER  
Paul D. Latta CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 2<sup>nd</sup> DAY OF AUGUST, 2004.  
William DePatty  
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 2<sup>nd</sup> DAY OF August, 2004.  
Care Swenson Depatty  
TAX COLLECTOR

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



FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 207, PAGE 1892 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 05 DAY OF August, 2004 AT 3:00 O'CLOCK PM.  
AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 48 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Baskett  
COUNTY CLERK

Geraldine Cutting  
DEPUTY

# SADDLE RIDGE SUBDIVISION, PHASE 1

Located in:  
the Southeast 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford,  
Jackson County, Oregon

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	32°08'53"	300.00'	168.33'	166.13'	N05°01'16"W
2	60°32'21"	147.50'	155.85'	148.70'	N09°10'28"E
3	12°35'05"	100.00'	21.96'	21.92'	S85°14'23"E
4	34°51'32"	300.00'	182.52'	179.72'	N71°02'18"E
5	69°38'44"	200.00'	243.11'	228.42'	N45°52'32"E
6	11°27'54"	280.00'	56.03'	55.94'	N59°21'26"E
7	49°20'15"	288.31'	248.26'	240.66'	S76°23'03"W
8	21°03'45"	228.00'	83.81'	83.34'	S70°10'02"W
9	12°37'35"	228.00'	50.24'	50.14'	N53°19'22"E
10	24°38'05"	228.00'	98.03'	97.28'	N34°41'32"E
11	64°19'45"	20.00'	22.46'	21.29'	N54°32'22"E
12	90°00'00"	20.00'	31.42'	28.28'	N33°56'50"W
13	90°00'00"	20.00'	31.42'	28.28'	N56°03'10"E
14	12°35'05"	120.00'	26.36'	26.30'	S85°14'21"E
15	03°30'04"	320.00'	19.55'	19.55'	N86°43'02"E
16	16°38'44"	320.00'	92.97'	92.64'	N76°38'38"E
17	14°43'32"	320.00'	82.24'	82.02'	N60°57'29"E
18	23°22'42"	280.00'	114.25'	113.56'	S76°46'44"W
19	12°35'05"	80.00'	17.57'	17.54'	S85°14'27"E
20	88°36'59"	20.00'	30.93'	27.94'	S34°38'20"E
21	17°43'46"	320.00'	99.02'	98.63'	S00°48'16"W
22	13°02'06"	320.00'	72.80'	72.64'	N14°34'40"W
23	60°32'21"	127.50'	134.72'	128.54'	N09°10'28"E
24	17°27'35"	167.50'	51.04'	50.84'	N30°42'51"E
25	40°10'35"	167.50'	117.45'	115.06'	N01°53'46"E
26	02°54'11"	167.50'	8.49'	8.49'	S19°38'37"E
27	11°16'09"	280.00'	55.07'	54.98'	N15°27'38"W
28	20°34'25"	280.00'	100.54'	100.00'	S00°27'39"W
29	00°18'19"	280.00'	1.49'	1.49'	N10°54'03"E
30	49°14'50"	170.00'	146.12'	141.66'	N56°04'29"E
31	18°05'01"	288.31'	91.00'	90.62'	S60°45'26"W
32	31°15'14"	288.31'	157.27'	155.33'	S85°25'34"W
33	22°33'40"	355.00'	139.79'	138.89'	N64°09'19"E
34	34°52'05"	252.50'	153.66'	151.30'	S65°07'21"W
35	14°45'39"	340.00'	87.59'	87.35'	S81°05'14"W
36	14°20'55"	285.31'	71.45'	71.26'	S86°07'17"E
37	90°00'00"	29.00'	45.52'	40.99'	N45°00'00"W

LINE TABLE

NUMBER	COURSE	DISTANCE
L1	S44°08'58"W	32.11'
L2	N55°36'16"W	26.50'
L3	N79°02'27"W	25.21'
L4	N79°02'27"W	28.04'
L5	S60°06'48"E	18.39'
L6	S60°06'48"E	28.64'
L7	S82°29'31"E	32.60'
L8	S47°09'10"E	37.17'
L9	S78°56'50"E	11.71'
L10	S60°06'48"E	47.03'
L11	N79°02'27"W	14.56'
L12	N79°02'27"W	38.69'
L13	S88°28'05"W	24.02'
L14	S78°56'49"E	11.81'
L15	N21°05'42"W	17.46'
L16	S30°58'30"E	18.49'
L17	S82°10'48"W	15.63'
L18	N62°54'59"W	50.07'
L19	N82°35'41"W	48.07'
L20	N69°31'30"W	54.68'
L21	N50°43'48"W	58.57'
L22	N50°43'48"W	41.96'
L23	N11°03'10"E	20.00'
L24	S80°09'53"E	30.00'
L25	S11°02'00"W	20.00'
L26	N80°41'54"E	8.19'

EASEMENT LINE TABLE

NUMBER	COURSE	DISTANCE
E1	N15°33'58"W	37.60'
E2	S23°41'00"W	20.35'
E3	S01°31'56"E	26.37'
E4	N59°20'20"W	11.64'
E5	S01°31'56"E	24.02'
E6	N55°37'00"W	6.85'
E7	S05°02'00"E	26.61'
E8	N66°27'00"W	14.30'
E9	S21°40'40"E	30.72'
E10	N70°57'50"W	15.85'

NO-BUILD ZONE LINE TABLE

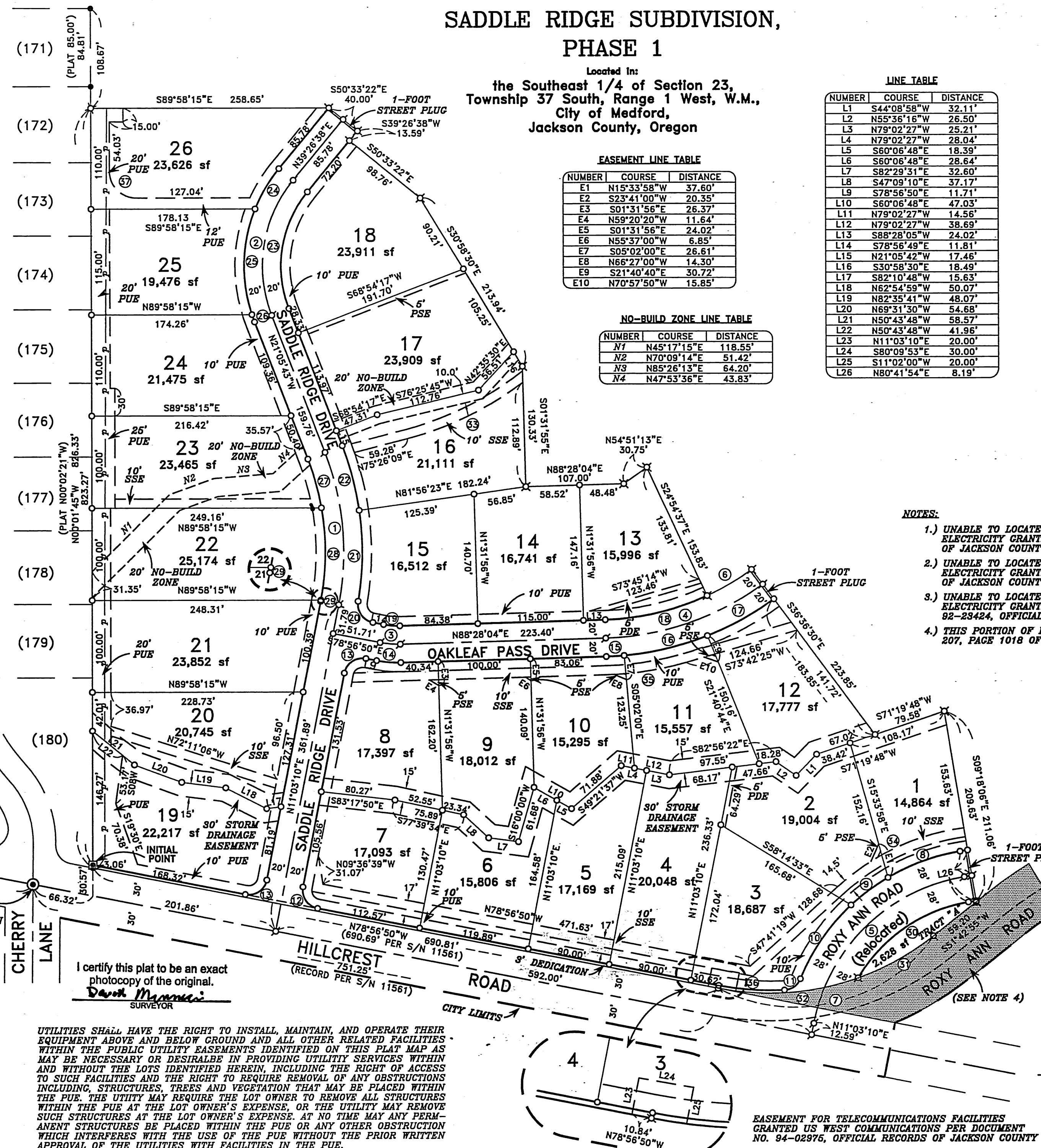
NUMBER	COURSE	DISTANCE
N1	N45°17'15"E	118.55'
N2	N70°09'14"E	51.42'
N3	N85°26'13"E	64.20'
N4	N47°53'36"E	43.83'

NOTES:

- 1.) UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOLUME 216, PAGE 568, DEED RECORDS OF JACKSON COUNTY, OREGON
- 2.) UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOCUMENT NO. 86-00266, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- 3.) UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOCUMENTS NO. 86-18844A, 87-03983 AND 92-23424, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- 4.) THIS PORTION OF ROXY ANN ROAD IS IN CITY OF MEDFORD OWNERSHIP. SEE VOLUME 207, PAGE 1018 OF THE JOURNAL OF PROCEEDINGS OF BOARD OF COUNTY COMMISSIONERS.

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST. STE 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 80' APRIL 28, 2004  
BASIS OF BEARING: SURVEY NUMBER 11561  
(CENTERLINE HILLCREST ROAD.)

- = 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"
- ⊕ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "D. MINNECI LS 2349"
- = FD. 5/8 IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1903" PER S/N 13768
- ⊠ = SET BRASS CAP STAMPED "INITIAL POINT LS 2349" IN CONCRETE.
- ⊙ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = EASEMENT FOR PRIVATE STORM DRAINAGE.
- PSE = EASEMENT FOR PRIVATE SANITARY SEWER.
- SSE = EASEMENT TO THE CITY OF MEDFORD FOR SANITARY SEWER.
- P- = EXISTING OVERHEAD POWERLINE (NO EASEMENT OF RECORD)



RECEIVED  
Date 9-5-04 By RB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

FD. 2" BRASS DISC IN MONUMENT CASE AT EAGLE TRACE DR. & HILLCREST RD.  
N78°56'50"W  
1065.03'  
(PLAT 1064.23')

FD. 1 1/2" BRASS DISC IN CONCRETE AT CHERRY LANE & HILLCREST RD.  
66.32'

REGISTERED PROFESSIONAL LAND SURVEYOR  
David Minnecci  
OREGON  
JULY 24, 1988  
DAVID M. MINNECI  
2349  
EXPIRES 12/31/04

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

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING, STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

EASEMENT FOR TELECOMMUNICATIONS FACILITIES GRANTED US WEST COMMUNICATIONS PER DOCUMENT NO. 94-02976, OFFICIAL RECORDS OF JACKSON COUNTY

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

Survey for: MAHAR HOMES, INC.  
815 Alder Creek Drive  
Medford, Oregon 97504

Location: The Southwest one-quarter (1/4) of Section 23, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for SADDLE  
RIDGE SUBDIVISION, PHASE 1.

Procedure: Utilizing found monuments and control from Surveys No. 7380 and  
11561, I set monuments as shown on the accompanying Subdivi-  
sion Plat. The Westerly boundary was established by Boundary  
Line Agreement per Documents No. 93-14718 and 93-14719, Offi-  
cial Records of Jackson County. The centerline of Hillcrest Road  
was established by a Southeasterly projection of the existing  
monuments at the intersections of Hillcrest Road and Eagle Trace  
Drive and Hillcrest Road and Cherry Lane. This property is de-  
scribed in Document No. 2004-024387, Official Records of Jackson  
County, Oregon.

Basis of  
Bearing: The centerline of Hillcrest Road per Survey No. 11561.

Date: April 28, 2004.



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/04  
880 Golf View Drive, Ste. 201  
Medford, Oregon 97504

