

CORONA TERRACE

LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Beim & James Properties, 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. Said subdivision being subject to public utility and other easements shown hereon, and do designate said subdivision as CORONA TERRACE.

IN WITNESS WHEREOF, Beim & James Properties, a California Limited Partnership of which John K. James is a general partner, has caused these presents to be signed by a general partner of Beim & James Properties on this 17 day of JUNE, 1980.

John K. James
John K. James

STATE OF OREGON)
County of Jackson) SS. JUNE 17 1980
General Partner of Beim & James Properties

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

Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
MAY 3, 1984

We certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of October 23, 1980, the above plat is hereby approved by the Medford Planning Commission.

Dated this 23 day of October, 1980.

Attest:

Robert Johnson
President

Wanda J. Hill
Secretary

Examined and approved this 17th day of September, 1980.

Clayton Malaga
City Surveyor

Donald C. Walker
City Engineer

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 1980 calendar year have been paid.

Examined and approved this 8th day of September, 1980.

Ray E. Stewart by Wanda J. Hill
Director of Assessment and Taxation

Filed for record this 29 day of October, 1980 at 3:03 O'Clock P.M., and recorded in Volume 14 of Plats on Page 43 of Records of Jackson County, Oregon.

By: *Betty Kay*
Deputy

Waldine Terry
County Clerk

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

By: *Betty Kay*
Deputy

Waldine Terry
County Clerk

POST MONUMENTATION CERTIFICATE:

All monuments will be set on or before the 1st day of November 1981.

All monuments are now set, on this 5th day of December 1980. See Document No. 80-24937 of the Official Records of Jackson County, Oregon.

8626

Robert Joseph Milts
Surveyor

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson)

I, Robert Joseph Milts, a duly registered Surveyor of the State of Oregon, being first duly sworn, depose and say that this, CORONA TERRACE plat correctly represents a survey made under my direction and the following is an accurate description thereof:

Commencing at a Brass Disc set in concrete at the Southeast corner of Donation Land Claim No. 39, Section 18, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 89° 54' 40" West (Record West), along the South line of said claim, 30.00 feet to a Brass Disc set in concrete which is the Initial Point of Beginning, said point being the Initial Point of Ekholm Village Unit No. 1, now of record; thence North 89° 54' 40" West (Record West), along the South line of said claim, 585.10 feet to a 5/8-inch re-bar on the Southerly prolongation of the West line of Block I of the Happy Homes Subdivision, now of record; thence along said prolonged line North 0° 01' 40" East (plat record North 0° 01' 46" East) a distance of 891.52 feet to a 5/8-inch re-bar at the Southwest corner of said Happy Homes Subdivision; thence along the South line of said Happy Homes Subdivision, South 89° 58' 40" East (plat record East) 321.08 feet; thence South 0° 01' 40" West (Record South 0° 03' East) 184.45 feet to a 5/8-inch iron rod; thence South 89° 58' 30" East (Record North 89° 56' 40" East) 154.36 feet to the Northwest corner of Lot 1, Block I of said Ekholm Village Unit No. 1; thence along the West line of said Block I, South 0° 03' 30" West, 419.76 feet (plat record S 0° 02' 30" West, 420.00 feet) to a 5/8-inch iron rod at the Southwest corner of Lot 6 of said Block I; thence along the South line of said Lot 6, South 89° 55' 30" East (Record South 89° 56' East) 109.55 feet to the Westerly line of Corona Avenue; thence along said Westerly line, South 0° 02' 20" East, 287.88 feet (plat record South 0° 02' 50" West, 286.86 feet) to the Initial Point of Beginning.

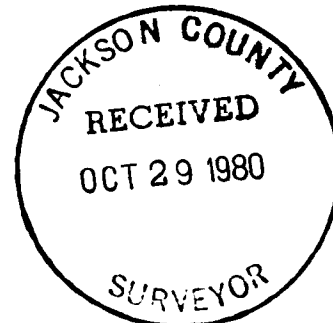
Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
COMMISSION EXPIRES MAY 3, 1984

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert Joseph Milts
OREGON
SEPTEMBER 21, 1977
ROBERT JOSEPH MILTS
No. 1270

Subscribed and sworn to before me this 22nd day of MAY, 1980.

I hereby certify that this is an exact copy of the original

Robert Joseph Milts



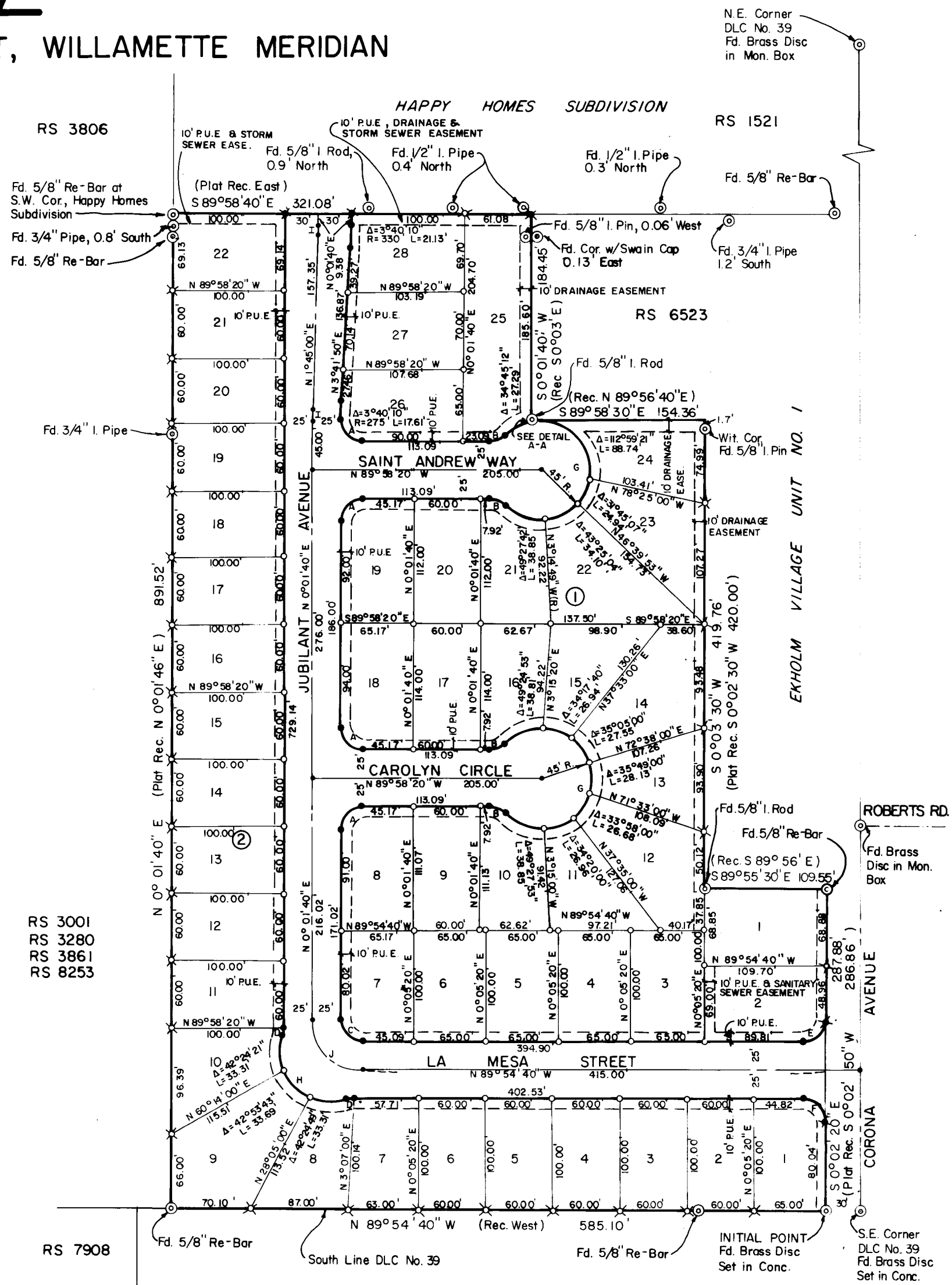
CURVE DATA

A	Δ = 90° 00' 00"	R = 20'	L = 31.42'
B	Δ = 46° 11' 13"	R = 20'	L = 16.12'
C	Δ = 89° 56' 20"	R = 20'	L = 31.39'
D	Δ = 18° 53' 16"	R = 20'	L = 6.59'
E	Δ = 90° 07' 40"	R = 20'	L = 31.46'
F	Δ = 89° 52' 20"	R = 20'	L = 31.37'
G	Δ = 272° 22' 26"	R = 45'	L = 213.92'
H	Δ = 127° 42' 53"	R = 45'	L = 100.31'
I	Δ = 1° 43' 20"	R = 300'	L = 9.02'
J	Δ = 89° 56' 20"	R = 45'	L = 70.64'

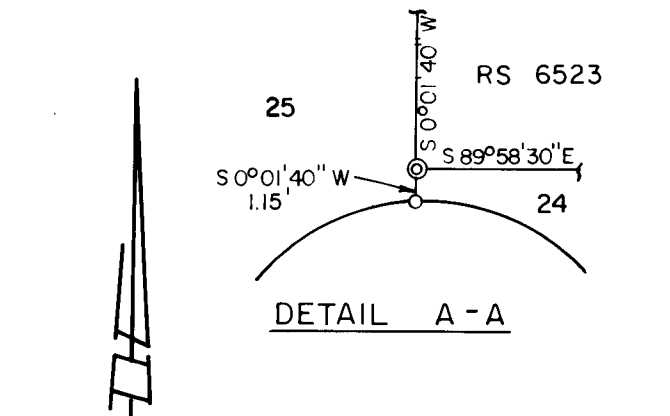
Rogue River Valley Irrigation District, in regular session has examined and approved this plat on this 4th day of June, 1980.

Otto Bohmert
President

St. J. Penelle
Secretary



LEGEND
⊙ Monument Found
✕ 5/8" x 30" Iron Pin Set
● 5/8" x 30" Iron Pin, Deferred Monumentation
○ 5/8" x 24" Iron Pin, Deferred Monumentation
✕ 5/8" x 24" Iron Pin Set
— Street Monumentation, Brass Disc Set in Concrete, Deferred.
P.U.E. Public Utility Easement for Telephone, Electric Power, Gas, Television, and Domestic Water.
BASIS OF BEARINGS: RS B253



SCALE: 1" = 100'

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: CORONA TERRACE SUBDIVISION
Beim & James Properties
3000 Sand Hill Road
Bldg. 4, #140
Menlo Park, California 94025

LOCATION: West half of Section 18, Township 37 South, Range 1 West
Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To divide the client's land into lots and blocks for a
subdivision.

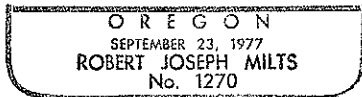
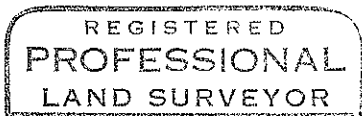
PROCEDURE: The West, South and East boundaries of this subdivision
have been previously surveyed by this office and recorded
as Survey Numbers 7908 and 8253.

The South line of D. L. C. No. 39 was used as established by
R. S. 7908, which in turn was based on recorded Survey
Numbers 1191, 3646, and 3861.

The West line of this subdivision is the southerly
extension of the Happy Homes Subdivision, the found monuments
of which are shown on R. S. 8253.

The East line was established using the found monuments
of Ekholm Village Unit No. 1, and R. S. 6523 and also
shown on R. S. 8253.

The North line was established using the found monuments of the
Happy Homes Subdivision and R. S. 1521.



MARQUESS & ASSOCIATES, INC.
Consulting Engineers
1120 East Jackson - P. O. Box 490
Medford, Oregon 97501

Robert Joseph Milts
Robert Joseph Milts
Professional Land Surveyor

October, 1980

