

GARDNER SUBDIVISION

LOCATED IN THE N.W. 1/4 & THE S.W. 1/4 OF SECTION 24, T. 37 S., R. 1W., W.M.
JACKSON COUNTY, OREGON

STATE OF OREGON)
County of Jackson) ss

I, Larry J. Friar, duly Registered Surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the property monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Southwest corner of Section 24, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the South line of said Section 24, South 89 45'44" East 385.00 feet, thence North 00 02'46" East 60.00 feet to the initial point of beginning of "GARDNER SUBDIVISION"; thence continue North 00 02'46" East 600.03 feet (record North 00 03'30" East); thence North 89 45'44" West 253.97 feet to intersect the Easterly right-of-way of Roxy Ann Road; thence Northeasterly 19.125 feet along said right-of-way on the arc of a curve to the left, having a radius of 209.049 feet and a central angle of 5 14'30" (the long chord bears North 27 09'08" East 19.12 feet); thence North 24 31'54" East 323.93 feet; thence Northeasterly 143.06 feet on the arc of a curve to the right, having a radius of 256.479 feet and a central angle of 31 57'30"; (the long chord bears North 40 30'39" East 141.21 feet); thence North 56 29'24" East 75.74 feet; thence Northerly 326.36 feet on the arc of a curve to the left having a radius of 220.99 feet and a central angle of 84 36'50" (the long chord bears North 14 10'59" East 297.50 feet); thence North 28 07'26" West 361.40 feet; thence Northwesterly 311.92 feet along the arc of a curve to the left, having a radius of 746.20 feet and a central angle of 23 57'00" (the long chord bears North 40 05'56" West 309.65 feet); thence North 52 04'26" West 165.06 feet to intersect the West line of said Section 24; thence along the section line North 00 04'14" East 583.75 feet to the one-quarter (1/4) corner common to Sections 23 and 24, said Township and Range; thence continue North 00 04'14" East 1324.79 feet to the North one-sixteenth (1/16) corner common to said Sections 23 and 24; thence South 89 51'18" East 1319.63 feet to the Northwest one-sixteenth (1/16) corner of said Section 24; thence South 00 02'41" West 1324.95 feet to the center-West one-sixteenth (1/16) corner of said Section 24; thence South 89 50'54" East 1320.23 feet to the center one-quarter (1/4) corner of said Section 24; thence along the North-South centerline of said Section 24, South 00 01'08" West 831.14 feet to intersect the average centerline of an intermittent creek; thence along said average centerline the following seven courses:

- (1) South 49 07'36" West 243.95 feet;
- (2) thence South 58 34'47" West 193.17 feet;
- (3) thence South 66 52'46" West 193.48 feet;
- (4) thence South 28 47'32" West 122.63 feet;
- (5) thence South 70 31'57" West 166.69 feet;
- (6) thence South 87 02'07" West 99.30 feet;
- (7) thence South 29 43'16" West 82.07 feet

to intersect the North line of the tract of land described in Instrument No. 79-21438, Jackson County Deed Records; thence along said line, North 89 50'55" West 99.94 feet; thence South 00 06'27" West 1242.84 feet to the South line of said Section 24; thence along said South line, North 89 45'44" West 1272.84 feet; thence North 00 02'46" East (record North 00 03'30" East) 60.00 feet to the initial point of beginning.

Larry J. Friar
SURVEYOR

Subscribed and sworn to before me this 3rd day of August, 1983.

Verna Stanford
VERNA STANFORD
NOTARY PUBLIC - OREGON
My Commission Expires 7-2-85

Verna Stanford
Notary Public for Oregon

Filed for record this 21st day of September, 1983 at 1:22 o'clock P.M. and recorded in Volume 15 of plats at page 5 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Pauline E. McCannack
Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
Larry J. Friar
LARRY J. FRIAR
961

** RECEIVED **
Date 9/21/83 By RF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS that I, Hugh W. Gardner, am the owner of a parcel of real property situated in Jackson County, Oregon, and have caused the same to be surveyed, mapped, and platted as the GARDNER SUBDIVISION. I hereby dedicate for public use all public utility easements shown hereon. I also dedicate to the public for public use without reservation, Gardner Way, as shown hereon. This road is a dedicated way, not a County Road, and the responsibility for maintenance thereof is as set forth in the road maintenance agreement recorded as Instrument No. 80-15743 of the Jackson County official records.

IN WITNESS WHEREOF, I have set my hand and seal this 7th day of September, 1983.

Hugh W. Gardner
Hugh W. Gardner

STATE OF OREGON)
County of Jackson) ss

September 7, A.D. 1983,

Personally appeared the above named Hugh W. Gardner and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

JOANN M. FREDLEY
NOTARY PUBLIC - OREGON
My Commission Expires March 17, 1986

Joann M. Fredley
Notary Public for Oregon

Examined and approved by the Planning Director of the Department of Planning and Development of Jackson County, Oregon this 7 day of September, 1983.

Stephen Rothbeck, Junior Planner
Planning Director

Examined and recommend for approval by the Board of Commissioners this 15th day of September, 1983.

Edward L. McQuay
County Surveyor

Deputy

I hereby certify that all charges on the tax roll which have become a lien for this calendar year have been paid. Examined and approved this 15th day of Sept, 1983.

Roy E. Stewart
Director of Assessment and Taxation

Deputy
Deputy

Statements regarding soils, water and sewerage on this Plat were placed there as a condition of approval by the Jackson County Planning Department and I express no opinion on them.

Larry J. Friar
Larry J. Friar

GARDNER SUBDIVISION

SURVEY NO. 9736

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Hugh W. Gardner
5955 Hillcrest
Medford, Or. 97504

LOCATION: West (1/2)one-half of Section 24, Township
37 South, Range 1 West, Willamette Meridian,
Jackson County, Oregon.

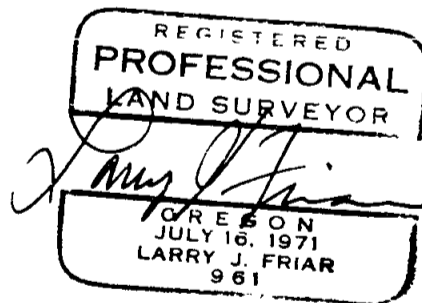
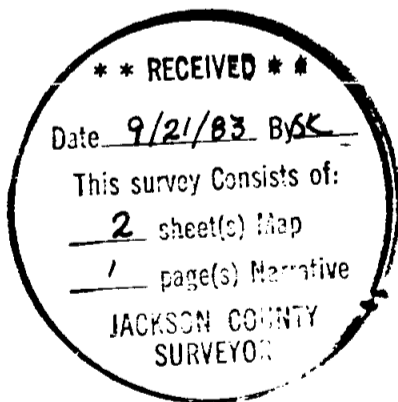
PURPOSE: To survey and divide the parcel of land
shown on the annexed plat into lots and to
create "Gardner Subdivision."

PROCEDURE: Using previous Survey No. 9629, which
established the boundary for the subdivision
for control, monumented the lots as shown
on the annexed plat.

DATE: September 7, 1983

JOB #83-103

FRIAR-MOFFIT & ASSOCIATES
717 West 10th, Suite 1
Medford, Or. 97501



THIS IS TO CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Larry J. Friar

GARDNER SUBDIVISION

LOCATED IN THE N.W. 1/4 & THE S.W. 1/4 OF SECTION 24, T. 37 S., R. 1 W., W. M.
JACKSON COUNTY, OREGON

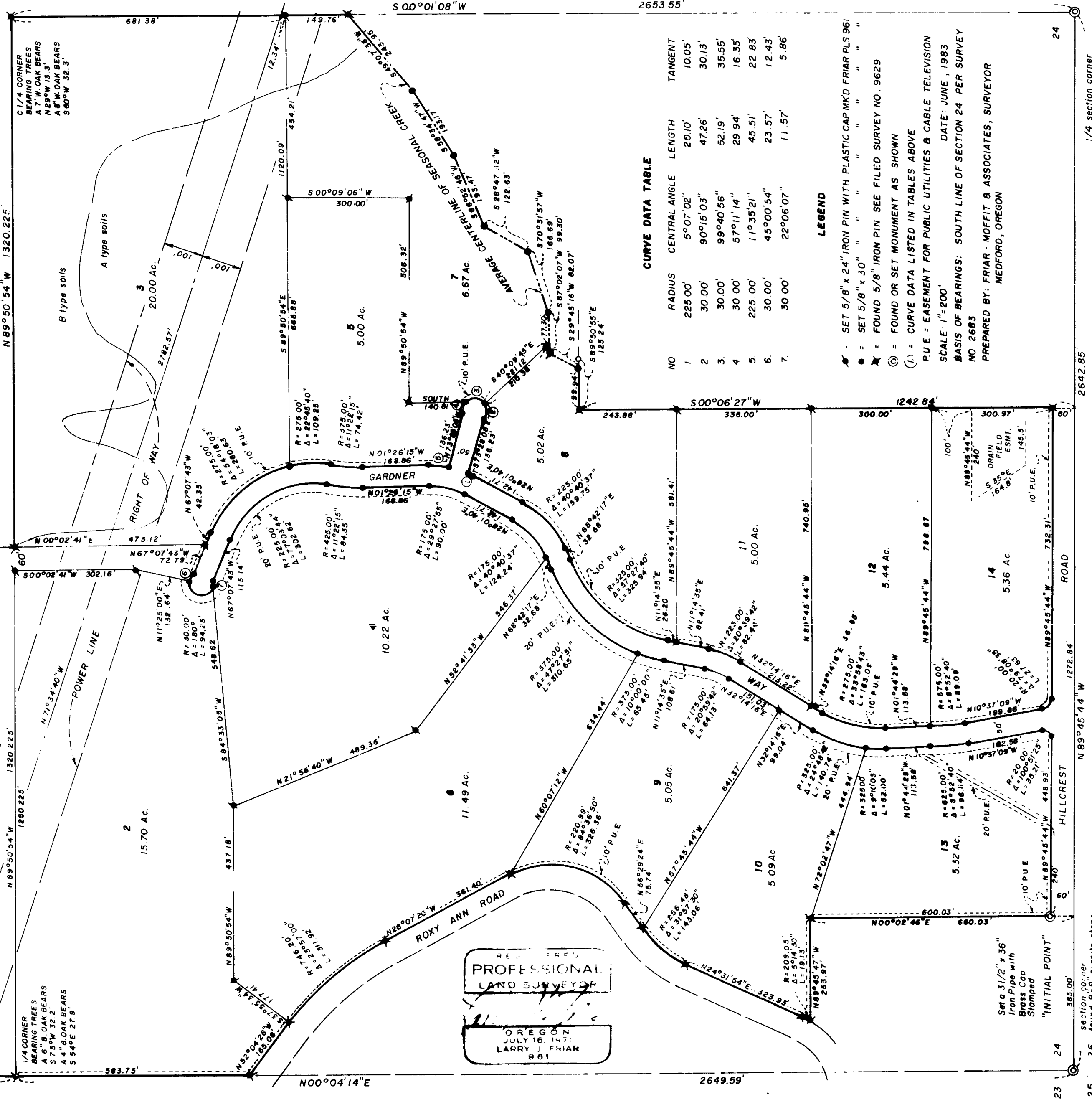


NOTES:

At the time of final Plat recording, this property was not shown to be suitable for development because a site for sewage disposal facilities has not been located on the lot and also because of a potential lack of domestic water.

The above statement required by the Jackson County Planning Department applies to Lots 1 & 2 only. All lots in the subdivision shall have access only from the dedicated way. No lot shall obtain access directly from Hillcrest Road or Roxy Ann Road without city or county approval.

Soils on this property are somewhat poorly drained and are subject to high shrink-swell and erosion. Special siting considerations and construction techniques may be required due to these soil conditions. Further information is found in the County Department of Planning and Development file 82-2-S. Also no Structure or Driveway may be constructed on 'B' type soils without approval by the County Planning Department.



CURVE DATA TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT
1	225.00'	5°07'02"	20.10'	10.05'
2	30.00'	90°15'03"	47.26'	30.13'
3	30.00'	99°40'56"	52.19'	35.55'
4	30.00'	57°11'14"	29.94'	16.35'
5	225.00'	1°35'21"	45.51'	22.83'
6	30.00'	45°00'54"	23.57'	12.43'
7	30.00'	22°06'07"	11.57'	5.86'

LEGEND

- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP MKD FRIAR PLS 961
 - SET 5/8" x 30" "
 - FOUND 5/8" IRON PIN SEE FILED SURVEY NO. 9629
 - FOUND OR SET MONUMENT AS SHOWN
 - CURVE DATA LISTED IN TABLES ABOVE
 - EASEMENT FOR PUBLIC UTILITIES & CABLE TELEVISION
- SCALE: 1"=200'
DATE: JUNE, 1983
BASIS OF BEARINGS: SOUTH LINE OF SECTION 24 PER SURVEY NO 2683
PREPARED BY: FRIAR, MOFFITT & ASSOCIATES, SURVEYOR MEDFORD, OREGON

PROFESSIONAL LAND SURVEYOR
OREGON
JULY 16 1973
LARRY J. FRIAR
961