

EAST TERRACE ESTATES
LOCATED IN:
LOT 18 OF STEWART ACRES IN THE SE 1/4 OF
SECTION 16, T.37S., R.1W., W.M., IN THE CITY OF
MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT, EAST TERRACE ESTATES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS 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 DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET AS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE) AND DOES HEREBY GRANT TO THE CITY OF MEDFORD A 15.00 FOOT WIDE EASEMENT FOR ACCESS, INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES, ACROSS LOT 17, 18 AND 19 AS SHOWN HEREON, AND DOES ALSO HEREBY CREATE A 15.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR INSTALLATION AND MAINTENANCE OF A SANITARY SEWER LINE, ACROSS LOT 19 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 18 AS SHOWN HEREON, AND DOES ALSO HEREBY CREATE 5.00 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) FOR INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES, ACROSS LOTS 9 AND 10, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 10 AND 11, AND ACROSS LOTS 13-16 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 12-15, AND DOES ALSO HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THE 1 FOOT STREET PLUGS AS SHOWN HEREON, 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, AND DOES ALSO HEREBY GRANT TO THE CITY OF MEDFORD A SLOPE EASEMENT ACCROSS LOTS 1-8, AS SHOWN HEREON, FOR PROTECTION AND MAINTENANCE OF THE STREET EMBANKMENT FILL AREA.
EAST TERRACE ESTATES, LLC., DOES HEREBY DESIGNATE THE SUBDIVISION AS EAST TERRACE ESTATES.

EAST TERRACE ESTATES, LLC.:

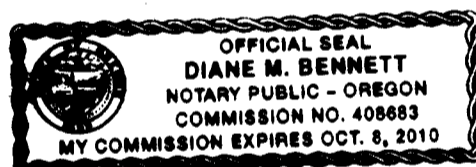
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 6th DAY OF August, 2009.

STATE OF OREGON)
County of Jackson) ss.

Walter P. Sokolowski
WALTER P. SOKOLOWSKI, member

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August, 2009, BY WALTER P. SOKOLOWSKI AS A MEMBER ON BEHALF OF EAST TERRACE ESTATES, LLC., AN OREGON LIMITED LIABILITY COMPANY.

BEFORE ME: [Signature]
NOTARY



*** 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 THE ONE-QUARTER (1/4) CORNER COMMON TO SECTIONS 15 AND 16, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°09'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, ALSO BEING THE EASTERLY LINE OF LOT 18 OF STEWART ACRES, ACCORDING TO THE OFFICIAL PLAT THERE- OF NOW OF RECORD IN SAID JACKSON COUNTY, A DISTANCE OF 529.39 FEET (RECORD 530.13 FEET) TO A POINT FOR THE NORTHEAST CORNER OF TRACT DESCRIBED PER INSTRUMENT NO. 2006-047941, OF JACKSON COUNTY DEED RECORDS; THENCE CONTINUE SOUTH 00°09'46" EAST 540.90 FEET TO THE INITIAL POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'46" EAST ALONG SAID EASTERLY LINE, 257.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18 OF STEWART ACRES; THENCE NORTH 89°51'40" WEST (RECORD NORTH 89°46'25" WEST) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 18, A DISTANCE OF 389.75 FEET (RECORD 389.83 FEET) TO THE SOUTHEAST CORNER OF THAMES AND FORDYCE SUBDIVISION EXTENSION NO. 1, ACCORD- ING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, NORTH 00°05'33" WEST 195.59 FEET (RECORD NORTH 00°05'00" WEST 195.00 FEET); THENCE NORTH 89°46' 25" EAST 46.93 FEET (RECORD 46.96 FEET); THENCE NORTH 00°05'00" WEST 395.45 FEET; THENCE NORTH 89°46'25" WEST 73.36 FEET (RECORD 73.34 FEET); THENCE ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 83°42'13" WEST 25.38 FEET) AN ARC DISTANCE OF 25.43 FEET; THENCE NORTH 77°38'00" WEST 199.19 FEET; THENCE NORTH 00°05'00" WEST 162.61 FEET (RECORD 162.59 FEET) TO A POINT FOR THE MOST-NORTHERLY NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT DESCRIBED PER INS- TRUMENT NO. 2006-047941; THENCE LEAVING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, SOUTH 89°50'31" EAST 634.83 FEET (RECORD SOUTH 89°40'15" EAST 636.07 FEET) TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE AFOREMENTIONED EASTERLY LINE OF LOT 18 OF STEWART ACRES; THENCE SOUTH 00°09'46" EAST ALONG SAID EASTERLY LINE, 540.90 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.

James E. Heber PLANNING DIRECTOR August 12, 2009 DATE

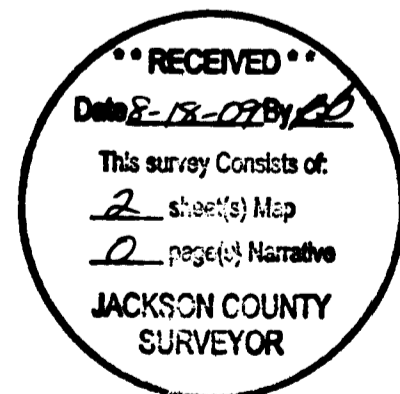
EXAMINED AND APPROVED THIS 7th DAY OF August, 2009.

Laura Beckow CITY ENGINEER [Signature] CITY SURVEYOR

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

8/18/09
DATE



EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF AUGUST 18, 2009.

Walter Johnson, Deputy
ASSESSOR DEPARTMENT OF ASSESSMENT

RECORDER:

FILED FOR RECORD THIS 18th DAY OF August, 2009 AT 10:16 CLOCK A.M. AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 17 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK

Carmen S. Helmer
DEPUTY



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 8-18-09.

[Signature] Deputy
TAX COLLECTOR

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	12°08'25"	120.00'	25.43'	25.38'	N83°42'13"W
2	89°44'15"	20.00'	31.32'	28.22'	S44°54'17"E
3	90°15'45"	20.00'	31.51'	28.35'	N49°05'42"E
4	90°15'45"	20.00'	31.51'	28.35'	S49°05'42"W
5	89°44'15"	20.00'	31.32'	28.22'	N44°54'17"W

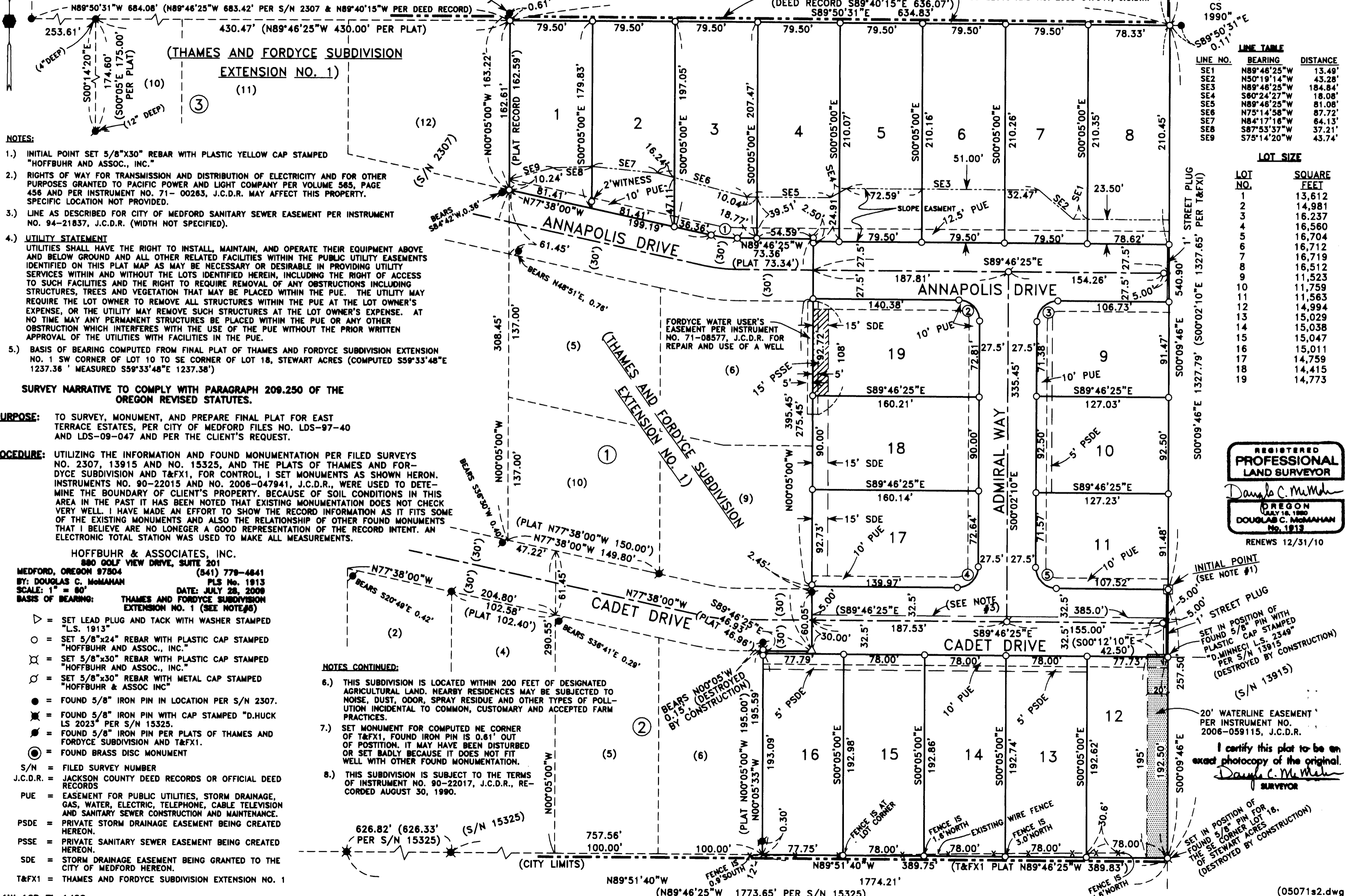
EAST TERRACE ESTATES

LOCATED IN:
 LOT 18 OF STEWART ACRES IN THE SE 1/4 OF
 SECTION 16, T.37S., R.1W., W.M., IN THE CITY OF
 MEDFORD, JACKSON COUNTY, OREGON

SURVEY FOR:
 EAST TERRACE ESTATES, LLC
 2714 JOY STREET
 MEDFORD, OREGON 97504

(DEED RECORD 530.13)
 1/4 CORNER FOUND 2 1/2" BRASS DISC STAMPED T37SR1W 1 S 4 S 16 1/15 CS 1990"

NORTHERLY BOUNDARY PER INSTRUMENTS NO. 90-22015 AND NO. 2006-047941, J.C.D.R.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
SE1	N89°46'25"W	13.49'
SE2	N50°19'14"W	43.28'
SE3	N89°46'25"W	184.84'
SE4	S60°24'27"W	18.08'
SE5	N89°46'25"W	81.08'
SE6	N75°14'58"W	87.72'
SE7	N84°17'16"W	64.13'
SE8	S87°53'37"W	37.21'
SE9	S75°14'20"W	43.74'

LOT SIZE	
LOT NO.	SQUARE FEET
1	13,612
2	14,981
3	16,237
4	16,560
5	16,704
6	16,712
7	16,719
8	16,512
9	11,523
10	11,759
11	11,563
12	14,994
13	15,029
14	15,038
15	15,047
16	15,011
17	14,759
18	14,415
19	14,773

- NOTES:**
- INITIAL POINT SET 5/8"x30" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC."
 - RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR OTHER PURPOSES GRANTED TO PACIFIC POWER AND LIGHT COMPANY PER VOLUME 565, PAGE 456 AND PER INSTRUMENT NO. 71-00263, J.C.D.R. MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION NOT PROVIDED.
 - LINE AS DESCRIBED FOR CITY OF MEDFORD SANITARY SEWER EASEMENT PER INSTRUMENT NO. 94-21837, J.C.D.R. (WIDTH NOT SPECIFIED).
 - 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 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.
 - BASIS OF BEARING COMPUTED FROM FINAL PLAT OF THAMES AND FORDYCE SUBDIVISION EXTENSION NO. 1 SW CORNER OF LOT 10 TO SE CORNER OF LOT 18, STEWART ACRES (COMPUTED S59°33'48"E 1237.36' MEASURED S59°33'48"E 1237.38')

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR EAST TERRACE ESTATES, PER CITY OF MEDFORD FILES NO. LDS-97-40 AND LDS-09-047 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING THE INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 2307, 13915 AND NO. 15325, AND THE PLATS OF THAMES AND FORDYCE SUBDIVISION AND T&FX1, FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. INSTRUMENTS NO. 90-22015 AND NO. 2006-047941, J.C.D.R., WERE USED TO DETERMINE THE BOUNDARY OF CLIENT'S PROPERTY. BECAUSE OF SOIL CONDITIONS IN THIS AREA IN THE PAST IT HAS BEEN NOTED THAT EXISTING MONUMENTATION DOES NOT CHECK VERY WELL. I HAVE MADE AN EFFORT TO SHOW THE RECORD INFORMATION AS IT FITS SOME OF THE EXISTING MONUMENTS AND ALSO THE RELATIONSHIP OF OTHER FOUND MONUMENTS THAT I BELIEVE ARE NO LONGER A GOOD REPRESENTATION OF THE RECORD INTENT. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
 MEDFORD, OREGON 97504 (541) 779-4841
 BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 80' DATE: JULY 28, 2008
 BASIS OF BEARING: THAMES AND FORDYCE SUBDIVISION EXTENSION NO. 1 (SEE NOTE #8)

- ▷ = SET LEAD PLUG AND TACK WITH WASHER STAMPED "L.S. 1913"
 - = 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"
 - = FOUND 5/8" IRON PIN IN LOCATION PER S/N 2307.
 - ⊗ = FOUND 5/8" IRON PIN WITH CAP STAMPED "D.HUCK LS 2023" PER S/N 15325.
 - ⊙ = FOUND 5/8" IRON PIN PER PLATS OF THAMES AND FORDYCE SUBDIVISION AND T&FX1.
 - ⊙ = FOUND BRASS DISC MONUMENT
- S/N = FILED SURVEY NUMBER
 J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL DEED RECORDS
 PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
 PSDE = PRIVATE STORM DRAINAGE EASEMENT BEING CREATED HEREON.
 PSSE = PRIVATE SANITARY SEWER EASEMENT BEING CREATED HEREON.
 SDE = STORM DRAINAGE EASEMENT BEING GRANTED TO THE CITY OF MEDFORD HEREON.
 T&FX1 = THAMES AND FORDYCE SUBDIVISION EXTENSION NO. 1

- NOTES CONTINUED:**
- THIS SUBDIVISION IS LOCATED WITHIN 200 FEET OF DESIGNATED AGRICULTURAL LAND. NEARBY RESIDENCES MAY BE SUBJECT TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF POLLUTION INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES.
 - SET MONUMENT FOR COMPUTED NE CORNER OF T&FX1, FOUND IRON PIN IS 0.61' OUT OF POSITION. IT MAY HAVE BEEN DISTURBED OR SET BADLY BECAUSE IT DOES NOT FIT WELL WITH OTHER FOUND MONUMENTATION.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF INSTRUMENT NO. 90-22017, J.C.D.R., RECORDED AUGUST 30, 1990.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Douglas C. McMahan
 OREGON
 JULY 16, 1980
 DOUGLAS C. McMAHAN
 No. 1913
 RENEWS 12/31/10

INITIAL POINT (SEE NOTE #1)
 SET IN POSITION OF FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "D. MINNECI L.S. 2349" PER S/N 13915 (DESTROYED BY CONSTRUCTION)
 (S/N 13915)

20' WATERLINE EASEMENT PER INSTRUMENT NO. 2006-059115, J.C.D.R.
 I certify this plat to be an exact photocopy of the original.
 Douglas C. McMahan
 SURVEYOR

SET IN POSITION OF FOUND 5/8" PIN FOR THE SE CORNER LOT 18. (DESTROYED BY CONSTRUCTION)