

SOUTH RIDGE ESTATES (A PLANNED COMMUNITY)

LOCATED IN:
LOTS 1, 2, 5 AND 6, BLOCK 18 OF THE PLAT
OF OAKDALE PARK ADDITION TO THE CITY OF MEDFORD
IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, Timothy S. Snopl and Mary J. Snopl, as tenants by the entirety are the owners in fee simple of the lands hereon described, and have subdivided the same into lots, common property (TRACT "A") 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 also hereby dedicate to the public for public use the area for street purposes shown hereon, together with those easements labeled as public utility easements. We do hereby designate said subdivision as SOUTH RIDGE ESTATES.

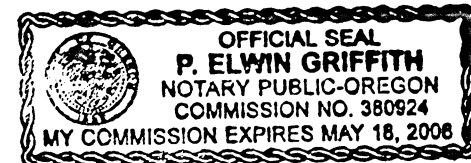
IN WITNESS WHEREOF, signed this 18th day of August, 2005.

Timothy S. Snopl Mary J. Snopl
Timothy S. Snopl Mary J. Snopl

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 8th day of August, 2005, by Timothy S. Snopl, known to me as the person who executed the within instrument, freely and voluntarily.

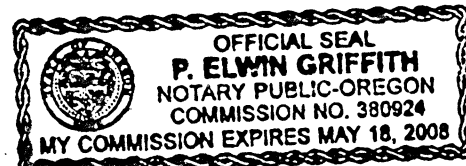
Before me: P. Elwin Griffith
Notary



STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 8th day of August, 2005, by Mary J. Snopl, known to me as the person who executed the within instrument, freely and voluntarily.

Before me: P. Elwin Griffith
Notary



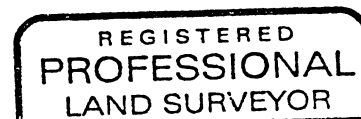
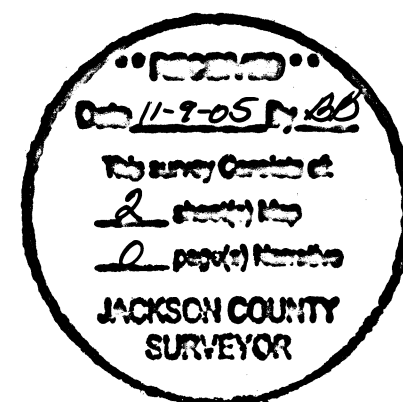
For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 9th day of November, 2005 at 8:26 Clock A.M. and recorded in Volume 31 of Plats at page 68 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Souya S. Morgan
Deputy



Douglas C. McMahan
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 18, 1989
DOUGLAS C. McMAHAN
No. 1913

RENEWS 12/31/06

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

*** 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.

Commencing at a point for the Northeast corner of Donation Land Claim No. 82, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, said point being on the Centerline of Kings Highway; thence South 00°06'25" West along said centerline 1386.66 feet; thence leaving said centerline North 89°57'15" West 25.00 feet to a point for the Southeast corner of tract described per Instrument No. 00-43919 of the Deed Records of said Jackson County, said point being on the Westerly right-of-way line of said Kings Highway; thence continue North 89°57'17" West along the Southerly boundary of said tract, 20.00 feet to the INITIAL POINT OF BEGINNING; thence continue North 89°57'17" West along said boundary, 279.97 feet to the Southeast corner thereof; thence North 00°06'41" East along the Westerly boundary of said tract, 168.02 feet to a point for the Northwest corner of said tract, said point being on the Southerly right-of-way line of Diamond Street; thence South 89°57'12" East along said right-of-way line, 299.96 feet to a point on the aforementioned Westerly right-of-way line of Kings Highway; thence South 00°06'25" West along said Westerly right-of-way line, 168.02 feet to the aforementioned Southeast corner of tract described per Instrument No. 00-43919; thence North 89°57'17" West along the Southerly boundary of said tract, 20.00 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.

Robt O. Acath
Planning Director

October 31, 2005
Date

Examined and approved this 16th day of August, 2005.

Laurie Benson
City Engineer

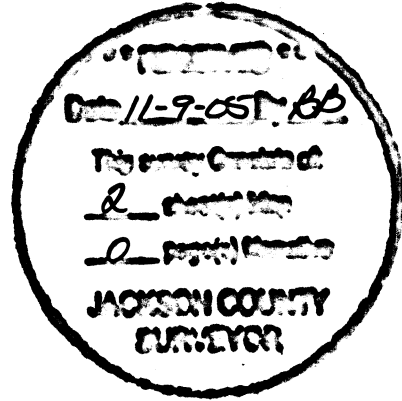
Paul D. Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of November 2nd, 2005.

[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 November 2, 2005.

Patty Burdson Deputy
Tax Collector



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FOR:

TIMOTHY S. SNOPL

P.O. BOX 1183
MEDFORD, OREGON
97501

NE CORNER OF DONATION LAND CLAIM NO. 82 FOUND 3" BRASS DISC IN CONCRETE STAMPED "T37S R2W 84 85 82 83" DLC 1980"

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

LOT NO.	SQUARE FEET
1	1,922
2	4,151
3	2,530
4	1,978
5	2,021
6	2,585
7	2,420
8	1,892
9	984
10	1,968

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN FEBRUARY 28, 2006.

Douglas C. McMahan
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 07-19658 OF OFFICIAL RECORDS THIS 25TH DAY OF April, 2007. (Sec 03 19600, 19601)

APPROVED: *Robert R. Hurst*
JACKSON COUNTY SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF SOUTH RIDGE ESTATES PER CITY OF MEDFORD FILE NO. PUD-03-137 AND PER CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 6714, 7158 AND 9878, AND FINAL PLAT OF PARKSIDE COURT FOR CONTROL, AND USING THE PRORATED INFORMATION AS ESTABLISHED PER FILED SURVEYS NO. 7158 AND 9878 TO ESTABLISH THE SOUTHERLY BOUNDARY AS THE SOUTHERLY LINE OF THE NORTH HALF OF BLOCK 18 OF OAKDALE PARK ADDITION, WHICH FITS WELL WITH THE FOUND MONUMENTATION, I ESTABLISH MONUMENTS AS SHOWN HEREON. THE LOCATION OF THE VACATED POWHATAN AVENUE AS SHOWN HEREON WAS USED IN DETERMINING THE WESTERLY BOUNDARY OF THE CLIENT'S PROPERTY. INSTRUMENT NO. 00-43919 WAS USED TO DETERMINE THE BOUNDARIES OF THE CLIENT'S PROPERTY. AN ELECTONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1" = 30'
BASIS OF BEARING: DATE: JULY 18, 2005
Filed S/N 7158
(C/L DIAMOND STREET)

- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- △ = DEFERRED MONUMENT
- = FOUND 5/8" IRON PIN AS SHOWN PER S/N 7158
- = FOUND 5/8" IRON PIN AS SHOWN PER S/N 9878, UNLESS OTHERWISE SHOWN
- ⊙ = FOUND BRASS CAP MONUMENT, UNLESS OTHERWISE SHOWN

PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

J.C.D.R. = JACKSON COUNTY DEED RECORDS

S/N = FILED SURVEY NUMBER

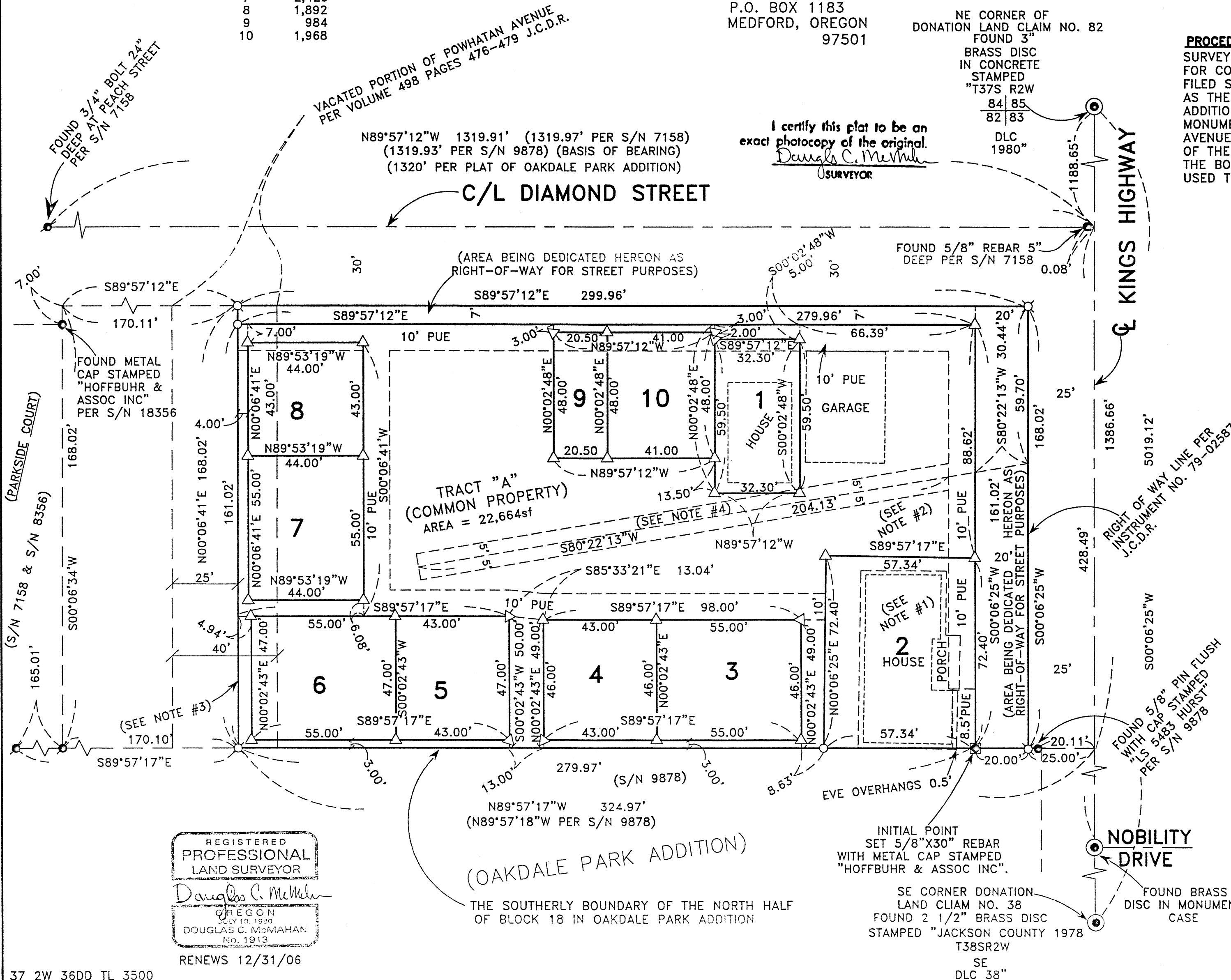
UTILITY STATEMENT

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 EXIST OR 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.

NOTES:

- 1.) NO STRUCTURE ON LOT 2 WILL BE ALLOWED TO BE MORE THAN 14' IN HEIGHT NEXT TO THE PUE ALONG KINGS HIGHWAY FRONTAGE.
- 2.) NO VEHICULAR ACCESS WILL BE ALLOWED ALONG THE KINGS HIGHWAY FRONTAGE.
- 3.) WESTERLY BOUNDARY PER INSTRUMENT NO. 00-43919 J.C.D.R.
- 4.) 10' ROGUE VALLEY SEWER EASEMENT PER INSTRUMENT NO. 2005-043448 J.C.D.R.

(03028SH2.DWG)
SHEET 2 OF 2



REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 19 1980
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/06