

SUN OAKS, PHASES 3 AND 4

A PLANNED UNIT DEVELOPMENT SUBDIVISION IN THE CITY OF MEDFORD
LOCATED IN THE N.E. 1/4 OF SECTION 32 AND D.L.C. NO. 51, T.37S., R.1W., W.M.
JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF JACKSON

I, MARK E. BOYDEN, a duly registered professional land surveyor of the State of Oregon, being duly sworn, do hereby certify that the tract of land hereon shown has been correctly surveyed and marked with the proper monuments as provided by law, and that the following is an accurate description of its boundary lines:

Commencing at the East-Southeast corner of Donation Land Claim No. 51, Township 37 South, Range 1 West of the Willamette Meridian, in Jackson County, Oregon; thence along the South boundary of said Claim, North 89° 51' 40" West (Record = North 89° 52' 40" West), 784.99 feet to an 8 inch diameter concrete monument found with bronze disk set 6 inches below the ground surface for the initial point of SUN OAKS, PHASE 2 (Recorded) for the initial point of beginning; thence continue along said Claim boundary, North 89° 51' 40" West, 421.02 feet to a 1 1/2 inch galvanized iron pipe found set in concrete for the ell corner to said Claim No. 51; thence North 89° 57' 20" West, 359.646 feet (Record = North 89° 58' 30" West, 359.67 feet); thence North 0° 00' 50" West, 821.978 feet (Record = North, 822.00 feet); thence South 89° 59' East, 37.593 feet (Record = East, 37.09 feet); thence 244.22 feet on the arc of a 606.62-foot radius curve left (the long chord bears North 78° 29' East, 242.57 feet); thence North 66° 57' East (Record = North 66° 56' East), 31.14 feet; thence 449.71 feet on the arc of a 602.96-foot radius curve right (the long chord bears North 88° 19' East, 439.36 feet); thence South 70° 19' East (Record = South 70° 20' East), 39.011 feet to a found 3/4" iron pin set for the Northwest corner of said SUN OAKS, PHASE 2, thence South 0° 04' East, 883.657 feet to the initial point of beginning.

Mark E. Boyden
SURVEYOR

Subscribed and sworn to before me this 11th day of June, 19 77.

Jerry R. Swanson
JERRY R. SWANSON
Notary Public - Oregon
MY COMMISSION EXPIRES 7-2-79

Jerry R. Swanson
NOTARY PUBLIC FOR THE STATE OF OREGON

My commission expires the 8th day of July, 19 79.

DECLARATION

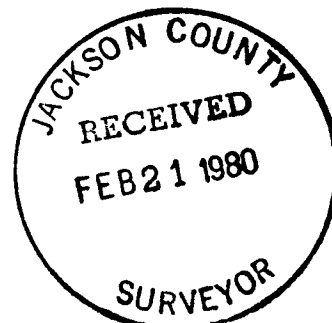
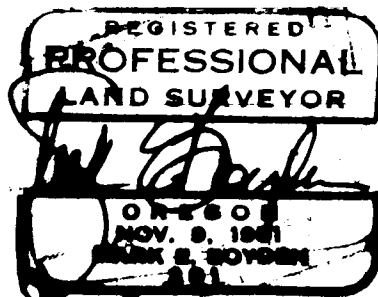
KNOW ALL MEN BY THESE PRESENTS that SUN OAKS SUBDIVISION DEVELOPMENT COMPANY, a joint venture comprised of R-M-R ASSOCIATES, INC., an Oregon corporation, and SUN OAKS PARTNERSHIP, LTD., a Washington Limited Partnership, do hereby make, establish, and declare the attached map to be a true and correct map of the land owned and laid out by them as "SUN OAKS, PHASES 3 AND 4", a planned unit development subdivision, said land being more particularly described in the surveyor's certificate above.

We also dedicate to the public for public use, the public utility easements as indicated hereon.

SUN OAKS SUBDIVISION DEVELOPMENT COMPANY, by

R-M-R ASSOCIATES, INC. *Robert C. Robertson*
PRESIDENT

SUN OAKS PARTNERSHIP, LTD.
a Washington Limited Partnership *Robert E. Rose*



I hereby certify this is a true copy of page 2 of the original plat.

Mark E. Boyden
SURVEYOR

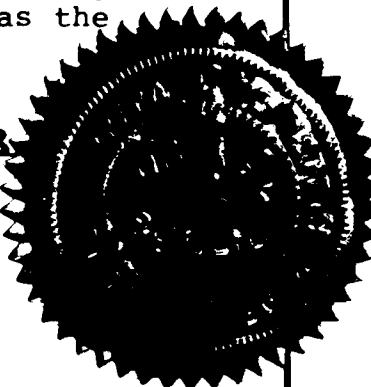
ACKNOWLEDGMENTS

STATE OF OREGON SS
COUNTY OF JACKSON

This certifies that on this 11 day of June, 1977, before me, a notary public in and for said State and County, personally appeared ROBERT C. ROBERTSON, who first being duly sworn did say that he is the President of R-M-R ASSOCIATES, INC., and that his signature affixed to the foregoing instrument by authority of its Board of Directors was the free act and deed of said corporation.

Robert C. Robertson
NOTARY PUBLIC for the STATE of OREGON

My commission expires 4-20-1983



STATE OF WASHINGTON SS
COUNTY OF KING

This certifies that on this 18 day of June, 1979, before me, a notary public in and for said State and County, personally appeared ROBERT E. ROSE, who first being duly sworn did say that he the said ROBERT E. ROSE is the President of 205 COLUMBIA CORPORATION, the managing general partner of SUN OAKS PARTNERSHIP, LTD., and that his signature by authority of its Board of Directors was the free act and deed of said corporation.

Christine Lott
NOTARY PUBLIC for the STATE of WASHINGTON

My commission expires 2-10-82



APPROVALS

Examined and approved this 8th day of November, 1979.

Donald C. Walker
CITY ENGINEER

We certify pursuant to authority granted to us by the Medford Planning Commission in open meeting of _____, 19____ the above plat is hereby approved by the Medford Planning Commission.

Date Nov 8, 1979 *James E. Stanlund*
PRESIDENT

James M. Eisenhard
SECRETARY

I hereby certify that all Ad Valorem taxes and all special assessments, fees and other charges required by law which will become a lien during the 1979 calendar year have been paid.

Date 2-1-80

Ray Stewart
DIRECTOR of ASSESSMENT and TAXATION
Note: The above approval is valid for this calendar year only - 1980.

Filed for record this the 21 day of February, 1980, at 2:18 o'clock P.M. and recorded in Volume 14 of Plats at Page 16 of Records of Jackson County, Oregon.

By *Betty Key*
DEPUTY

Waldene Terry
COUNTY CLERK

For order of the Board of County Commissioners approving this Plat see Volume _____, Page _____ of the County Commissioners' Journal of Proceedings.

By *Betty Key*
DEPUTY

Waldene Terry
COUNTY CLERK

18240

Survey No. 8240

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

FOR: Sun Oaks Subdivision Development Company
c/o 205 Columbia Corporation
205 Columbia Street
Seattle, Washington

PURPOSE: To verify and establish the outside boundary corners and some additional lot corner positions as shown on the Official Plat of SUN OAKS, PHASES 3 and 4, in the Northeast Quarter of Section 32, Township 37 South, Range 1 West of the Willamette Meridian in Medford, Oregon.

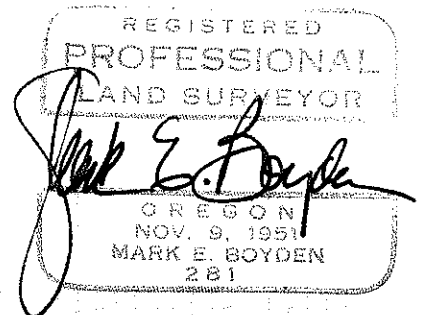
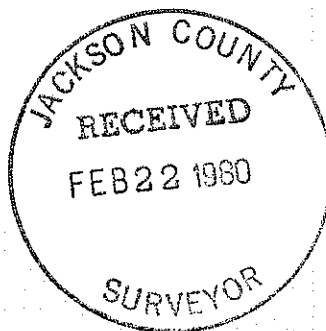
PROCEDURE: From previous controls found set on SUN OAKS, PHASE I (Recorded) and SUN OAKS, PHASE 2, (Recorded) monumented the positions as shown on the Official Record Plat. Established the West property boundary from Deed calls referred to in Volume 305, Page 492 of the Deed Records of Jackson County, Oregon.

Basis of Bearings: Mont Crest Subdivision, Unit No. 1

Surveyed under the direction of:

Mark E. Boyden
26 Laurel Street
Medford, Oregon

February 22, 1980



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LOCATED IN THE N.E. 1/4 OF SECTION 32 AND D.L.C. No. 51, T. 37S., R. 1W., W.M., JACKSON COUNTY, OREGON

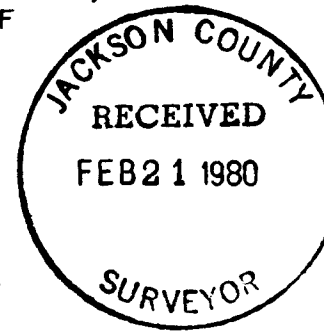
POST MONUMENTATION CERTIFICATE

ALL MONUMENTS WILL BE SET ON OR BEFORE OCTOBER 23, 1980.
ALL MONUMENTS ARE NOW SET ON THIS 23RD DAY OF OCTOBER 1980. SEE DOCUMENT NO. 80-71589 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYED BY:

MARK E. BOYDEN, R.P.L.S. No. 281
26 LAUREL STREET
MEDFORD, OREGON

Mark E. Boyden
SURVEYOR
8560



Mark E. Boyden
SURVEYOR

LEGEND

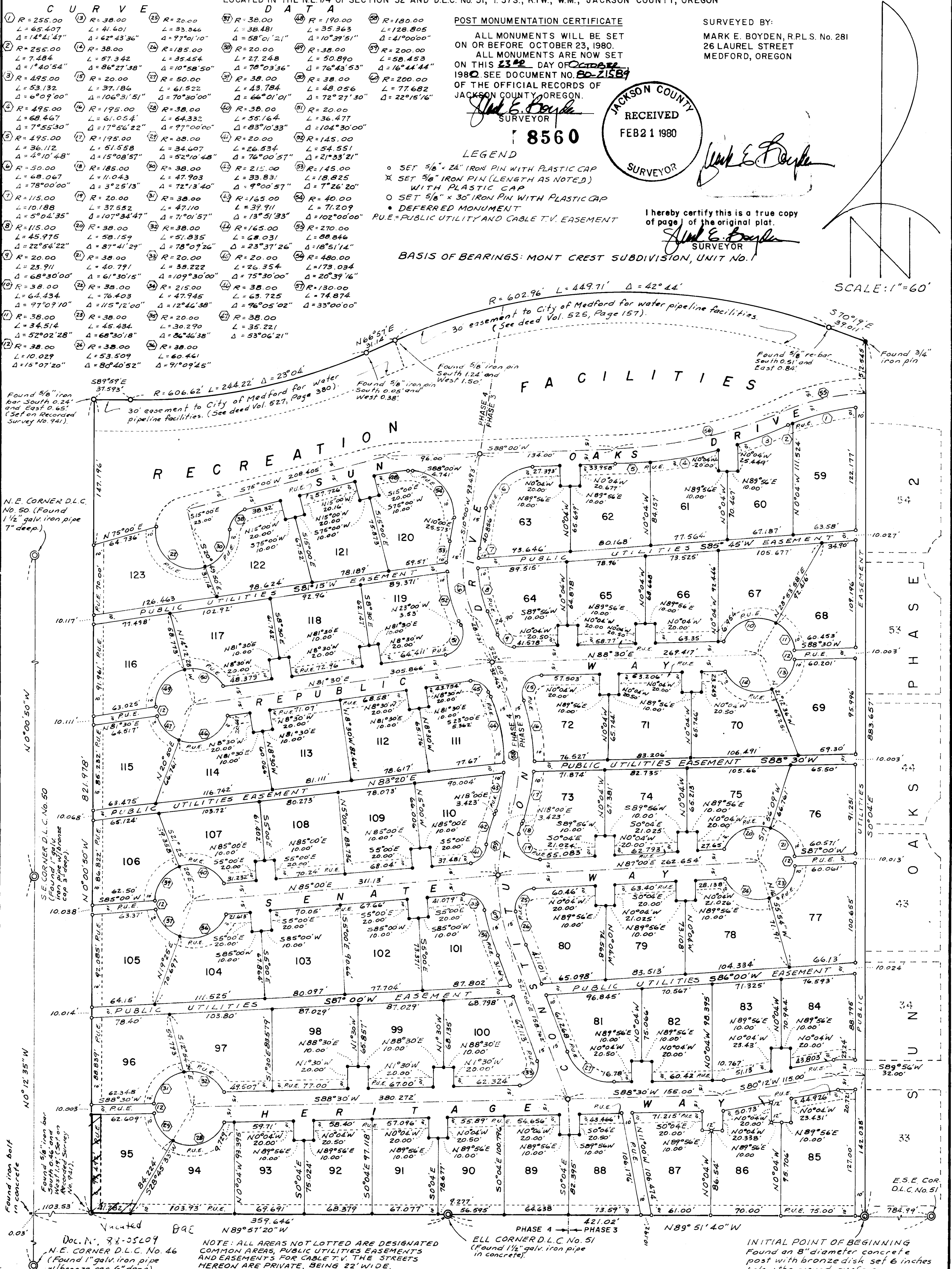
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP
- ✕ SET 3/8" IRON PIN (LENGTH AS NOTED) WITH PLASTIC CAP
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP
- DEFERRED MONUMENT
- P.U.E. = PUBLIC UTILITY AND CABLE T.V. EASEMENT

I hereby certify this is a true copy of page of the original plat.

Mark E. Boyden
SURVEYOR

BASIS OF BEARINGS: MONT CREST SUBDIVISION, UNIT NO. 1

SCALE: 1" = 60'



CURVE DATA

① R=255.00 L=65.407 Δ=14°41'47"	⑬ R=38.00 L=41.601 Δ=62°43'36"	⑲ R=20.00 L=33.346 Δ=97°01'10"	⑳ R=38.00 L=38.481 Δ=58°01'21"	㉑ R=190.00 L=35.363 Δ=10°39'51"	㉒ R=180.00 L=128.805 Δ=41°00'00"
② R=255.00 L=7.484 Δ=1°40'54"	⑭ R=38.00 L=57.342 Δ=86°27'38"	⑳ R=185.00 L=35.454 Δ=10°58'50"	㉓ R=20.00 L=27.248 Δ=78°03'36"	㉔ R=38.00 L=50.890 Δ=76°43'53"	㉕ R=200.00 L=58.453 Δ=16°44'44"
③ R=495.00 L=53.132 Δ=6°09'00"	⑮ R=20.00 L=37.186 Δ=106°31'51"	㉖ R=50.00 L=61.522 Δ=70°30'00"	㉔ R=38.00 L=43.784 Δ=66°01'01"	㉕ R=38.00 L=48.056 Δ=72°27'30"	㉖ R=200.00 L=77.682 Δ=22°15'16"
④ R=495.00 L=68.467 Δ=7°55'30"	⑯ R=195.00 L=61.054 Δ=17°56'22"	㉗ R=38.00 L=64.332 Δ=97°00'00"	㉕ R=38.00 L=55.164 Δ=83°10'33"	㉖ R=20.00 L=36.477 Δ=104°30'00"	
⑤ R=495.00 L=36.112 Δ=4°10'48"	⑰ R=195.00 L=51.558 Δ=15°08'57"	㉘ R=38.00 L=34.607 Δ=52°10'48"	㉖ R=20.00 L=26.534 Δ=76°00'57"	㉗ R=145.00 L=54.551 Δ=21°33'21"	
⑥ R=50.00 L=68.067 Δ=78°00'00"	⑱ R=185.00 L=11.043 Δ=2°25'13"	㉙ R=38.00 L=47.903 Δ=72°13'40"	㉗ R=215.00 L=33.831 Δ=9°00'57"	㉘ R=145.00 L=18.825 Δ=7°26'20"	
⑦ R=115.00 L=10.188 Δ=5°04'35"	⑳ R=20.00 L=37.552 Δ=107°34'47"	㉚ R=38.00 L=47.110 Δ=71°01'57"	㉘ R=165.00 L=39.911 Δ=13°51'33"	㉙ R=40.00 L=71.209 Δ=102°00'00"	
⑧ R=115.00 L=45.975 Δ=22°54'22"	㉑ R=38.00 L=40.791 Δ=68°30'00"	㉛ R=38.00 L=40.791 Δ=61°30'15"	㉙ R=165.00 L=51.835 Δ=78°09'26"	㉚ R=270.00 L=68.031 Δ=23°37'26"	㉛ R=180.00 L=88.846 Δ=18°51'14"
⑨ R=20.00 L=23.911 Δ=68°30'00"	㉒ R=38.00 L=40.791 Δ=61°30'15"	㉜ R=20.00 L=38.222 Δ=109°30'00"	㉚ R=20.00 L=26.354 Δ=75°30'00"	㉛ R=270.00 L=173.034 Δ=20°39'16"	
⑩ R=38.00 L=64.434 Δ=97°09'10"	㉓ R=38.00 L=76.403 Δ=115°12'00"	㉝ R=215.00 L=47.945 Δ=12°46'38"	㉛ R=38.00 L=63.725 Δ=76°05'02"	㉜ R=130.00 L=74.874 Δ=33°00'00"	
⑪ R=38.00 L=34.514 Δ=52°02'28"	㉔ R=38.00 L=45.434 Δ=68°30'18"	㉞ R=20.00 L=30.290 Δ=86°46'38"	㉜ R=38.00 L=35.221 Δ=53°06'21"		
⑫ R=38.00 L=10.029 Δ=15°07'20"	㉕ R=38.00 L=53.509 Δ=80°40'52"	㉟ R=30.00 L=60.441 Δ=91°09'45"			

Doc. No. 88-05209
N.E. CORNER D.L.C. No. 46
(Found 1" galv. iron pipe w/bronze cap 6" deep)

NOTE: ALL AREAS NOT LOTTED ARE DESIGNATED COMMON AREAS, PUBLIC UTILITIES EASEMENTS AND EASEMENTS FOR CABLE T.V. THE STREETS HEREON ARE PRIVATE, BEING 22' WIDE.

ELL CORNER D.L.C. No. 51
(Found 1 1/2" galv. iron pipe in concrete)

INITIAL POINT OF BEGINNING
Found an 8" diameter concrete post with bronze disk set 6 inches below the ground surface.

8240
8R/70

8240