

ALDER CREEK - ~~UNIT~~ ^{PHASE} NO. 2 - A PLANNED COMMUNITY

LOCATED WITHIN THE S.E. 1/4 OF SECTION 28 AND THE N.E. 1/4 OF SECTION 33, ^{PHASE} ~~UNIT~~ AFFIDAVIT OF CONNECTION Doc. No. 84-02729-08 by R.K. McLaughlin, J.C. Sor. T.37S., R.1W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Alvin Zelver, Urban Planning, Inc., an Oregon Corporation, C.M. Oregon Corporation, an Oregon Corporation, and Jackson County Federal Savings and Loan Association are the owners in fee simple, or other parties of interest, 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, not a part of the lots, shall be designated as Parcel "B", "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} ~~UNIT~~ NO. 2 - 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: Beginning at a point which is North 89°58'00" West 38.00 feet from the Initial Point; thence, parallel with and 3 feet westerly of the centerline of North Alyssum Lane, North 00°02'00" East 179.00 feet; thence North 89°58'00" West 37.00 feet; thence South 89°58'00" East 75.00 feet to a point of terminus. Also, beginning at a point which is South 00°02'00" West 29.00 feet from the Initial Point; thence, parallel with and 1 foot southerly of the centerline of Ring Road, South 89°58'00" East 262.00 feet to the easterly boundary; thence North 89°58'00" West 2.40 feet; thence, parallel with and 3 feet easterly of the centerline of North Buckthorn Lane, North 00°02'00" East 178.58 feet; thence North 64°58'00" West 103.20 feet; thence South 64°58'00" East 103.20 feet; thence North 83°00'34" East 47.15 feet; thence, parallel with and 10 feet northerly of the centerline of North Buckthorn Lane, South 89°58'00" East 340.79 feet to a point of terminus on the easterly boundary. Also, beginning at a point which is South 366.23 feet and East 106.37 feet from the Initial Point, said point lies on the southwesterly boundary; thence, parallel with and 3 feet southeasterly of the centerline of South Buckthorn Lane, North 45°02'00" East 185.86 feet; thence, parallel with and 3 feet easterly of the forward tangent of the centerline of South Buckthorn Lane, North 00°02'00" East 107.75 feet to a point of terminus.

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: Beginning at a point which is North 89°58'00" West 25.00 feet from the Initial Point; thence, parallel with and 10 feet easterly of the centerline of North Alyssum Lane, North 00°02'00" East 179.00 feet to a point of terminus. Also, beginning at a point which is South 00°02'00" West 41.00 feet from the Initial Point; thence, parallel with and 13 feet southerly of the centerline of Ring Road, South 89°58'00" East 225.00 feet to a point "W"; thence South 89°58'00" East 37.00 feet to a point of terminus on the easterly boundary. Also, beginning at the aforesaid point "W"; thence, parallel with and 10 feet westerly of the centerline of South Buckthorn Lane, South 00°02'00" West 188.37 feet; thence, parallel with and 10 feet northwesterly of the forward tangent of the centerline of South Buckthorn Lane, South 45°02'00" West 180.78 feet to a point of terminus on the southwesterly boundary. Also, beginning at the aforesaid point "W"; thence, parallel with and 10 feet westerly of the centerline of North Buckthorn Lane, North 00°02'00" East 168.23 feet; thence North 83°00'34" East 45.35 feet; thence North 64°58'00" West 127.91 feet; thence South 64°58'00" East 127.91 feet; thence North 63°00'34" East 6.96 feet; thence South 89°58'00" East 349.19 feet to a point of terminus on the easterly boundary.

IN WITNESS WHEREOF, I have set my hand and seal this 11th day of AUGUST, 1983.

Alvin Zelver
Alvin Zelver

IN WITNESS WHEREOF, Urban Planning, Inc., pursuant to a resolution of its Board of Directors, has caused these presents to be signed by its officer on this 11th day of AUGUST, 1983.

Alvin Zelver
Alvin Zelver, President

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 9th day of AUGUST, 1983.

Per H. Sjogren
Per Sjogren, Executive Vice President

IN WITNESS WHEREOF, Jackson County Federal Savings and Loan Association has caused these presents to be signed by its officer on this 11th day of AUGUST, 1983.

R.K. McLaughlin
R.K. McLaughlin, President

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. 2 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 North 45°02'00" East 255.25 feet; thence North 00°02'00" East 182.22 feet; thence North 89°58'00" West 108.00 feet; thence North 00°02'00" East 101.00 feet; thence North 89°58'00" West 12.00 feet; thence North 00°02'00" East 101.00 feet to the beginning of a curve concave to the southeast having a radius of 30.00 feet; thence northeasterly 47.12 feet along said curve through a central angle of 90°00'00"; thence South 89°58'00" East 340.79 feet; thence North 00°02'00" East 149.00 feet thence North 89°58'00" West 700.79 feet; thence South 00°02'00" West 2.40 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert Joseph Milts

OREGON
SEPTEMBER 23, 1977
ROBERT JOSEPH MILTS
No. 1270

Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 5-3-84

Subscribed and sworn to before me this 11th day of aug, 1983.

STATE OF OREGON)
)SS
County of Jackson)

Personally appeared the above named, Alvin Zelver, as an individual and as President of Urban Planning, Inc., and R.K. McLaughlin, President of Jackson County Federal Savings and Loan Association, and acknowledged the foregoing instrument to be their free and voluntary act and deed.

Subscribed and sworn to before me this 11th day of aug, 1983.

Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 5-3-84

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 19th day of AUGUST, 1983.

Charles A. Strom
CHARLES A. STROM
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 5-3-84

I certify that, pursuant to the authority granted to us by the Medford Planning Commission

in open meeting of Dec. 9, 1983, the above plat is hereby approved by the

Medford Planning Commission this 9th day of December, 1983.

Louise M. Mattson [Signature]
President Secretary

Medford Irrigation District, in regular session has examined and approved this plat on

this 6th day of December, 1983.

Harold Compton Diana G. Porter
President Secretary

Examined and approved this 19th day of September, 1983.

[Signature] Ray E. Stewart
Deputy Director of Assessment and Taxation

Examined and approved this 10th day of OCTOBER, 1983.

[Signature] [Signature]
City Surveyor City Engineer

Filed for record this 28th day of December, 1983, at 2:23 o'clock P.M.

recorded in Volume 15 of Plats on page 15 of records in Jackson County, Oregon.

Pauline E. McCannack Kathleen S. Beckett
Deputy County Clerk

For Order of the County Court approving this plat, see Volume 138 Page 937-939 of the Commissioner's Journal of Proceedings.

Kathleen S. Beckett Pauline E. McCannack
County Clerk Deputy

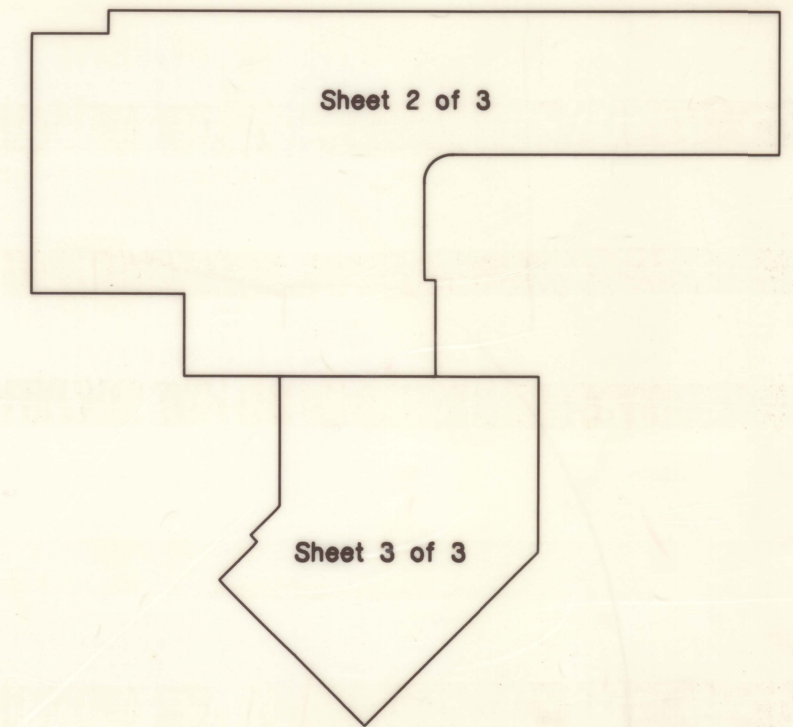
Post Monumentation Certificate:
All monuments will be set on or before the 1st of October 1984.
All monuments are now set, on

this 13th day of December

19 84. See Document No. #10148
84-20134 of the Official
Records of Jackson County,
Oregon.

Surveyor

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



** RECEIVED **
Date 12/28/83 By SK
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

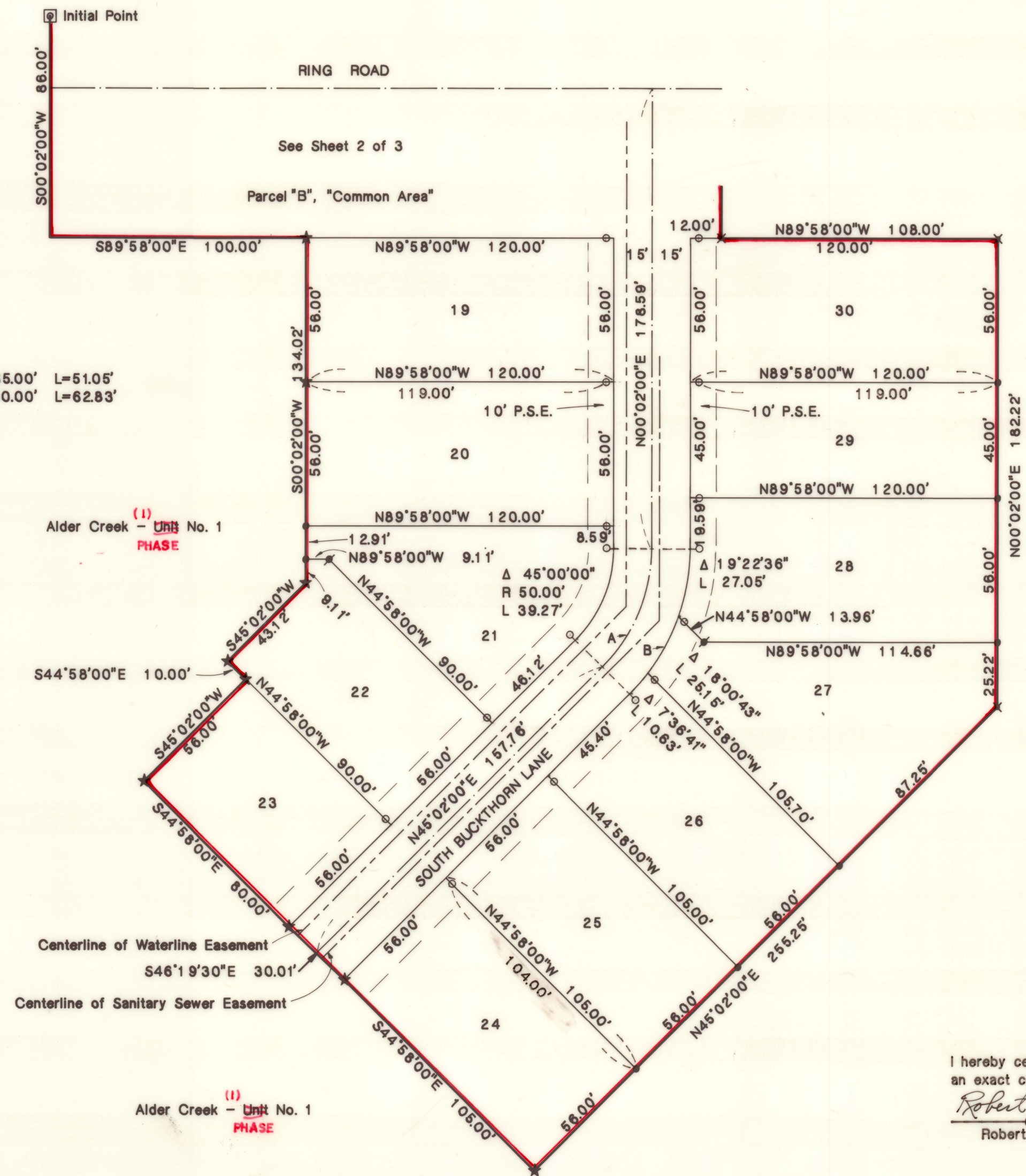
ALDER CREEK - ~~(1)~~ PHASE UNIT NO. 2 - A PLANNED COMMUNITY

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. Ed M. Gentry 2/23/84
T.37S., R.1W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

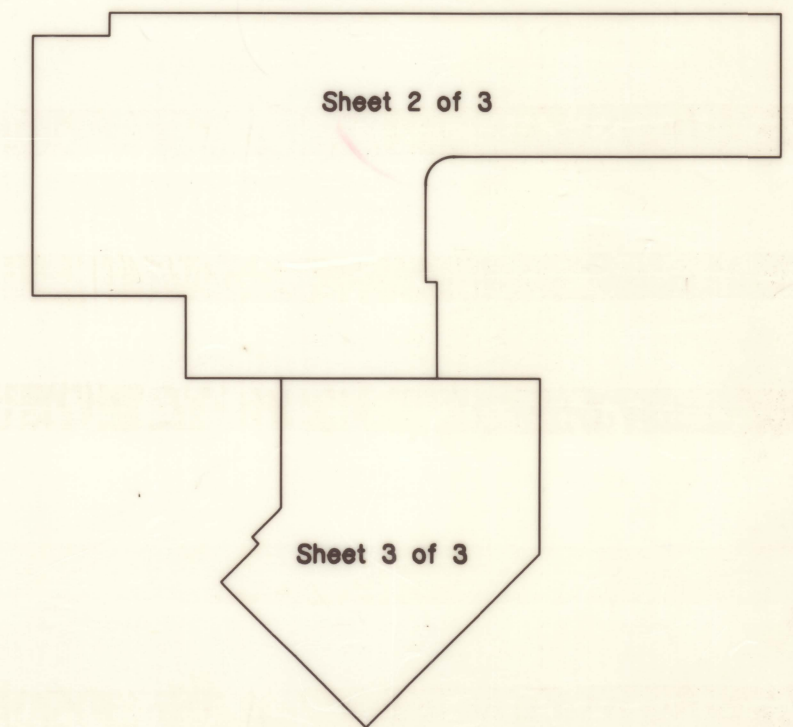
PHASE 2 VACATED
O.R. 93-31685

CURVE DATA

A Δ=45°00'00" R=65.00' L=51.05'
B Δ=45°00'00" R=80.00' L=62.83'



1" = 40'



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

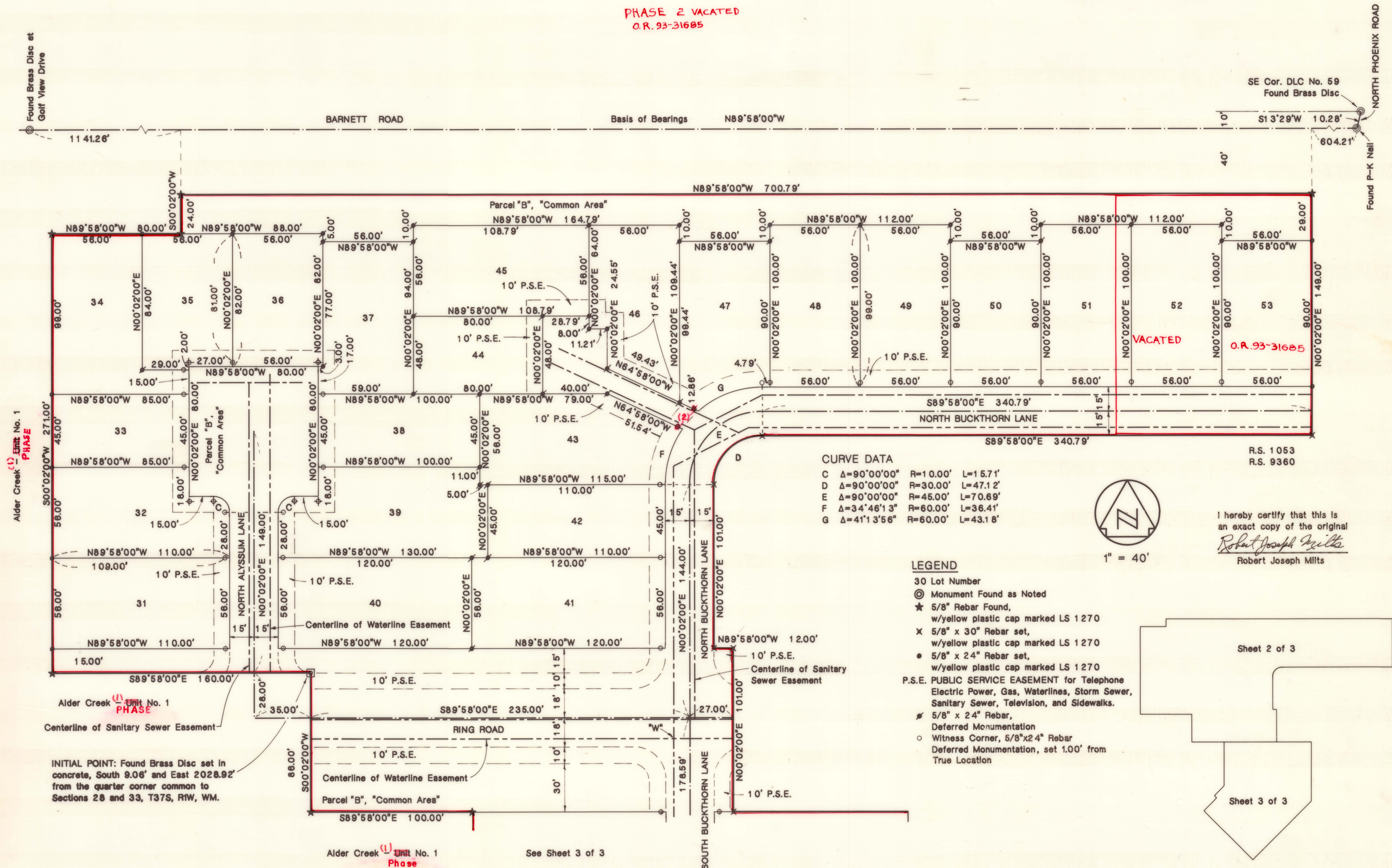
KEY MAP

ALDER CREEK - ~~UNIT~~ ^{PHASE} NO. 2 - A PLANNED COMMUNITY

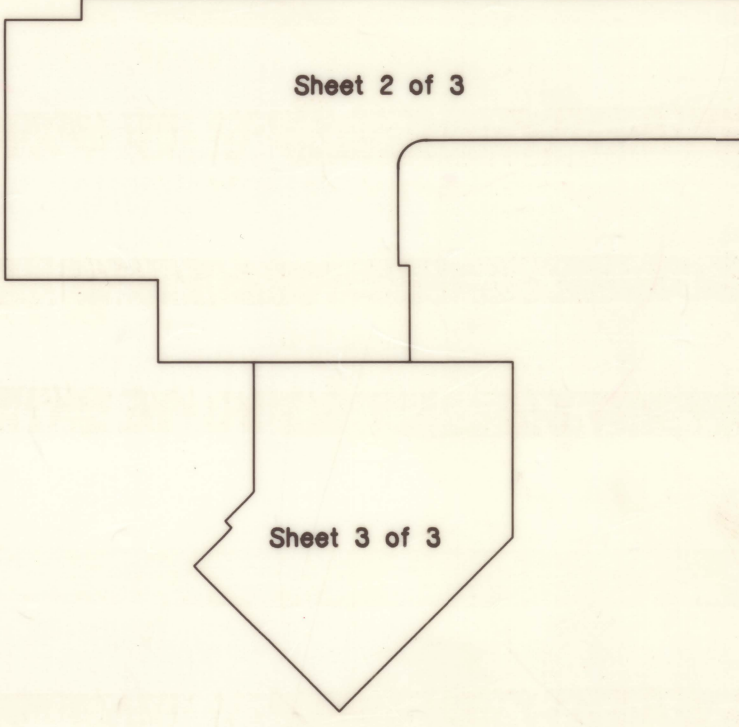
LOCATED WITHIN THE S.E. 1/4 OF SECTION 28 AND THE N.E. 1/4 OF SECTION 33, T.37S., R.1W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

(1) = AFFIDAVIT OF CORRECTION SUR. NO. 9866
(2) = " " " " " " DOC. NO. 84-02729-OR by J. Co. Sur. P. Mc Ginty
" " " " " " DOC. NO. 84-20133-OR by J. Co. Sur. SURVEY NO. 10147 6th

PHASE 2 VACATED
O.R. 93-31685



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



KEY MAP

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Alder Creek - Unit No. 2
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 Alder Creek development, which covers the area
shown by Recorded Survey No. 1053. Unit No. 2 lies within
the area surveyed by Recorded Survey No. 9360.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
SEPTEMBER 23, 1977
ROBERT JOSEPH MILTS
No. 1270

MARQUESS & ASSOCIATES, INC.
1120 E. Jackson Street
P. O. Box 490
Medford, Oregon 97501

Robert Joseph Milts, P. E.
Professional Land Surveyor

** RECEIVED **
Date 12/28/83 By SK
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR