

# RYDER SUBDIVISION

LOCATED IN THE N.E. 1/4 SECTION 19, TWP. 39S, R2E  
WILL. MERIDIAN JACKSON COUNTY, OREGON  
AUG. 12, 1982

## SURVEYOR'S CERTIFICATE

STATE OF OREGON, S.S.  
COUNTY OF JACKSON

I, George R. Burrell, 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 the proper monuments as provided by law the tract of land hereon shown and the annexed plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Section corner common to sections 17, 18, 19 and 20, Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon; thence South 0° 06' 47" West along the section line common to sections 19 and 20, 1124.25 feet to a 6" x 5" x 2 1/2" conc. post with a 3" dia. brass disc attached for the initial point of RYDER SUBDIVISION; thence continue along said section line, South 0° 06' 47" West 1087.24 feet to a 5/8" iron pin; thence North 17° 48' 00" West 167.33 feet to a 5/8" iron pin; thence North 89° 58' 02" West 1087.21 feet to a 5/8" iron pin located on the Easterly right of way of Corp Ranch Road; thence along said right of way, along the arc of a 50.00 foot radius curve (the long chord bears North 88° 47' 41" West 79.99 feet and the radius point bears South 54° 19' 33" West 50.00 feet) 92.71 feet to a 5/8" iron pin located on the Westerly right of way of said road; thence leaving said right of way, along the Northerly boundary of the tract described in document no. 75-02304 of the Official Records of Jackson County, Oregon, North 66° 54' 01" West 1719.15 feet (record North 66° 53' 43" West 1719.23 feet) to a 5/8" iron pin locating the Northwest corner thereof; thence along the boundary line described in document no. 81-17114 and 81-17115 of said official records as follows: North 0° 26' 40" East 121.03 feet to a 5/8" iron pin; thence North 50° 27' 10" East 620.31 feet to a 5/8" iron pin; thence North 0° 06' 05" West 803.87 feet to a 5/8" iron pin; thence South 89° 39' 16" East 410.52 feet to a 1" dia iron pipe with a brass disc locating the W.S.W. corner of Donation Land Claim No. 48; thence continue South 89° 39' 16" East 1843.45 feet to a 5/8" iron pin; thence South 0° 00' 24" East 540.67 feet to a 5/8" iron pin; thence South 0° 30' 25" East 514.93 feet to a 5/8" iron pin; thence North 89° 37' 03" East 65.40 feet to the initial point of beginning.

Subscribed and sworn to before me this 12<sup>th</sup> day of AUG. 1982

*Marilyn Bailey*  
Marilyn Bailey  
NOTARY PUBLIC - OREGON  
My Commission Expires 2/28/86

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*George R. Burrell*  
OREGON  
JULY 10 1984  
GEORGE R. BURRELL  
638

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, William Ryder am the owner in fee-simple of the land hereon described, and that I have caused the same to be subdivided into lots as shown hereon, and the numbers and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of said lots, and I do hereby dedicate to the public for public use all streets as shown hereon, together with all public utility and drainage easements, and slope easements as shown hereon, and I do hereby designate said plat as "RYDER SUBDIVISION."

IN WITNESS WHEREOF, I have set my hand and seal this:  
12<sup>th</sup> day of AUG. 1982  
*William Ryder*  
William Ryder

STATE OF Oregon S.S.  
COUNTY OF Jackson  
Personally appeared the above named William Ryder, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:  
*Margaret E. Corp*  
STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_  
Personally appeared the above named Margaret E. Corp, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

*Marilyn Bailey*  
Marilyn Bailey  
NOTARY PUBLIC - OREGON  
My Commission Expires 2/28/86

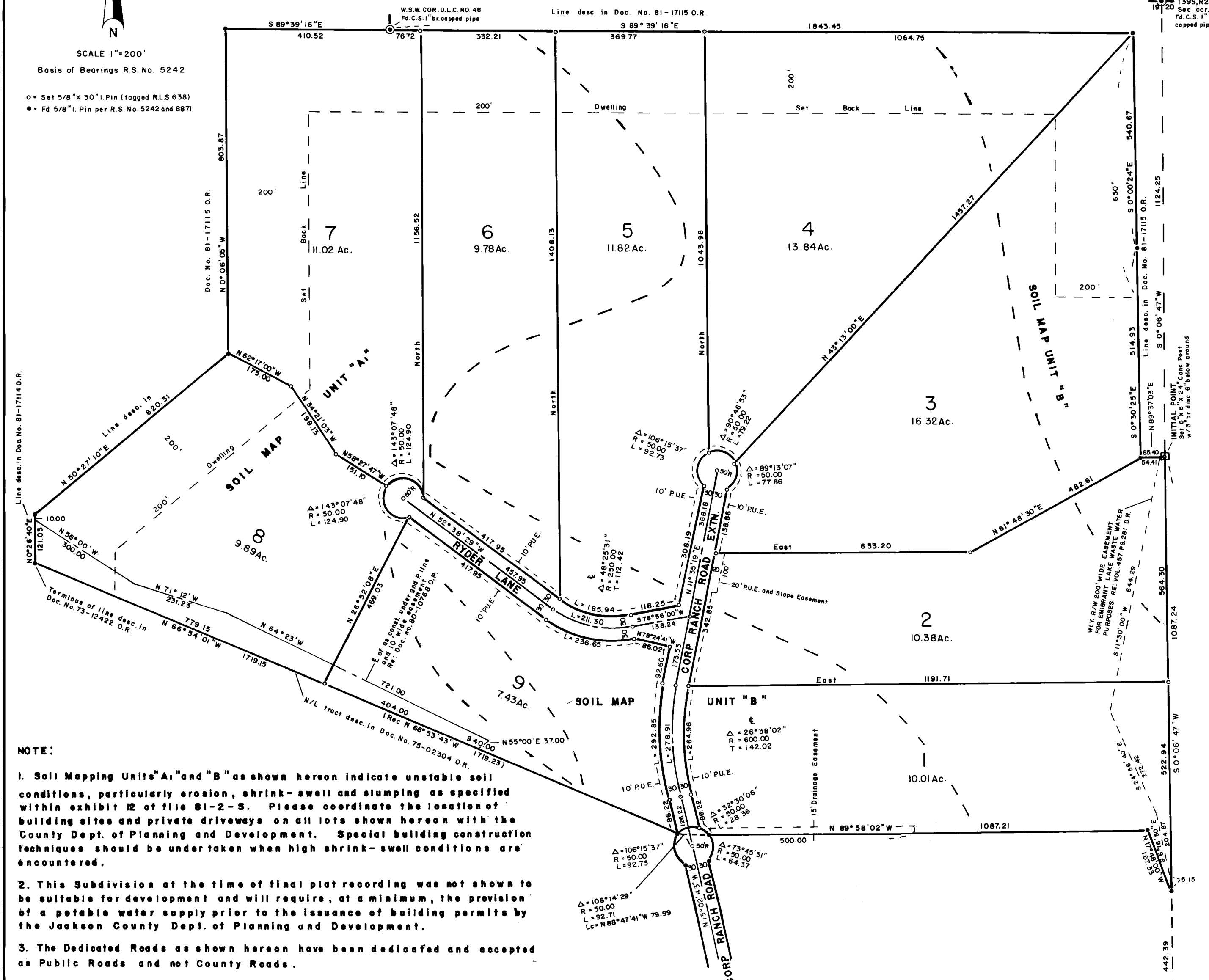
Examined and approved this 24 day of Feb 1982  
*Edward A. M. Gandy*  
County Surveyor Deputy

All taxes, fees, assessments or other charges as required by O.R.S. 311.280 have been paid as of Feb 14 1982  
*Ray Stewart* Director of Assessment and Taxation By *Gene Gordon* Deputy

Examined and approved by the Jackson County Dept. of Planning and Development this \_\_\_\_\_ day of  
January 25, 1983 *Kerry Kay* Planning Director By *Stephen Rothrock* Senior Planner

Filed for record this 9 day of March 1982 at 2:42 o'clock P and recorded in Volume 14, of Plats at Page 92 of records of Jackson County, Oregon

*Kathleen S. Burkett* County Clerk By *Betty Kay* Deputy



**NOTE:**  
1. Soil Mapping Units "A" and "B" as shown hereon indicate unstable soil conditions, particularly erosion, shrink-swell and slumping as specified within exhibit 12 of file 81-2-3. Please coordinate the location of building sites and private driveways on all lots shown hereon with the County Dept. of Planning and Development. Special building construction techniques should be undertaken when high shrink-swell conditions are encountered.  
2. This Subdivision at the time of final plat recording was not shown to be suitable for development and will require, at a minimum, the provision of a potable water supply prior to the issuance of building permits by the Jackson County Dept. of Planning and Development.  
3. The Dedicated Roads as shown hereon have been dedicated and accepted as Public Roads and not County Roads.

**\*\* RECEIVED \*\***  
Date 3/9/83 By SC  
This survey consists of:  
/ sheet(s) Map  
/ page(s) Narrative  
JACKSON COUNTY SURVEYOR

I hereby certify that this is an exact photocopy of the original plat  
*George Burrell*  
SURVEYOR

For order of County Commissioners approving this dedication see Volume \_\_\_\_\_ Page \_\_\_\_\_ of County Commissioners journal of proceedings.  
County Clerk \_\_\_\_\_ By \_\_\_\_\_ Deputy  
For Deed restrictions see Document No. 82-\_\_\_\_\_ of the official Records of Jackson County, Ore.

SURVEY NO. 9544

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

LOCATION: The N.E. 1/4 of Section 19, T 39 S, R 2 E

FOR: William Ryder  
1408 S Bayshore Dr.  
Apt. 1415  
Miami, Fl. 33131

PURPOSE: To monument the lot corners of RYDER SUBDIVISION

PROCEEDURE: See recorded survey no. 8871 for the establishment of the exterior boundary of said Subdivision.

The centerline of the 200' wide waste water easement (see Vol. 457 Pg. 281 Deed Records) was determined by compass adjusting the record location between the 1/4 corner common to sections 19 and 20 and the section corner common to sections 17,18,19 and 20.

The centerline of the underground power line easement across lots 8 and 9 was located by traversing the actual location upon the ground.

The interior lots were monumented as shown on the accompanying plat.

BY: George Burrell, Surveyor  
1379 Brookdale  
Medford, Oregon Oct. 15, 1982

