

SELLARDS SUBDIVISION

LOCATED IN SECTION 36AC & 36DB, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we A. M. Sellards and Dell Sellards, husband and wife, 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 hereon together with all easements as shown hereon, and we hereby grant to the City of Medford in fee simple, those areas portrayed and designated as street plugs, and we do hereby designate said subdivision as SELLARDS SUBDIVISION.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of June 1977. *A.M. Sellards* *Dell Sellards*
A.M. SELLARDS DELL SELLARDS

STATE OF OREGON } SS
County of Jackson }

June 23 AD 1977

Personally appeared the above named A. M. Sellards and Dell Sellards, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Carolyn J. Adams
Notary Public for Oregon

My Commission expires the 20 day of October 1979

SURVEYOR'S CERTIFICATE

STATE OF OREGON } SS
County of Jackson }

I, Richard L. Bath, 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 a 5/8 inch iron pin monumenting the center of Donation Land Claim No. 84 in Section 36, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence, South 00° 08' 17" West along the North-South centerline of said Donation Land Claim No. 84, 163.595 feet (Record South 00° 08' 15" West 163.65 feet); thence North 89° 55' 28" West 1330.675 feet (Record North 89° 55' 30" West 1330.89 feet) to intersect the West line of said Donation Land Claim No. 84 at a brass disk monument set in concrete being the initial point of Sellards Subdivision for the true point of beginning; thence North 00° 07' 53" East along said West Donation Land Claim line 163.75 feet (Record North 00° 08' East 163.65 feet); thence South 89° 55' 04" East (Record South 89° 55' 30" East) 543.035 feet; thence North 00° 08' 17" East 213.355 feet to the Southerly right of way line of Janes Road (Public Road); thence along said Southerly right of way line South 89° 55' 04" East 0.76 feet to intersect the arc of a 33.00 foot radius curve at a point of non-tangent; thence in a Southeasterly direction along the arc of said 33.00 foot radius curve to the left and convex Southerly (the long chord to which bears South 78° 03' 29" East 60.245 feet) an arc distance of 75.905 feet to a point of reverse curve; thence along the arc of a 30.00 foot radius curve to the right and concave Southeasterly (the long chord to which bears North 63° 03' 53" East 27.255 feet) an arc distance of 28.295 feet to a point of tangent; thence South 89° 55' 04" East 306.16 feet; thence leaving said right of way line South 00° 08' 17" West 137.00 feet; thence South 89° 55' 04" East 245.585 feet; thence South 00° 05' 42" East 88.00 feet; thence South 81° 33' 45" East 128.42 feet to intersect the Westerly right of way line of Peach Street (Public Road); thence South 00° 05' 42" East along said right of way line being 30.00 feet Westerly of, when measured at right angles to, the centerline of said Peach Street, 133.295 feet; thence leaving said right of way line North 89° 55' 28" West (Record North 89° 55' 30" West) 1306.735 feet to the true point of beginning.

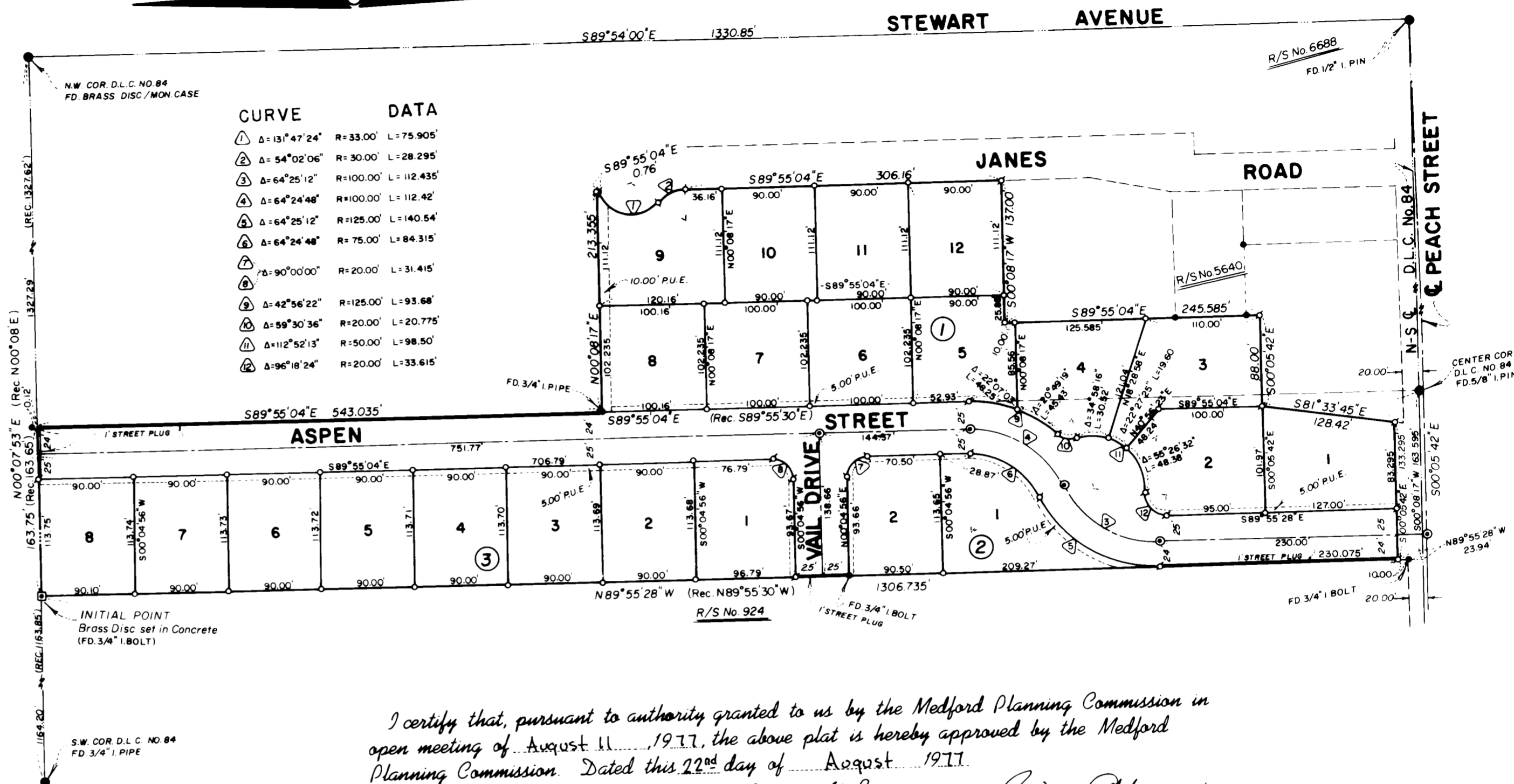
Subscribed and sworn to before me this 23 day of June 1977

Carolyn J. Adams
Notary Public for Oregon

My Commission expires the 20 day of October 1979

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
RICHARD L. BATH
No. 1049

JACKSON COUNTY RECEIVED AUG 25 1977 SURVEYOR



I certify that, pursuant to authority granted to us by the Medford Planning Commission in open meeting of August 11, 1977, the above plat is hereby approved by the Medford Planning Commission. Dated this 22nd day of August 1977.

Walter H. Kacem *Richard Phelan*
Vice President Secretary

Examined and approved by the Directors of Medford Irrigation District in regular session this 22nd day of August 1977.

Harold Empton *Gemma M. Cox*
President Secretary

Examined and approved this 22 day of Aug 1977

Don Walk
City Engineer

Examined and approved this 16th day of August 1977

By *David W. Hill* *Ray E. Stewart*
Deputy County Assessor

All taxes paid in full to date this the 16th day of August 1977

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

By *Pauline E. McCrack* *Harry Chipman*
Deputy County Clerk

Filed for record this the 24th day of August 1977 at 4:17 P.M. and recorded in Volume 13 of Plats at page 14 of Records of Jackson County, Oregon.

Pauline E. McCrack *Harry Chipman*
Deputy County Clerk

I hereby certify that this plat is an exact photocopy of the original.
Richard L. Bath
Surveyor

HOFFBUHR SURVEYING, INC. MEDFORD, OREGON
SCALE: 1"=100' JUNE 23, 1977
BASIS OF BEARING R/S 6688

- o = SET 5/8" x 24" IRON REINF PIN
 - o = SET 5/8" x 30" IRON REINF PIN
 - = FD. 5/8" IRON PIN
 - o = SET BRASS DISC IN MONUMENT CASE
- P.U.E. = AN EASEMENT FOR PUBLIC UTILITIES, CABLE TELEVISION, and IRRIGATION