

MEDFORD HEIGHTS TOWNHOUSES SUBDIVISION

LOCATED IN
D. L. C. NO. 44 AND THE EAST-HALF OF SECTION 30 AND THE WEST-HALF OF SECTION 29
TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN
MEDFORD, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Medford Heights Development Company, an Oregon Corporation is the owner in fee simple of the lands hereon described and that Jackson County Federal Savings and Loan Association, an Oregon Corporation is the owner and holder of a recorded mortgage encumbering said lands, and that the said Corporations have subdivided the same into numbered lots, common area Tracts "A", "B", and "C," 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 street rights-of-way shown hereon, together with all public utility easements (P. U. E.) as shown hereon.

We do hereby designate said subdivision as:

MEDFORD HEIGHTS TOWNHOUSES SUBDIVISION

In witness whereof, we have hereunto set our hands by authority of the Board of Directors this 28th day of November 1969.

MEDFORD HEIGHTS DEVELOPMENT COMPANY

Bernard A. Young Jr.
SECRETARY

Jack A. Edson
PRESIDENT

JACKSON COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION

R. K. McLaughlin
SECRETARY

J. H. Pletsch
PRESIDENT

STATE OF OREGON }
County of Jackson } SS

November 28 1969.

Personally appeared Jack A. Edson and Bernard A. Young Jr. who being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of MEDFORD HEIGHTS DEVELOPMENT COMPANY, an Oregon Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal the day and year last above written.

Before me

Jean A. Bitterling
JEAN A. BITTERLING
NOTARY PUBLIC — OREGON
My Commission Expires APRIL 11, 1970

STATE OF OREGON }
County of Jackson } SS

November 28 1969.

Personally appeared J. H. Pletsch and R. K. Mc Laughlin who, being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of JACKSON COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION, an Oregon Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

IN TESTIMONY WHEREOF, I have set my hand and affixed my official seal the day and year last above written.

Before me

Jean A. Bitterling
JEAN A. BITTERLING
NOTARY PUBLIC — OREGON
My Commission Expires APRIL 11, 1970

SURVEYOR'S CERTIFICATE

STATE OF OREGON }
County of Jackson } SS

I, Mark E. Boyden 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 NORTHEAST CORNER OF DONATION LAND CLAIM NO. 44, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE WEST, 41.10 FEET; THENCE SOUTH, 689.24 FEET TO A CONCRETE MONUMENT WITH BRONZE DISK LOCATED AT AN ANGLE POINT IN THE WESTERLY BOUNDARY OF EASTWOOD DRIVE FOR THE INITIAL POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF SAID DRIVE, SOUTH 0° 02' 20" WEST 872.41 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF EARHART PARK SUBDIVISION (RECORDED); THENCE ALONG SAID SUBDIVISION BOUNDARY, SOUTH 72° 29' 30" WEST, 563.73 FEET; THENCE TO AND ALONG THE SOUTHWESTERLY BOUNDARY OF MEDFORD HEIGHTS ADDITION (RECORDED), NORTH 36° 25' WEST, 613.76 FEET; THENCE TO AND ALONG THE SOUTHEASTERLY BOUNDARY OF LOT 15, BLOCK 4 OF SAID MEDFORD HEIGHTS ADDITION, NORTH 66° 45' 30" EAST, 152.34 FEET TO THE MOST-EASTERLY CORNER OF SAID LOT 15; THENCE SOUTH 80° 37' 50" EAST, 71.54 FEET; THENCE NORTH 34° 45' EAST, 222.00 FEET; THENCE NORTH 38° 18' 10" EAST, 81.62 FEET; THENCE NORTH 43° 15' 50" EAST; 19.08 FEET; THENCE 135.17 FEET ALONG THE ARC OF A CURVE RIGHT (WHICH ARC HAS A RADIUS OF 195.00 FEET AND A LONG CHORD OF NORTH 0° 31' 10" EAST, 132.48 FEET) TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF LOT 5, BLOCK 6 OF SAID MEDFORD HEIGHTS ADDITION; THENCE NORTH 89° 59' 10" EAST, 37.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE AT RIGHT ANGLES FROM THE EAST BOUNDARY OF SAID LOT 5, SOUTH 89° 45' 40" EAST, 17.42 FEET; THENCE NORTH 25° 36' 10" EAST, 17.71 FEET; THENCE PARALLEL WITH AND 25.00 FEET EASTERLY AT RIGHT ANGLES FROM THE EAST BOUNDARY OF LOTS 5 AND 4 IN BLOCK 6 OF SAID MEDFORD HEIGHTS ADDITION, NORTH 0° 14' 20" EAST, 89.70 FEET TO THE WESTERLY PROJECTION OF THE SOUTH BOUNDARY OF SCOTT STREET; THENCE TO AND ALONG SAID STREET BOUNDARY, NORTH 89° 45' EAST, 407.30 FEET TO INTERSECT THE SOUTHWESTERLY BOUNDARY OF EASTWOOD DRIVE; THENCE ALONG SAID DRIVE BOUNDARY, SOUTH 61° 02' EAST, 49.50 FEET TO THE INITIAL POINT OF BEGINNING.

Subscribed and sworn to before me this 1st day of December 1969.

Mark E. Boyden
Surveyor

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of JANUARY 19 1970, the above plat is hereby approved by the Medford Planning Commission. Dated this 19th day of JANUARY 1970

Attest: *Patrick Ford*
President

Damon B. Warden
Secretary

Examined and approved by authority of the Board of Directors of the Medford Irrigation District this 26 day of November 1969.

Attest: *Robert M. James*
Secretary

Albert T. Hennes
President

Filed for record this the 26th day of January 1970, at 10:20 O'Clock A.M and recorded in Volume 11 of plats at page 26 of Records of Jackson County.

E. H. Ashburn
County Clerk

By: _____
Deputy

For order of the County Court approving this plat see Volume 69 Page 49 of County Commissioners Journal of Proceedings.

E. H. Ashburn
County Clerk

I hereby certify that this is a photocopy of the original plat

Mark E. Boyden
Surveyor

REGISTERED
OREGON
LAND SURVEYOR
Mark E. Boyden
NOVEMBER 9, 1961
MARK E. BOYDEN
391

Patricia Watson
PATRICIA WATSON
NOTARY PUBLIC — OREGON
My Commission Expires AUGUST 6, 1971

Examined and approved this 23rd day of January 1970.

Udon Shoup
City Engineer

Examined and approved this 1st day of December 1969.

Roy C. Stewart
County Assessor

All taxes paid in full to date this the 1st day of Dec 1969.

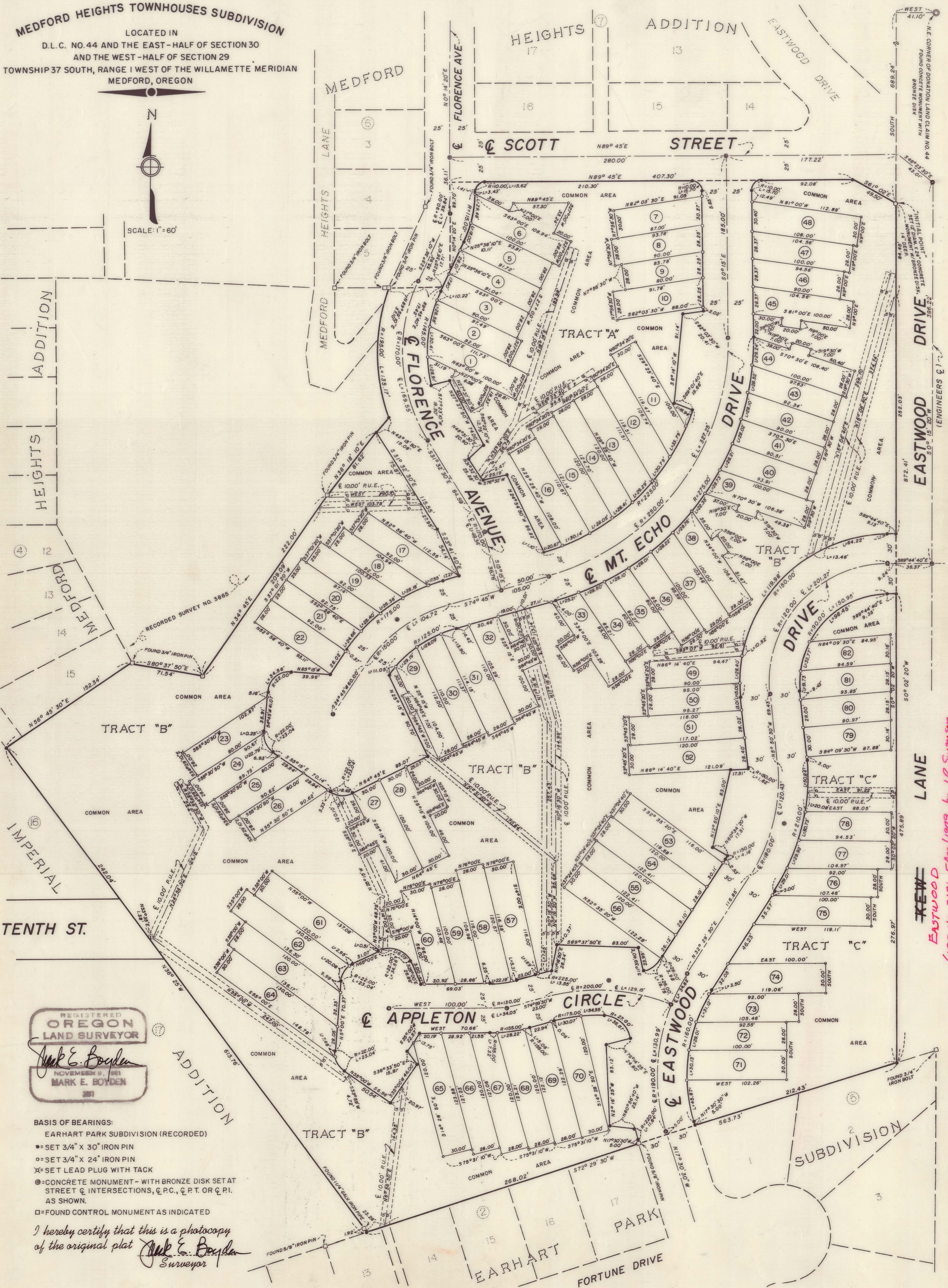
W. Howard Sigler
County Sheriff

MEDFORD HEIGHTS TOWNHOUSES SUBDIVISION

LOCATED IN
D.L.C. NO. 44 AND THE EAST - HALF OF SECTION 30
AND THE WEST - HALF OF SECTION 29
TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN
MEDFORD, OREGON



SCALE: 1" = 60'



REGISTERED
OREGON
LAND SURVEYOR
Mark E. Boyden
NOVEMBER 11, 1983
MARK E. BOYDEN
2017

- BASIS OF BEARINGS:**
EARHART PARK SUBDIVISION (RECORDED)
- SET 3/4" x 30" IRON PIN
 - SET 3/4" x 24" IRON PIN
 - X SET LEAD PLUG WITH TACK
 - ⊙ CONCRETE MONUMENT - WITH BRONZE DISK SET AT STREET & INTERSECTIONS, C.P.C., C.P.T. OR C.P.I. AS SHOWN.
 - FOUND CONTROL MONUMENT AS INDICATED

I hereby certify that this is a photocopy of the original plat
Mark E. Boyden
Surveyor

K&W
EASTWOOD
(ORD. NO. 3671, 5 April 1977 by J.R. Swanson
1994 c.s. 5517A)

7R/44

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR: Medford Heights Development Company
c/o Marquess and Marquess
12 Goldy Building
Medford, Oregon

PURPOSE: To prepare an official plat and monument the lots, streets and common areas of proposed MEDFORD HEIGHTS TOWNHOUSES SUBDIVISION in D.L.C. #44, in Sections 29 and 30, Township 37 South, Range 1 West, Willamette Meridian, Medford, Oregon.

PROCEDURE: The exterior boundaries of the subdivision were extended from controls previously established on Recorded Survey No. 3865.

Control for the alignment of Scott Street was monuments found as utilized for control of the North street boundary on Recorded Survey No. 2514.

Engineer's centerline of Eastwood Drive was established 30.00 feet Westerly at right angles from concrete monuments with bronze disk set for the initial point and Southwest corner of OAK RIDGE SUBDIVISION (Recorded).

The intersection of Engineer's centerline of Eastwood Drive with the centerline of Wilson Place was determined by calculation from ties to said Southwest corner of OAK RIDGE SUBDIVISION and a 3/4" capped iron pipe found at the Southeast corner of Lot 12, Block 1 of said Subdivision.

The Northeasterly, East, Southwesterly and Northwesterly boundaries of Block 8 of MEDFORD HEIGHTS ADDITION (now vacated by Document No. 68-11219 of the Official Records of Jackson County, Oregon) were established by proportionate measurement between monuments found for the Northeast corner of Donation Land Claim #44, the South corner of Block 8, and the most-Easterly corner of Lot 14, Block 4 of said Addition.

The Northeast corner of Donation Land Claim #44 was located according to three remaining references (one of which was reported on the First Re-Establishment by Deputy County Surveyor on December 3, 1959). This corner was later monumented by the City of Medford Engineering Department by a concrete monument with bronze disk.

The Southeasterly boundary of the Subdivision was located on the monumented Northwesterly boundary of EARHART PARK SUBDIVISION, with the previously calculated boundaries of Block 8 of MEDFORD HEIGHTS ADDITION extended and reduced to agree with the EARHART PARK SUBDIVISION boundary.

The Northeasterly boundary of said Block 8 was established 40.00 feet Southwesterly at right angles from the Northeasterly boundary of that

"Private Road" shown on the plat of MEDFORD HEIGHTS ADDITION, the location of which was determined by the plat exterior controls as hereinbefore mentioned.

The Westerly boundary of existing Florence Avenue lying South of Scott Street was established from monuments found as set on Recorded Survey No. 952.

This office prepared the legal description for the vacation of portions of MEDFORD HEIGHTS ADDITION (Document No. 68-11219, Official Records, Jackson County, Oregon). The description of the conveyance from Sisters of Charity of Providence in Oregon to the Medford Heights Development Company (Document No. 68-10788, Official Records of Jackson County, Oregon) was also prepared by this office.

It should be noted that a small triangular parcel lying Northwesterly from common area Tract 'B' and the Northwesterly boundary of Florence Avenue has been excluded from the exterior boundaries of MEDFORD HEIGHTS TOWNHOUSES SUBDIVISION.

That triangular parcel lying within Lots 3 and 4 has been conveyed by the City of Medford to Medford Heights Development Company by Document No. 69-01469, Official Records of Jackson County.

It is suggested that any easements granted or reserved to the City of Medford, including Deed Volume 181, Page 552 and that easement referred to in Document No. 68-09119 of said Official Records, and any other easements that lie outside the dedicated streets or public utility easements shown on the official plat, be released or vacated prior to the sale of any subdivision lot.

From closed traverses around the perimeter of the subdivision and through the tract on the street centerlines, the final corners were monumented as indicated on the final prepared plat.

October 22, 1969

