

# QUAIL RUN ESTATES UNIT II A SUBDIVISION LOCATED IN S.W. 1/4 SEC. 21, T.37S., R.1W., W.M. CITY OF MEDFORD, JACKSON COUNTY, OREGON

**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH	CHORD
1	21°00'00"	180.00'	65.97'	65.60'
2	77°00'00"	100.00'	134.39'	124.50'
3	07°24'32"	155.00'	20.04'	20.03'
4	24°19'16"	125.00'	53.06'	52.66'
5	13°40'48"	155.00'	37.01'	36.92'
6	30°13'04"	125.00'	65.92'	65.16'
7	35°59'59"	20.00'	12.57'	12.36'
8	60°19'55"	45.00'	47.38'	45.23'
9	60°30'08"	45.00'	47.52'	45.34'
10	56°28'56"	45.00'	44.36'	42.59'
11	91°39'18"	45.00'	71.99'	64.55'
12	67°22'48"	20.00'	23.52'	22.19'
13	15°31'16"	75.00'	20.32'	20.25'
14	24°36'33"	75.00'	32.21'	31.97'
15	15°20'11"	205.00'	54.87'	54.71'
16	05°35'48"	205.00'	20.02'	20.02'
17	32°19'37"	60.00'	33.85'	33.41'
18	90°14'09"	50.00'	78.75'	70.86'
19	55°33'00"	60.00'	58.17'	55.92'
20	32°00'00"	60.00'	33.51'	33.08'
21	23°55'39"	80.00'	33.41'	33.17'
22	21°11'08"	119.50'	44.19'	43.94'
23	48°15'00"	70.00'	58.95'	57.22'
24	108°25'22"	37.00'	70.02'	60.03'
25	51°05'50"	13.00'	11.59'	11.21'
26	09°17'30"	60.00'	9.73'	9.72'
27	57°25'16"	20.00'	20.04'	19.22'
28	98°19'18"	45.00'	77.22'	68.09'
29	117°49'10"	45.00'	92.54'	77.07'
30	50°55'47"	45.00'	40.00'	38.70'
31	27°46'17"	45.00'	21.81'	21.60'
32	57°25'16"	20.00'	20.04'	19.22'
33	09°17'30"	90.00'	14.60'	14.58'
34	32°00'00"	50.00'	27.93'	27.56'
35	20°35'00"	70.00'	25.15'	25.01'
36	34°58'00"	70.00'	42.72'	42.06'
37	96°00'00"	30.00'	50.27'	44.59'
38	38°21'50"	70.00'	46.87'	46.00'

HOFFBUHR and ASSOCIATES, INC.  
219 NORTH OAKDALE MEDFORD, OREGON  
BY: Roger R. Roberts RPLS No. 1656  
SCALE: 1"=50" July 3, 1985

- = Set 5/8"x24" iron pin w/plastic cap marked "R. ROBERTS LS 1656"
- ⊙ = Set 5/8"x30" iron pin w/plastic cap marked "R. ROBERTS LS 1656"
- = Found 5/8" iron pin
- ⊗ = Found 3/4" iron pipe
- ⊕ = Found brass disk in concrete
- ⊖ = Set brass disk in concrete
- ⊗ = Set brass disk in concrete over found 5/8" iron pin
- △ = Deferred monumentation
- PUE = Easement for public utilities, cable television, and sanitary sewer construction and maintenance
- ▨ = Crosshatched area to be included in dedication of streets for public use

All monuments will be set or reset no later than  
December 31, 1986.

*Roger R. Roberts*  
Surveyor

All monuments are now set or reset, see Document  
No. 87-04055 of Official Records this 3<sup>rd</sup> day of  
March, 1987.

10812

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Roger R. Roberts*  
OREGON  
JULY 14, 1978  
ROGER R. ROBERTS  
1656

I certify this plot to be an  
exact photocopy of the original.  
*Roger R. Roberts*  
SURVEYOR



STATE OF OREGON }  
County of Jackson } SS

I, Roger R. Roberts, 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.

Commencing at the corner common to Sections 20, 21, 28, and 29 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 912.62 feet and East 630.87 feet to a 5/8 inch diameter iron pin, said pin being at the Southwest corner of that parcel described in Instrument No. 69-03311 of the Official Records of Jackson County, Oregon; thence along the South boundary of said described parcel North 89°16'46" East (Record North 89°51'50" East) 167.49 feet to the Southeast corner thereof; thence along the Easterly boundary of said described parcel North 42°28'14" West (Record North 41°53'10" West) 98.55 feet to a brass cap set in concrete for the INITIAL POINT of beginning of QUAIL RUN ESTATES UNIT II; thence along the arc of a 70.00 foot radius curve to the left (the long chord to which bears North 66°35'44" West 57.22 feet) a distance of 58.95 feet; thence South 89°16'46" West (Record South 89°51'50" West) 37.31 feet to the East right of way boundary of Brookdale Avenue; thence along said East boundary North 00°33'43" West (Record North 00°33' West) 159.86 feet to a 5/8 inch diameter iron pin; thence, leaving said East right of way boundary, thence North 88°44'13" East 124.28 feet to a 3/4 inch diameter iron pipe at an angle point on the Northerly boundary of that tract described in Volume 261, page 528 of the Deed Records of said Jackson County; thence along said Northerly boundary the following: North 36°30'00" East 51.10 feet; thence North 72°50'00" East 147.62 feet (Record 147.00 feet) to a point on the South line of that tract described in Volume 279, page 147, said Deed Records; thence North 88°55'41" East (Record North 88°54' East) along said South line 164.24 feet to a point which bears South 88°55'41" West 20.00 feet from the Northwest corner of Lot 1 of Quail Run Estates Unit 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence, leaving said described Northerly boundary, South 00°33'00" East, parallel with the west boundary of said Quail Run Estates Unit 1, a distance of 183.40 feet; thence along the arc of a 205.00 foot radius nontangent curve to the right (the long chord to which bears North 87°08'02" East 20.02 feet) a distance of 20.02 feet to the southwest corner of Lot 2 of said Quail Run Estates Unit 1; thence South 00°33'00" East 50.00 feet to the northwest corner of Lot 3 of said Quail Run Estates Unit 1; thence along the arc of a 155.00 foot radius curve to the left (the long chord to which bears South 86°23'02" West 20.03 feet) a distance of 20.04 feet to a point which bears westerly 20.00 feet from, when measured at right angles to, the west boundary of said Quail Run Estates Unit 1; thence South 00°33'00" East, parallel with said west boundary, 306.15 feet to a point which bears northerly 10.00 feet from, when measured perpendicular to, the northerly boundary of COUNTRY PARK LANE SUBDIVISION, according to the Official Plat now of record in Jackson County, Oregon; thence, along the arc of a 70.00 foot radius nontangent curve to the right (the long chord to which bears South 52°02'00" East 42.06 feet) a distance of 42.72 feet; thence South 34°33'01" East 17.78 feet; thence along the arc of a 30.00 foot radius curve to the left (the long chord to which bears South 82°33'00" East 44.59 feet) a distance of 50.27 feet to a point of reverse curve; thence along the arc of a 70.00 foot radius curve to the right (the long chord to which bears North 68°37'55" East 46.00 feet) a distance of 46.87 feet to a point on the west right of way boundary of Pierce Road; thence South 00°33'00" East 10.00 feet to the northeast corner of said COUNTRY PARK LANE SUBDIVISION; thence along the northerly boundary of said COUNTRY PARK LANE SUBDIVISION the following: along the arc of a 60.00 foot radius curve to the left (the long chord to which bears South 71°22'39" West 33.41 feet) a distance of 33.85 feet to a point of reverse curve; thence along the arc of a 50.00 foot radius curve to the right (the long chord to which bears North 79°40'05" West 70.86 feet) a distance of 78.75 feet; thence North 34°33'01" West 7.23 feet; thence along the arc of a 60.00 foot radius curve to the left (the long chord to which bears North 62°19'30" West 55.92 feet) a distance of 58.17 feet; thence South 89°54'00" West 78.36 feet; thence along the arc of a 60.00 foot radius curve to the right (the long chord to which bears North 74°06'00" West 33.08 feet) a distance of 33.51 feet to a point of reverse curve; thence along the arc of an 80.00 foot radius curve to the left (the long chord to which bears North 70°03'50" West 33.17 feet) a distance of 33.41 feet; thence, North 8.79 feet; thence South 89°54'00" West 115.34 feet; thence, leaving said northerly boundary of COUNTRY PARK LANE SUBDIVISION, along the arc of a 45.00 foot radius curve to the right (the long chord to which bears North 32°25'19" East 77.07 feet) a distance of 92.54 feet to a point on the Easterly boundary of that parcel described in Instrument No. 84-18039 of the Official Records of Jackson County, Oregon; thence along said Easterly boundary North 45°50'06" West 49.77 feet; thence along the arc of a 119.50 foot radius curve to the right (the long chord to which bears North 35°14'31" West 43.94 feet) a distance of 44.19 feet; thence North 47°31'46" East 19.56 feet; thence North 42°28'14" West 128.99 feet to the point of beginning.

Subscribed and sworn to before me this 29th day of July, 1985.

Cheryl A. Gerns  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-85

\*\* RECEIVED \*\*  
Date 10/16/85 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER R. ROBERTS  
JULY 14, 1978  
1656

# QUAIL RUN ESTATES UNIT II

## A SUBDIVISION

### LOCATED IN

S.W. 1/4 SEC. 21, T.37S., R.1W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Michael T. Mahar and Mary L. Mahar, husband and wife, are the owners in fee simple of the land herein described and let it be known that we have subdivided the same into lots 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 as shown hereon together with all easements as shown hereon, and we hereby designate said subdivision as QUAIL RUN ESTATES UNIT II.

IN WITNESS WHEREOF, we have set our hands and seals this 29th day of July, 1985.

[Signature] Michael T. Mahar

[Signature] Mary L. Mahar

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Michael T. Mahar and Mary L. Mahar and acknowledged the foregoing instrument to be their voluntary act and deed.

Cheryl A. Gerns  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-85

### APPROVALS

Examined and approved by the Medford Irrigation District in regular session this 2nd day of July, 1985.

[Signature] President [Signature] Secretary

Examined and approved this 16th day of August, 1985.

[Signature] City Surveyor [Signature] City Engineer

Examined and approved as required by O.R.S. 92.100 as of October 4, 1985.

[Signature] Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of 10/21, 1985.

[Signature] Tax Collector

I certify this plat to be an exact photocopy of the original.  
[Signature] SURVEYOR

I certify that, pursuant to authority granted to us by the Medford Planning Commission in open meeting of Sept. 26, 1985, the above plat is hereby approved by the Medford Planning Commission. Dated this 26th day of September, 1985.

[Signature] President [Signature] Secretary

For order of the County Court approving this plat see Volume 148, page 436 of County Commissioners Journal of Proceedings.

[Signature] Deputy [Signature] County Clerk

Filed for record this the 16 day of October, 1985 at 11:40 o'clock A.M. and recorded in Volume 15 of plats at page 77 of Records of Jackson County, Oregon

[Signature] Deputy [Signature] County Clerk

SURVEY NO. 10385

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Michael Mahar  
1322 East McAndrews  
Medford, Oregon

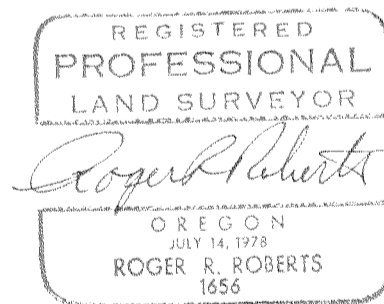
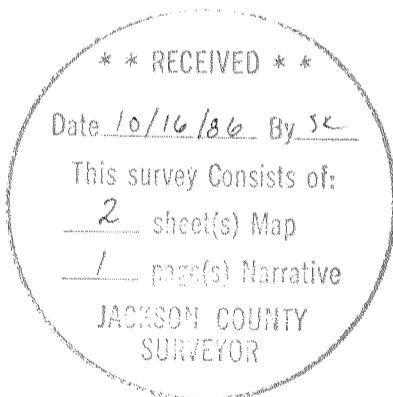
DATE: July 3, 1985

LOCATION: Blocks 7 and 9 of Pierce Subdivision, in the  
Southwest 1/4 of Section 21, T37S, R1W, WM.,  
City of Medford.

PURPOSE: Subdivision development - QUAIL RUN UNIT II

PROCEDURE: Control found as established by Surveys 901, 3436,  
9974, 10023, 10107, Quail Run Unit I, and Country  
Park Lane Subdivision was used to control the exter-  
ior boundary as shown on the plat map.

BASIS OF BEARING: Quail Run Unit I



Roger R. Roberts  
Hoffbuhr & Associates, Inc.  
219 North Oakdale Avenue  
Medford, Oregon 97502