

# LONE PINE HEIGHTS SUBDIVISION

LOCATED IN:

Lots 2 and 3, Block 2 of PIERCE SUBDIVISION, D.L.C. 63  
In N.W. 1/4 and N.E. 1/4 of Section 21  
Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon

All deferred monuments will be set no later than

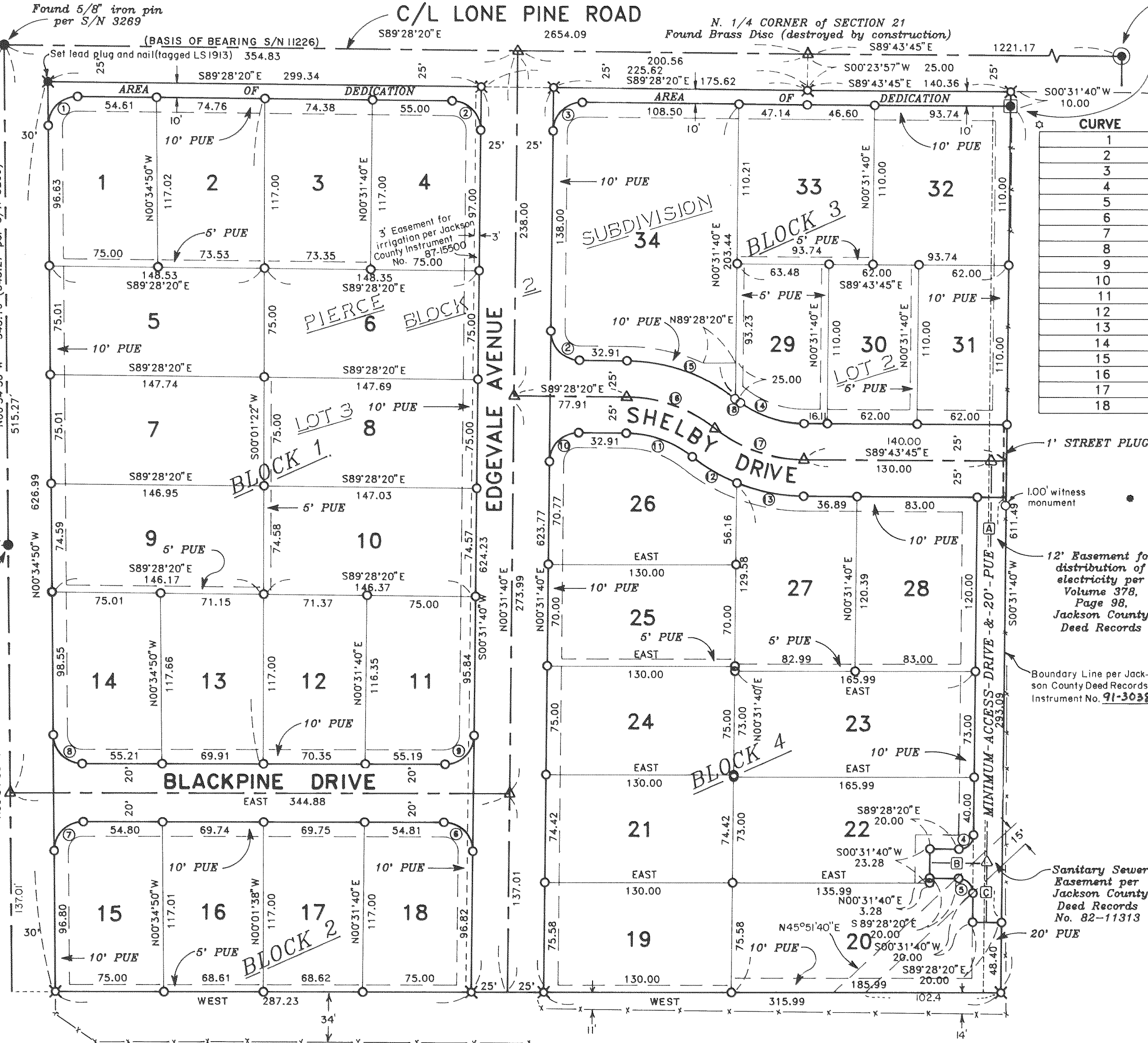
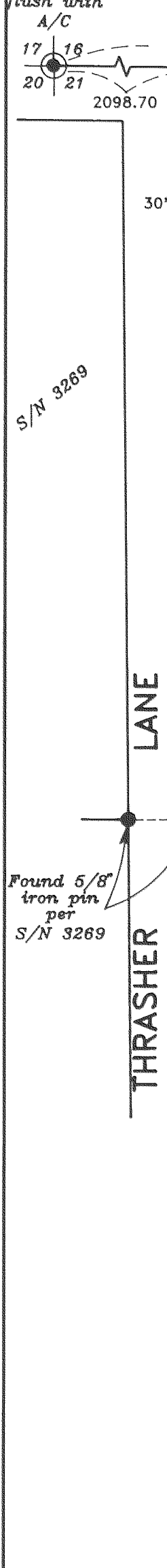
May 1 1992.

*Douglas C. McMahon*  
Surveyor

All deferred monuments are now set, see Document  
No. 94-2313 of Official Records this 20 day of  
JUNE 1994.

Approved: *Verlyn Thomas*  
Jackson County Surveyor

SECTION  
CORNER  
Found  
brass disc  
flush with  
A/C



N.E. CORNER found Brass Disc per 1980 Jackson County Re-establishment  
D.L.C. NO. 63  
INITIAL POINT  
Brass Disc set in  
8" X 8" X 24" concrete  
stamped  
INITIAL POINT  
LS 1913

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	91°06'30"	20.00'	31.80'	28.56'	S 44°58'25" W
2	90°00'00"	20.00'	31.42'	28.28'	N 44°28'20" W
3	90°00'00"	20.00'	31.42'	28.28'	S 45°31'40" W
4	90°00'00"	10.00'	15.71'	14.14'	S 45°31'40" W
5	90°00'00"	10.00'	15.71'	14.14'	S 44°28'20" E
6	90°31'40"	20.00'	31.60'	28.41'	S 44°44'10" E
7	90°34'50"	20.00'	31.62'	28.43'	N 44°42'35" E
8	89°25'10"	20.00'	31.21'	28.14'	N 45°17'25" W
9	89°28'20"	20.00'	31.23'	28.15'	S 45°15'50" W
10	90°00'00"	20.00'	31.42'	28.28'	N 45°31'40" E
11	37°48'51"	75.00'	49.50'	48.61'	S 70°33'54" E
12	16°27'00"	125.00'	35.89'	35.76'	S 59°52'59" E
13	21°37'16"	125.00'	47.17'	46.89'	S 78°55'07" E
14	38°04'16"	75.00'	49.83'	48.92'	N 70°41'37" W
15	37°12'29"	125.00'	81.18'	79.76'	N 70°52'05" W
16	37°48'51"	100.00'	66.00'	64.81'	S 70°33'54" E
17	38°04'16"	100.00'	66.45'	65.23'	S 70°41'37" E
18	00°36'22"	125.00'	1.32'	1.32'	N 51°57'40" W

### LOT SIZE

LOT NO.	SQUARE FEET
<b>BLOCK 1</b>	
1	8,685
2	8,675
3	8,643
4	8,689
5	11,110
6	11,101
7	11,050
8	11,052
9	10,929
10	10,940
11	8,616
12	8,267
13	8,275
14	8,767
<b>BLOCK 2</b>	
15	8,687
16	8,093
17	8,094
18	8,687
<b>BLOCK 3</b>	
19	6,731
20	6,820
21	6,820
22	10,311
23	10,316
24	23,314
<b>BLOCK 4</b>	
25	9,825
26	13,588
27	9,674
28	11,401
29	12,117
30	9,750
31	9,100
32	10,610
33	10,141
34	9,976

CENTERLINE MINIMUM ACCESS DRIVE  
A = S00°31'40" W, 278.05'  
B = N89°28'20" W, 40.00'  
C = S00°31'40" W, 40.00'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahon*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

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

HOFFBUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE AVENUE MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN RPLS No. 1913  
SCALE: 1 inch = 60 feet October 7, 1991  
BASIS OF BEARING - FILED S/N 11226  
(N. LINE SECTION 21)

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahon LS 1913".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Found 5/8" iron pin unless otherwise shown
- ⊙ = Found brass cap monument
- △ = Deferred Monument
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- x-x- = Wire Fenceline

# LONE PINE HEIGHTS SUBDIVISION

LOCATED IN:  
Lots 2 and 3, Block 2 of PIERCE SUBDIVISION, DLC 63  
In the NW 1/4 and NE 1/4 of Section 21  
Township 37 South, Range 1 West, Willamette Meridian  
City of Medford, Jackson County, Oregon

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

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that We, LOU MAHAR, CHARLES C. DE CARLOW, and GEORGE W. HOWARD and CONSTANCE C. HOWARD, husband and wife, 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 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 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 LONE PINE HEIGHTS SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 9<sup>th</sup> day of OCTOBER, 1991.

Louis Mahar  
LOUIS MAHAR

STATE OF OREGON )  
County of Jackson ) ss.

Date: OCTOBER 9, 1991

Personally appeared the above named LOU MAHAR and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

Cheryl A. Ferns  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

\*\*\* RECEIVED \*\*\*  
Date 12-13-91 By BF  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

Charles C. DeCarlow  
CHARLES C. DE CARLOW

STATE OF OREGON )  
County of Jackson ) ss.

Date: OCTOBER 10, 1991

Personally appeared the above named CHARLES C. DE CARLOW and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

Cheryl A. Ferns  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

George W. Howard  
GEORGE W. HOWARD

Constance C. Howard  
CONSTANCE C. HOWARD

STATE OF CALIFORNIA )  
County of LOS ANGELES ) ss.

Date: NOV 13, 1991

Personally appeared the above named GEORGE W. HOWARD and CONSTANCE C. HOWARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

Pam Collins

OFFICIAL SEAL  
PAM COLLINS  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires 11-17-1992

Water Rights Statement: There are no water rights appurtenant to the property.

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

Filed for record this 13 day of December, 1991 at 11:37 O'Clock A.M. and recorded in Volume 16 of Plats at page 131 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jay A. Rametes  
Deputy

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

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:

TRACT A:

Commencing at a brass disc marking the one-quarter corner common to Sections 16 and 21 of Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°23'57" West 25.00 feet to the Southerly right-of-way line of Lone Pine Road; thence South 89°43'45" East, along said right-of-way line, 140.36 feet;

thence South 00°31'40" West along said Easterly line, 10.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continuing South 00°31'40" West 611.49 feet; thence WEST 315.99 feet to the Easterly right-of-way line of Edgevale Avenue; thence North 00°31'40" East, along said Easterly right-of-way line, 623.77 feet to a point on the aforementioned Southerly right-of-way line of Lone Pine Road; thence South 89°28'20" East, along said Southerly right-of-way line, 175.62 feet; thence continue along said Southerly right-of-way line, South 89°43'45" East 140.36 feet; thence South 00°31'40" West 10.00 feet to the Initial Point Of Beginning.

TRACT B:

Commencing at a brass disc marking the one-quarter corner common to Sections 16 and 21 of Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°23'57" West 25.00 feet to a point on the Southerly right-of-way line of Lone Pine Road, said point bears North 00°31'40" East 10.00 feet and North 89°43'45" West 140.36 feet from the brass disc for the Initial Point of Beginning of the above described TRACT A; thence North 89°28'20" West, along said Southerly right-of-way line, 225.62 feet to a point on the Westerly right-of-way line of Edgevale Avenue for the POINT OF BEGINNING; thence South 00°31'40" West, along said Westerly right-of-way line, 624.23 feet; thence WEST 287.23 feet to a point on the Easterly right-of-way line of Thrasher Lane; thence North 00°34'50" West 626.99 feet to a point on the aforementioned Southerly right-of-way line of Lone Pine Road; thence South 89°28'20" East along said Southerly right-of-way line, 299.34 feet to the Point of Beginning.

Douglas C. McMahan  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
MAY 18, 1990  
DOUGLAS C. McMAHAN  
No. 1913

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

Medford City Planning:

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

James M. Einbald  
Planning Director

December 5, 1991  
Date

Examined and approved by the Medford Irrigation District this 3 day of December, 1991.

W. C. Russell  
President

Bice Caldwell  
Secretary

Examined and approved this 2<sup>nd</sup> day of DECEMBER, 1991.

Robert Clark  
City Engineer

Paul St. Louis  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 11 December, 1991.

Mark Jenne, Deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of December 11, 1991.

Barbara E. Weide  
Tax Collector

12787

SURVEY NO. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Lou Mahar and Charles DeCarlow  
1014 N. Riverside Avenue  
Medford, Oregon 97501

LOCATION: Lot 2 and 3, Block 2 of PIERCE SUBDIVISION,  
Donation Land Claim No. 63, in the Northwest  
one-quarter and Northeast one-quarter of  
Section 21, Township 37 South, Range 1 West,  
Willamette Meridian, City of Medford, Jackson  
County, Oregon

PURPOSE: To survey, monument, and prepare plat of LONE  
PINE HEIGHTS SUBDIVISION as per the clients  
request and as per City of Medford file No.  
LDS-91-21

PROCEDURE: Utilizing found monumentation per filed Survey  
Numbers 3269 and 11226 and other monuments as  
shown for control, I established monuments as  
shown on the accompanying map. Descriptions  
for this property are based upon the Plat of  
PIERCE SUBDIVISION, which is known to have  
information that is very difficult to use. I  
have made an effort to determine the  
approximate location of the Easterly line of  
Lot 2 of Block 2 of PIERCE SUBDIVISION. The  
calculated position does fit the existing  
fence line as shown and also is the same  
distance from the Northeast corner of Donation  
Land Claim No. 63 as used on filed Survey No.  
383. An attempt is being made to have all  
land owners adjoining this property sign deeds  
recognizing these monumented boundary lines.

BASIS OF BEARING: Filed Survey No. 11226

DATE: October 7, 1991

**\*\* RECEIVED \*\***  
Date 12-13-91 By BS  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

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