

# CEDAR HILLS UNIT NO. 1

SITUATED IN THE N.E. 1/4 OF SECTION 17, T. 37 S., R. 1 W. W. M.  
JACKSON COUNTY, OREGON

SURVEYED MAY, 1976

BURTON ENGINEERING

CITY OF MEDFORD

## DEDICATION

**KNOW ALL MEN BY THESE PRESENTS:** That we, Ron Willcuts and Milo Ross and Lawrence Roberts, M.D. and Paul B. Harder and John Duke are the developers and

the owners 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 a line 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 plats. 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 plat for public street purposes and we do hereby designate said subdivision as "CEDAR HILLS" UNIT NO. 1.

Ron Willcuts  
Ron Willcuts

Milo Ross  
Milo Ross

Laurence Roberts, M.D.  
Lawrence Roberts, M.D.

Paul B. Harder  
Paul B. Harder

John Duke  
John Duke

## SURVEYORS CERTIFICATE

I, THOMAS H. BURTON, first being duly sworn, depose and say that I have correctly surveyed and marked with lawful monuments the lands represented on the annexed map of "CEDAR HILLS" that the Initial Point of survey is a 2" x 36" galvanized iron pipe set 6" below the surface of the ground, said Initial Point being located as follows: Beginning at a point on the North line of Section 17, T. 37 S., R. 1 W. W. M., N. 89° 54' 27" W. 106.743 feet from the Northeast corner of said Section 17 as measured along the North line thereof; thence from said Initial Point and continuing along the North line of said Section 17, N. 89° 54' 27" W. 260.00 feet to the Northwest corner of Government Lot 1; thence S. 0° 11' 10" E. along the West lines of Government Lot 1 and Government Lot 2 2485.00 feet to a point on the North line of Cedar Links Drive, said point also being the Southeast corner of Tropic Isle Estates; thence S. 89° 56' 28" E. along the North line of Cedar Links Drive and parallel to the South line the N.E. 1/4 of said Section 17 485.00 feet; thence N. 0° 11' 10" W. 237.00 feet; thence N. 74° 50' 13" W. 191.92 feet; thence N. 87° 29' 11" W. 70.01 feet; thence N. 0° 11' 15" W. 122.22 feet; thence N. 19° 40' 58" E. 61.97 feet; thence N. 2° 32' 54" E. 10.82 feet; thence S. 81° 52' 06" E. 190.87 feet; thence N. 70° 20' 46" E. 133.80 feet; thence N. 45° 05' 39" E. 40.40 feet; thence N. 10° 06' 27" W. 116.81 feet; thence N. 36° 04' 34" W. 129.91 feet; thence N. 21° 30' 05" E. 35.47 feet; thence N. 57° 34' 03" W. 113.88 feet; thence along the arc of a 891.17 foot radius curve to the right (the long cord bears N. 50° 12' 16" E. 117.61 feet) through a central angle of 7° 33' 15" 117.50 feet; thence N. 36° 01' 07" W. 60.00 feet; thence N. 47° 28' 03" W. 142.21 feet; thence N. 34° 31' 01" W. 140.90 feet; thence N. 24° 54' 53" W. 74.54 feet; thence N. 0° 08' 44" E. 78.80 feet; thence N. 7° 59' 58" E. 68.26 feet; thence N. 28° 35' 07" E. 72.32 feet; thence N. 63° 39' 44" W. 45.08 feet; thence N. 23° 41' 07" E. 293.74 feet; thence S. 65° 53' 20" E. 78.33 feet; thence N. 27° 11' 48" E. 52.78 feet; thence N. 20° 17' 31" W. 68.95 feet; thence N. 19° 20' 28" E. 127.53 feet; thence N. 38° 48' 06" E. 60.00 feet; thence along the arc of a 253.00 foot radius curve to the left (the long cord bears N. 56° 27' 24" W. 46.38 feet) through a central angle of 10° 31' 02" 46.44 feet; thence N. 22° 45' 53" E. 121.78 feet; thence N. 73° 24' 40" W. 141.02 feet; thence N. 68° 26' 43" W. 141.72 feet; thence N. 123° 11' W. 51.31 feet; thence N. 09° 10' W. 240.00 feet to said Initial Point and place of beginning, containing 23.36 Acres.

The tracing accompanying this map is a true and correct copy of the original plat of "CEDAR HILLS" ("UNIT NO. 1.")

Subscribed and sworn to before me this 9<sup>th</sup> day of JULY 1976.

Notary Public for State of Oregon  
My Commission Expires MAY 12, 1980

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS H. BURTON

Registered Oregon Land Surveyor

## ACKNOWLEDGEMENT

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

THIS CERTIFIES that on this 2 day of June, 1976, before me, a notary public in and for said State and County personally appeared the above named Ron Willcuts and Milo Ross and Lawrence Roberts, M.D. and Paul B. Harder and John Duke and Dr. Alvin Roberts and Doris M. Roberts, husband and wife, and Joy Allen and Ellen E. Allen, husband and wife, and O.P. Taylor and Lorene M. Taylor, husband and wife and they acknowledged the foregoing instrument to be their voluntary act and deed.

Witness my hand and official seal John T. Jensen  
Notary Public for State of Oregon  
My Commission Expires 7-11-78

## APPROVALS

I certify that pursuant to authority granted to us by the Medford Planning Commission in open meeting of June 21, 1976, the above plat is hereby approved by the Medford Planning Commission dated this 22 day of June, 1976.

Richard Payne  
President

Robert M. Jones  
Secretary

Examined and approved by the Medford Irrigation District in regular session this 22 day of June, 1976.

Richard Payne  
President

Robert M. Jones  
Secretary

Examined and approved this 5 day of Oct, 1976

John T. Jensen  
City Engineer

Examined and approved this 2 day of Nov, 1976

Ray Kowaly  
County Assessor

All taxes paid in full to date this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

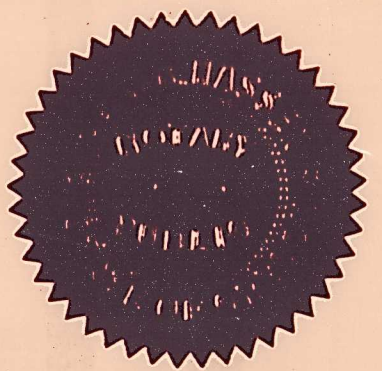
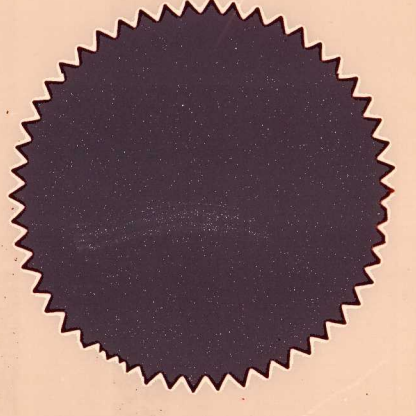
Filed for record this 30 day of November 1976 at 1:52 O'Clock P.M. and recorded in Volume 12 of Plats at page 22 of Records of Jackson County, Oregon.

Harry Chipman  
County Clerk

Ruby A. Poling  
By Deputy

## CURVE DATA CHART

NOLTBK	RADIUS	DELTA	LENGTH	NOLTBK	RADIUS	DELTA	LENGTH	NOLTBK	RADIUS	DELTA	LENGTH		
1/7/1	10.00	90°14'42"	15.75	39/1	230.11	9°38'17"	38.77	77/5	50.00	63°47'22"	55.67		
2/6/1	647.68	7°03'18"	79.25	40/2	10.00	80°24'37"	14.03	78/4	50.00	38°57'28"	34.00		
3/7/1	647.68	6°11'44"	70.04	41/2	10.00	70°31'44"	12.31	79/4	25.00	15°18'27"	6.68		
4/8/1	647.68	5°11'46"	70.04	42/2	50.00	103°41'20"	90.02	80/3	6.68	92°24'42"	16.13		
5/9/1	647.68	4°58'52"	10.82	43/2	50.00	54°45'50"	47.91	81/3	6.68	89°11'47	70.02		
6/9/1	951.17	3°15'38"	54.73	44/2	50.00	48°44'30"	42.54	82/2	6.68	89°11'47	86.16		
7/10/1	951.17	6°58'52"	115.87	45/2	50.00	43°47'24"	38.27	83/2	6.68	1°32'04"	15.75		
8/10/1	10.00	87°47'15"	15.32	46/2	10.00	80°24'37"	14.03	84/1	6.68	10°11'04"	104.46		
9/10/1	25.00	70°31'44"	30.77	47/2	250.77	18°56'58"	76.70	85/1	6.68	10.00	97°06'52"	16.25	
10/10/1	50.00	24°54'53"	21.27	48/1	230.11	18°48'24"	75.73	86/3	7.75	10.00	94°52'57"	16.53	
11/11/1	50.00	65°52'57"	56.82	49/4	2	10.00	89°43'17"	15.64	87/9	7	587.68	0°44'50"	1.75
12/12/1	50.00	59°03'06"	51.68	50/3	10.00	90°16'43"	15.76	88/6	7	10.00	89°45'18"	15.67	
13/13/1	50.00	42°11'54"	36.82	51/3	170.11	41°10'31"	122.25	89/5	7	10.00	90°14'42"	15.75	
14/14/1	50.00	60°43'52"	53.00	52/3	170.11	25°11'08"	74.78	90/5	7	25.00	48°11'83"	21.03	
15/15/1	10.00	86°02'17"	15.37	53/3	10.00	90°40'48"	15.83	91/5	7	50.00	48°26'05"	42.27	
16/16/1	951.17	4°15'51"	71.54	54/3	134.40	22°24'35"	52.57	92/4	7	50.00	68°17'24"	59.51	
17/16/1	951.17	4°03'06"	62.26	55/3	134.40	17°16'50"	58.26	93/3	7	50.00	54°11'20"	47.29	
18/16/1	10.00	90°41'26"	15.83	56/3	10.00	89°19'12"	15.59	94/2	7	50.00	66°49'44"	58.32	
19/16/1	688.00	3°23'52"	42.00	57/3	253.00	4°53'06"	22.01	95/1	7	50.00	58°44'53"	39.80	
20/17/1	688.00	7°06'16"	84.11	58/4	193.00	15°30'08"	52.22	96/1	7	25.00	48°11'83"	21.03	
21/17/1	10.00	89°50'20"	18.68	59/4	70.00	90°40'48"	15.83	97/1	7	10.00	89°45'18"	15.67	
22/17/1	50.00	20°52'12"	18.22	60/4	10.00	87°44'08"	16.10						
23/18/1	50.00	60°09'12"	52.49	61/5	10.00	92°13'54"	16.10						
24/19/1	50.00	57°18'57"	50.02	62/5	252.50	14°15'52"	62.86						
25/20/1	50.00	45°06'48"	39.36	63/5	252.50	10°39'53"	47.00						
26/20/1	10.00	84°50'11"	14.81	64/5	250.00	23°22'15"	101.97	A			117.68	4°47'05"	51.58
27/20/1	310.00	1°31'50"	40.77	65/4	250.00	13°27'40"	58.74	B			617.68	15°37'51"	169.57
28/21/1	310.00	14°29'25"	78.40	66/3	250.00	1°02'00"	16.03	C			92.17	12°14'23"	198.12
29/21/1	310.00	6°12'37"	33.60	67/2	628.00	6°30'52"	71.40	D			721.12	17°58'20"	228.56
30/24/1	312.30	11°55'07"	65.00	68/1	10.00	84°31'56"	14.75	E			92.17	8°27'20"	156.94
31/25/1	312.30	13°00'45"	70.97	69/1	951.17	6°11'52"	102.90	F			628.00	10°59'59"	122.50
32/21/1	10.00	87°46'06"	15.32	70/10	6	891.17	5°25'24"	84.44	G		280.00	36°49'52"	180.00
33/21/1	180.00	14°25'17"	45.37	71/9	6	891.17	6°10'28"	96.05	H		282.50	14°55'45"	122.97
34/22/1	180.00	12°24'14"	39.25	72/9	6	10.00	87°08'52"	16.03	I		270.00	26°54'58"	91.65
35/2/2	240.00	7°38'44"	32.03	73/6	6	25.00	68°21'22"	29.83	J		223.00	15°32'08"	10.55
36/5/2	240.00	19°16'12"	80.72	74/6	6	50.00	56°11'22"	49.09	K		64.90	12°12'14"	55.55
37/4/2	10.00	92°13'54"	16.10	75/6	6	50.00	67°47'58"	52.36	L		200.11	1°03'10"	67.15
38/2/2	10.00	89°19'12"	15.59	76/6	6	50.00	44°40'22"	38.98	M		200.11	47°17'10"	165.15



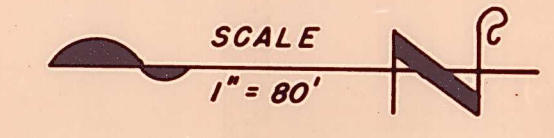
# CEDAR HILLS UNIT NO. 1.

SITUATED IN THE NE 1/4 OF SECTION 17, T. 37 S., R. 1 W. W.M.  
JACKSON COUNTY, OREGON

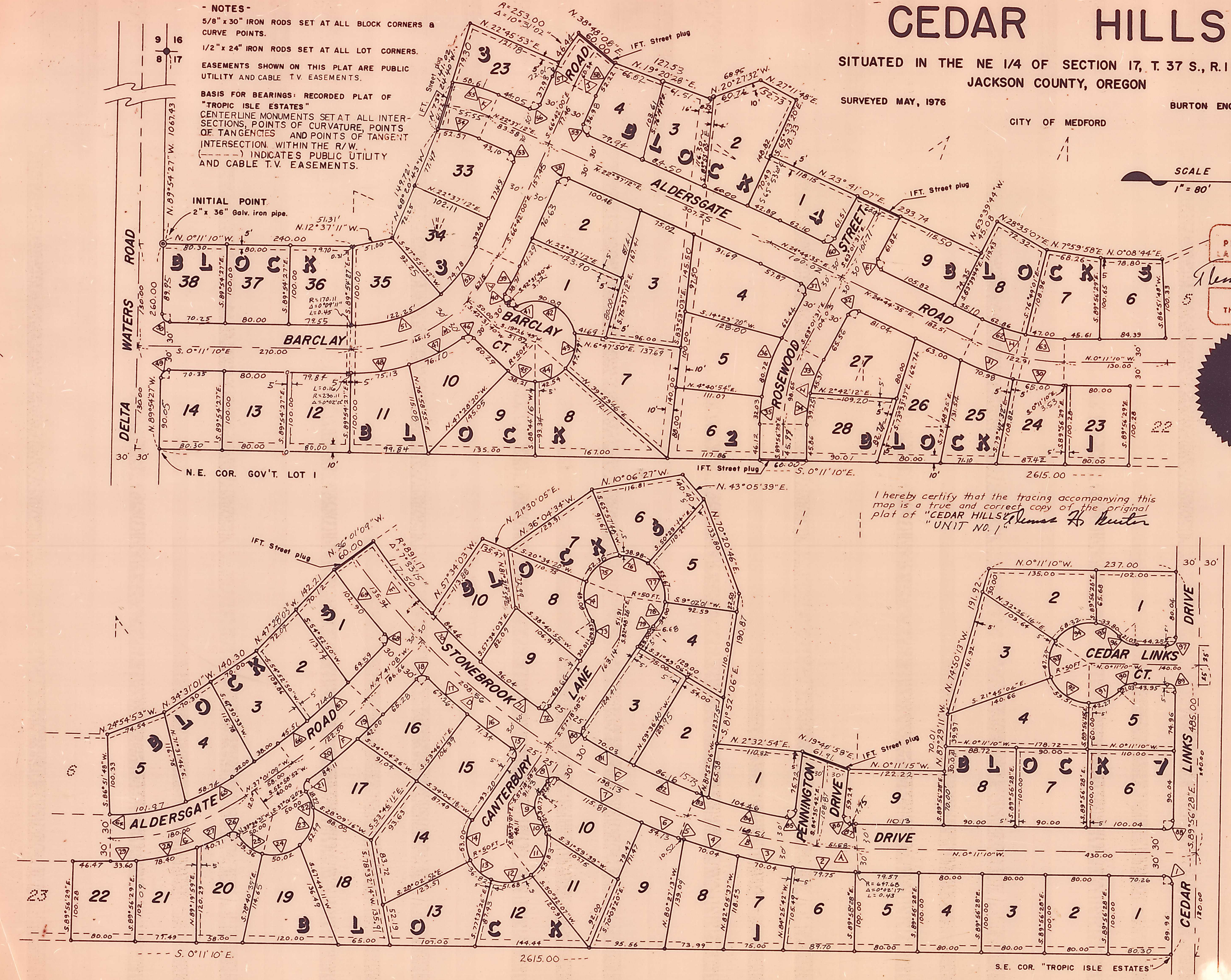
SURVEYED MAY, 1976  
CITY OF MEDFORD BURTON ENGINEERING

**NOTES**  
5/8" x 30" IRON RODS SET AT ALL BLOCK CORNERS & CURVE POINTS.  
1/2" x 24" IRON RODS SET AT ALL LOT CORNERS.  
EASEMENTS SHOWN ON THIS PLAT ARE PUBLIC UTILITY AND CABLE T.V. EASEMENTS.  
BASIS FOR BEARINGS: RECORDED PLAT OF "TROPIC ISLE ESTATES"  
CENTERLINE MONUMENTS SET AT ALL INTERSECTIONS, POINTS OF CURVATURE, POINTS OF TANGENCIES AND POINTS OF TANGENT INTERSECTION WITHIN THE R/W.  
--- INDICATES PUBLIC UTILITY AND CABLE T.V. EASEMENTS.

INITIAL POINT  
2" x 36" Galv. iron pipe.  
N. 0° 11' 10" W. 240.00  
S. 0° 11' 10" E. 270.00  
N. 0° 11' 10" W. 270.00  
S. 0° 11' 10" E. 240.00



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Thomas H. Burton*  
OREGON  
JANUARY 18, 1963  
THOMAS H. BURTON  
59.0



I hereby certify that the tracing accompanying this map is a true and correct copy of the original plat of "CEDAR HILLS UNIT NO. 1."  
*Thomas H. Burton*

*Thomas H. Burton*  
My Commission Expires 12/12/1980