

# CEDAR HILLS - UNIT No. 3

Located In The N.E. 1/4 Section 17, T. 37 S., R. 1 W., W. M.  
City of Medford  
Jackson County, Oregon

## - SURVEYOR'S CERTIFICATE -

STATE OF OREGON )  
County of Jackson )

I, Verlyn Thomas, a duly Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 2" X 36" galvanized iron pipe established for the Initial Point of CEDAR HILLS UNIT NO. 2 in the City of Medford, Jackson County, Oregon, from which the Northeast corner of Section 17, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, bears North 0° 16' 00" West, 1606.68 feet (Record 1606.47 feet); thence along the Northerly and Easterly boundary of said CEDAR HILLS UNIT NO. 2 the following courses:

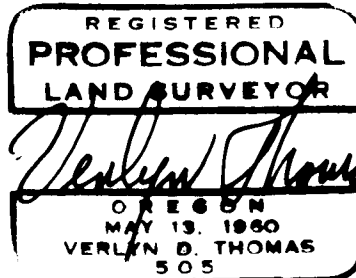
- South 89° 43' 45" West, 187.95 feet (Record South 89° 44' 00" West, 187.97 feet),
- South 57° 13' 36" West, 64.06 feet (Record South 57° 14' 00" West, 64.07 feet),
- North 33° 38' 52" West, 129.81 feet (Record North 33° 39' 00" West, 129.82 feet),
- North 39° 36' 41" West, 50.36 feet (Record North 39° 36' 34" West, 50.36 feet),
- North 32° 45' 55" West, 402.13 feet (Record North 32° 46' 00" West, 402.20 feet),
- North 57° 09' 19" East, 42.91 feet (Record North 57° 14' 00" East, 42.96 feet),
- North 21° 54' 17" West, 125.26 feet (Record North 21° 56' 06" West, 125.22 feet),
- South 89° 46' 50" West, 94.98 feet (Record South 89° 44' 00" West, 94.96 feet),
- North 34° 43' 57" West, 322.10 feet (Record North 34° 46' 00" West, 322.00 feet),

to a point on the Easterly boundary of CEDAR HILLS UNIT NO. 1; thence along said Easterly boundary and the Northeasterly boundary of said UNIT NO. 1 the following courses:

- North 20° 28' 08" West, 68.91 feet (Record North 20° 27' 32" West, 68.95 feet),
- North 19° 21' 56" East, 127.39 feet (Record North 19° 20' 28" East, 127.53 feet),
- North 38° 50' 20" East, 60.00 feet (Record North 38° 48' 08" East, 60.00 feet),
- thence along the arc of a 253.00 foot radius curve to the left through a central angle of 10° 30' 52", 46.43 feet (Record 10° 31' 02", 46.44 feet),
- North 22° 48' 55" East, 121.80 feet (Record North 22° 45' 53" East, 121.78 feet),
- North 73° 18' 08" West, 141.13 feet (Record North 73° 24' 40" West, 141.02 feet),
- North 68° 14' 27" West, 149.84 feet (Record North 68° 20' 43" West, 149.72 feet),
- North 12° 37' 11" West, 51.31 feet,
- North 0° 11' 10" West, 239.64 feet (Record 240.00 feet), to the Northeast corner of said UNIT NO. 1;

thence along the South line of Delta Waters Road, South 89° 54' 14" East, 565.12 feet; thence South 0° 16' 00" East, parallel with the East line of said Section 17, 314.46 feet; thence South 89° 55' 24" East (Record S 89° 55' 10" East), 142.00 feet; thence North 0° 16' 00" West, parallel with said East Section line, 314.42 feet to said South line of Delta Waters Road; thence along said South line, South 89° 54' 14" East, 60.00 feet; thence South 0° 16' 00" East, parallel with said East Section line, 314.40 feet; thence South 89° 55' 24" East, (Record South 89° 55' 10" East), 300.00 feet to said East Section line; thence along said East Section line, South 0° 16' 00" East, 1292.38 to the Initial Point of Beginning.

*Verlyn Thomas*  
SURVEYOR



Subscribed and sworn to before me this 14th day of October, 1980.

VALARIE J. GIBSON  
NOTARY PUBLIC - OREGON  
My Commission Expires \_\_\_\_\_

*Valarie J. Gibson*  
Notary Public for Oregon

My Commission expires: 6-30-81

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of June 25, 1980, the above plat is hereby approved by the Medford Planning Commission. Dated this 9th day of July, 1980.

*Hayes A. Rasmussen*  
President

*Verlyn Thomas*  
Secretary

Examined and approved this 22nd day of MAY, 1980.

*Kenneth D. Deaver*  
City Surveyor

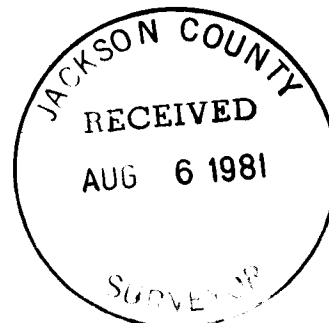
*Donald C. Wacker*  
City Engineer

### POST MONUMENTATION CERTIFICATION

Deferred monuments will be set on or before the 31st day of December, 1981. All monuments are now set on this 14th day of October, 1981. See Document No. 81-19274 of the Official Records of Jackson County, Oregon.

9027

*Verlyn Thomas*  
Surveyor



## - DEDICATION -

KNOW ALL MEN BY THESE PRESENTS, That we, Carolyn J. Willcuts, Personal Representative of the Estate of Ronald E. Willcuts, deceased, John A. Duke, individually and as attorney-in-fact for C. Lawrence Roberts, and Paul B. Harder, 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 lengths 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 shown hereon, together with all easements as shown hereon, and we do hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a street plug. By its approval of this plat, the said City undertakes that at its discretion, it will deed the street plug for public street purposes. We do designate said subdivision as CEDAR HILLS - UNIT NO. 3.

IN WITNESS WHEREOF, I have set my hand and seal this 25 day of September, 1980.

*Carolyn J. Willcuts*  
Carolyn J. Willcuts Personal Representative of the Estate of Ronald E. Willcuts, deceased.

STATE OF OREGON )  
County of Multnomah )

Personally appeared the above named Carolyn J. Willcuts and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: *Roberta S. Luwick* My Commission expires: Oct. 16, 1981  
Notary Public for Oregon

IN WITNESS WHEREOF, I have set my hand and seal this 10th day of October, 1980.

*John A. Duke* *C. Lawrence Roberts* by *John A. Duke*  
John A. Duke Individually and as attorney-in-fact for C. Lawrence Roberts.

STATE OF OREGON )  
County of Jackson )

Personally appeared the above named John A. Duke, individually and as attorney-in-fact for C. Lawrence Roberts, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me: *Roberta S. Luwick* My Commission expires: 8-31-84  
Notary Public for Oregon

IN WITNESS WHEREOF, I have set my hand and seal this 3rd day of Oct, 1980.

*Paul B. Harder*  
Paul B. Harder

STATE OF WASHINGTON )  
County of Jefferson )

Personally appeared the above named Paul B. Harder and acknowledged the foregoing instrument to be his voluntary act and deed. Before me: *Barbara J. Van Slyke* My Commission expires: May 6, 1983  
Notary Public for Washington

Examined and approved this 22 day of July, 1980.

by *Merv Herder*  
Deputy

*Ray Stewart*  
Director of Assessment and Taxation

For order of County Court approving this plat see Volume 120 page 583-584 of County Commissioner's Journal of Proceedings.

by *Pauline E. McCormack*  
Deputy

*Walden Terry*  
County Clerk

Filed for record this 6th day of August, 1980 at 10:25 O'Clock A M. and recorded in Volume 14 of Plats at page 72 of Records of Jackson County, Oregon.

by *Pauline E. McCormack*  
Deputy

*Walden Terry*  
County Clerk

This is to certify that this tracing is an exact copy of the original plat.

*Verlyn Thomas*  
Surveyor

SURVEY NO. 8954

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

SURVEY FOR: Carolyn J. Willcuts, John A. Duke,  
C. Lawrence Roberts, and Paul B. Harder  
c/o Cliff Moted  
Land Mark Title Ins., Co.  
700 East Main  
Medford, Oregon

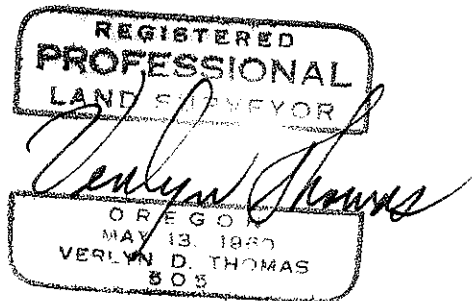
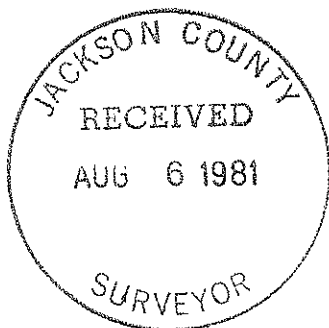
PURPOSE: To complete the subdivision process for CEDAR HILLS - UNIT  
NO. 3 according to preliminary data furnished by client.

PROCEDURE: The southerly and westerly boundaries of the subdivision were  
controlled by CEDAR HILLS - UNITS 1 AND 2 as found to be mon-  
umented.

the easterly boundary established on the east line of Section  
17.

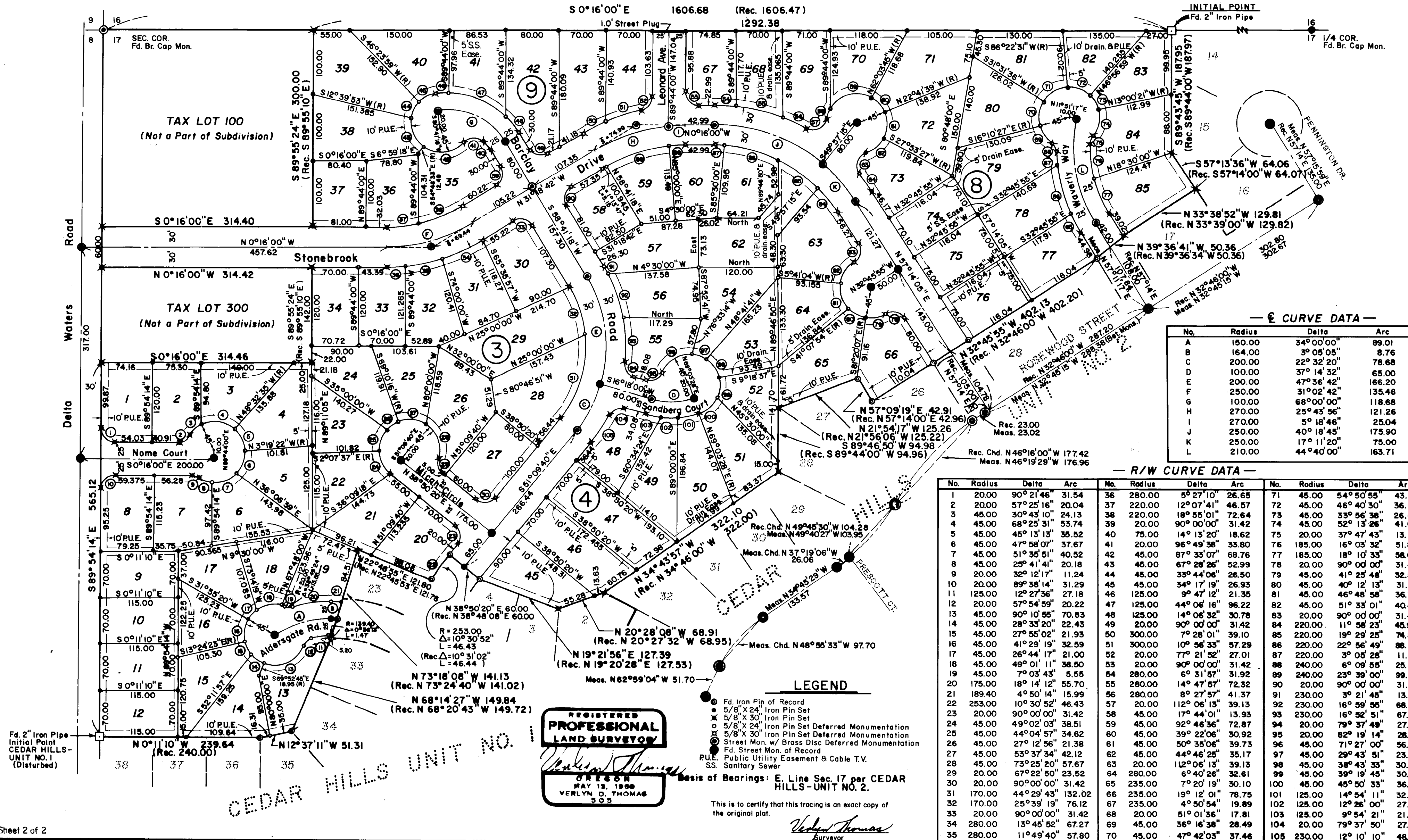
The northerly boundary of the subdivision was established on  
the north line of said Section 17, and at the rear of Tax  
Lots 100 and 300 according to the procedure followed by  
Survey Nos. 1537 and 2468.

The balance of the subdivision was monumented as shown on the  
accompaning plat.



# CEDAR HILLS-UNIT No. 3

Located In The N.E. 1/4 Section 17, T. 37 S., R. 1 W., W. M.  
City of Medford  
Jackson County, Oregon



— CURVE DATA —

No.	Radius	Delta	Arc
A	150.00	34°00'00"	89.01
B	164.00	3°05'05"	8.76
C	200.00	22°32'20"	78.68
D	100.00	37°14'32"	65.00
E	200.00	47°36'42"	166.20
F	250.00	31°02'42"	135.46
G	100.00	68°00'00"	118.68
H	270.00	25°45'56"	121.26
I	270.00	5°18'46"	25.04
J	250.00	40°18'45"	175.90
K	250.00	17°11'20"	75.00
L	210.00	44°40'00"	163.71

— R/W CURVE DATA —

No.	Radius	Delta	Arc	No.	Radius	Delta	Arc
1	20.00	90°21'46"	31.54	36	280.00	5°27'10"	26.65
2	20.00	57°25'16"	20.04	37	220.00	12°07'41"	46.57
3	45.00	30°43'10"	24.13	38	220.00	18°55'01"	72.64
4	45.00	68°25'31"	53.74	39	20.00	90°00'00"	31.42
5	45.00	45°13'13"	35.52	40	75.00	14°13'20"	18.62
6	45.00	47°58'07"	37.67	41	20.00	96°49'36"	33.80
7	45.00	51°35'51"	40.52	42	45.00	87°33'07"	68.76
8	45.00	25°41'41"	20.18	43	45.00	67°28'26"	52.99
9	20.00	32°12'17"	11.24	44	45.00	33°44'06"	26.50
10	20.00	89°38'14"	31.29	45	45.00	34°17'19"	26.93
11	125.00	12°27'36"	27.18	46	125.00	9°47'12"	21.35
12	20.00	57°54'59"	20.22	47	125.00	44°06'16"	96.22
13	45.00	90°10'55"	70.83	48	125.00	14°06'32"	30.78
14	45.00	28°33'20"	22.43	49	20.00	90°00'00"	31.42
15	45.00	27°55'02"	21.93	50	300.00	7°28'01"	39.10
16	45.00	41°29'19"	32.59	51	300.00	10°56'33"	57.29
17	45.00	26°44'17"	21.00	52	20.00	77°21'52"	27.01
18	45.00	49°01'11"	36.50	53	20.00	90°00'00"	31.42
19	45.00	7°03'43"	5.55	54	280.00	6°31'57"	31.92
20	175.00	18°14'12"	55.70	55	280.00	14°47'57"	72.32
21	189.40	4°50'14"	15.99	56	280.00	8°27'57"	41.37
22	253.00	10°30'52"	46.43	57	20.00	112°06'13"	39.13
23	20.00	90°00'00"	31.42	58	45.00	17°44'01"	13.93
24	45.00	49°02'03"	38.51	59	45.00	92°46'36"	72.87
25	45.00	44°04'57"	34.62	60	45.00	39°22'06"	30.92
26	45.00	27°12'56"	21.38	61	45.00	50°35'06"	39.73
27	45.00	53°37'34"	42.12	62	45.00	44°46'25"	35.17
28	45.00	73°25'20"	57.67	63	20.00	112°06'13"	39.13
29	20.00	67°22'50"	23.52	64	280.00	6°40'26"	32.61
30	20.00	90°00'00"	31.42	65	235.00	7°20'19"	30.10
31	170.00	44°29'43"	132.02	66	235.00	19°12'01"	78.75
32	170.00	25°39'19"	76.12	67	235.00	4°50'54"	19.89
33	20.00	90°00'00"	31.42	68	20.00	51°01'36"	17.81
34	280.00	13°45'52"	67.27	69	45.00	36°16'38"	28.49
35	280.00	11°49'40"	57.80	70	45.00	47°42'03"	37.46

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Verlyn D. Thomas*  
DATE OF SURVEY  
MAY 13, 1988  
VERLYN D. THOMAS  
503

Basis of Bearings: E. Line Sec. 17 per CEDAR HILLS-UNIT NO. 2.

This is to certify that this tracing is an exact copy of the original plat.

*Verlyn D. Thomas*  
Surveyor