



HAPPY HOMES SUBDIVISION

LOCATED IN

DONATION LAND CLAIM NO. 39 T. 37 S., R. 1 W., W.M.

SCALE 1" = 100'

DATE DECEMBER 8, 1964

DEDICATION

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that we, D.L. Pickell Real Estate Inc. an Oregon Corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, blocks, avenues, and streets as shown hereon, and the number and the size of the lots, blocks, and the length and size of the avenues and streets and the lengths of all lines are plainly set forth and the location and size of utility and other easements as shown, and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all avenues, streets and easements shown hereon, and we do hereby designate said subdivision as: **HAPPY HOMES SUBDIVISION. IN WITNESS WHEREOF** we have set our hands and seals this 23rd day of August 1965

Ruth A. Pickell

Douglas L. Pickell

Ruth A. Pickell, Secretary

Douglas L. Pickell, President

STATE OF OREGON }
County of Jackson } ss

August 23rd, AD 196

Personally appeared the above named, Douglas L. Pickell, (President) and Ruth A. Pickell (Secretary) of D.L. Pickell Real Estate, Inc. and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.

M. A. Cramer

Notary Public for Oregon

My Commission expires the 22nd day of April 1966
Examined and approved by the City of Medford Planning Commission in regular session this the 8th day of July 1965

Attest: David T. Brashears

Wayne Strubbe

Secretary

President

Examined and approved for the City of Medford, this 23rd day of August 1965

John Sings

City Engineer

Examined and approved by the Valley Irrigation District in regular session this 7 day of September 1965

Attest: Harold W. Sexton

Otto Bohner

Secretary

President

Examined and approved this 16th day of September 1965

Inad W. Hatten

County Assessor

All taxes paid in full to date this the 16th day of Sept. 1965

Edmond F. Riggs
County Sheriff

STATE OF OREGON }
County of Jackson } ss
I, L.E. Ager, 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 said plat is a correct representation of the same, and the following is an accurate description of the boundary lines: Beginning at a Concrete Monument with brass disc set 6" below the ground surface, on the North line of Donation Land Claim No. 39, T. 37 S., R. 1 W., W.M., Jackson County, Oregon, for the initial point of beginning, said Monument bears N. 89° 54' 55" W. 29.70 feet from the Northeast corner of said Claim, and 30.00 feet Westerly from the established center line of Corona Avenue in the City of Medford, Oregon; thence N. 89° 54' 55" W. along said Claim line, 585.42 feet to a 1/2" x 30" iron pipe which bears S. 89° 54' 55" E. 620.66 feet from the Southeast corner of Donation Land Claim No. 38, said Township and Range, said pipe being at the Northwest corner of premises described in Volume 456, Page 244, of Deed Records of Jackson County, Oregon; thence S. 0° 01' 46" W. along the West line of said premises, 849.53 feet to the Southwest corner thereof; thence East along the South line thereof, 495.12 feet to a 5/8 inch iron bar at the Southwest corner of tract described in Volume 521, page 176, Deed Records of Jackson County, Oregon; thence N. 0° 04' E. along the West line of tracts conveyed by Cyreil DeRoo and Lavina D. DeRoo, 242.00 feet; thence N. 29° 50' W. 66.22 feet; thence N. 22° 19' East 47.74 feet; thence S. 89° 56' 30" E. 75.82 feet; thence along the arc of a 1000 foot radius curve right, 15.71 feet, (the long chord of which bears S. 44° 56' 30" E. 14.14 feet); thence S. 89° 56' 30" E. 10.00 feet; thence N. 0° 03' 30" E., parallel with and 20.00 feet Westerly of the center line of Corona Avenue, 468.90 feet to the North line of said Claim No. 39; thence along said line, N. 89° 54' 55" W. 10.00 feet to the initial point of beginning. Excepting herefrom a strip of land 1 foot in width off the South end of Jubilant Avenue.

Subscribed and sworn to before me this 10th day of May 1965
Maxine C. Boehmer
Notary Public for Oregon
My Commission expires the 13th day of April 1966
For Order of the County Court approving this plat see Volume _____ page _____ of County Commissioner's Journal of Proceedings.

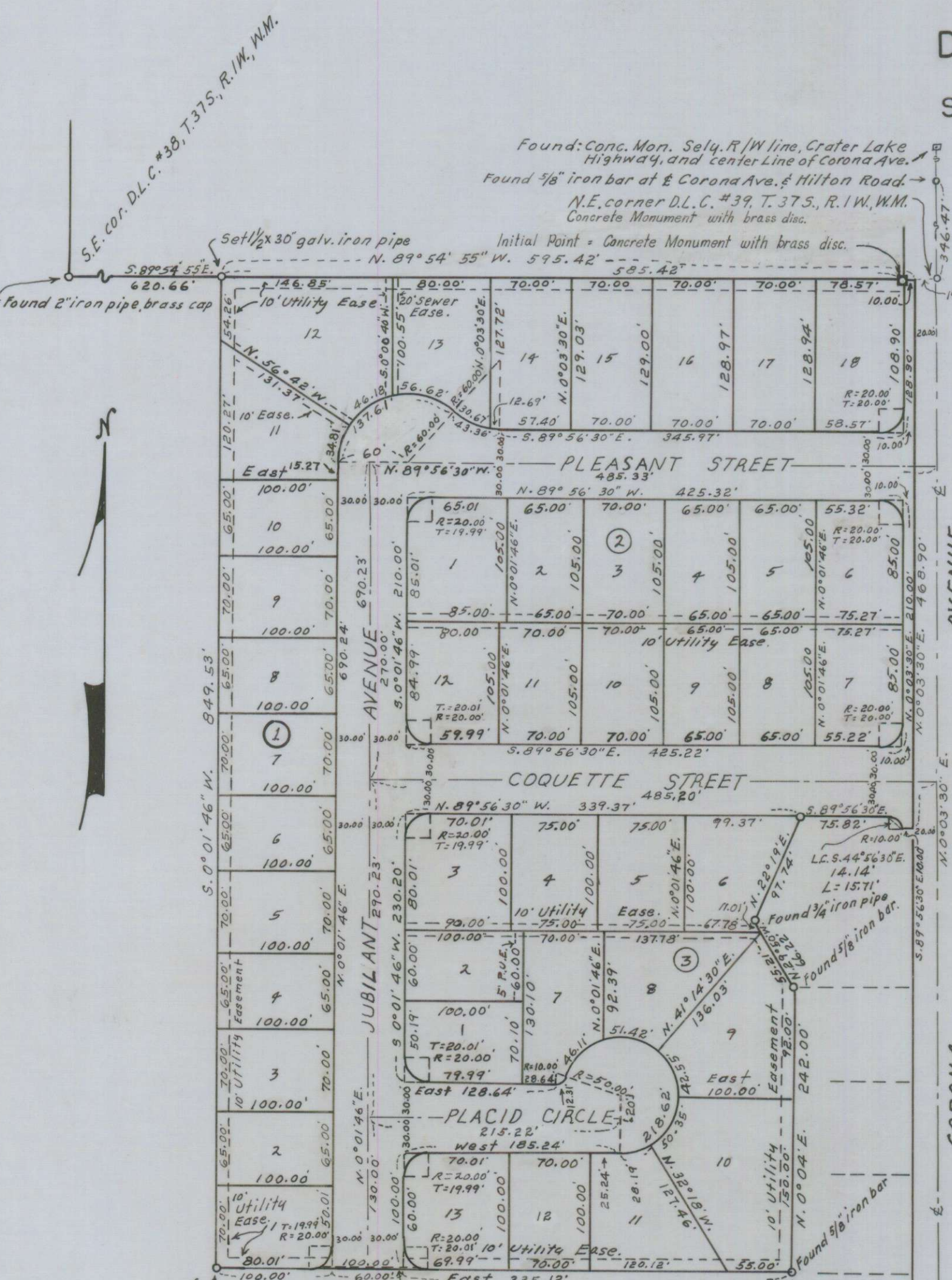
By: Emm J. Jeld
Deputy
County Clerk

635249
Filed for record this the 17 day of September 1965 at 11:45 o'clock A.M. and recorded in Volume 10 of Plats at page 16 of Records of Jackson County.

By: Emm J. Jeld
Deputy
County Clerk

I hereby certify that this tracing is an exact copy of the original plat filed with the county clerk.

L. E. Ager
Surveyor



LEGEND
R = Curve Radius L = Curve Length
T = Semi Tangent L.C. = Long Chord
Ease. = Easement CL = Center Line

Bearing Basis: City of Medford, Lambert Grid-Theta
5/8" iron bars set at block corners unless shown otherwise.
5/8" iron bars (or and) 3/4" iron pipes set at lot corners and curve points.

