

ARBORWOOD UNIT NO. 1

LOCATED IN THE WEST HALF OF SECTION 31 TOWNSHIP 37 SOUTH, RANGE 1 WEST
AND THE EAST HALF OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That B & J Development Company, a California Limited Partnership, 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, parallel, and adjoining the South line of Stewart Avenue shown as Parcel A and also grant to the City of Medford in fee simple those areas designated as street plugs. Said subdivision being subject to public utility easements shown hereon, and do designate said subdivision as ARBORWOOD UNIT NO. 1.
IN WITNESS WHEREOF, B & J Development Company, a California Limited Partnership of which Beim & James is its general partner, has caused these presents to be signed by a general partner of Beim & James on this 29th day of June, 1977.

John K. James
John K. James
General Partner of Beim & James

STATE OF OREGON)
County of Jackson) SS June 29 1977.

Personally appeared the above named, John K. James, a general partner of Beim & James, the general partner of B & J Development Company, and acknowledged the foregoing instrument to be their free and voluntary act and deed. Before me:

Beverly J. Marquess
Notary Public for Oregon

Beverly J. Marquess
NOTARY PUBLIC - OREGON
My Comm. Expires FEBRUARY 5, 1978

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

We certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of July 14, 1977, the above plat is hereby approved by the Medford Planning Commission.

Dated this 19th day of July, 1977.

Attest:
Robert W. Hassum
Vice - President

Richard D. Miller
Secretary

Examined and approved this 18 day of July, 1977

Dwight A. Loggins
City Engineer

Examined and approved by the Medford Irrigation District in regular session this 5th day of July, 1977.

Harold Compton
Chairman of the Board

Geneva M. Cox
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 1977 calendar year have been paid.

Examined and approved this 18th day of July, 1977.

Roy E. Stewart
Director of Assessment and Taxation

Filed for record this 27th day of July, 1977 at 2:59 O'Clock P. M., and recorded in Volume 13 of Plats on Page 12 of Records of Jackson County, Oregon.

By: *Ruby A. Poling*
Deputy

Harry Chipman
County Clerk

For Order of the County Court approving this plat see Volume _____ Page _____ of the Commissioner's Journal of Proceedings.

By: *Ruby A. Poling*
Deputy

Harry Chipman
County Clerk

STATE OF OREGON)
County of Jackson) ss

I, Robert Joseph Mills, a duly Registered Engineer of the State of Oregon, being duly sworn, depose and say that this, ARBORWOOD UNIT NO. 1 Plat correctly represents a survey made under my direction and the following is an accurate description thereof:
Beginning at a concrete monument with metal disc from which the Southwest corner of Donation Land Claim No. 44, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, bears North 49.95 feet and West, 154.85 feet; thence South 0°09'00" West, 77.84 feet; thence South 13°50'55" West, 86.51 feet; thence South 21°51'33" West 60.81 feet; thence South 0°08'30" West, 100.00 feet; thence South 46°44'08" East, 63.03 feet; thence South 32°34'37" West, 50.63 feet; thence South 19°45'00" West, 176.30 feet; thence South 0°08'30" West, 108.99 feet; thence North 89°51'30" West, 63.55 feet; thence South 0°08'30" West, 602.00 feet to the north line of Holmes Avenue; thence South 89°58'04" West (record South 89°59' West), along said north line, and the westerly extension thereof, 143.29 feet; thence South 0°09'00" West, 15.03 feet; thence South 89°59'00" West, 190.32 (record 191.43) feet to a found 3/4" iron pipe; thence North, 79.62 (record 79.7) feet; thence North 89°59'18" West (record South 89°59' West) 265.24 feet to a 3/4" iron pipe monumenting the Southeast corner of Lot 1, HOLMES PARK; thence North 0°08'30" East along the East line of said Holmes Park, 802.09 (record 801.8 feet); thence South 89°55'30" East, 470.93 (record 470.90) feet to a 3/4" iron pipe at the Southeast corner of Lot 24, said Holmes Park; thence North 0°08'19" East, 200.03 feet (record North 0°08'30" East, 200.00 feet) to a 3/4" iron pipe at the Northeast corner of said Lot 24; thence South 89°54'50" East, 89.99 feet (record South 89°55'30" East, 90.00 feet) to an iron pipe; thence East, 60.00 feet to an iron pipe; thence North 0°09'00" East, 214.98 feet to the south line of Stewart Avenue; thence North 89°59'00" East, 124.98 feet to the Initial Point of Beginning.

EXCEPTING THEREFROM: That portion lying within Oakdale Avenue as described in Ordinance No. 9329 of the City of Medford, Jackson County, Oregon.

Robert Joseph Mills
Engineer

Subscribed and sworn to before me this 29th day of June, 1977

Beverly J. Marquess
Notary Public for Oregon

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

Beverly J. Marquess
NOTARY PUBLIC - OREGON
My Commission Expires FEBRUARY 5, 1978

Robert Joseph Mills
Engineer

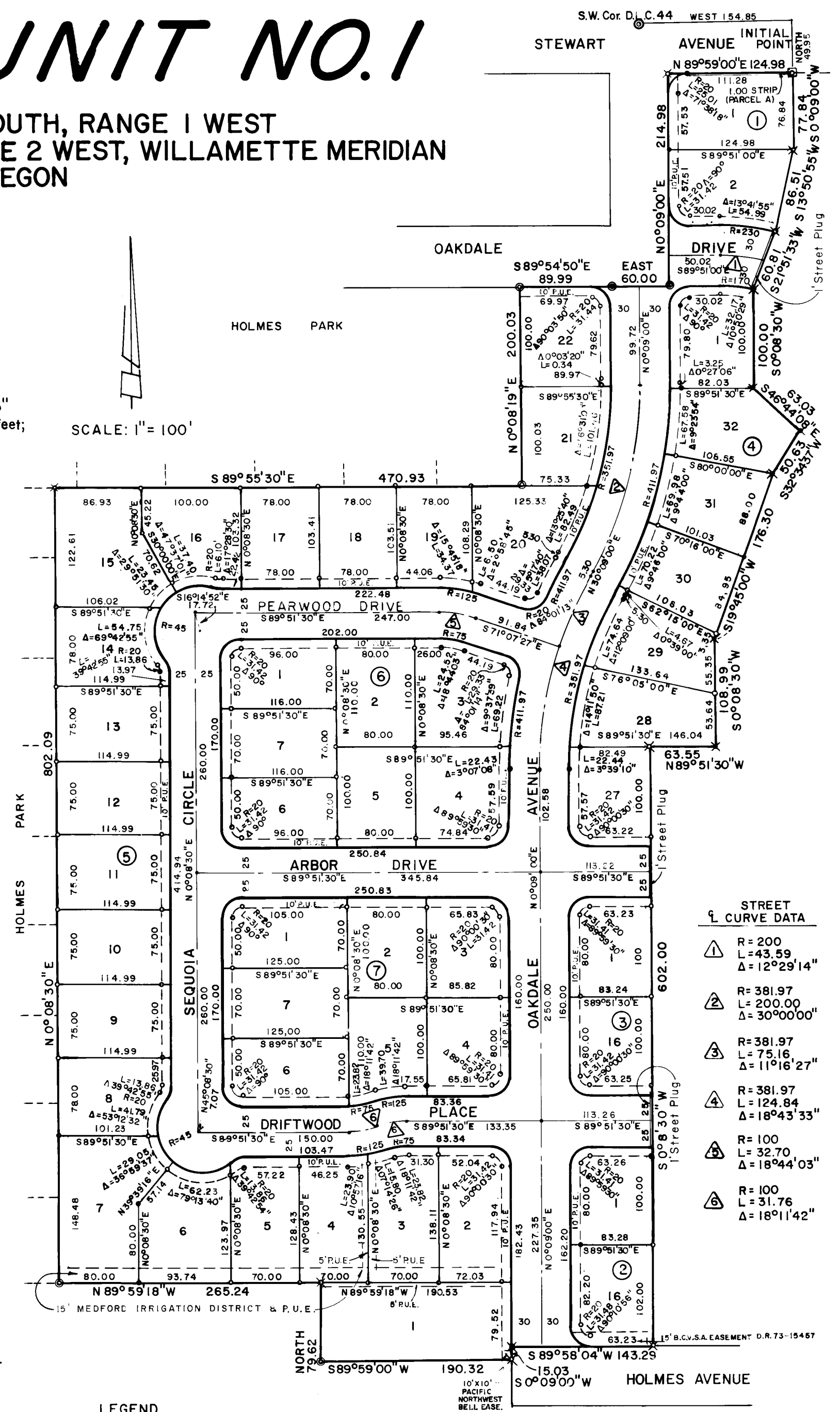
All monuments are now set or reset, see Document No. 77-19704 of Official Records.

Robert Joseph Mills
Engineer

on this 21st day of September, 1977.

(Survey No. 6940)

SCALE: 1" = 100'



LEGEND

- ⊙ Monument Found
 - x 5/8" x 30" Iron Pin Set
 - 5/8" x 30" Iron Pin, Deferred Monumentation
 - 5/8" x 24" Iron Pin, Deferred Monumentation
 - Centerline Monuments, Deferred Monumentation
 - P.U.E. Public Utility Easement and Underground T.V.
- Iron pins shown adjacent to streets are Witness Corners set ten feet from true corners

BASIS OF BEARINGS: HOLMES PARK

4869