

ALDER CREEK - PHASE NO. 3 - 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

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 "C", "Common Area", which includes the Private Streets, Parcel "D", Neighborhood Center, and Parcel "E", Golf Course shall be shared by the lot owners under conditions established and set forth by the developers in the Declaration for Alder Creek. 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. 3 - A PLANNED COMMUNITY.

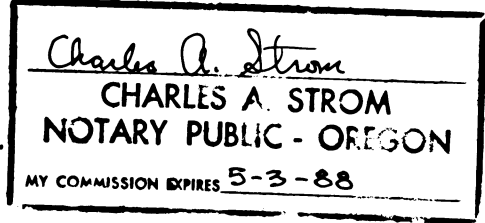
We do hereby dedicate a 10 foot wide easement, which lies within the "Common Area", to the City of Medford for Sanitary sewer lines, the centerline of said easement being described as follows: Beginning at a point which is South 00°02'00" West 124.00 feet and North 89°58'00" West 2.00 feet from the Initial Point; thence South 89°58'00" East 7.23 feet; thence South 44°58'00" East 29.39 feet; thence North 45°02'00" East 72.57 feet; thence South 45°02'00" West 72.57 feet; thence South 44°58'00" East 38.17 feet; thence South 00°02'00" West 152.23 feet, to a point 'N', which is South 00°02'00" West 1.00 feet and South 89°58'00" East 10.00 feet from the centerline intersection of Ring Road and South White Pine; thence South 00°02'00" West 55.86 feet; thence South 44°58'00" East 473.05 feet to point of terminus. Also, beginning at the aforesaid point 'N'; thence South 89°58'00" East 243.00 feet; thence South 00°02'00" West 108.00 feet; thence North 00°02'00" East 328.00 feet; thence North 89°58'00" West 39.00 feet; thence South 89°58'00" East 72.00 feet; thence North 89°58'00" West 33.00 feet; thence South 00°02'00" West 220.00 feet; thence South 89°58'00" East 250.00 feet; thence South 00°02'00" West 355.00 feet; thence North 00°02'00" East 575.00 feet; thence North 89°58'00" West 39.00 feet; thence South 89°58'00" East 72.00 feet; thence North 89°58'00" West 33.00 feet; thence South 00°02'00" West 220.00 feet; thence South 89°58'00" East 250.00 feet; thence South 00°02'00" West 289.00 feet; thence North 89°58'00" West 39.00 feet; thence South 89°58'00" East 72.00 feet; thence North 89°58'00" West 33.00 feet; thence North 00°02'00" East 509.00 feet; thence North 89°58'00" West 39.00 feet; thence South 89°58'00" East 72.00 feet to a point of terminus which is North 00°02'00" East from the northwest corner of Lot 98. Also, beginning at a point on the west boundary of Alder Creek Phase No. 1 and being South 00°02'00" West 15.00 feet from the northeast corner of Lot 54; thence North 89°58'00" West 5.00 feet; thence South 00°02'00" West 74.00 feet; thence North 89°58'00" West 195.00 feet; thence South 89°58'00" East 195.00 feet; thence South 00°02'00" West 50.00 feet; thence South 89°58'00" East 170.00 feet to a point of terminus which is South 00°02'00" West 5.00 feet from the southeast corner of Lot 10 of Alder Creek Phase No. 1.

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 South 00°02'00" West 137.00 feet and North 89°58'00" West 2.00 feet from the Initial Point; thence South 89°58'00" East 6.08 feet; thence South 44°58'00" East 31.00 feet; thence North 45°02'00" East 78.43 feet; thence South 45°02'00" West 78.43 feet; thence South 44°58'00" East 19.79 feet; thence South 00°02'00" West 163.08 feet to a point 'L', which is South 00°02'00" West 13.00 feet and North 89°58'00" West 3.00 feet from the centerline intersection of Ring Road and South White Pine; thence South 00°02'00" West 49.24 feet; thence South 44°58'00" East 497.46 feet; thence South 89°58'00" East 141.24 feet to a point 'M'; thence South 89°58'00" East 194.00 feet; thence South 44°58'00" East 41.01 feet; thence South 89°58'00" East 315.00 feet to a point of terminus on the west boundary of Alder Creek Phase No. 1 and being South 00°02'00" West 25.00 feet from the northeast corner of Lot 54. Also, beginning at the aforesaid point 'L'; thence North 89°58'00" West 47.00 feet to a point of terminus. Also, beginning at the aforesaid point 'L'; thence South 89°58'00" East 243.00 feet; thence North 00°02'00" East 230.00 feet; thence South 00°02'00" West 631.00 feet to the aforesaid point 'M'; thence North 00°02'00" East 401.00 feet; thence South 89°58'00" East 250.00 feet; thence North 00°02'00" East 230.00 feet; thence South 00°02'00" West 505.00 feet; thence North 00°02'00" East 275.00 feet; thence South 89°58'00" East 135.00 feet to a point of terminus on the west boundary of Alder Creek Phase No. 1, and being South 00°02'00" West 13.00 feet from the centerline of Ring Road.

We do hereby dedicate a 10 foot wide easement, which lies within the "Common Area", to the City of Medford for a Storm Sewer pipeline, the centerline of said easement being described as follows: Beginning at a point which is South 00°02'00" West 9.00 feet from the Initial Point; thence, parallel with Barnett Road, South 89°58'00" East 775.00 feet to a point of terminus.

IN WITNESS WHEREOF, I have set my hand and seal this 5TH day of APRIL, 1984.
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 5TH day of APRIL, 1984.
Alvin Zelver
Alvin Zelver, President



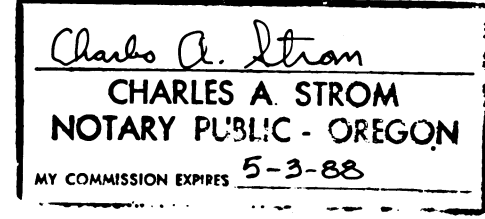
STATE OF OREGON)
)SS
County of Jackson)

Personally appeared the above named, Alvin Zelver, as an individual and as President of Urban Planning, Inc., and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Subscribed and sworn to before me this 5TH day of APRIL, 1984.

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 5TH day of APRIL, 1984.

Per H. Sjogren
Per H. Sjogren, President



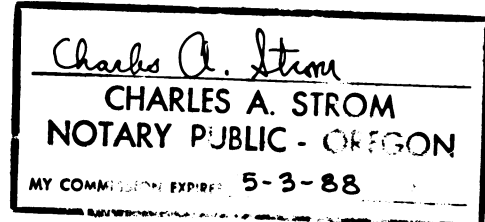
STATE OF OREGON)
)SS
County of Jackson)

Personally appeared the above named, Per H. Sjogren, 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 5TH day of APRIL, 1984.

IN WITNESS WHEREOF, Jackson County Federal Savings and Loan Association has caused these presents to be signed by its officer on this 9TH day of APRIL, 1984.

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



STATE OF OREGON)
)SS
County of Jackson)

Personally appeared the above named, R.K. McLaughlin, President of Jackson County Federal Savings and Loan Association, and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Subscribed and sworn to before me this 9TH day of APRIL, 1984.

I certify that, pursuant to the authority granted to us by the Medford Planning Commission in open meeting of May 24, 1984, the above plat is hereby approved by the Medford Planning Commission this 24th day of May, 1984.
Caprice R. Moran President
[Signature] Secretary

Medford Irrigation District, in regular session has examined and approved this plat on this 3RD day of APRIL, 1984.

Harold Compton President
Diana J. Potter Secretary

Examined and approved this 19 day of June, 1984.

[Signature] Deputy
Ray Stewart Director of Assessment and Taxation

Examined and approved this 24TH day of MAY, 1984.

[Signature] City Surveyor
[Signature] City Engineer

Filed for record this 28 day of June, 1984, at 11:29 o'clock A.M.

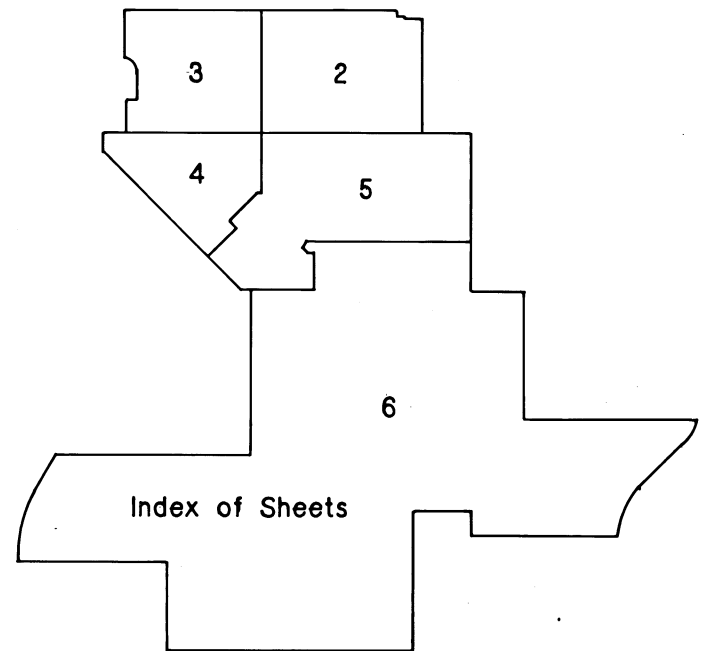
recorded in Volume 15 of Plats on page 28 of records in Jackson County, Oregon.

Martha Baker Deputy
Kathleen S. Beckett County Clerk

For Order of the County Court approving this plat, see Volume 140 Page 924-926 of the Commissioner's Journal of Proceedings.

Kathleen S. Beckett County Clerk
Martha Baker Deputy

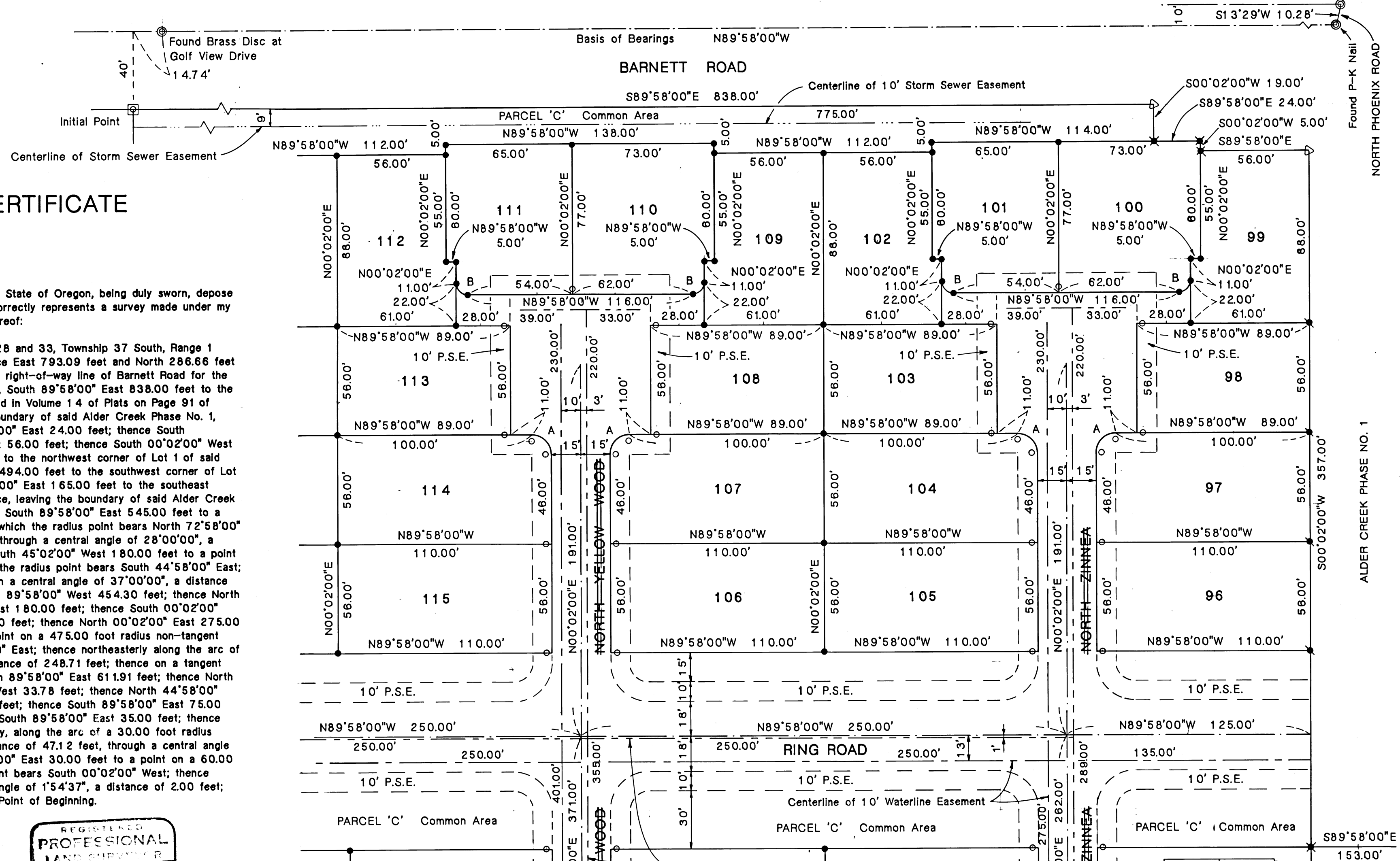
I hereby certify that this is an exact copy of the original
Robert Joseph Mills
Robert Joseph Mills



ALDER CREEK - PHASE NO. 3 - 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

SE Cor. DLC No. 59
Found Brass Disc



SURVEYOR'S CERTIFICATE

STATE OF OREGON)
JSS
County of Jackson)

I, Robert Joseph Mills, a duly Registered Surveyor of the State of Oregon, being duly sworn, depose and say that this, ALDER CREEK - PHASE NO. 3 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 East 793.09 feet and North 286.66 feet to a concrete monument with brass disc on the southerly right-of-way line of Barnett Road for the Initial Point of Beginning; thence, along said right-of-way, South 89°58'00" East 838.00 feet to the northwest corner of Alder Creek Phase No. 1, as recorded in Volume 14 of Plats on Page 91 of Records in Jackson County, Oregon; thence, along the boundary of said Alder Creek Phase No. 1, South 00°02'00" West 19.00 feet; thence South 89°58'00" East 24.00 feet; thence South 00°02'00" West 5.00 feet; thence South 89°58'00" East 56.00 feet; thence South 00°02'00" West 357.00 feet; thence South 89°58'00" East 153.00 feet to the northwest corner of Lot 1 of said Alder Creek Phase No. 1; thence South 00°02'00" West 494.00 feet to the southwest corner of Lot 8 of said Alder Creek Phase No. 1; thence South 89°58'00" East 165.00 feet to the southeast corner of Lot 10 of said Alder Creek Phase No. 1; thence, leaving the boundary of said Alder Creek Phase No. 1, South 00°02'00" West 400.00 feet; thence South 89°58'00" East 545.00 feet to a point on a 180.00 foot radius non-tangent curve, from which the radius point bears North 72°58'00" West; thence southwesterly along the arc of said curve, through a central angle of 28°00'00", a distance of 87.97 feet; thence, on a tangent bearing, South 45°02'00" West 180.00 feet to a point of tangency on a 285.00 foot radius curve, from which the radius point bears South 44°58'00" East; thence southwesterly along the arc of said curve, through a central angle of 37°00'00", a distance of 184.05 feet; thence, on a non-tangent bearing, North 89°58'00" West 454.30 feet; thence North 00°02'00" East 80.00 feet; thence North 89°58'00" West 180.00 feet; thence South 00°02'00" West 435.00 feet; thence North 89°58'00" West 770.00 feet; thence North 00°02'00" East 275.00 feet; thence North 89°58'00" West 470.00 feet to a point on a 475.00 foot radius non-tangent curve, from which the radius point bears South 89°58'00" East; thence northeasterly along the arc of said curve, through a central angle of 30°00'00", a distance of 248.71 feet; thence on a tangent bearing, North 30°02'00" East 111.19 feet; thence South 89°58'00" East 611.91 feet; thence North 00°02'00" East 516.00 feet; thence North 89°58'00" West 33.78 feet; thence North 44°58'00" West 612.67 feet; thence North 00°02'00" East 54.78 feet; thence South 89°58'00" East 75.00 feet; thence North 00°02'00" East 101.00 feet; thence South 89°58'00" East 35.00 feet; thence North 00°02'00" East 101.00 feet; thence northwesterly, along the arc of a 30.00 foot radius tangent curve which is concave to the southwest, a distance of 47.12 feet, through a central angle of 90°00'00"; thence, on a radial bearing, North 00°02'00" East 30.00 feet to a point on a 60.00 foot radius non-tangent curve, from which the radius point bears South 00°02'00" West; thence easterly along the arc of said curve, through a central angle of 1°54'37", a distance of 2.00 feet; thence North 00°02'00" East 119.03 feet to the Initial Point of Beginning.

Charles A. Strom
REGISTERED PROFESSIONAL LAND SURVEYOR
5-3-84

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert Joseph Mills
COUNTY OF JACKSON
ROBERT JOSEPH MILLS
NO. 1270

Subscribed and sworn to before me this 3RD day of APRIL, 1984.

CERTIFICATION OF POST MONUMENTATION

I, Robert Joseph Mills, hereby certify, that all corner monuments will be set on or before the 1st of May 1985.

Surveyor
Robert Joseph Mills
COUNTY Surveyor

All corner monuments are set and certified in

Document No. 94-01159

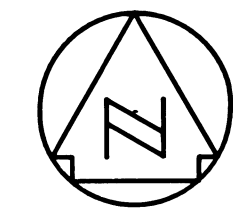
Official Records, Jackson County, on this 11th day of January 1984

LEGEND

- 100 Lot Number
- P.S.E. PUBLIC SERVICE EASEMENT for Telephone, Electric Power, Gas, Waterlines, Storm Sewer, Sanitary Sewer, Television, and Sidewalks
- ⊙ Monument Found as Noted
- ⊗ 5/8" x 30" Rebar set, w/yellow plastic cap marked Marquess & Assoc.
- ⊕ 5/8" x 24" Rebar set, w/yellow plastic cap marked Marquess & Assoc.
- 5/8" x 24" Rebar, Deferred Monumentation
- Witness Corner, 5/8" x 24" Rebar, Deferred Monumentation, set 1.00' from True Location
- ▽ Found 5/8" Rebar w/yellow plastic cap marked LS 1270

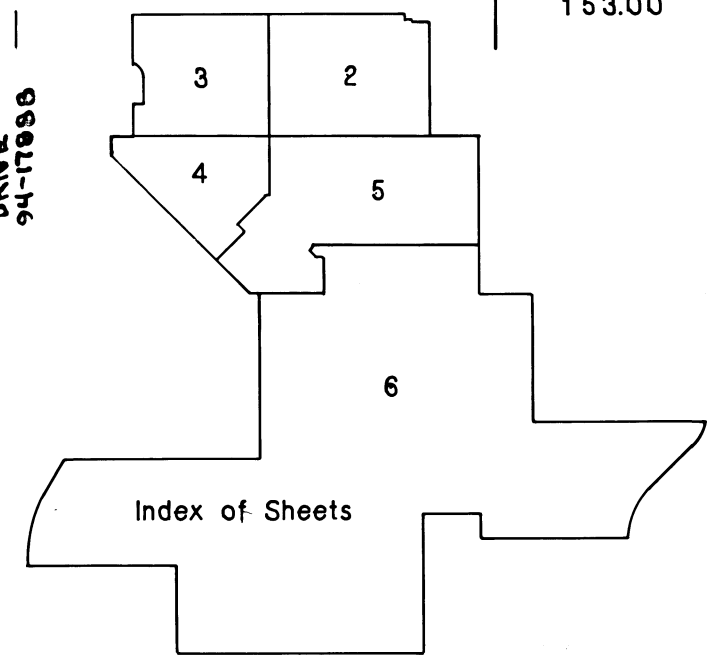
CURVE DATA

Radius	Delta	Arc Length
A 10.00'	90°00'00"	15.71'
B 6.00'	90°00'00"	9.43'



1" = 40'

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



ALDER CREEK - PHASE NO. 3 - A PLANNED COMMUNITY

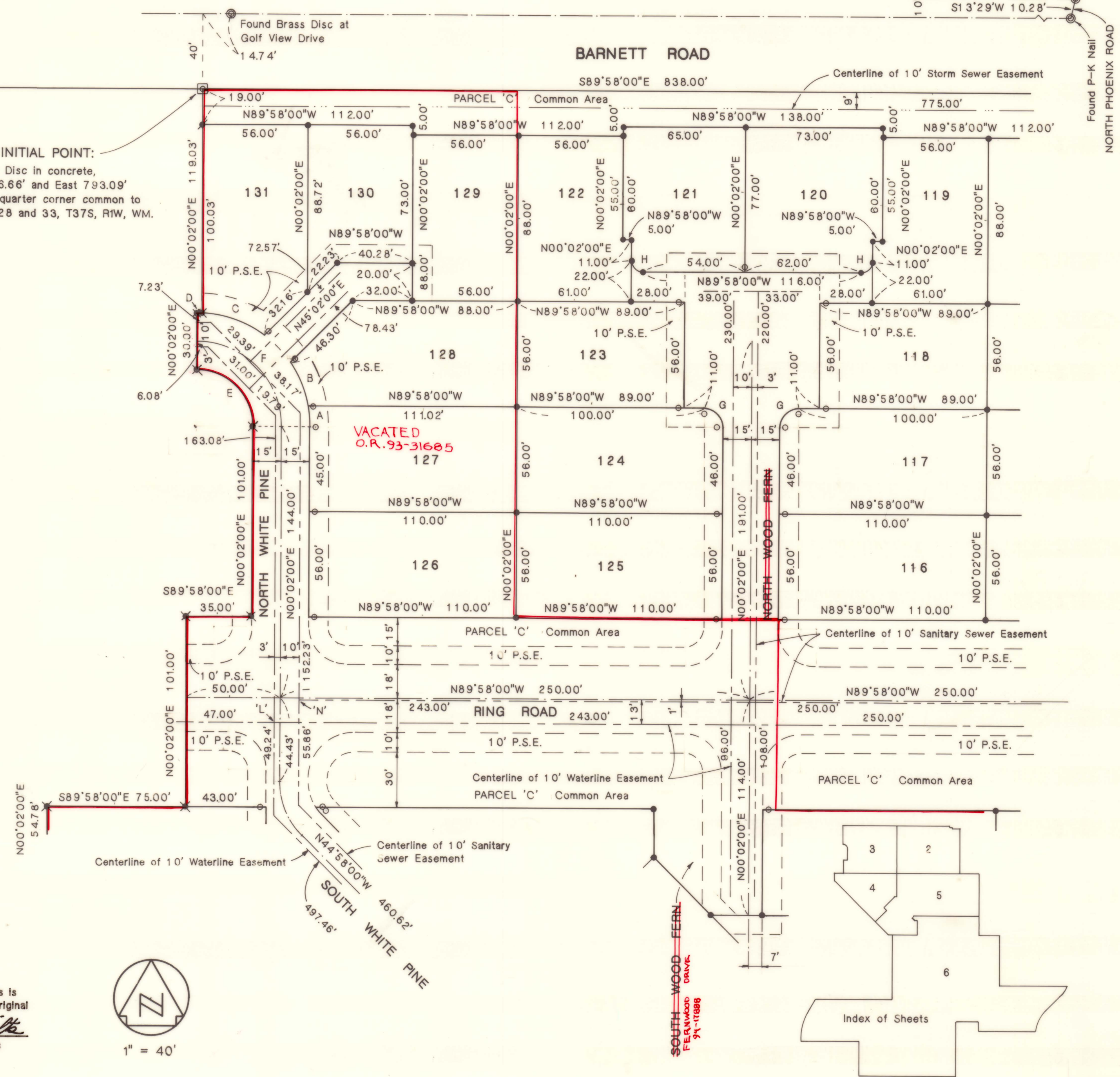
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SE Cor. DLC No. 59
Found Brass Disc

LEGEND

- 100 Lot Number
- P.S.E. PUBLIC SERVICE EASEMENT for Telephone, Electric Power, Gas, Waterlines, Storm Sewer, Sanitary Sewer, Television, and Sidewalks
- ⊙ Monument Found as Noted
- ⊗ 5/8" x 30" Rebar set, w/yellow plastic cap marked Marquess & Assoc.
- ⊗ 5/8" x 24" Rebar set, w/yellow plastic cap marked Marquess & Assoc.
- 5/8" x 24" Rebar, Deferred Monumentation
- Witness Corner, 5/8" x 24" Rebar, Deferred Monumentation, set 1.00' from True Location
- ▽ Found 5/8" Rebar w/yellow plastic cap marked LS 1270

INITIAL POINT:
Set Brass Disc in concrete,
North 286.66' and East 793.09'
from the quarter corner common to
Sections 28 and 33, T37S, R1W, WM.



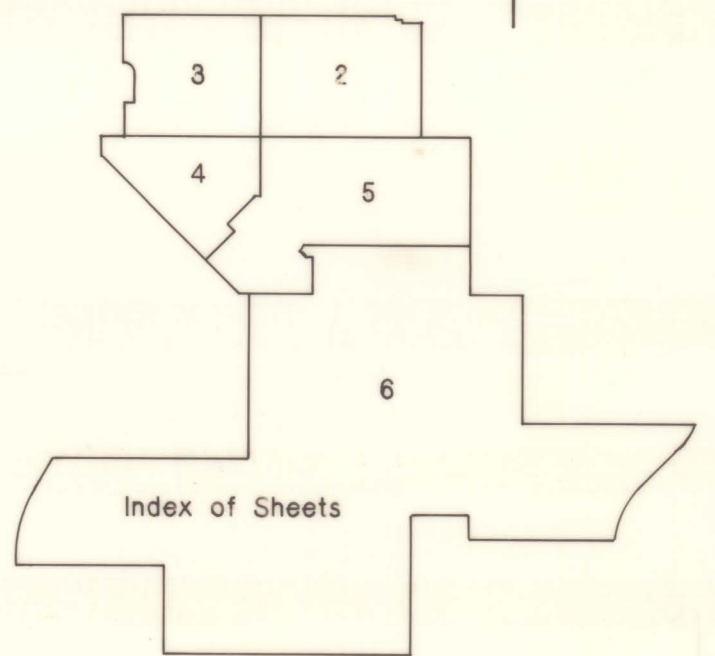
CURVE DATA

Radius	Delta	Arc Length
A 60.00'	10°33'49"	11.06'
B 60.00'	24°15'15"	25.40'
C 60.00'	34°04'59"	35.69'
D 60.00'	1°54'37"	2.00'
E 30.00'	90°00'00"	47.12'
F 45.00'	90°00'00"	70.69'
G 10.00'	90°00'00"	15.71'
H 6.00'	90°00'00"	9.43'

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



1" = 40'

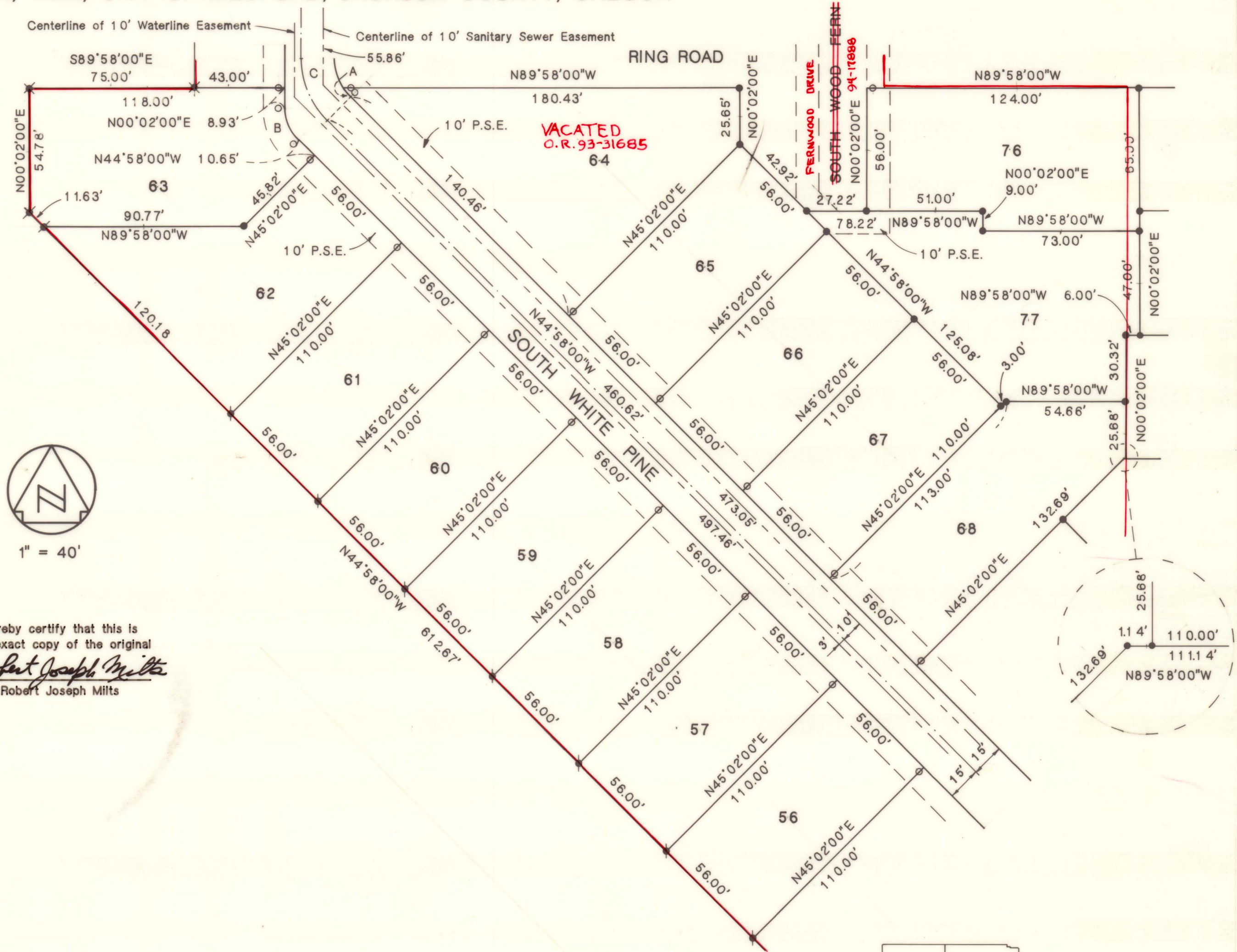


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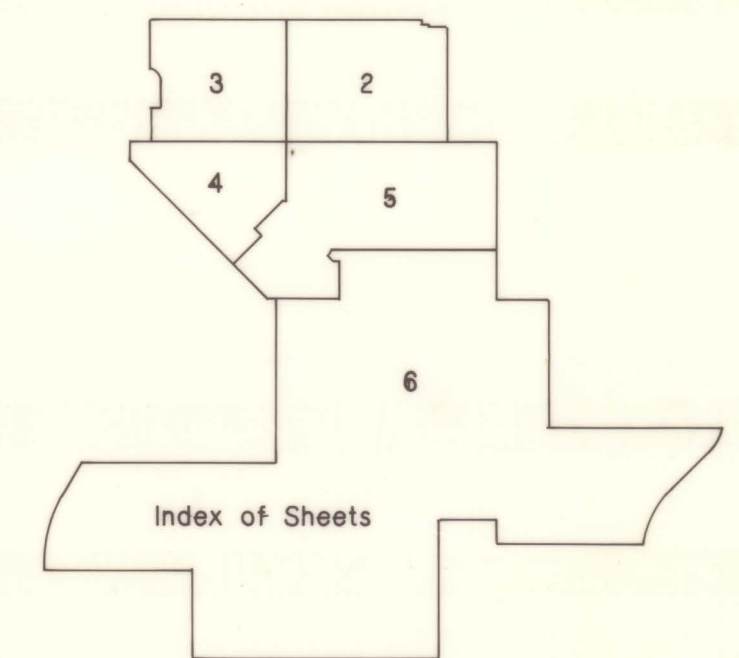
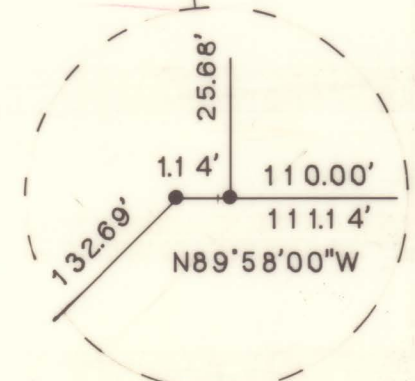
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T.37S., R.1W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON

CURVE DATA

	Radius	Delta	Arc Length
A	25.00'	12°07'46"	5.29'
B	20.00'	45°00'00"	15.71'
C	40.00'	45°00'00"	31.42'



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

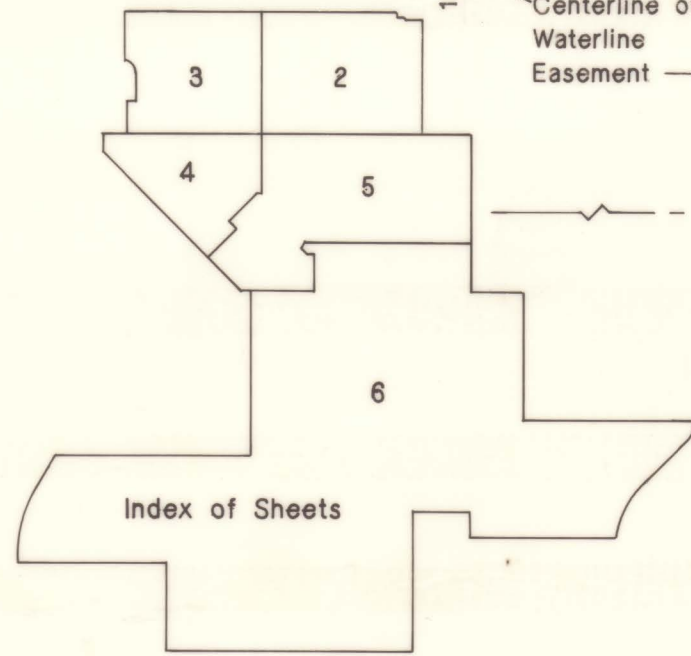
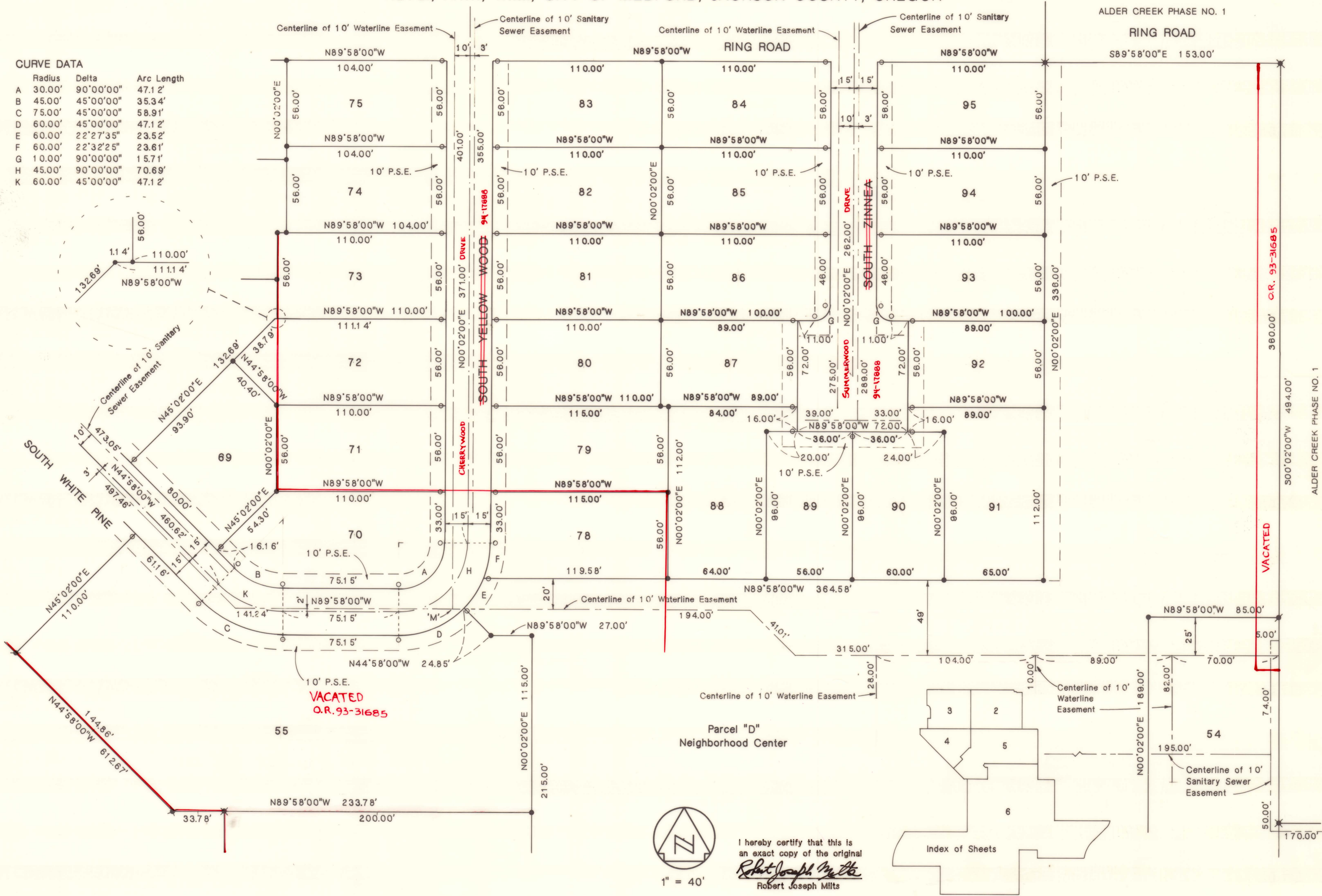


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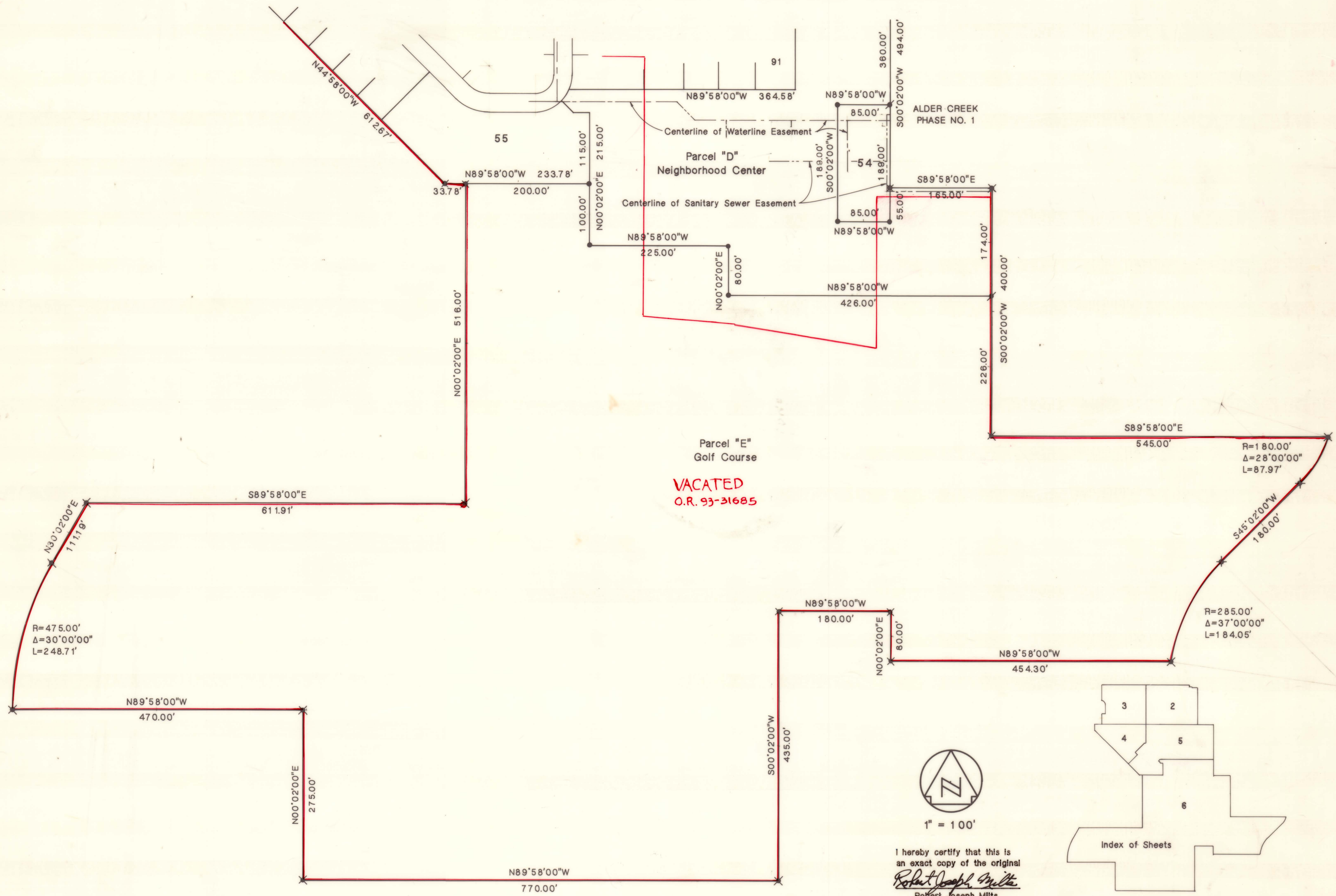
CURVE DATA

Curve	Radius	Delta	Arc Length
A	30.00'	90°00'00"	47.12'
B	45.00'	45°00'00"	35.34'
C	75.00'	45°00'00"	58.91'
D	60.00'	45°00'00"	47.12'
E	60.00'	22°27'35"	23.52'
F	60.00'	22°32'25"	23.61'
G	10.00'	90°00'00"	15.71'
H	45.00'	90°00'00"	70.69'
K	60.00'	45°00'00"	47.12'



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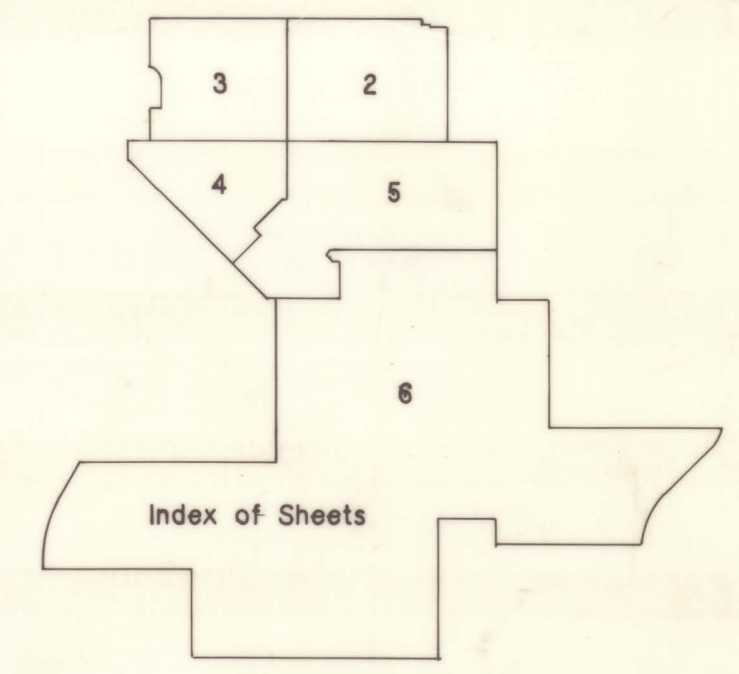


VACATED
O.R. 93-31685



1" = 100'

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



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

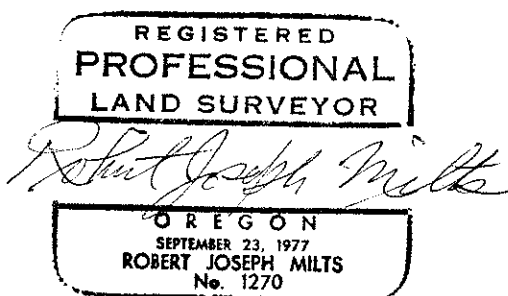
SURVEY FOR: Alder Creek - Phase No. 3
Subdivision Final Plat

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 areas.

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. Phase No. 3 lies within the
area surveyed by Recorded Surveys 9360, 9401, and 9652.

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



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

Robert Joseph Milts, P. E.
Professional Land Surveyor