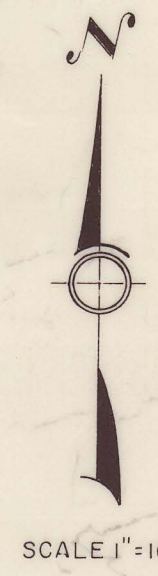
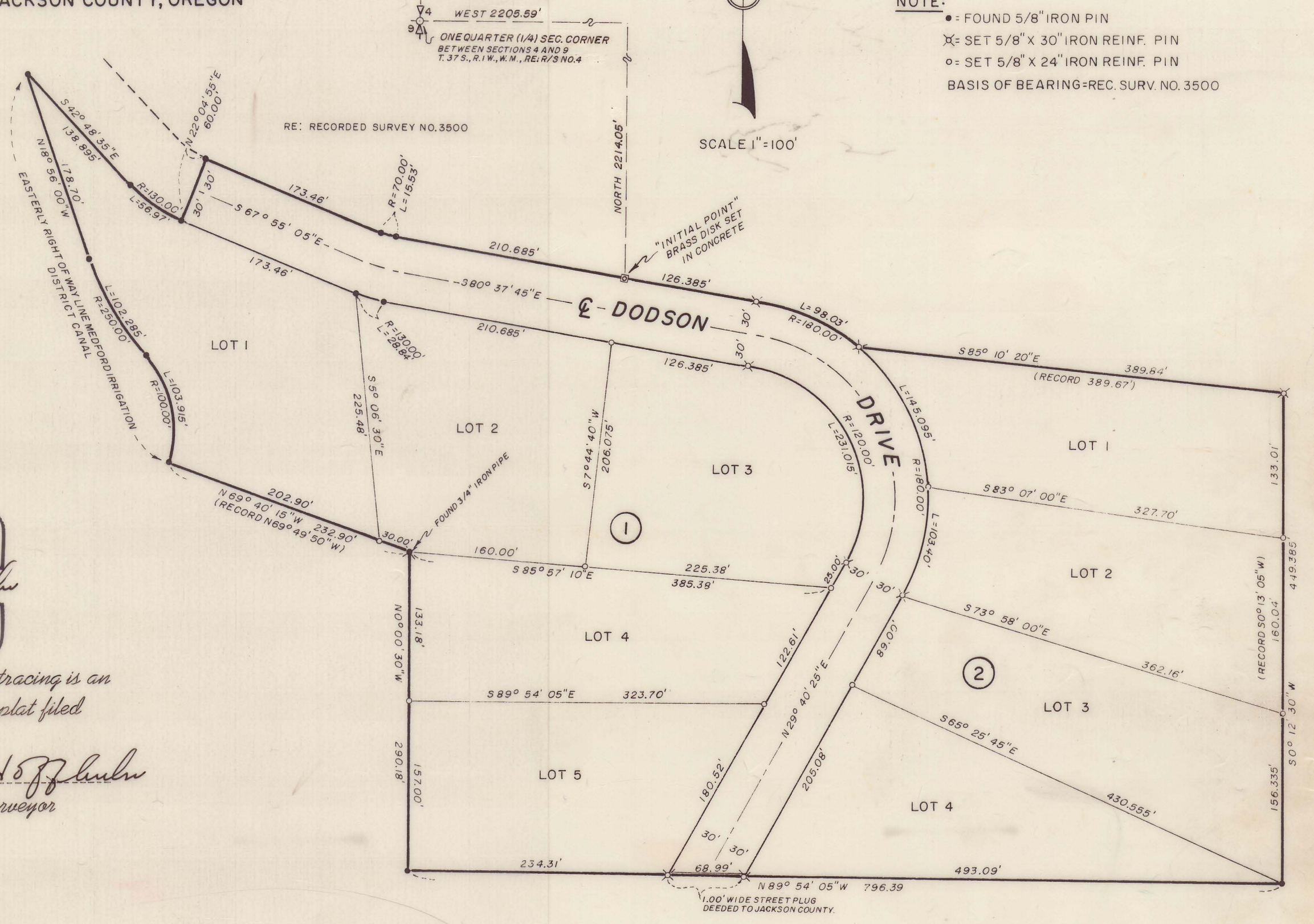


BUSH GARDENS SUBDIVISION UNIT NO. 1

LOCATED IN
EAST 1/2 OF SECTION 9 AND THE WEST 1/2 OF SECTION 10,
TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON



NOTE:
● FOUND 5/8" IRON PIN
X= SET 5/8" X 30" IRON REINF. PIN
○ SET 5/8" X 24" IRON REINF. PIN
BASIS OF BEARING-REC. SURV. NO. 3500



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we James R. Dodson and Dorothy M. Dodson and Herbert M. Powell and Ima L. Powell are the owners in fee simple of the lands hereon described and that we have subdivided the same into lots, blocks and streets as shown hereon, and the number and size of the lots and the length of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision, and we do hereby dedicate to the public for public use all streets as shown hereon and we do hereby designate said subdivision as:

BUSH GARDENS SUBDIVISION - UNIT NO. 1.

James R. Dodson
JAMES R. DODSON

Dorothy M. Dodson
DOROTHY M. DODSON

Herbert M. Powell
HERBERT M. POWELL

Ima L. Powell
IMA L. POWELL



STATE OF OREGON } SS
County of Jackson }

DECEMBER 13, A.D. 1968.

Personally appeared the above named James R. Dodson and Dorothy M. Dodson and Herbert M. Powell and Ima L. Powell and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

J. A. Hoffbuhr
Notary Public for Oregon

My Commission expires the 27th day of SEPTEMBER, 1969.

Examined and approved by the Jackson County Planning Commission
this 4th day of FEBRUARY, 1969.

Raymond Lambly
Chairman

Gary A. Scott
Secretary

Examined and approved for the use of individual wells and individual sewage disposal facilities this 9 day of Dec. 1968.

Erin Merkel, M.D.
County Health Officer

Examined and approved this 20th day of December, 1968.

Raymond C. Barker
County Assessor

Examine and recommended for approval by the County Court this
the 20th day of JANUARY, 1969.

Neil E. Boyda
County Surveyor

All taxes paid in full to date this the 20 day of Dec. 1968.

W. Harold Lipe
County Sheriff

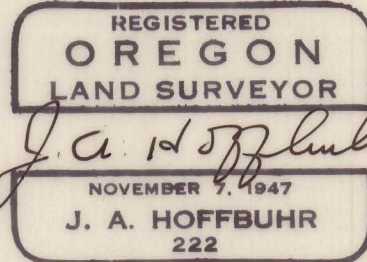
For order of the County Court approving this plat see Volume _____ page _____
of County Commissioners Journal of Proceedings.

Conrad
County Clerk

Filed for record this the 10th day of February, 1969, at 2:12 O'Clock P.M. and
recorded in Volume 11 of plats at page 20 of Records of Jackson County, Ore.

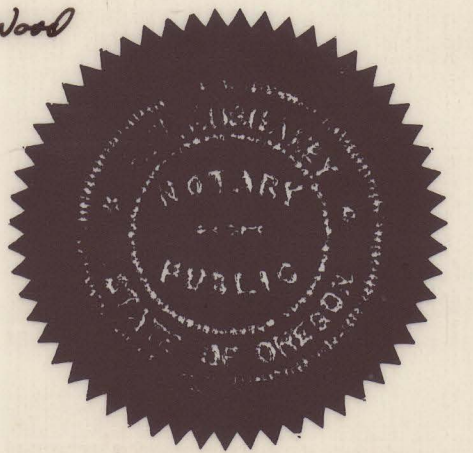
By _____
Deputy

Conrad
County Clerk



I hereby certify that this tracing is an exact copy of the original plat filed with the County Clerk

J. A. Hoffbuhr
Surveyor



STATE OF OREGON } SS

SURVEYOR'S CERTIFICATE

County of Jackson }

I, J. A. Hoffbuhr a duly registered Surveyor of the State of Oregon, being first duly sworn, 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

COMMENCING AT THE INITIAL POINT, (A BRASS DISK SET IN CONCRETE) ON THE NORTHERLY RIGHT OF WAY LINE OF DODSON DRIVE, FROM WHICH THE ONE QUARTER SECTION CORNER COMMON TO SECTIONS 4 AND 9, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEARS NORTH 2214.05 FEET AND WEST 2205.59 FEET; THENCE ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE, SOUTH 80° 37' 45" EAST 126.385 FEET TO A 5/8 INCH IRON PIN AT A POINT OF CURVE; THENCE ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 98.03 FEET (THE LONG CHORD WHICH BEARS SOUTH 65° 01' 40" EAST 96.825 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 85° 10' 20" EAST 389.84 FEET (RECORD 389.67 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 0° 12' 30" WEST (RECORD SOUTH 0° 13' 05" WEST) 449.385 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89° 54' 05" WEST 796.39 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 0° 00' 30" WEST 290.18 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 69° 40' 15" WEST (RECORD NORTH 69° 49' 50" WEST) 232.90 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF THE MEDFORD IRRIGATION DISTRICT CANAL, THENCE ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE AS FOLLOWS: ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 103.915 FEET (THE LONG CHORD WHICH BEARS NORTH 12° 36' 25" WEST 99.30 FEET) TO A 5/8 INCH IRON PIN AT A POINT OF REVERSE CURVE, AND ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 102.285 FEET (THE LONG CHORD WHICH BEARS NORTH 30° 39' 15" WEST 101.575 FEET) TO A 5/8 INCH IRON PIN AT A POINT OF TANGENT, NORTH 18° 56' 00" WEST 178.70 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHERLY RIGHT OF WAY LINE OF DODSON DRIVE, THENCE ALONG THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE, SOUTH 42° 48' 35" EAST 138.895 FEET TO A 5/8 INCH IRON PIN AT A POINT OF CURVE AND ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 56.97 FEET (THE LONG CHORD WHICH BEARS SOUTH 55° 21' 50" EAST 56.515 FEET) TO A 5/8 INCH IRON PIN AT A POINT OF TANGENT; THENCE NORTH 22° 04' 55" EAST 60.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF DODSON DRIVE; THENCE ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 67° 55' 05" EAST 173.46 FEET TO A 5/8 INCH IRON PIN AT A POINT OF CURVE, AND ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.53 FEET (THE LONG CHORD WHICH BEARS SOUTH 74° 16' 25" EAST 15.50 FEET) TO A 5/8 INCH IRON PIN AT A POINT OF TANGENT, AND SOUTH 80° 37' 45" EAST 210.685 FEET TO THE INITIAL POINT. (EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED SUBDIVISION DESIGNATED AS STREET PLUGS.)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF December, 1968.

MY COMMISSION EXPIRES THE 17th DAY OF October, 1970.

J. A. Hoffbuhr
Notary Public for Oregon

J. A. Hoffbuhr
Surveyor

Survey Narrative To Comply With Paragraph 209.250
Oregon Revised Statutes

SURVEY FOR: James R. Dodson
Route 3, Box 75
Medford, Oregon

LOCATION: Tract situate in the East One Half (1/2) of
Section 9 and the West One Half (1/2) of
Section 10, Township 37 South, Range 1 West
of the Willamette Meridian in Jackson County,
Oregon.

PURPOSE: To subdivide into lots and blocks the tract
as delineated and shown by the Plat of Bush
Gardens Subdivision Unit No. 1.

PROCEDURE: The survey controls for this subdivision were adapted
from previous recorded surveys made in this area by this firm and
others. The lots were monumented as indicated on the proposed
subdivision plat.

Basis of bearings--Recorded Survey No. 3500.

February 13, 1969

J. A. Hoffbuhr
Registered Land Surveyor

