

SHEFFIELD COURT SUBDIVISION

LOCATED IN
S.W. 1/4 of the N.W. 1/4 of SECTION 17, T.37S., R.1W., W.M.
CITY of MEDFORD, JACKSON COUNTY, OREGON

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
1)	90°06'00"	20.00'	31.45'	28.31'
2)	34°19'05"	20.00'	11.98'	11.80'
3)	17°42'08"	20.00'	6.18'	6.16'
4)	78°01'29"	45.00'	61.28'	56.65'
5)	41°59'04"	45.00'	32.97'	32.24'
6)	49°56'44"	45.00'	39.23'	38.00'
7)	42°22'31"	45.00'	33.28'	32.53'
8)	71°42'38"	45.00'	56.32'	52.72'
9)	17°59'13"	20.00'	6.28'	6.25'
10)	34°02'00"	20.00'	11.88'	11.71'
11)	89°54'00"	20.00'	31.38'	28.26'
12)	90°06'00"	20.00'	31.45'	28.31'
13)	52°01'13"	20.00'	18.16'	17.54'
14)	15°15'01"	45.00'	11.98'	11.94'
15)	59°11'04"	45.00'	46.48'	44.44'
16)	41°03'35"	45.00'	32.25'	31.56'
17)	52°17'59"	45.00'	41.08'	39.67'
18)	41°40'11"	45.00'	32.73'	32.01'
19)	59°31'34"	45.00'	46.75'	44.68'
20)	15°03'01"	45.00'	11.82'	11.79'
21)	52°01'12"	20.00'	18.16'	17.54'
22)	89°54'00"	20.00'	31.38'	28.26'

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE MEDFORD, OREGON

BY: Douglas C. McMahan L.S. No. 1913
SCALE: 1" = 50' DATE: JUNE 21, 1989
BEARING BASE: Survey No. 4945

○ = Set 5/8" x 24" iron pin with plastic cap marked "D. McMAHAN L.S. 1913"

⊙ = Set 5/8" x 30" iron pin with plastic cap marked "D. McMAHAN L.S. 1913"

⊗ = Found brass disc in concrete

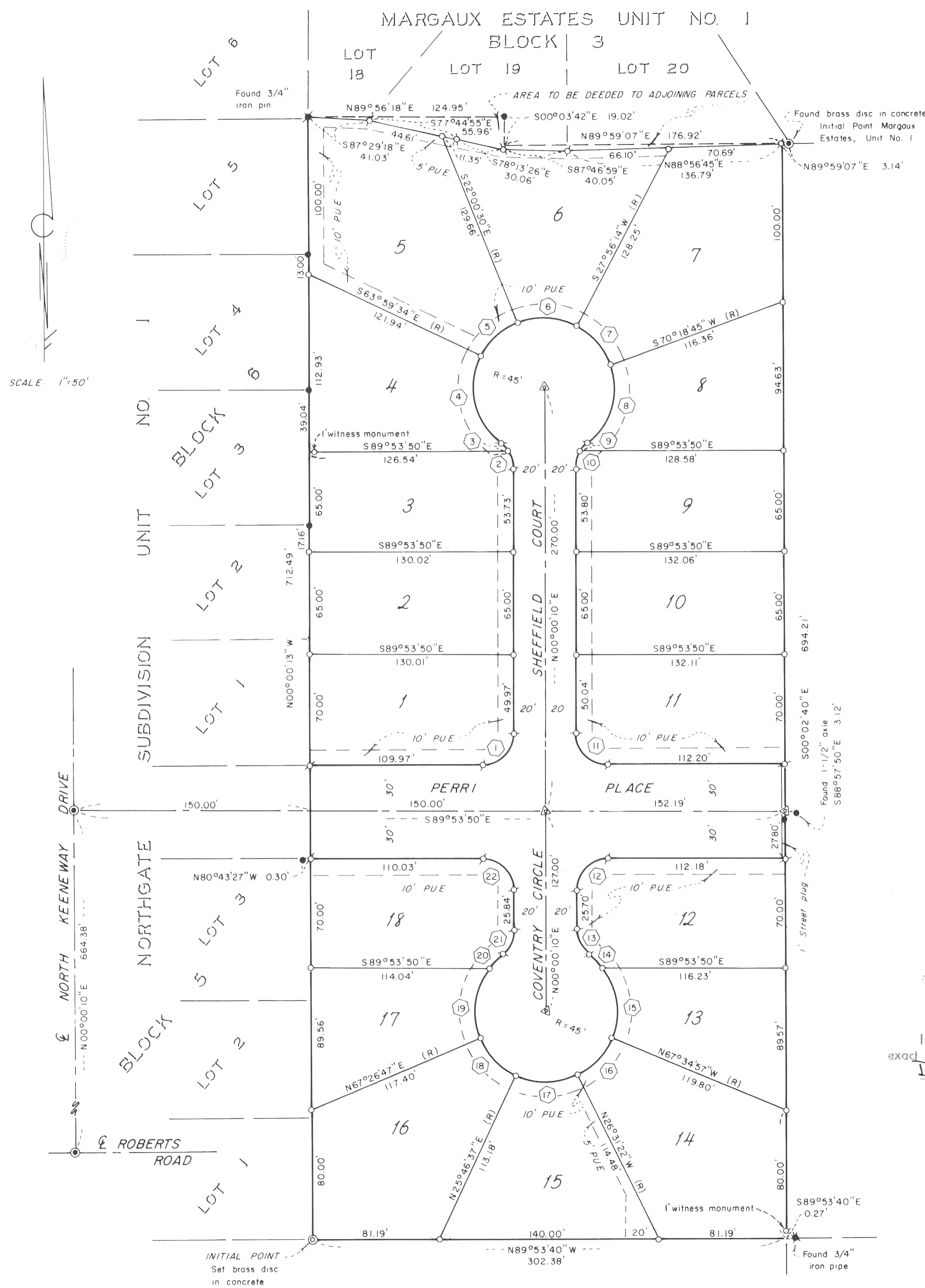
● = Found 5/8" iron pin

△ = Deferred monument

P.U.E. = Easement for public utilities, drainage, cable television, and construction and maintenance of water and sanitary sewer lines

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

PROFESSIONAL
SURVEYOR
Douglas C. McMahan
JUN 21 1989
D. C. McMAHAN



SHEFFIELD COURT SUBDIVISION

LOCATED IN

S.W. 1/4 of the N.W. 1/4 of SECTION 17, 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 Louis F. Mahar 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 lengths of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use all streets shown, together with all easements as shown hereon, and we do hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a street plug. By its approval of this plat, the said City undertakes that at its discretion, it will deed the street plug for street purposes. We do hereby designate said subdivision as SHEFFIELD COURT SUBDIVISION.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of JULY

19 89.
Michael T. Mahar
Michael T. Mahar

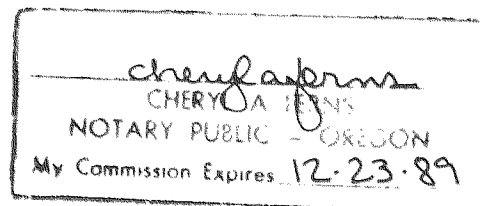
Louis F. Mahar
Louis F. Mahar

STATE OF OREGON)
County of Jackson) ss.

Date JULY 5, 1989

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

Before me:



APPROVAL

I certify that, pursuant to the authority granted in Ordinance No. 5785, this plat is hereby approved.

MEDFORD CITY PLANNING

James M. Einfeld
Planning Director

Date: August 11, 1989

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

Mark A. Bala
Deputy

Kathleen J. Beckett
County Clerk

Filed for record this the 30 day of August, 19 89 at 12:36 o'clock P.m. and recorded in Volume 16 of Plats at page 29 of Records of Jackson County, Oregon.

Mark A. Bala
Deputy

Kathleen J. Beckett
County Clerk

Examined and approved by the Medford Irrigation District in regular session this 11th day of July, 19 89.

El Tamm
President

Rene Whitehead
Secretary

Examined and approved this 7th day of August, 19 89.

Paul D. Lewis
City Surveyor

Robert Paul
City Engineer

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

SURVEYOR'S CERTIFICATE

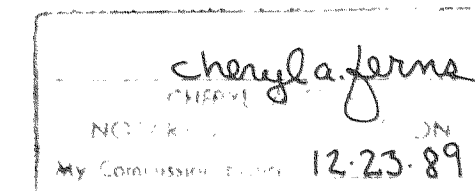
STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, 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 property 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 Southeast corner of Lot 1, Block 5, of Northgate Subdivision, Unit No. 1, according to the Official Plat thereof, now of record, in Section 17, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said corner of Lot 1 being marked by a brass disc set in concrete; thence North 00° 00' 13" West, along the Easterly line of said Northgate Subdivision, Unit No. 1, 712.49 feet to a 3/4 inch iron pin set for the Southwest corner of Margaux Estates, Unit No. 1, according to the Official Plat thereof, now of record; thence South 87° 29' 18" East 41.03 feet to a 5/8 inch iron pin; thence South 77° 44' 55" East 55.96 feet to a 5/8 inch iron pin; thence South 78° 13' 26" East 30.06 feet to a 5/8 inch iron pin; thence South 87° 46' 59" East 40.05 feet to a 5/8 inch iron pin; thence North 88° 56' 45" East 136.79 feet to a point on the Southerly line of the aforementioned Margaux Estates, Unit No. 1, said point being marked by a 5/8 inch iron pin; thence South 00° 02' 40" East 693.21 feet to a 5/8 inch iron pin witness monument; thence continue South 00° 02' 40" East 1.00 foot to the Northerly line of Lot 11, Block 2, Rogue Valley Heights Extension, according to the Official Plat thereof, now of record; thence along said Northerly line, North 89° 53' 40" West 302.28 feet to the point of beginning.

Douglas C. McMahan
Surveyor

Subscribed and sworn to before me this 21st day of JUNE, 19 89.



Examined and approved as required by O.R.S. 92.100 as of 22 August, 19 89.

Sheryl Swift DEPUTY
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 94.036 have been paid as of August 22, 19 89.

Carolene McManis
Tax Collector

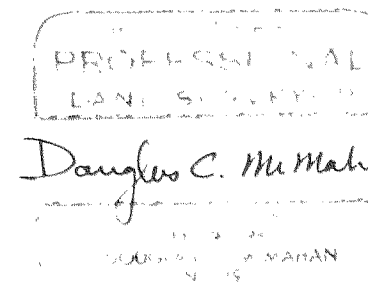
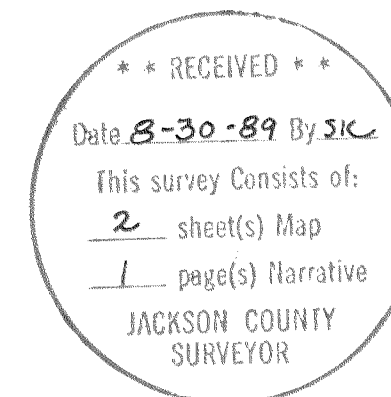
WATER RIGHTS STATEMENT:
Instrument No. 89-1912 Official Records

All monuments will be set or reset no later than Sept. 1, 19 89.

Douglas C. McMahan
Surveyor

All monuments are now set or reset, see Document No. 94-23132 of Official Records this 20 day of JUNE, 19 94.

Dealy Thomas, C.S.



SURVEY NO. 11701

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

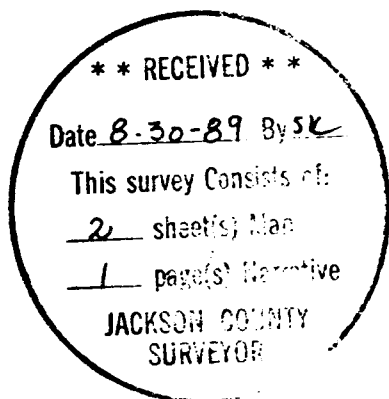
SURVEY FOR: Pacific Trend
1014 North Riverside Ave.
Medford, Oregon

LOCATION: The SW 1/4 of the NW 1/4 of Section 17,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

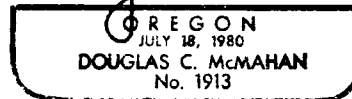
PURPOSE: To survey, monument and prepare plat for
SHEFFIELD COURT SUBDIVISION

PROCEDURE: Utilizing found monumentation from Surveys No.
2163, 4945, 5368 and 5570, and Northgate Subdivision
and Margaux Estates for control, I establish
monuments as shown on the plat. The fenceline along
the North line was found to be encroaching upon the
clients property. Monuments were set along the
fenceline and quitclaim deeds have been prepared for
the property North of the fenceline.

BASIS OF BEARING: Survey No. 4945
DATE: June 21, 1989



Douglas C. McMahan



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale Avenue
Medford, Oregon 97501