

TROPIC ISLES ESTATES

LOCATED IN

NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we, *Homesites Incorporated*, an Oregon Corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, blocks and streets as shown hereon and the number and size of the lots and the length of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all streets shown hereon, together with all easements as shown hereon and we hereby grant to the City of Medford in fee simple those areas portrayed as street plugs. By its approval of this plat, the said City of Medford undertakes that upon the approved dedication of the extension of an affected street, it will deed the street plug for public street purposes and we do hereby designate said subdivision as TROPIC ISLES ESTATES.

IN WITNESS WHEREOF, we have set our hands and seals this 28th day of March, 1973...

Clifford E. Lewis Secretary
Roy P. Wilkes President

STATE OF OREGON } SS
County of Jackson

March 28 A.D. 1973.
Personally appeared the aboved named *Roy P. Wilkes*, President and *Clifford E. Lewis*, Secretary of *Homesites Incorporated*, an Oregon Corporation and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Linda K. Savage
Notary Public for Oregon

My Commission expires the 28th day of September, 1976.

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of April 12, 1973, the above plat is hereby approved by the Medford Planning Commission. Dated this 16th day of April, 1973.

Cliff Hutter President
Richard Steen Secretary

Examined and approved by the Medford Irrigation District in regular session this 1st day of May, 1973.

Robert M. Jones Secretary
James W. Carlson President

Examined and approved this 12 day of April, 1973.

John E. Jensen
City Engineer

Examined and approved this 7th day of May, 1973.

By Deputy: *David A. Hill* County Assessor

All taxes paid in full to date this the 7 day of May, 1973.

E. Howard Smith
County Sheriff

Filed for record this the 9th day of May, 1973 at 2:22 O'Clock P.M. and recorded in Volume 12 of Plats at page 9 of Records of Jackson County, Oregon.

Stanley Guzman
County Clerk

By _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF OREGON } SS
County of Jackson

I, *J. A. Hoffbuhr* 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 THE INITIAL POINT OF "TROPIC ISLES ESTATES" A BRASS DISK SET IN CONCRETE, IN SECTION 17 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON, FROM WHICH POINT THE ONE QUARTER (1/4) CORNER COMMON TO SECTION 16 AND 17 SAID TOWNSHIP AND RANGE BEARS SOUTH 00° 06' 10" EAST 30.00 FEET AND SOUTH 89° 56' 28" EAST 2662.82 FEET; THENCE NORTH 00° 06' 10" WEST 700.00 FEET ALONG THE EAST LINE OF SPRINGBROOK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY OREGON; THENCE SOUTH 89° 56' 28" EAST 610.00 FEET; THENCE SOUTH 00° 06' 10" EAST 290.00 FEET; THENCE SOUTH 66° 13' 07" EAST 136.71 FEET; THENCE NORTH 66° 16' 56" EAST 136.42 FEET; THENCE SOUTH 89° 56' 28" EAST 160.00 FEET; THENCE NORTH 00° 06' 10" WEST 170.00 FEET; THENCE SOUTH 89° 56' 28" EAST 310.28 FEET (RECORD 310.00 FEET) TO THE EAST LINE OF THE WEST ONE HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SAID SECTION 17; THENCE ALONG SAID ONE SIXTEENTH (1/16) LINE SOUTH 00° 10' 35" EAST (RECORD SOUTH 00° 14' 19" EAST) 580.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CEDAR LINKS DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89° 56' 28" WEST 1331.02 FEET TO THE TRUE POINT OF BEGINNING.



REGISTERED PROFESSIONAL LAND SURVEYOR
J. A. Hoffbuhr
OREGON NOV. 7, 1947 J. A. HOFFBUHR 222

J. A. Hoffbuhr
Surveyor

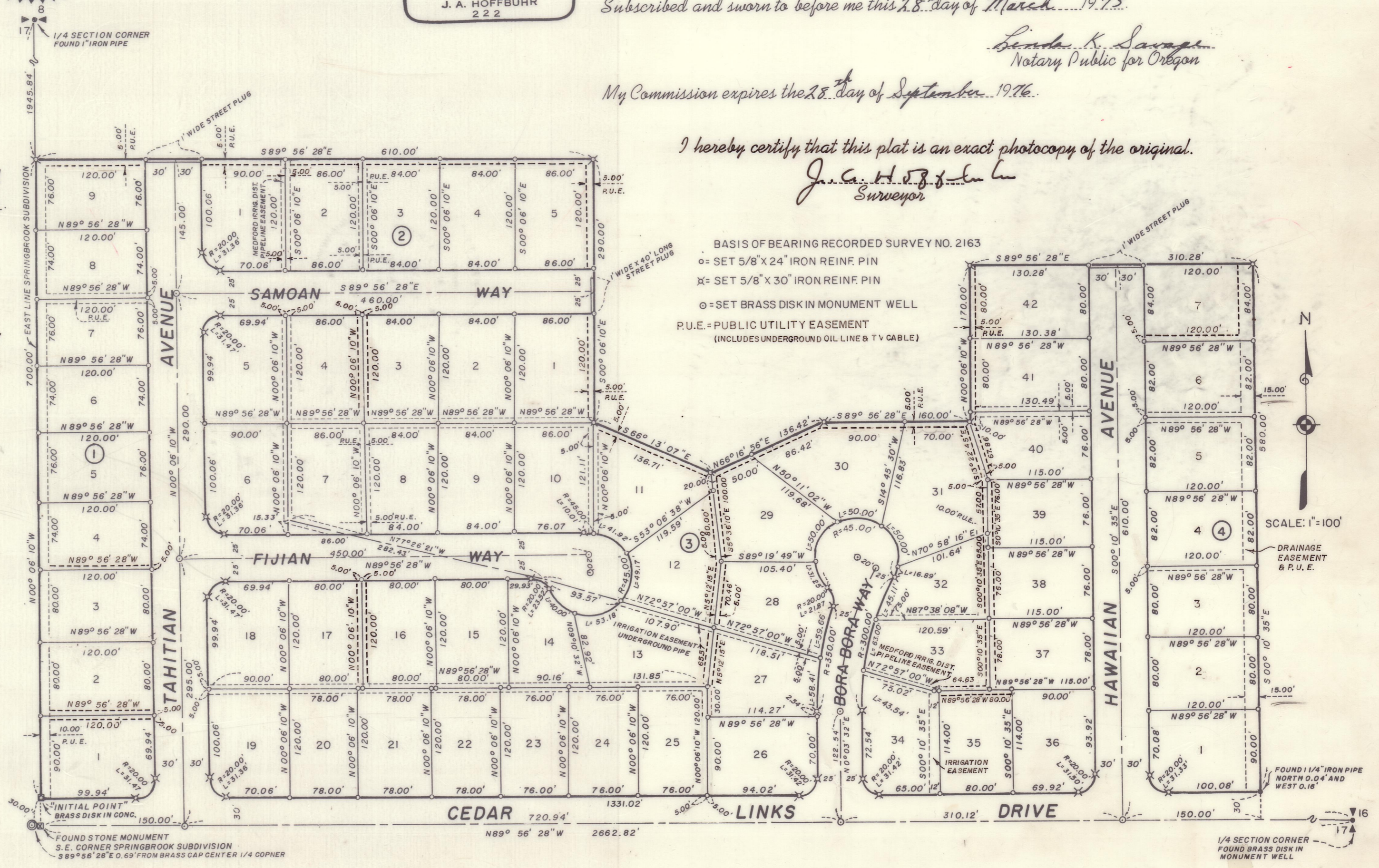
Subscribed and sworn to before me this 28th day of March, 1973.

Linda K. Savage
Notary Public for Oregon

My Commission expires the 28th day of September, 1976.

I hereby certify that this plat is an exact photocopy of the original.

J. A. Hoffbuhr
Surveyor



BASIS OF BEARING RECORDED SURVEY NO. 2163
o = SET 5/8" X 24" IRON REINF. PIN
x = SET 5/8" X 30" IRON REINF. PIN
o = SET BRASS DISK IN MONUMENT WELL
P.U.E. = PUBLIC UTILITY EASEMENT (INCLUDES UNDERGROUND OIL LINE & TV CABLE)

