

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 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 "CEDAR HILLS" UNIT NO. 1.

Ron Willcuts
Ron Willcuts

Milo Ross
Milo Ross

Lawrence 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. 1067.43 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 2615.00 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 of 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. 43° 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' 14" E. 117.41 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. 140.30 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. 52.73 feet; thence N. 20° 27' 32" W. 68.95 feet; thence N. 19° 20' 28" E. 127.53 feet; thence N. 38° 48' 08" 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° 20' 43" W. 149.72 feet; thence N. 12° 37' 11" W. 51.31 feet; thence N. 0° 11' 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.

ACKNOWLEDGEMENT

STATE OF OREGON
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 Jay 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 R. Hansen
Notary Public for State of Oregon
My Commission Expires 7-11-78

Subscribed and sworn to before me this 9th day of JULY, 1976.

James D. Harward
Notary Public for State of Oregon
My Commission Expires MAY 10, 1980

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas H. Burton
Registered Oregon Land Surveyor

Thomas H. Burton
OREGON
JANUARY 18, 1882
THOMAS H. BURTON

CURVE DATA CHART

N	L	BK	RADIUS	DELTA	LENGTH	N	L	BK	RADIUS	DELTA	LENGTH	N	L	BK	RADIUS	DELTA	LENGTH
1	1	1	10.00	90°14'42"	15.75	39	1	2	230.11	9°38'17"	38.71	77	5	6	50.00	63°47'21"	55.67
2	6	1	647.68	7°03'18"	79.75	40	1	2	10.00	80°24'37"	14.03	78	4	6	50.00	38°57'28"	34.00
3	7	1	647.68	6°11'44"	70.04	41	1	2	10.00	70°31'44"	12.31	79	4	6	25.00	15°18'27"	6.68
4	8	1	647.68	6°11'46"	70.04	42	1	2	50.00	103°14'20"	90.09	80	3	6	10.00	92°24'42"	16.13
5	9	1	647.68	0°55'51"	10.52	43	2	2	50.00	54°45'30"	47.79	81	3	6	891.17	4°30'08"	70.03
6	9	1	951.17	3°15'38"	54.73	44	2	2	50.00	48°44'30"	42.54	82	2	6	891.17	5°32'21"	86.16
7	10	1	951.17	6°58'52"	115.89	45	2	2	50.00	43°47'24"	38.21	83	2	6	587.68	1°32'01"	15.73
8	10	1	10.00	87°47'15"	15.32	46	10	2	10.00	80°24'37"	14.03	84	1	6	587.68	10°11'04"	104.46
9	10	1	25.00	70°31'44"	30.77	47	10	2	230.11	18°56'58"	76.10	85	1	6	10.00	93°06'22"	16.25
10	10	1	50.00	2°42'58"	21.29	48	11	2	230.11	18°42'27"	75.13	86	9	7	10.00	94°50'07"	16.55
11	11	1	50.00	63°58'57"	56.83	49	14	2	10.00	89°43'17"	15.66	87	9	7	587.68	0°45'21"	7.75
12	12	1	50.00	59°13'07"	51.68	50	38	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	35	3	170.11	41°10'31"	122.25	89	5	7	10.00	90°14'42"	15.75
14	14	1	50.00	60°43'54"	53.00	52	34	3	170.11	25°11'08"	74.78	90	5	7	25.00	48°11'23"	21.03
15	15	1	10.00	88°02'19"	15.37	53	33	3	10.00	90°40'48"	15.83	91	5	7	50.00	48°26'05"	42.27
16	15	1	951.17	4°17'51"	71.34	54	33	3	134.40	22°24'43"	52.57	92	4	7	50.00	68°11'24"	59.51
17	16	1	951.17	4°03'06"	67.26	55	23	3	194.40	17°16'30"	58.61	93	3	7	50.00	54°11'20"	47.29
18	16	1	10.00	90°41'28"	15.83	56	23	3	10.00	89°19'12"	15.59	94	2	7	50.00	66°49'44"	58.32
19	16	1	688.00	3°23'53"	42.00	57	23	3	253.00	4°59'06"	22.01	95	1	7	50.00	38°44'43"	33.80
20	17	1	688.00	7°06'15"	84.11	58	4	4	193.00	15°30'08"	52.22	96	1	7	25.00	48°11'23"	21.03
21	17	1	10.00	89°50'20"	15.68	59	4	4	10.00	90°40'48"	15.83	97	1	7	10.00	89°45'18"	15.67
22	17	1	50.00	20°52'42"	18.22	60	1	4	10.00	81°46'06"	15.32						
23	18	1	50.00	60°09'12"	52.49	61	9	5	10.00	92°13'54"	16.10						
24	19	1	50.00	57°18'47"	50.02	62	8	5	252.50	14°15'52"	62.86						
25	20	1	50.00	45°06'08"	39.36	63	7	5	252.50	10°39'53"	47.00						
26	20	1	10.00	84°50'11"	14.81	64	5	5	250.00	23°22'13"	101.97						
27	20	1	310.00	7°31'30"	40.71	65	4	5	250.00	13°27'46"	58.74						
28	21	1	310.00	14°29'25"	78.40	66	3	5	628.00	4°09'07"	45.51						
29	22	1	310.00	6°12'37"	33.60	67	2	5	628.00	6°30'52"	71.40						
30	24	1	312.50	11°55'01"	65.00	68	1	5	10.00	84°31'55"	14.75						
31	25	1	312.50	13°00'45"	70.97	69	1	5	951.17	6°11'54"	102.90						
32	27	1	10.00	87°46'06"	15.32	70	10	6	891.17	5°25'44"	84.44						
33	27	1	180.00	14°25'17"	45.31	71	9	6	891.17	6°10'28"	96.04						
34	28	1	180.00	12°29'41"	39.25	72	9	6	10.00	92°08'22"	16.08						
35	6	2	240.00	7°38'46"	32.03	73	8	6	25.00	68°21'25"	29.83						
36	5	2	240.00	19°16'12"	80.72	74	8	6	50.00	56°14'43"	49.08						
37	4	2	10.00	92°13'54"	16.10	75	7	6	50.00	69°49'58"	52.36						
38	2	2	10.00	89°19'12"	15.59	76	6	6	50.00	44°40'22"	38.98						

CENTERLINE CURVE DATA

Station	Radius	Delta	Length
A	617.68	4°47'05"	51.58
B	617.68	15°37'51"	168.51
C	921.17	12°19'25"	198.13
D	921.17	12°58'20"	208.56
E	921.17	8°27'20"	135.94
F	658.00	10°39'59"	122.50
G	280.00	36°49'59"	180.00
H	282.50	24°55'46"	122.91
I	210.00	26°58'58"	98.65
J	223.00	15°30'08"	100.34
K	164.40	12°21'41"	55.55
L	200.11	1°13'40"	67.15
M	200.11	47°17'10"	165.15

APPROVALS

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

Examined and approved this 5 day of Oct, 1976

John T. Jensen
City Engineer

Examined and approved this _____ day of _____, 1976

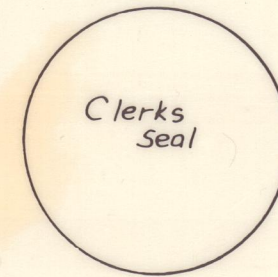
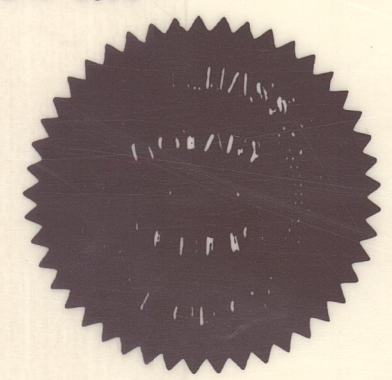
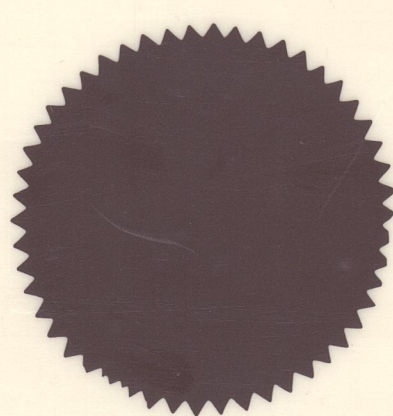
County Assessor By Deputy

All taxes paid in full to date this _____ day of _____, 1976

County Sheriff

Filed for record this _____ day of _____, 1976 at _____ O'Clock and recorded in Volume _____ of Plats at page _____ of Records of Jackson County, Oregon.

County Clerk By Deputy



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

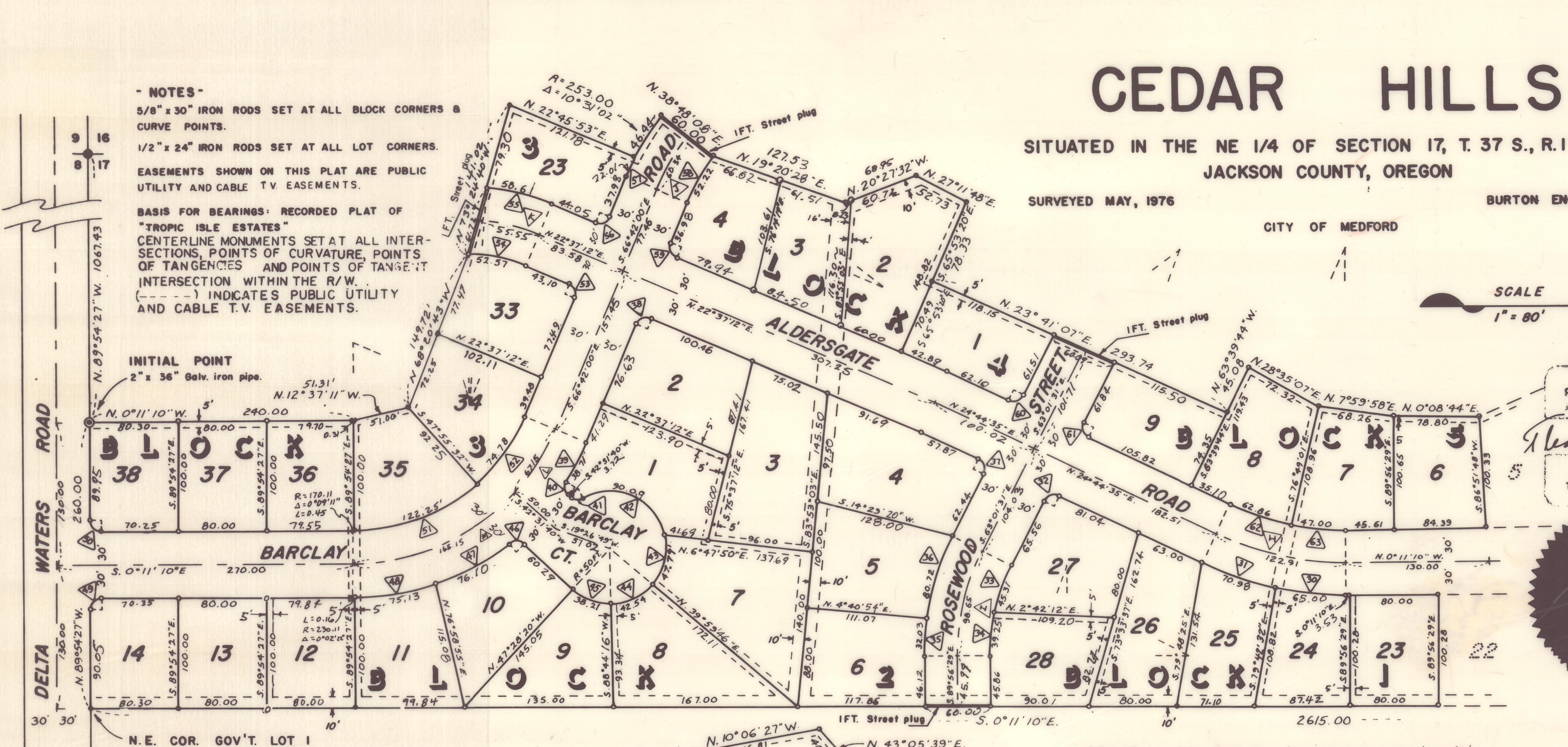
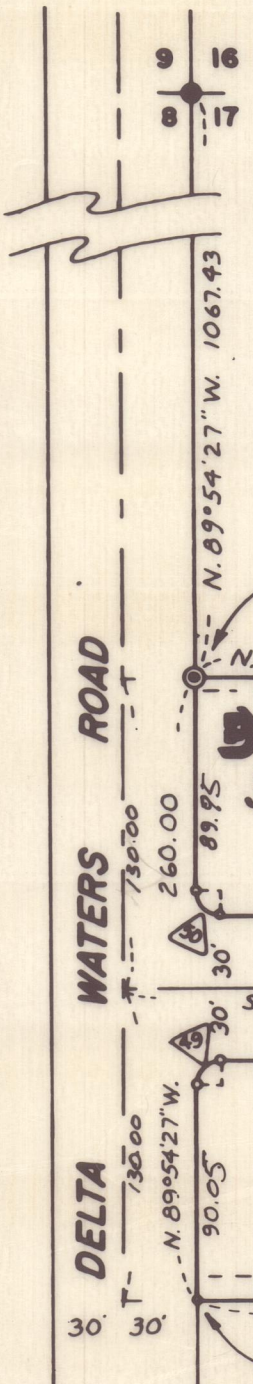
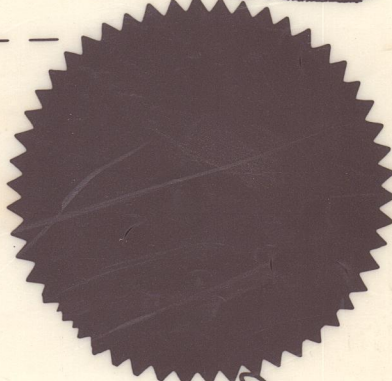
SURVEYED MAY, 1976 BURTON ENGINEERING

CITY OF MEDFORD

- 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.

SCALE
1" = 80'

REGISTERED PROFESSIONAL SURVEYOR
Thomas H. Burton
 3863 N
 JANUARY 18 1963
 THOMAS H. BURTON
 593



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

James D. Hayward
 Notary Public for State of Oregon
 My Commission Expires May 12, 1980

