



# BROOKDALE MEADOWS SUBDIVISION, UNIT 1

LOCATED:

In the northwest 1/4 of Section 21  
 Township 37 South, Range 1 West, Willamette Meridian  
 City of Medford, Jackson County, Oregon

All monuments will be set or reset no later than  
 Dec. 31, 1990

*Douglas C. McMahan*  
 Surveyor

CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg
1	42°32'40"	20.00	14.85	14.51	S68°51'55"E
2	111°13'40"	20.00	38.83	33.01	N55°45'05"W
3	36°32'45"	100.00	63.78	62.71	S50°21'43"W
4	36°52'12"	150.00	96.53	94.87	N50°31'26"E
5	11°05'36"	150.00	29.04	29.00	N74°30'20"E
6	80°11'23"	20.00	27.99	25.76	N39°57'26"E
7	90°00'00"	20.00	31.42	28.28	N45°08'15"W
8	2°51'58"	200.00	10.00	10.00	N88°42'16"W
9	20°09'26"	200.00	70.36	70.00	N77°11'34"W
10	23°11'42"	200.00	80.97	80.41	N55°31'00"W
11	32°09'25"	150.00	84.19	83.09	N59°59'52"W
12	14°26'01"	150.00	37.79	37.69	N83°17'35"W
13	1°00'56"	200.00	3.54	3.54	N89°59'53"E
14	18°42'15"	200.00	65.29	65.00	S80°08'32"E
15	90°00'00"	20.00	31.42	28.28	N45°30'35"W
16	41°25'31"	50.00	36.15	35.37	N20°12'10"E
17	15°57'59"	200.00	55.73	55.55	S62°48'25"E
18	5°09'55"	200.00	18.03	18.02	S46°30'07"E
19	42°23'47"	150.00	110.99	108.48	S65°07'03"E
20	3°49'19"	150.00	10.01	10.00	S88°13'36"E
21	90°00'00"	20.00	31.42	28.28	N44°51'45"E
22	41°25'31"	70.00	50.61	49.52	S20°12'10"W
23	90°00'00"	20.00	31.42	28.28	S44°29'25"W
24	90°22'20"	20.00	31.55	28.38	N45°19'25"W
25	57°46'24"	125.00	126.04	120.77	N60°58'33"E
26	46°13'06"	175.00	141.17	137.37	S67°01'42"E
27	46°35'26"	175.00	142.30	138.41	S67°12'52"E
28	5°44'21"	200.00	20.03	20.03	N51°57'15"W

All monuments are now set or reset, see Document  
 No. ~~92-01864~~ of Official Records this 22 day of  
January 1992.

Approved: *Vedwyn Thomas*  
 Jackson County Surveyor

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

BY: DOUGLAS C. McMAHAN RPLS No. 1913  
 Scale: 1 inch = 100 feet May 10, 1990  
 BASIS OF BEARING: Filed Survey No. 12032

- o = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- σ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊕ = Set 5/8" x 24" iron pin (deferred)
- ⊙ = Found brass cap monument
- ▲ = Deferred Monument
- PUE = Easement for public utilities, drainage, water, cable television, and sanitary sewer construction and maintenance

LINE TABLE

NO.	BEARING	DIST.
L1	N89°29'25"E	15.00
L2	N00°30'35"W	20.00
L3	N89°29'25"E	65.00
L4	N89°29'25"E	10.00
L5	S00°30'35"E	20.00
L6	N89°29'25"E	79.08
L7	S40°54'56"W	13.58
L8	N89°51'45"E	60.00
L9	S89°29'25"W	37.46
L10	N89°29'25"E	115.00
L11	S86°39'22"W	20.00
L12	N89°51'45"E	26.03
L13	N89°29'25"E	56.96
L14	N00°30'35"W	13.50

LOT SIZE

LOT NO.	SQUARE FEET
1	11,474
2	11,474
3	11,474
4	11,474
5	9,499
6	11,798
7	10,634
8	11,586
9	9,985
10	12,926
11	9,184
12	8,800
13	8,602
14	10,311
15	10,080
16	11,356
17	11,614
18	11,180
19	13,792
20	20,475
21	12,567
22	15,028
23	9,900
24	9,877

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

PROFESSIONAL  
 LAND SURVEYOR  
*Douglas C. McMahan*  
 REGION  
 DOUGLAS C. McMAHAN  
 1991

92/80

# BROOKDALE MEADOWS SUBDIVISION, UNIT 1

LOCATED IN:

In the northwest 1/4 of Section 21  
Township 37 South, Range 1 West, Willamette Meridian  
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 and streets as shown hereon, and the number of each lot and the course and length 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 the streets shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a one foot non-access strip and/or street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as BROOKDALE MEADOWS SUBDIVISION, UNIT 1.

IN WITNESS WHEREOF, We have set our hands and seals this 16<sup>th</sup> day of May, 1990.

Michael T. Mahar  
MICHAEL T. MAHAR

Louis F. Mahar  
LOUIS F. MAHAR

STATE OF OREGON )  
County of Jackson ) ss.

Date: May 16, 1990

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:

Cheryl A. LeRons  
CHERYL A. LE RONS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

\*\*\* APPROVALS \*\*\*

Medford City Planning:

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

James M. Eismund  
Planning Director

June 15, 1990  
Date

Examined and approved by the Medford Irrigation District in regular session this 21<sup>st</sup> day of May, 1990.

El James  
President

Secretary  
Secretary

Examined and approved this 11<sup>th</sup> day of JUNE, 1990.

Robert T. Deuel  
City Engineer

City Surveyor  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 26 June, 1990.

Sheryl Sings  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of June 26, 1990.

Barbara C. Weide  
Tax Collector

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, being 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 plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the one-quarter (1/4) corner common to Sections 16 and 21, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence SOUTH 1327.5 feet; thence WEST 2010.8 feet to the intersection of the Easterly right-of-way line of Brookdale Avenue with the southerly boundary of tract described in Instrument No. 76-22284 of the Official Records of Jackson County, Oregon; thence along the easterly right-of-way line of Brookdale Avenue, South 00°08'15" East 99.98 feet; thence North 89°51'45" East 10.00 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue North 89°51'45" East 96.48 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 68°51'55" East 14.51 feet) an arc distance of 14.85 feet; thence South 00°08'15" East 174.74 feet; thence North 89°51'45" East 37.91 feet; thence South 32°05'21" West 135.55 feet; thence South 57°54'39" East 160.00 feet; thence South 08°03'02" West 147.95 feet; thence North 86°51'39" West 25.05 feet; thence South 03°13'37" West 84.03 feet; thence South 86°39'22" West 20.00 feet; thence South 00°08'15" East 87.00 feet; thence South 72°01'11" East 51.26 feet; thence South 60°54'24" East 78.03 feet; thence South 57°13'11" East 135.32 feet; thence South 00°30'35" East 110.00 feet; thence South 38°27'33" East 63.41 feet; thence South 00°30'35" East 110.00 feet; thence North 89°29'25" East 97.91 feet; thence South 00°30'35" East 140.00 feet to the northerly right-of-way of Spring Street; thence along said northerly right-of-way line, South 89°29'25" West 519.99 feet to the easterly right-of-way line of Brookdale Avenue; thence North 00°08'15" West, along said easterly right-of-way line, a distance of 1237.07 feet; thence North 89°51'45" East 10.00 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

Subscribed and sworn before me this 6th day of June, 1990.

Cheryl A. LeRons  
CHERYL A. LE RONS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
REGON  
JULY 18, 1990  
DOUGLAS C. McMAHAN  
1913

Water Rights Statement:  
See Instrument No. 90-16734 of the Official Records

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

Filed for record this 5 day of July, 1990 at 10:44 O'Clock A.M. and recorded in Volume 16 of Plats at page 667 of records of Jackson County, Oregon.

Kathleen S. Bennett  
County Clerk

Joy A. Bennett  
Deputy

RECEIVED  
Date 7-5-90 By SK  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
SHEET 1 OF 2  
JACKSON COUNTY SURVEYOR

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

SURVEY NO. 12098

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Pacific Trend Building Co.  
1014 North Riverside  
Medford, Oregon 97501

LOCATION: In the Northwest 1/4 of Section 21, Township  
37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare plat for  
BROOKDALE MEADOWS SUBDIVISION, UNIT I.

PROCEDURE: Utilizing found monumentation per filed  
surveys No. 7808, 11270 and 12032 for  
control I establish monuments as per the  
clients request and as shown on the attached  
map.

BASIS OF BEARING: Filed Survey No. 12032

DATE: May 10, 1990

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Douglas C. McMahan  
Hoffbuhr & Assoc. Inc.  
219 N. Oakdale  
Medford, Oregon 97501

