

KINGSWOOD ESTATES SUBDIVISION

LOCATED IN:
THE NE 1/4 OF SECTION 20, T37S, R1W, WM,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, PACTREND, INC., and Oregon Corporation, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots, streets and a public walkway 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, the sidewalk easements, and the public walkway as shown hereon, together with those easements labeled as public utility easements (PUE) and the additional 1.50 feet for right-of-way along Springbrook Road as shown hereon. PACTREND, INC. does hereby dedicate said subdivision as KINGSWOOD ESTATES SUBDIVISION.

PACTREND, INC.

IN WITNESS WHEREOF, signed this 20th day of July, 2004.

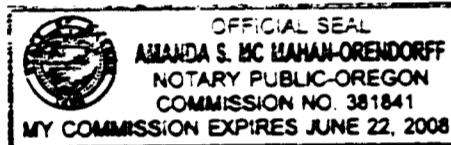
Lou Mahar
Lou Mahar, President-PACTREND, INC.

STATE OF OREGON }
County of Jackson } ss.

The foregoing instrument was acknowledged before me this 20th day of July, 2004, by Lou Mahar, known to me as the person who executed the within instrument on behalf of PACTREND INC., an Oregon Corporation.

Before me:

Amelia S. McMahon-Orendoff
Notary



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, 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 brass disc marking the Northerly 1/4 corner of Section 20, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, said brass disc also on the centerline of Springbrook Road; thence South 00°05'02" East along said centerline, 258.00 feet; thence South 89°53'02" East, 30.00 feet to a point on the Easterly right-of-way line of Springbrook Road, said point being marked with a brass disc set in concrete sidewalk for the line INITIAL POINT OF BEGINNING; thence continue South 89°53'02" East 553.00 feet to a point on the Westerly boundary of GARNET SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County; thence South 00°05'02" East (Record South 00°05'34" East) along said boundary, 235.99 feet to the Northeast corner of MATTHEWS SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence North 89°53'05" West along the Northerly boundary of said subdivision, 288.12 feet to the Northeast corner of tract described per Instrument No. 94-31775, of Deed Records of said Jackson County; thence continue North 89°53'05" West along the Northerly boundary of said tract, 264.88 feet to a point on the aforementioned Easterly right-of-way line of Springbrook Road; thence North 00°05'02" West along said right-of-way line 236.00 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

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

Phil O. Scott
Planning Director

August 6, 2004
Date

Examined and approved this 27th day of July, 2004.

Lance Baskin
City Engineer

Paul Osterman
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of August 10th, 2004.

[Signature] DEPUTY
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.
As of August 10, 2004.

Jane Clark Deputy
Tax Collector

RECORDER:

Filed for record this 12th day of AUGUST, 2004 at 12:18 O'Clock P.M. and recorded in Volume 30 of Plats at page 53 of records of Jackson County, Oregon.

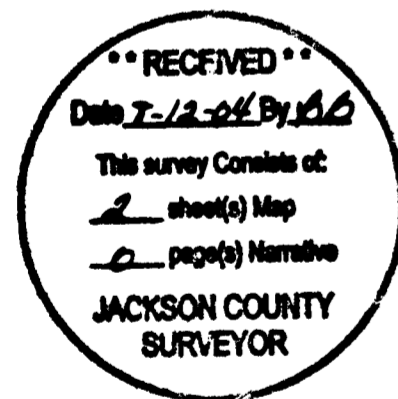
Kathleen S Beckett
County Clerk

Barbara J Shaw
Deputy



Darrell L. Huck
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2623
EXPIRES 6/30/05

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR



KINGSWOOD ESTATES SUBDIVISION

LOCATED IN:
THE NE 1/4 OF SECTION 20, T37S, R1W, WM,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
PACTREND, INC.

1014 N. RIVERSIDE AVENUE
MEDFORD, OREGON 97501

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF KINGSWOOD
ESTATES SUBDIVISION AS PER CITY OF MEDFORD FILE LDS-03-170
AND PER CLIENT'S REQUEST.

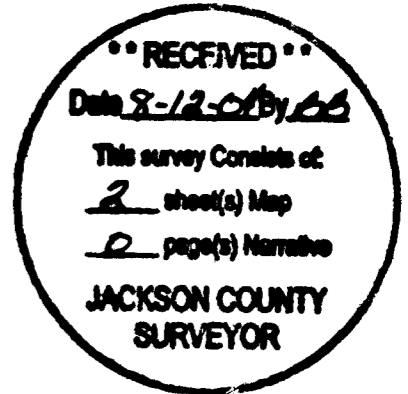
PROCEDURE: UTILIZING FOUND MONUMENTATION PER FILED SURVEYS NO. 1070, 6633,
9265, 8131, AND 9788 FOR CONTROL, I ESTABLISH PROPER MONUMENTS
AS SHOWN HEREON. INSTRUMENT NO. 03-18961 OF JACKSON COUNTY DEED
RECORDS WAS USED TO DETERMINE CLIENTS PROPERTY. AN ELECTRONIC
TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
1	6°16'35"	72.50'	7.94'	7.94'
2	47°39'16"	72.50'	60.30'	56.58'
3	13°53'20"	127.50'	30.91'	30.83'
4	62°07'11"	20.00'	21.68'	20.64'
5	10°14'07"	115.00'	20.54'	20.52'
6	57°25'16"	20.00'	20.04'	19.22'
7	14°15'01"	45.00'	11.19'	11.16'
8	99°18'19"	45.00'	77.99'	68.59'
9	45°35'43"	45.00'	35.81'	34.87'
10	106°05'12"	45.00'	83.32'	71.92'
11	14°15'19"	45.00'	11.20'	11.17'
12	57°25'16"	20.00'	20.04'	19.22'
13	100°54'45"	20.00'	35.23'	30.85'
14	10°54'46"	127.50'	24.28'	24.25'
15	28°28'51"	100.00'	49.71'	49.20'
16	25°27'00"	100.00'	44.42'	44.05'
17	28°28'50"	100.00'	49.71'	49.20'
18	35°52'12"	100.00'	62.61'	61.58'
19	30°52'30"	100.00'	53.89'	53.24'
20	01°55'34"	115.00'	3.87'	3.87'
21	45°02'07"	100.00'	78.60'	76.59'
22	44°58'17"	100.00'	78.49'	76.49'

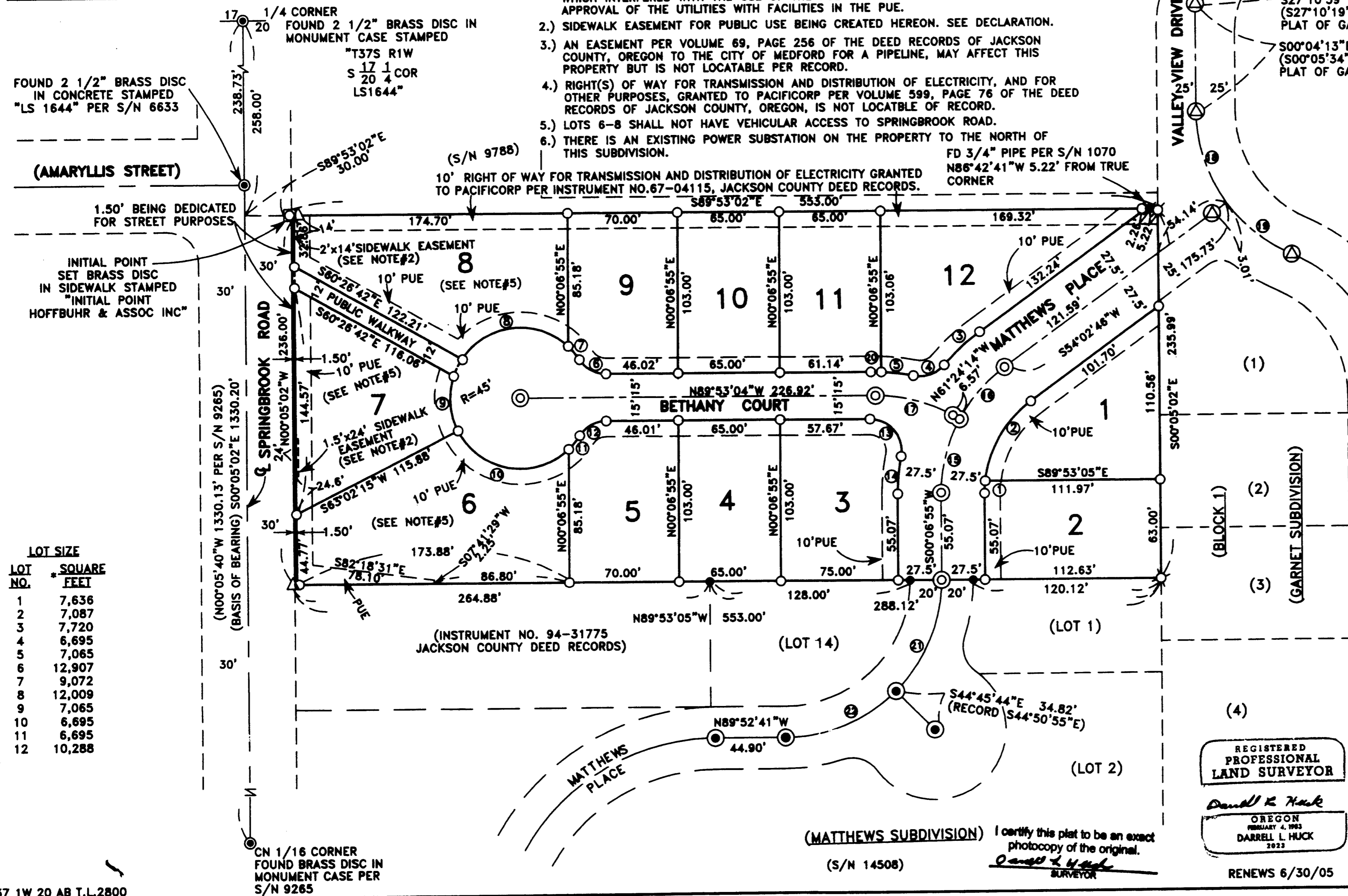


NOTES:

- 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.
- SIDEWALK EASEMENT FOR PUBLIC USE BEING CREATED HEREON. SEE DECLARATION.
- AN EASEMENT PER VOLUME 69, PAGE 256 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON TO THE CITY OF MEDFORD FOR A PIPELINE, MAY AFFECT THIS PROPERTY BUT IS NOT LOCATABLE PER RECORD.
- RIGHT(S) OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP PER VOLUME 599, PAGE 76 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, IS NOT LOCATABLE OF RECORD.
- LOTS 6-8 SHALL NOT HAVE VEHICULAR ACCESS TO SPRINGBROOK ROAD.
- THERE IS AN EXISTING POWER SUBSTATION ON THE PROPERTY TO THE NORTH OF THIS SUBDIVISION.



HOFFBUHR AND ASSOCIATES INC
880 GOLF VIEW DRIVE SUITE 201 MEDFORD, OREGON 97504
(541)779-4641
BY: DARRELL L. HUCK
SCALE: 1" = 50'
BASIS OF BEARING: (Q SPRINGBROOK ROAD)



LOT NO.	LOT SIZE SQUARE FEET
1	7,636
2	7,087
3	7,720
4	6,695
5	7,065
6	12,907
7	9,072
8	12,009
9	7,065
10	6,695
11	6,695
12	10,288

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC."
- △ = SET LEAD AND TACK WITH BRASS WASHER STAMPED "LS 2023".
- = FOUND BRASS DISC AS SHOWN
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HARDEY & ASSOC"
- ⊗ = FOUND 3/4" PIPE PER S/N 1070
- ⊙ = FOUND 1 1/2" BRASS DISC IN CONCRETE IN LOCATIONS SHOWN ON PLAT OF GARNET SUBDIVISION, UNLESS OTHERWISE SHOWN.
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON FEBRUARY 4, 1993
DARRELL L. HUCK
2023
RENEWS 6/30/05

(MATTHEWS SUBDIVISION) I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR
(S/N 14508)

13R/65