

# SUN PARK TERRACE SUBDIVISION

LOCATED IN D.L.C. NO. 84, IN SECTION 36, T.37 S., R.2 W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

77

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Commonwealth Properties, Inc. is a duly organized corporation of the State of Oregon and is owner in fee simple of the land described hereon and have caused the same to be surveyed and platted into lots, blocks and streets as set forth and that this plat is a correct representation of said subdivision and hereby dedicate and convey to the public use of all streets shown hereon. Also we hereby dedicate to the City of Medford a one (1) foot wide non access strip of land lying southerly and parallel to the South line of Stewart Avenue shown as Parcels A and B. Said subdivision being subject to public utility easements shown hereon, and do designate said subdivision as **SUN PARK TERRACE**.

IN WITNESS WHEREOF, Commonwealth Properties, Inc., pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its officers on this 18 day of MARCH, 1975.

Dale C. Johnson Vice President  
Elizabeth B. Underwood Assistant Secretary

STATE OF OREGON) s.s. March 18 A.D. 1975  
County of Jackson)

Personally appeared the above-named, Dale C. Johnson and Elizabeth B. Underwood, and acknowledged the foregoing instrument to be their free and voluntary act and deed.

Before me, Carol M. Keister  
Notary Public for Oregon

My Commission expires the 23rd day of July, 1976.

## ENGINEER'S CERTIFICATE

STATE OF OREGON) s.s.  
County of Jackson)

I, Clifford B. Shaw, a duly Registered Engineer of the State of Oregon, being duly sworn, depose and say that this, Sun Park Terrace Subdivision Plat correctly represents a survey made under my direction and the following is an accurate description thereof:

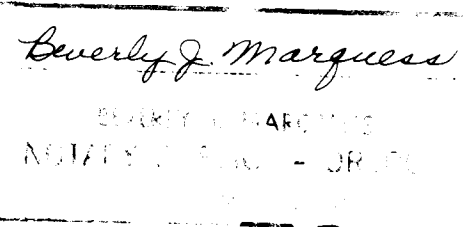
Commencing at the northwest corner of Donation Land Claim No. 84, in Section 36, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 0°08'44" West (record South) along the West line of said Donation Land Claim No. 84, 30.00 feet to the South right-of-way line of Stewart Avenue (a County Road) and the northwest corner of Lot 1, Block 9 of Orchard Home Fruit Tract in Jackson County, Oregon, according to the official plat thereof now of record; thence along said south right-of-way line of Stewart Avenue South 89°53'28" East (Record South 89°54'00" East) 100.00 feet; thence South 0°08'44" West 10.00 feet to the true point of beginning; thence North 0°08'44" East 10.00 feet to the aforesaid South right-of-way line of Stewart Avenue; thence along said right-of-way line South 89°53'28" East (Record South 89°54'00" East) 450.64 feet to the record location of the initial point of Wilson Park Subdivision to the City of Medford, Jackson County, Oregon, according to the official plat thereof now of record; thence South 0°08'20" West (Record South 0°07'50" West) 857.50 feet; thence North 89°53'28" West 7.54 feet; thence South 0°08'44" West 216.48 feet (Record South 217.00 feet) to the northeast corner of that tract of land described in Document No. 73-11732; thence along the northerly boundary thereof North 89°55'01" West (Record West) 40.00 feet to the southeast corner of that tract of land described in Document No. 73-07321, Official Records of the aforesaid county; thence along the east boundary thereof North 0°08'44" East 88.50 feet to the northeast corner thereof; thence North 89°55'01" West 188.00 feet to the northwest corner of that tract of land described in Document No. 74-07734; thence along the west boundary thereof South 0°08'44" West 88.50 feet to the southwest corner thereof; thence North 89°55'01" West 315.20 feet to the west boundary of the aforesaid Orchard Home Fruit Tract; thence along said west boundary North 0°08'44" East (Record North) 924.22 feet to a point from which the aforesaid northwest corner of Lot 1, Block 9 of Orchard Home Fruit Tract bears North 0°08'44" East (Record North) 150.00 feet; thence South 89°53'28" East 100.00 feet; thence North 0°08'44" East 140.00 feet to the true point of beginning.

Clifford B. Shaw  
Engineer

Subscribed and sworn to before me this 2nd day of October, 1975.

Beverly J. Marguress  
Notary Public for Oregon

My Commission expires the 5th day of February, 1978.



Examined and approved this 8 day of October, 1975

John F. Jensen  
City Engineer

We certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of Dec 11, 1975, the above plat is hereby approved by the Medford Planning Commission.

Dated this 11th day of December, 1975

Attest:

W.D. Mattoon  
President

Ronald William  
Secretary

I hereby certify that pursuant to ORS 92.095 all ad valorem taxes and all special assessments, fees and other charges required by law which will become a lien during the 1975 calendar year have been paid.

Examined and approved this 16th day of DECEMBER, 1975

Ray E. Stewart by David K. Hill  
Deputy Director of Assessment & Taxation

All monuments are now set or reset, see Document No. 76-02656 of Official Records.

Clifford B. Shaw  
Engineer

on this 20th day of February, 1976.

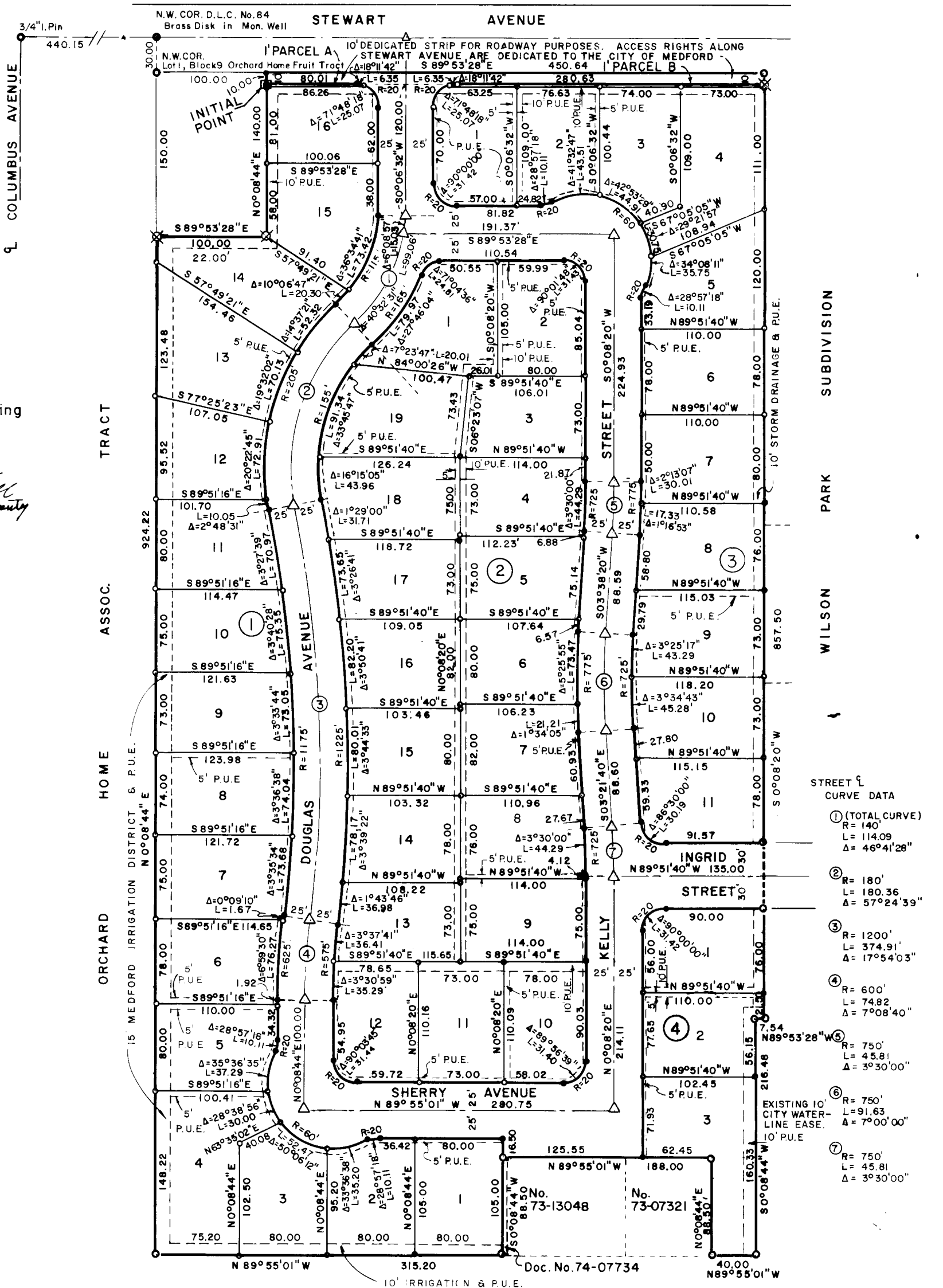
Examined and approved by the Medford Irrigation District in regular session this 11 day of April, 1975.

Albert Buines  
President

Robert M. James  
Secretary

I hereby certify that this copy is a true and exact duplicate of the original plat.

Clifford B. Shaw  
Clifford B. Shaw, P.E. 3492



Filed for record this 16th day of December, 1975 at 4:00 O'Clock P.M., and recorded in Volume 12 of Plats on Page 53 of Records of Jackson County, Oregon.

Alan Coipman  
County Clerk

By: \_\_\_\_\_  
Deputy

- LEGEND**
- P.U.E. Public Utility Easement and underground TV
  - Initial Point, Set 2"x36" G.I. Pipe 6" Below Surface
  - 5/8x30" Iron Rod Deferred Monumentation
  - 5/8x24" Iron Rod Deferred Monumentation
  - Found Monument 5/8" Iron Rod
  - Set 5/8 x 30" Iron Rod
  - Centerline Monuments, Deferred Monumentation

**BASIS OF BEARINGS:**  
Record of Survey No. 496

6226