

MEDICAL OFFICE PARK

UNIT NO. 2

LOCATED IN
S.W. 1/4 OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.
CITY OF MEDFORD JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, John A. and Helen Hoffbuhr, husband and wife, are the owners of a fee simple estate in the lands herein described and that we have subdivided the same into lots and streets as shown hereon, and the number and the size of the lots and 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 easements as shown hereon, and we do hereby designate said subdivision as MEDICAL OFFICE PARK SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, we have herunto set our hands and seals this 4th day of February, 1980

STATE OF OREGON } ss
County of Jackson

John A. Hoffbuhr
JOHN A. HOFFBUHR
Helen C. Hoffbuhr
HELEN C. HOFFBUHR

Before me:
Carolyn Fadness
Notary Public for Oregon

My Commission expires the 20th day of October 1983

Carolyn Fadness
CAROLYN FADNESS
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 10-20-83

STATE OF OREGON } ss
County of Jackson

SURVEYOR'S CERTIFICATE

I, Dennis N. Hoffbuhr, 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass disc set in concrete being the initial point of Medical Office Park Subdivision, Unit No. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the South line of said subdivision South 89° 54' 46" West 150.04 feet to intersect the East right of way line of Murphy Road; thence along said East right of way line North 00° 04' 30" West 328.98 feet to the initial point of beginning; thence continuing along said East right of way line North 00° 04' 30" West 188.32 feet to intersect the South line of Block 2 of Lazy Creek Estates Subdivision, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along said South line South 89° 51' 53" East 100.00 feet; thence continuing along said South line South 40° 35' 36" East 70.27 feet to intersect the Northwest right of way line of Lazy Creek Drive at a point on curve; thence along the arc of a 130.00 foot radius curve concave to the Southeast an arc distance of 112.27 feet (the long chord to which bears South 24° 39' 57" West 108.81 feet) to a point of tangency; thence along the Easterly right of way line of said Lazy Creek Drive South 00° 04' 30" East 35.71 feet to a point of curve; thence along the arc of a 20 foot radius curve concave to the Northwest an arc distance of 1.89 feet (the long chord to which bears South 02° 38' 18" West 1.89 feet) to intersect the Northerly line of Medical Office Park Subdivision, Unit No. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, at a point on curve; thence along said Northerly line the following courses: along the arc of a 20.00 foot radius curve concave to the Northwest an arc distance of 29.52 feet (the long chord to which bears South 47° 38' 19" West 26.91 feet) to a point of tangency, South 89° 55' 30" West 60.11 feet to a point of curve, along the arc of a 20 foot radius curve concave to the Northeast an arc distance of 29.50 feet (the long chord to which bears North 47° 49' 46" West 26.89 feet) to a point on curve; thence leaving said Northerly line along the arc of a 20.00 foot radius curve concave to the Northeast an arc distance of 1.92 feet (the long chord to which bears North 02° 49' 47" West 1.92 feet) to a point of tangency, said point being on the East right of way line of Murphy Road; thence along said East right of way line North 00° 04' 30" West 188.32 feet to the initial point of beginning.

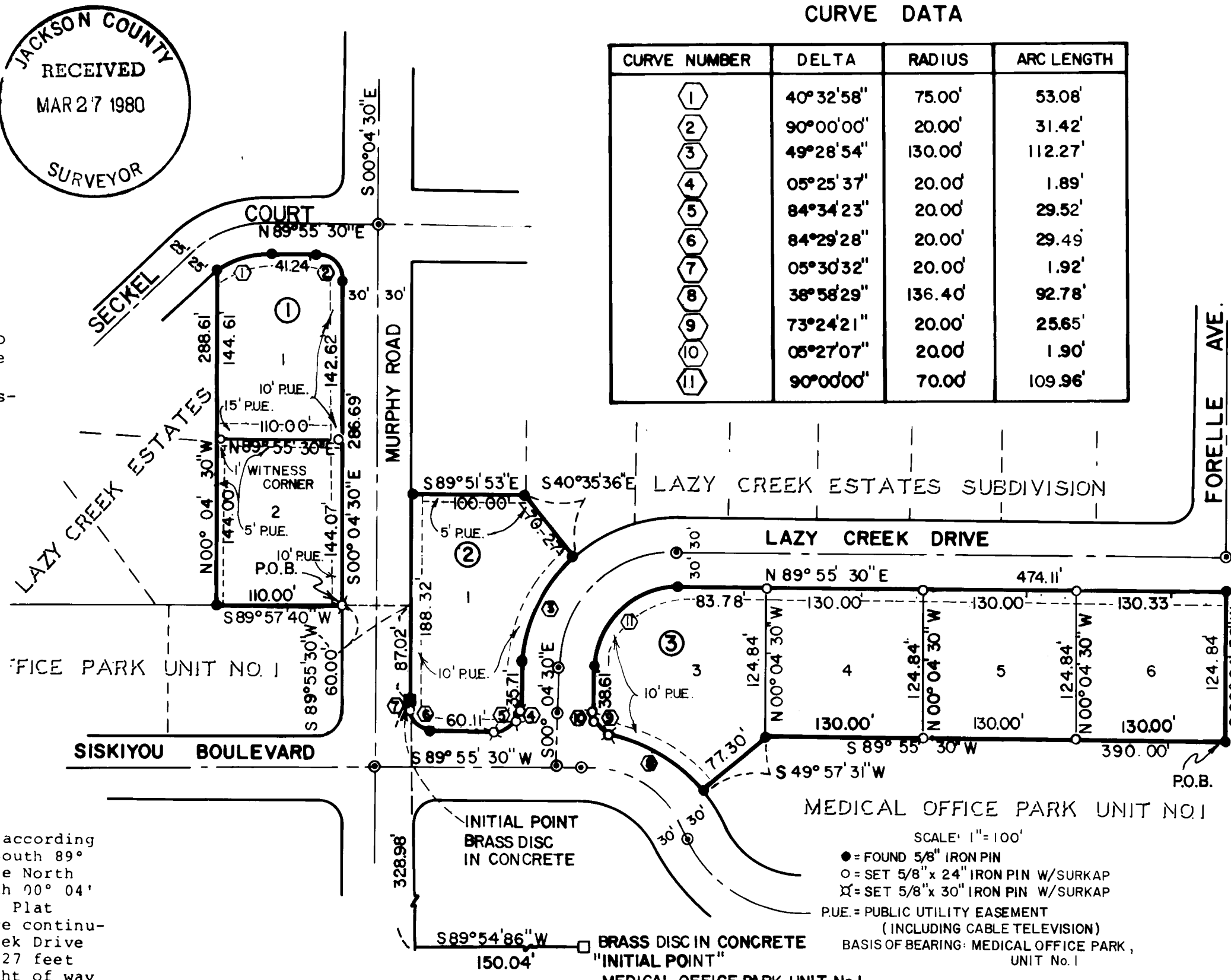
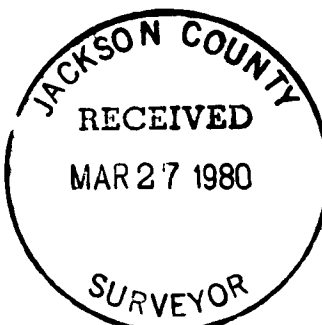
TOGETHER WITH: Commencing at a brass disc set in concrete being the initial point of Medical Office Park Subdivision, Unit No. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the South line of said Medical Office Park Subdivision, Unit No. 1, North 89° 54' 46" East 553.03 feet to the Southeast corner of said subdivision; thence along the East line of said subdivision North 00° 04' 36" East 309.7 feet to the point of beginning; thence along the North line of said Medical Office Park Subdivision, Unit No. 1, the following courses: South 89° 55' 30" West 390.00 feet, South 49° 57' 31" West 77.30 feet to intersect the Northerly right of way line of Siskiyou Boulevard at a point on curve, along the arc of a 136.40 foot radius curve concave to the Southwest an arc distance of 92.78 feet (the long chord to which bears North 59° 31' 43" West 91.00 feet) to a point of reverse curve, along the arc of a 20.00 foot radius curve concave to the Northeast an arc distance of 25.65 feet (the long chord to which bears North 42° 16' 18" West 23.93 feet) to intersect the South line of said Lazy Creek Estates Subdivision at a point on curve; thence along said Lazy Creek Estates Subdivision boundary the following courses: along the arc of a 20.00 foot radius curve concave to the Northeast an arc distance of 1.90 feet (the long chord to which bears North 02° 48' 04" West 1.90 feet) to a point of tangency, North 00° 04' 30" West 38.61 feet to a point of curve, along the arc of a 70.00 foot radius curve concave to the Southeast an arc distance of 109.96 feet (the long chord to which bears North 44° 55' 30" East 99.00 feet) to a point of tangency, North 89° 55' 30" East 474.11 feet to the most Easterly Southeast corner of said Lazy Creek Estates Subdivision; thence leaving the South line of said subdivision South 00° 04' 36" West 124.84 feet to the point of beginning.

TOGETHER WITH: Commencing at a brass disc set in concrete being the initial point of Medical Office Park Subdivision, Unit No. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the South line of said subdivision South 89° 54' 46" West 150.04 feet to intersect the East right of way line of Murphy Road at the Southwest corner of Block 4 of said Medical Office Park Subdivision, Unit No. 1; thence along said East right of way line North 00° 04' 30" West 416.00 feet; thence leaving said East right of way line South 89° 55' 30" West 60.00 feet to the point of beginning, said point being the Northeast corner of Block 1 of Medical Office Park Subdivision, Unit No. 1; thence along the North line of said Block 1, South 89° 57' 40" West 110.00 feet to the Southeast corner of Block 1 of Lazy Creek Estates Subdivision, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the West line of said Block 1, North 00° 04' 30" West 288.61 feet to a point on curve being the Northeast corner of Lot 1, Block 1 of said Lazy Creek Estates Subdivision, said point also being on the Southerly right of way line of Seckel Court; thence along said Southerly right of way line the following courses: along the arc of a 75.00 foot radius curve concave to the Southeast an arc distance of 53.08 feet (the long chord to which bears North 69° 39' 01" East 51.98 feet) to a point of tangency, North 89° 55' 30" East 41.24 feet to a point of curve, along the arc of a 20.00 foot radius curve concave to the Southwest an arc distance of 31.42 feet (the long chord to which bears South 45° 04' 30" East 28.28 feet) to a point of tangency, said point being on the West right of way line of Murphy Road; thence along said West right of way line South 00° 04' 30" East 286.69 feet to the point of beginning.

Subscribed and sworn to before me this 4th day of Feb. 1980

Carolyn Fadness
CAROLYN FADNESS
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 10-20-83

Dennis N. Hoffbuhr
Dennis N. Hoffbuhr
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MAY 14, 1978
DENNIS N. HOFFBUHR
1640



CURVE NUMBER	DELTA	RADIUS	ARC LENGTH
1	40° 32' 58"	75.00'	53.08'
2	90° 00' 00"	20.00'	31.42'
3	49° 28' 54"	130.00'	112.27'
4	05° 25' 37"	20.00'	1.89'
5	84° 34' 23"	20.00'	29.52'
6	84° 29' 28"	20.00'	29.49'
7	05° 30' 32"	20.00'	1.92'
8	38° 58' 29"	136.40'	92.78'
9	73° 24' 21"	20.00'	25.65'
10	05° 27' 07"	20.00'	1.90'
11	90° 00' 00"	70.00'	109.96'

I certify that, pursuant to authority granted to us by the Medford Planning Commission in open meeting of MARCH 13, 1980 the above plat is hereby approved by the Medford Planning Commission Dated this 14th day of MARCH, 1980

Bob Johnson
President

James Eisenhard
Secretary

Examined and approved by the Medford Irrigation District in regular session this 5th day of February 1980

Alfred Conpton
President

Carolyn Eimer
Secretary

Examined and approved this 13th day of March 1980

Dennis Hoffbuhr
City Surveyor

W.C. Walker
City Engineer

Examined and approved this 22nd day of March 1980

Ray Stewart
Director of Assessment and Taxation

NOTE: The above approval is valid for this calendar year only - 1980.

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

Waldene Terry
County Clerk
Betty Kay
Deputy

Filed for record this the 27 day of March 1980 at 10:59 O'clock and recorded in Volume 14 of Plats at page 21 of Records of Jackson County.

I certify this plat to be an exact photocopy of the original.

Waldene Terry
County Clerk
Betty Kay
Deputy

SURVEY NO. 8318

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Jack A. Hoffbuhr
2726 Eastside Road
Jacksonville, Oregon 97530

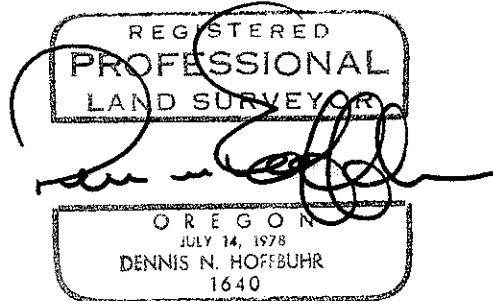
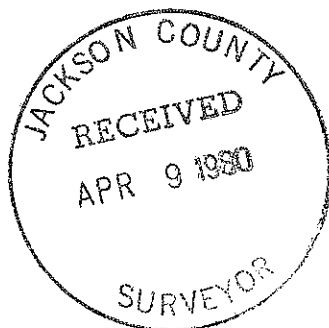
LOCATION: Southwest one-quarter (1/4), Section 28,
Township 37 South, Range 1 West, Willamette
Meridian, Jackson County, Oregon

PURPOSE: To survey and monument Medical Office Park
Subdivision, Unit No. 2

PROCEDURE: Utilizing control previously established by this
office for Medical Office Park Subdivision, Unit No. 1, Medical
Office Park Subdivision, Unit No. 2 was surveyed in accordance with
the attached plat.

Basis of Bearing--Medical Office Park Subdivision, Unit No. 1

April 9, 1980



Dennis N. Hoffbuhr
Hoffbuhr Surveying, Inc.
219 North Oakdale
Medford, Oregon 97501