

# ALDER CREEK - PHASE UNIT NO. 1 - A PLANNED COMMUNITY

LOCATED WITHIN THE S.E. 1/4 OF SECTION 28 AND THE N.E. 1/4 OF SECTION 33, (1)=AFFIDAVIT OF CORRECTION DOC. NO 84-02728-OR -by J.CO. Sur *L. M. Lindley*  
T.37 S., R.1 W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that C.M. Oregon Corporation, an Oregon Corporation, is owner in fee simple of the land described in the "Surveyor's Certificate" hereon and have caused the same to be surveyed and platted into lots as shown hereon, and the number and size of the lots and length of all lines are plainly set forth and that this plat is a correct representation of said subdivision and do hereby dedicate to the public the use of all easements shown hereon. The areas shown hereon, other than the lots, shall be designated as Parcel "A", "Common Area", which includes the Private Streets, and shall be shared by the lot owners under conditions established and set forth by the developers. The "Common Area", as shown hereon, may be utilized for public utility installations when approved by the developers or the lot owners association. We do hereby designate said subdivision as ALDER CREEK - PHASE NO. 1 - A PLANNED COMMUNITY.

We do hereby dedicate a 10 foot wide easement, which lies within the "Common Area", to the City of Medford for sanitary sewer lines; the centerline of said easement being described as follows: Commencing at the quarter corner common to Sections 28 and 33, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 38.06 feet and East 2028.90 feet to the Point of Beginning; thence North 89°58'00" West 38.00 feet to a point "G", which is South 0°02'00" West 1.00 feet and North 89°58'00" West 3.00 feet from the intersection of Ring Road and South Alyssum Lane; thence North 89°58'00" West 206.00 feet to a point "H", which is South 0°02'00" West 1.00 feet and North 89°58'00" West 5.00 feet from the intersection of Rogue Valley Drive and Ring Road; thence South 0°02'00" West 57.00 feet to a point of terminus. Also, beginning at the aforesaid point "H"; thence North 6°21'13" West 301.87 feet; thence North 1°52'47" East 24.01 feet to the southerly right-of-way line of Barnett Road. Also, beginning at the aforesaid point "G"; thence South 0°02'00" West 351.42 feet to a point "J"; thence South 67°28'00" East 99.76 feet; thence North 45°02'00" East 74.13 feet to a point of terminus. Also, beginning at the aforesaid point "J"; thence South 0°02'00" West 80.58 feet; thence North 89°58'00" West 127.00 feet to a point of terminus. Also, beginning at the aforesaid point "G"; thence North 0°02'00" East 29.00 feet to a terminus point.

We do hereby dedicate a 10 foot wide easement, which lies within the "Common Area", to the Medford Water Commission for water distribution lines; the centerline of said easement being described as follows: Commencing at the aforesaid quarter corner common to Sections 28 and 30; thence South 50.06 feet and East 2028.90 feet to the Point of Beginning; thence North 89°58'00" West 25.00 feet to a point "M", which is South 0°02'00" West 13.00 feet and South 89°58'00" East 10.00 feet from the intersection of Ring Road and South Alyssum Lane; thence North 89°58'00" West 190.00 feet to a point "P", which is South 89°58'00" East 24.00 feet and South 0°02'00" West 13.00 feet from the intersection of Ring Road and Rogue Valley Drive; thence North 89°58'00" West 103.00 feet to a point of terminus. Also, beginning at the aforesaid point "P"; thence North 0°02'00" East 336.00 feet to the southerly right-of-way line of Barnett Road. Also, beginning at the aforesaid point "M"; thence North 0°02'00" East 41.00 feet to a terminus point. Also, beginning at the aforesaid point "M"; thence South 0°02'00" West 359.00 feet to a point "T"; thence South 89°58'00" East 79.37 feet; thence North 45°02'00" East 60.53 feet to a point of terminus. Also, beginning at the aforesaid point "T"; thence South 0°02'00" West 71.00 feet; thence North 89°58'00" West 140.00 feet to a point of terminus.

IN WITNESS WHEREOF, C.M. Oregon Corporation, pursuant to a resolution of its Board of Directors, has caused these presents to be signed by its officer on this 20<sup>TH</sup> day of SEPT., 1982.

*Per Sjogren*  
Per Sjogren, Executive Vice President

STATE OF OREGON )  
                          )SS  
County of Jackson)

Personally appeared the above named, Per Sjogren, Executive Vice President of C.M. Oregon Corporation, and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Subscribed and sworn to before me this 20<sup>TH</sup> day of SEPT., 1982.

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

## SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
                          )SS  
County of Jackson)

I, Robert Joseph Milts, a duly Registered Surveyor of the State of Oregon, being duly sworn, depose and say that this, ALDER CREEK PHASE UNIT NO. 1 Plat correctly represents a survey made under my direction and the following is an accurate description thereof:

Commencing at the quarter corner common to Sections 28 and 33, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 9.06 feet and East 2028.92 feet to a concrete monument with brass disc for the Initial Point of Beginning; thence South 00°02'00" West 86.00 feet; thence South 89°58'00" East 100.00 feet; thence South 00°02'00" West 134.02 feet; thence South 45°02'00" West 43.12 feet; thence South 44°58'00" East 10.00 feet; thence South 45°02'00" West 56.00 feet; thence South 44°58'00" East 80.00 feet; thence South 46°19'30" East 30.01 feet; thence South 44°58'00" East 105.00 feet; thence South 45°02'00" West 127.31 feet; thence North 89°58'00" West 99.49 feet; thence South 00°02'00" West 41.28 feet; thence North 89°58'00" West 165.00 feet; thence North 00°02'00" East 494.00 feet; thence North 89°58'00" West 153.00 feet; thence North 00°02'00" East 357.00 feet; thence North 89°58'00" West 80.00 feet; thence North 00°02'00" East 24.00 feet; thence South 89°58'00" East 318.00 feet; thence South 00°02'00" West 24.00 feet; thence North 89°58'00" West 80.00 feet; thence South 00°02'00" West 271.00 feet; thence South 89°58'00" East 160.00 feet to the Initial Point of Beginning.

*Robert Joseph Milts*  
ROBERT JOSEPH MILTS  
SURVEYOR

*Robert Joseph Milts*  
Surveyor, L.S. 1270

Subscribed and sworn to before me this 20<sup>TH</sup> day of SEPT., 1982.

*Charles A. Strom*

MAY 3, 1984

I hereby certify that this is an exact copy of the original  
*Robert Joseph Milts*  
Robert Joseph Milts

\*\* RECEIVED \*\*  
Date 3/7/83 By SK  
This survey consists of:  
2 sheet(s) Map  
4 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

I certify that, pursuant to the authority granted to us by the Medford Planning Commission in open meeting of Nov. 11<sup>th</sup>, 1982, the above plat is hereby approved by the Medford Planning Commission this 11<sup>th</sup> day of November 1982.

*Hayes A. Rossney* President  
*[Signature]* Secretary

Medford Irrigation District, in regular session has examined and approved this plat on this 2 day of November 1982.

*Dorothy M. Jellie* Secretary  
*Richard Payne* President

Examined and approved this 8 day of Feb, 1982.

*Gene Jordan* Deputy  
*Ray Stewart* Director of Assessment and Taxation

Filed for record this 4<sup>th</sup> day of March, 1982, at 9:03 o'clock A..M. recorded in Volume 14 of Plats on page 91 of records in Jackson County, Oregon

*Ruby A. Poling* Deputy  
*Kathleen S. Beckett* County Clerk

Examined and approved this 18<sup>th</sup> day of NOV, 1982.

*[Signature]* City Surveyor  
*Leon Walker* City Engineer

For Order of the County Court approving this plat, see Volume 134 Page 310-312 of the Commissioner's Journal of Proceedings.

By *Kathleen S. Beckett* County Clerk  
*Ruby A. Poling* Deputy

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

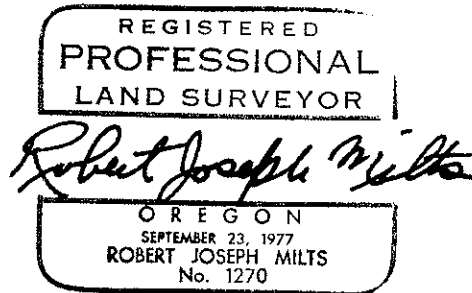
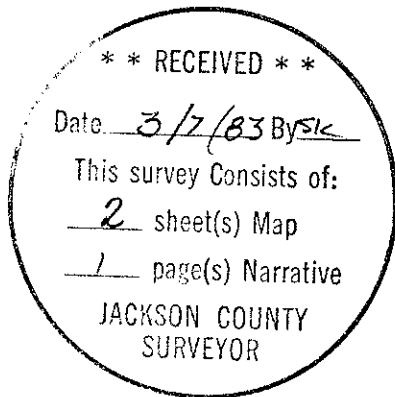
SURVEY FOR: ROGUE VALLEY VILLAGE - PHASE NO. 1  
Subdivision Final Plat

LOCATION: Southeast quarter of Section 28 and the Northeast quarter  
of Section 33, Township 37 South, Range 1 West,  
Willamette Meridian, City of Medford, Jackson County,  
Oregon.

PURPOSE: To subdivide a tract of land into lots and common area.

PROCEDURE: Field work has been done by this office for a survey of  
the proposed Rogue Valley Village, which covers the area  
shown by Recorded Survey No. 1053. Recorded Survey No.  
9360 was filed for the first 30+ Acres of the development.  
This Rogue Valley Village - Phase No. 1 Plat is the first  
section to be developed.

The controlling line for this survey is the relocated  
centerline of Barnett Road, which was established from  
the found centerline monuments shown.



MARQUSS & ASSOCIATES, INC.  
1120 E. Jackson St. - P. O. Box 490  
Medford, Oregon

Robert Joseph Milts  
Professional Land Surveyor

# ALDER CREEK - (1) UNIT NO. 1 - A PLANNED COMMUNITY

LOCATED WITHIN THE S.E. 1/4 OF SECTION 28 AND THE N.E. 1/4 OF SECTION 33, (1) = AFFIDAVIT OF CORRECTION DOC. NO. 64-02728-OR by J.CO.SUR. *D.M. Gentry*  
T.37 S., R.1 W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

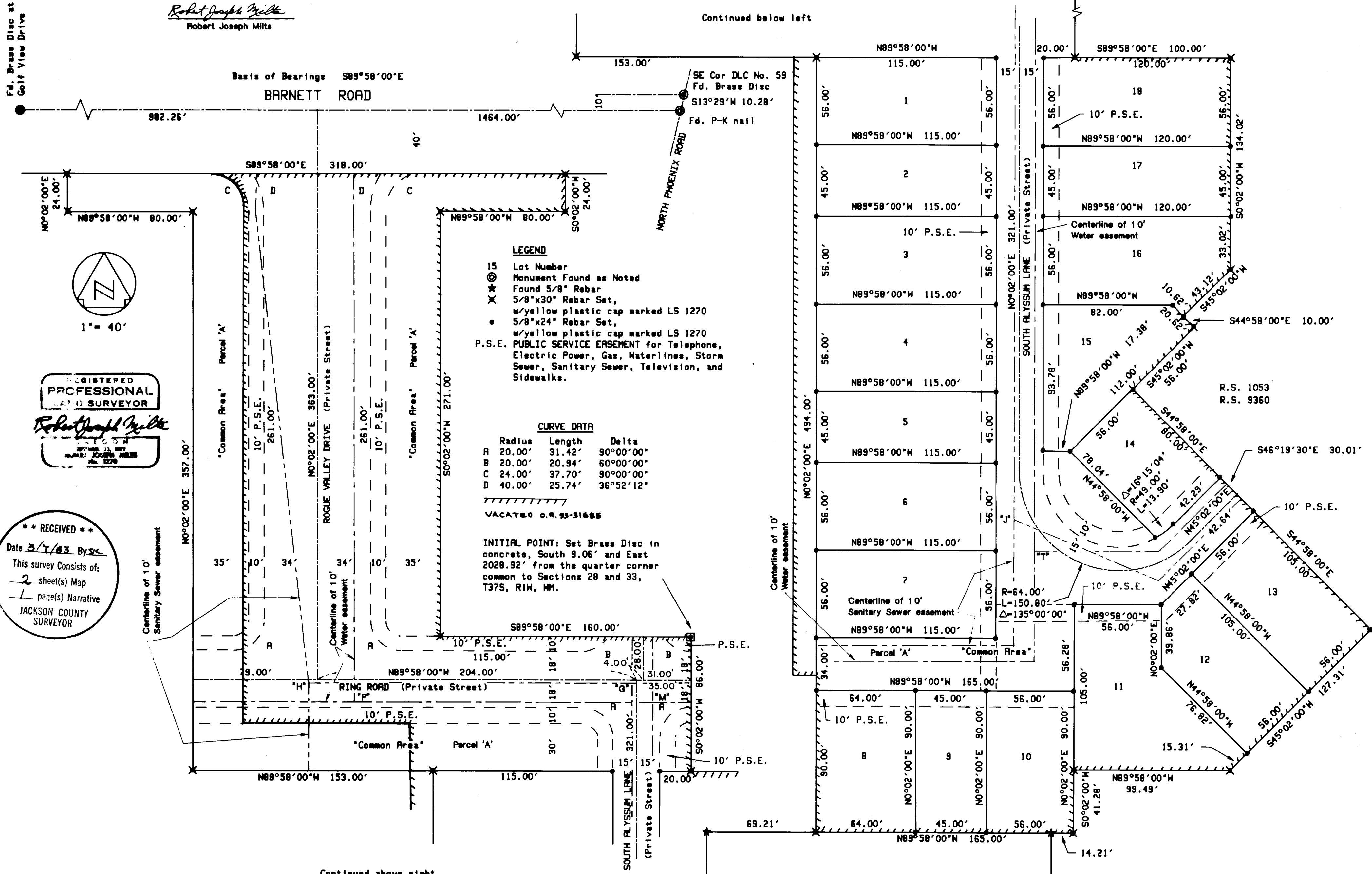
I hereby certify that this is an exact copy of the original

*Robert Joseph Mills*  
Robert Joseph Mills

Fd. Brass Disc at Galf View Drive

Continued below left

Initial Point



REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert Joseph Mills*  
ROBERT JOSEPH MILLS  
No. 0278

**\*\* RECEIVED \*\***  
Date 3/7/83 By SK  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR