

STRAWBERRY HILL ESTATES SUBDIVISION

A SUBDIVISION OF THE SW 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE SW 1/4 OF SECTION 30, T 37 S, R 2 W, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

OWNERS:
LEWIS R. & EDITH M. WINKLER
RD. BOX 307
ST. HELENS, OREGON 97051

DEVELOPER:
JOHN R. WINKLER
P.O. BOX 1181
JACKSONVILLE, OREGON 97530

SURVEYOR:
FOREST SURVEYS
P.B. WICKHAM RLS 664
P.O. BOX 564
GRANTS PASS, OREGON 97526

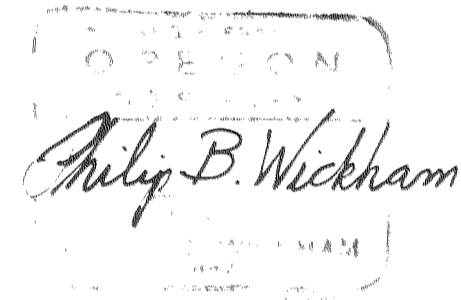
OUTDOOR PLANTS AND HOME GARDENS MAY BE DAMAGED BY DEER WHICH FREQUENT THIS AREA.

SOILS ON THIS PROPERTY ARE SUBJECT TO A MODERATE TO HIGH EROSION HAZARD. SPECIAL SITING CONSIDERATIONS AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED DUE TO THESE SOIL CONDITIONS. FURTHER INFORMATION IS FOUND IN THE DEPARTMENT SOIL SCIENTIST'S REPORT IN FILE 83-1-5, IN THE OFFICES OF THE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.

AT THE TIME OF FINAL PLAT RECORDING, THIS PROPERTY WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT BECAUSE OF A POTENTIAL LACK OF DOMESTIC WATER.

CURVE #	RADIUS	DELTA	LENGTH
CURVE (A)	42.42'	48°19'08"	35.77'
CURVE (B)	82.42'	48°19'08"	69.51'
CURVE (2A)	108.18'	59°06'32"	111.60'
CURVE (2B)	68.18'	59°06'32"	70.34'

FOR CURVE DATA AND MONUMENTATION ON THE REMAINDER OF STRAWBERRY HILL LANE, SEE SHEET 3 OF 3

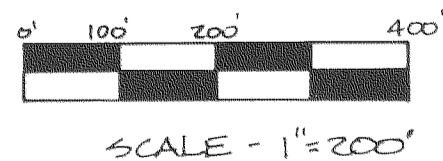


SW 1/16 COR.
FD. 5/8" REBAR
AS PER RS 8337
0.08' NORTH &
0.15' EAST OF
COMPUTED CORNER
LOCATION

LEGEND

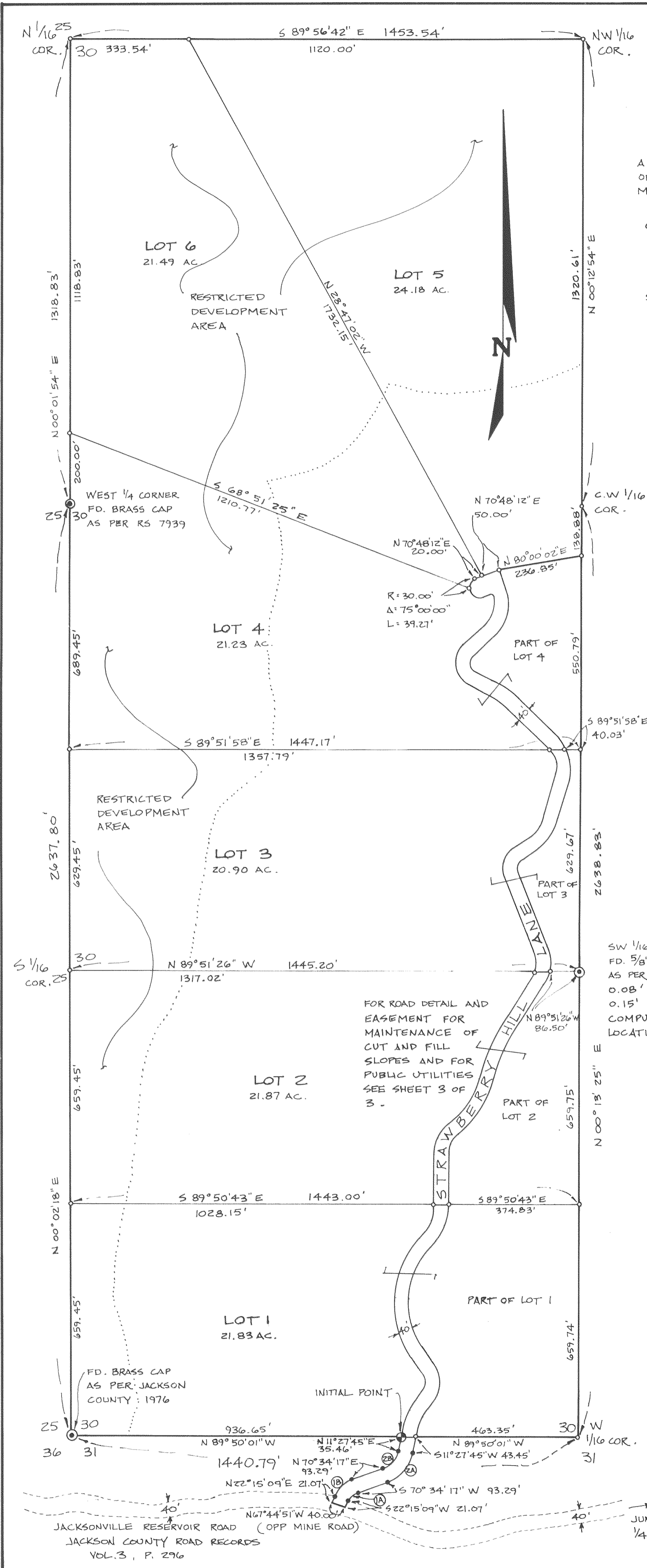
- ROAD RIGHT-OF-WAY MONUMENT - SET 5/8" x 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED WICKHAM RLS 664.
- PROPERTY CORNER OR PROPERTY LINE MONUMENT - 5/8" x 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED WICKHAM RLS 664.
- ⊙ MONUMENT FOUND AS SHOWN.
- ⊕ 10" DIAM. x 30" CONCRETE MONUMENT BURIED 6", WITH A 3" BRASS CAP MARKED "INITIAL POINT STRAWBERRY HILL ESTATES 1983"

NOTES:
LOT ACREAGES AS SHOWN INCLUDE PORTIONS WITHIN STRAWBERRY HILL LANE.
MONUMENTS SET IN THIS SURVEY REPLACE THOSE SET IN RS 7627. MONUMENTS SET IN THAT SURVEY ARE NOW GONE.
BASIS OF BEARINGS IS RS 9785.
EXTERIOR BOUNDARY OF SUBDIVISION - SEE RS 9785.
SURVEYED NOVEMBER 1983.



SCALE - 1" = 200'

This is a true Copy
of the Original Plat
Philip B. Wickham



92143

STRAWBERRY HILL ESTATES

SURVEY NO. 9983

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

SURVEY FOR: Lewis R. Winkler - owners John R. Winkler - developer
Edith M. Winkler P.O. Box 1181
P.O. Box 307 Jacksonville, Oregon 97530
St. Helens, Oregon 97051

LOCATION: The Southwest quarter of the Northwest quarter and the West half of the Southwest quarter of Section 30, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

PURPOSE: To subdivide the above described parcel into lots as shown on the accompanying plat.

PROCEDURE: All exterior corners of this parcel were set in the course of registered survey no. 9785. Strawberry Hill Lane, the dedicated way shown on the accompanying plat, was designed by Keith A. Smith, Registered Professional Engineer #7390. Utilizing control established in said survey no 9785, and control established by Keith A. Smith in the design of Strawberry Hill Lane, I monumented all interior lot corners, the intersection of lot lines with the right-of-way of said Strawberry Hill Lane, and points of curvature and points of tangency (P.C.'s and P.T.'s) along said right-of-way as shown on the accompanying plat.

The basis of bearing for this survey is registered survey no. 9785

SURVEYED BY: FOREST SURVEYS
P.B. Wickham R.L.S. #664
P.O. Box #564
Grants Pass, Oregon 97526

REGISTERED
OREGON
LAND SURVEYOR



JULY 10, 1964
PHILIP B. WICKHAM
604

DATE: November, 1983

This narrative is accompanied by a 3 page plat.

** RECEIVED **
Date 6/21/84 By SK
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

STRAWBERRY HILL ESTATES SUBDIVISION

LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF
THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

SURVEYORS' CERTIFICATE

STATE OF OREGON }
COUNTY OF JACKSON } S.S.

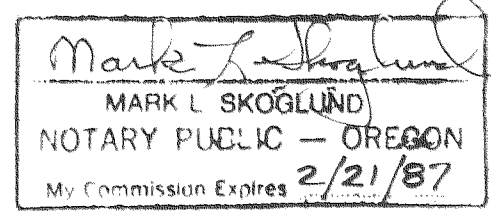
STATE OF OREGON }
COUNTY OF COLUMBIA } S.S.

DATE 12/22/83

I, PHILIP B. WICKHAM, A DULY REGISTERED 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 PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PERSONALLY APPEARED THE ABOVE NAMED LEWIS A. WINKLER AND EDITH M. WINKLER, HUSBAND AND WIFE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME:



BEGINNING AT THE CORNER COMMON TO SECTIONS 30 AND 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST, AND TO SECTIONS 25 AND 36, TOWNSHIP 37 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 00°02'18" EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 2637.80 FEET TO A 2" GALVANIZED IRON PIPE WITH A 2 1/2" BRASS CAP AT THE WEST QUARTER CORNER THEREOF; THENCE NORTH 00°01'54" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1318.83 FEET TO A 5/8" IRON REBAR AT THE NORTH SIXTEENTH CORNER ON THE WEST LINE THEREOF; THENCE SOUTH 89°56'42" EAST, 1453.54 FEET TO A 5/8" IRON REBAR AT THE NORTH-WEST SIXTEENTH CORNER THEREOF; THENCE SOUTH 00°12'54" WEST, 1320.61 FEET TO A 5/8" IRON REBAR AT THE CENTER-SIXTEENTH CORNER THEREOF; THENCE SOUTH 00°13'25" WEST, 2638.83 FEET TO A 5/8" IRON REBAR AT THE WEST SIXTEENTH CORNER ON THE SOUTH LINE OF SAID SECTION 30, THENCE NORTH 89°50'01" WEST, ALONG SAID SOUTH LINE, 463.35 FEET TO A 5/8" IRON REBAR ON THE EAST RIGHT OF WAY OF STRAWBERRY HILL LANE; THENCE ALONG SAID RIGHT OF WAY SOUTH 11°27'45" WEST, 43.45 FEET TO A 5/8" IRON REBAR AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°06'32", A DISTANCE OF 111.60 FEET TO A 5/8" IRON REBAR; THENCE SOUTH 70°34'17" WEST, 93.29 FEET TO A 5/8" IRON REBAR AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°19'08", A DISTANCE OF 35.77 FEET TO A 5/8" IRON REBAR; THENCE SOUTH 22°15'09" WEST, 21.07 FEET TO THE CENTERLINE OF THE EXISTING TRAVELLED WAY OF JACKSONVILLE RESERVOIR ROAD, ALSO KNOWN AS OPP MINE ROAD; THENCE NORTH 67°44'51" WEST, ALONG SAID CENTERLINE, 40.00 FEET TO THE WEST RIGHT OF WAY OF STRAWBERRY HILL LANE; THENCE NORTH 22°15'09" EAST, ALONG SAID RIGHT OF WAY, 21.07 FEET TO A 5/8" IRON REBAR AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'08", A DISTANCE OF 69.51 FEET TO A 5/8" IRON REBAR; THENCE NORTH 70°34'17" EAST, 93.29 FEET TO A 5/8" IRON REBAR AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°06'32", A DISTANCE OF 70.34 FEET TO A 5/8" IRON REBAR; THENCE NORTH 11°27'45" EAST, 35.46 FEET TO A 10" X 30" CONCRETE MONUMENT, BURIED 6", WITH A 3" BRASS CAP MARKED "INITIAL POINT STRAWBERRY HILL ESTATES 1983", LOCATED ON THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 89°50'01" WEST, ALONG SAID SOUTH LINE, 936.65 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY RIGHTS HELD BY THE PUBLIC IN THE JACKSONVILLE RESERVOIR ROAD.

APPROVED BY THE JACKSON COUNTY SURVEYOR ON THIS 12TH DAY OF JUNE, 1984.

Edward G. Mc Garity
JACKSON COUNTY SURVEYOR

APPROVED BY THE PLANNING DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF JACKSON COUNTY, OREGON ON THIS 17 DAY OF May, 1984.

Stephen R. Rothboeck, Senior Planner
PLANNING DIRECTOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 311.280 HAVE BEEN PAID AS OF June 11, 1984.

Gene Gerdes
DEPUTY

Ray Stewart
DIRECTOR OF ASSESSMENT AND TAXATION

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT, SEE VOLUME 140 PAGE 889-891, OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

Martha Baker
DEPUTY

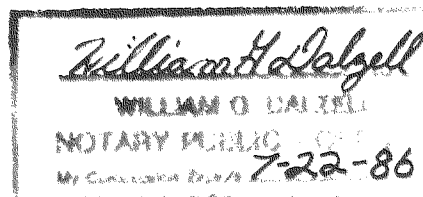
Kathleen S. Bickett
COUNTY CLERK

FILED FOR RECORD THIS THE 21 DAY OF June, 1984 AT 10:13 O'CLOCK A.M. AND RECORDED IN VOLUME 15 OF PLATS AT PAGE 26 OF RECORDS OF JACKSON COUNTY.

Martha Baker
DEPUTY

Kathleen S. Bickett
COUNTY CLERK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF DECEMBER, 1983.



Philip B. Wickham

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LEWIS R. WINKLER AND EDITH M. WINKLER, ARE THE OWNERS IN FEE SIMPLE OF THE LAND DESCRIBED HEREON, AND OF THE ADJOINING LAND TO THE SOUTH, OVER AND UPON WHICH LANDS ALL OF STRAWBERRY HILL LANE, AS SHOWN HEREON, IS SITUATED; AND THAT WE HAVE SUBDIVIDED THE LAND DESCRIBED HEREON INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF THE LOTS AND LENGTHS AND BEARINGS OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION, AND THAT WE DO HEREBY DEDICATE TO THE PUBLIC AS A DEDICATED WAY FOR PUBLIC USE, STRAWBERRY HILL LANE AS SHOWN HEREON, TOGETHER WITH AN EASEMENT FOR THE MAINTENANCE OF CUT AND FILL SLOPES AND FOR PUBLIC UTILITIES AS SHOWN HEREON; SAID LANE AND EASEMENT HEREBY DEDICATED WITHOUT RESERVATION EXCEPT FOR REVERSIONARY RIGHTS, AND WE DO HEREBY DESIGNATE THIS SUBDIVISION AS STRAW-BERRY HILLS ESTATES SUBDIVISION.

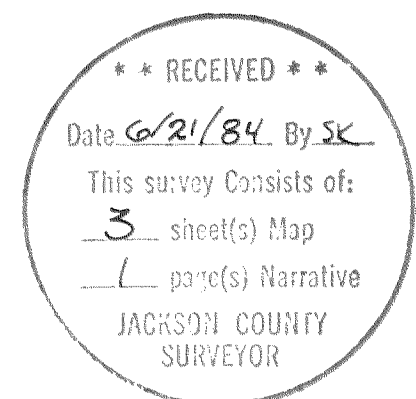
STRAWBERRY HILL LANE DOES NOT, BY APPROVAL OF THIS PLAT, BECOME A COUNTY ROAD BUT IS A DEDICATED WAY AND THE RESPONSIBILITY FOR THE MAINTENANCE OF THE ROAD, UNTIL OR UNLESS IT BECOMES A COUNTY ROAD, IS AS SET FORTH IN A ROAD MAINTENANCE AGREEMENT EXECUTED BY THE OWNERS OF THE ABUTTING PROPERTY, WHICH AGREEMENT IS RECORDED AS INSTRUMENT # _____ IN THE OFFICIAL RECORDS OF JACKSON COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF DECEMBER, 1983.

Lewis R. Winkler
LEWIS R. WINKLER

Edith M. Winkler
EDITH M. WINKLER

This is a true Copy
of the Original Plat
Philip B. Wickham

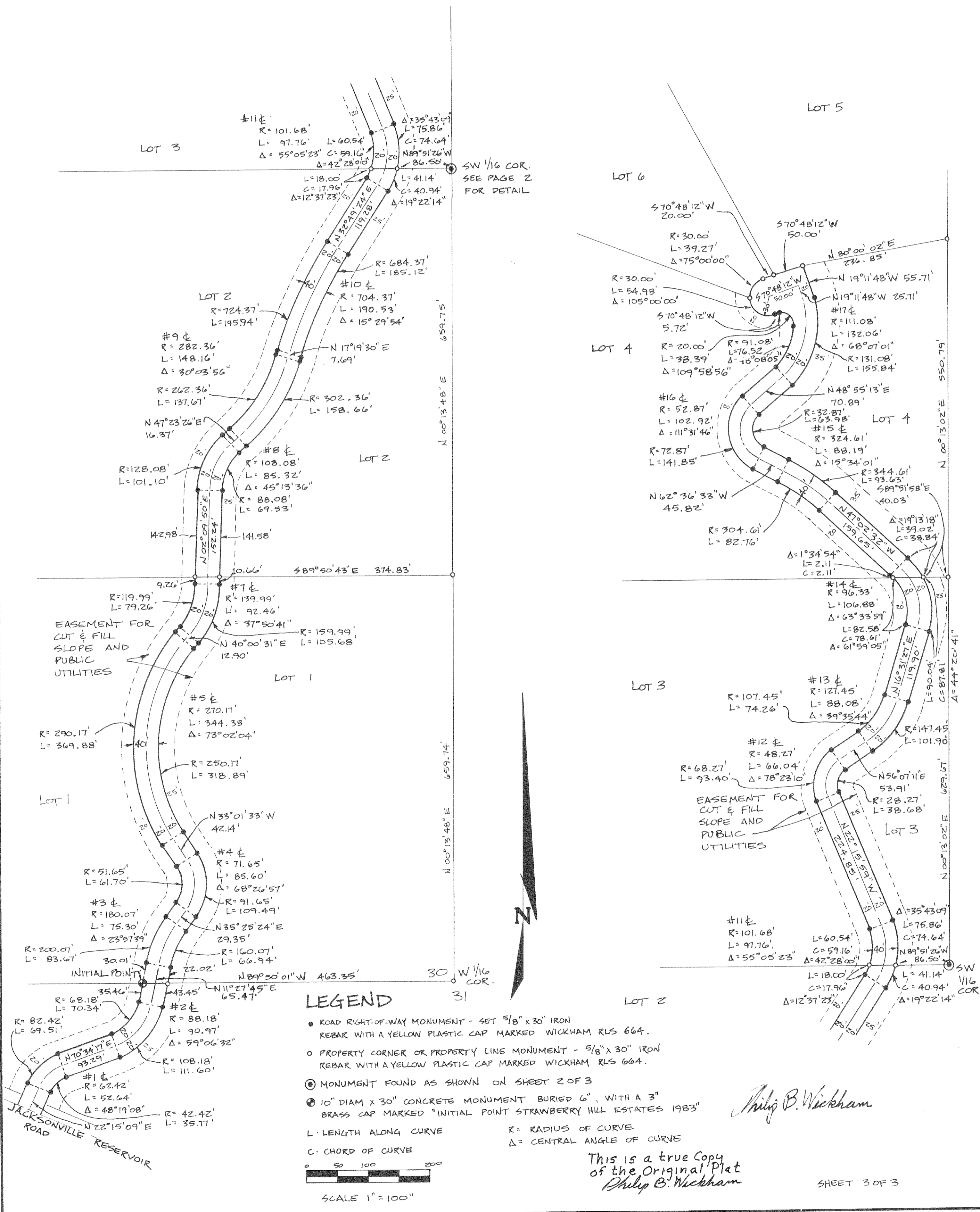


97/46

9988

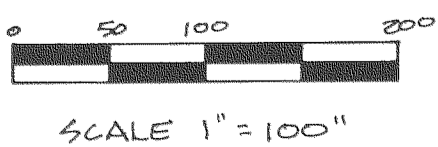
STRAWBERRY HILL ESTATES SUBDIVISION

STRAWBERRY HILL LANE



LEGEND

- ROAD RIGHT-OF-WAY MONUMENT - SET 5/8" x 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED WICKHAM RLS 664.
- PROPERTY CORNER OR PROPERTY LINE MONUMENT - 5/8" x 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED WICKHAM RLS 664.
- ⊙ MONUMENT FOUND AS SHOWN ON SHEET 2 OF 3
- ⊕ 10" DIAM X 30" CONCRETE MONUMENT BURIED 6", WITH A 3" BRASS CAP MARKED "INITIAL POINT STRAWBERRY HILL ESTATES 1983"
- L - LENGTH ALONG CURVE
- C - CHORD OF CURVE
- R - RADIUS OF CURVE
- Δ - CENTRAL ANGLE OF CURVE



This is a true Copy
of the Original Plat
Philip B. Wickham