

# COUNTRY CLUB VILLAGE ESTATES SOUTH VILLAGE

A PLANNED COMMUNITY DEVELOPMENT  
LOCATED IN:

Lots 5 and 6 of CRESTBROOK ORCHARD TRACTS, D.L.C. 59  
In the NW 1/4 of Section 27 and NE 1/4 of Section 28  
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, CARTER/MONTEITH INVESTMENTS, AN OREGON GENERAL PARTNERSHIP, are the owner in fee simple of the lands hereon described, and that we have subdivided the same into lots, open spaces 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 additional right-of-way for North Phoenix Road, the hatch marked area as shown hereon, together with those easements labeled as public utility easements. We hereby designate said subdivision as COUNTRY CLUB VILLAGE ESTATES SOUTH VILLAGE.

CARTER/MONTEITH INVESTMENTS:

Marilyn Carter  
MARILYN CARTER, Managing Partner

STATE OF OREGON )  
County of Jackson ) ss.

On this 7<sup>th</sup> day of February, 1992, personally appeared the above named MARILYN CARTER, who, being first duly sworn, did say that she is the managing partner of CARTER/MONTEITH INVESTMENTS, and acknowledged that foregoing instrument was the voluntary act and deed of said Partnership.

Before me: Margene H. Luebcke



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

Medford City Planning:

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

Mark S. Galligan  
Acting Planning Director

May 1, 1992  
Date

Examined and approved by the Medford Irrigation District in regular session this 14<sup>th</sup> day of April, 1992.

W. C. Roswell  
President

Bill Caldwell  
Secretary

Examined and approved this 27<sup>th</sup> day of April, 1992.

Robert Sewel  
City Engineer

Paul D. Lewis  
City Surveyor

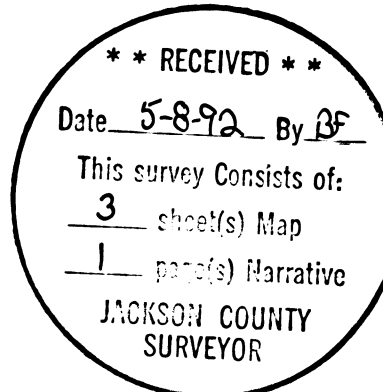
I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of May 4, 1992.

Richard B. Mills, Deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of May 5, 1992.

Barbara E. Weide  
Tax Collector

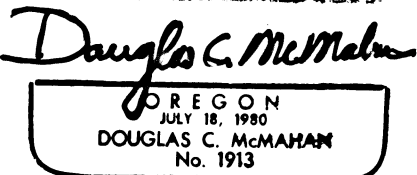


STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, 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 a brass disc marking the Northwest corner of Donation Land Claim No. 58, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 00°04'29" East along the Westerly line of said Donation Land Claim, 250.71 feet; thence North 89°50'00" West 30.00 feet to a point on the Westerly right-of-way line of North Phoenix Road; thence continue North 89°50'00" West 8.90 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue North 89°50'00" West 789.87 feet; thence South 00°07'50" East 88.80 feet; thence North 53°14'42" West 44.80 feet; thence North 32°31'23" West 52.10 feet; thence North 24°16'16" East 42.67 feet; thence North 41°35'30" East 69.29 feet; thence North 30°05'00" East 77.31 feet; thence North 10°59'27" East 135.69 feet; thence North 40°14'10" East 140.18 feet; thence North 30°26'28" East 161.01 feet; thence North 19°03'21" West 54.00 feet; thence North 39°35'09" East 133.69 feet; thence North 47°02'29" East 25.04 feet to a point on the aforementioned Westerly right-of-way line of North Phoenix Road; thence along said Westerly right-of-way line along the arc of a 388.10 foot radius curve to the left (the long chord to which bears South 52°39'10" East 63.29 feet) an arc distance of 63.36 feet; thence South 57°19'46" East 365.46 feet; thence along the arc of a 256.48 foot radius curve to the right (the long chord to which bears South 28°42'08" East 245.77 feet) an arc distance of 256.30 feet; thence South 00°04'29" East 240.81 feet; thence leaving said Westerly right-of-way line North 89°50'00" West 8.90 feet to the Initial Point of Beginning.

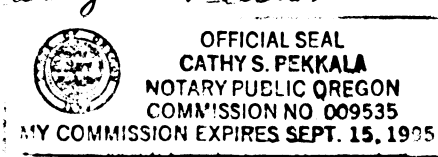
Douglas C. McMahan  
SURVEYOR



We, U.S. BANCORP MORTGAGE COMPANY, are the undersigned beneficiaries of a certain Trust Deed recorded September 6, 1991, as Instrument No. 91-21376, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 24<sup>th</sup> day of February, 1992.

Before me: Cathys Peckala

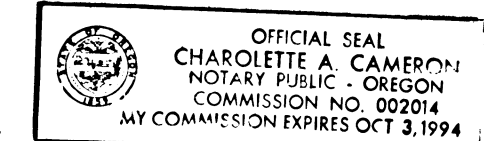


[Signature]  
Title: Assistant

We, UNITED STATES NATIONAL BANK OF OREGON, are the undersigned beneficiaries of a certain Trust Deed recorded September 6, 1991, as Instrument No. 91-21377, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 24<sup>th</sup> day of February, 1992.

Before me: Charlotte Cameron



[Signature]  
Title: Manager

WATER RIGHTS STATEMENT:  
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 8 day of May, 1992 at 10:48 O'Clock A.M. and recorded in Volume 17 of Plats at page 10 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jay A. Rameter  
Deputy

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON STREET MEDFORD, OREGON
779-4841
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 Inch = 60 Feet March 27, 1992
BASIS OF BEARING - FILED SURVEY NO. 12901
(WEST LINE D.L.C. NO. 58)

COUNTRY CLUB VILLAGE ESTATES
SOUTH VILLAGE

A PLANNED COMMUNITY DEVELOPMENT

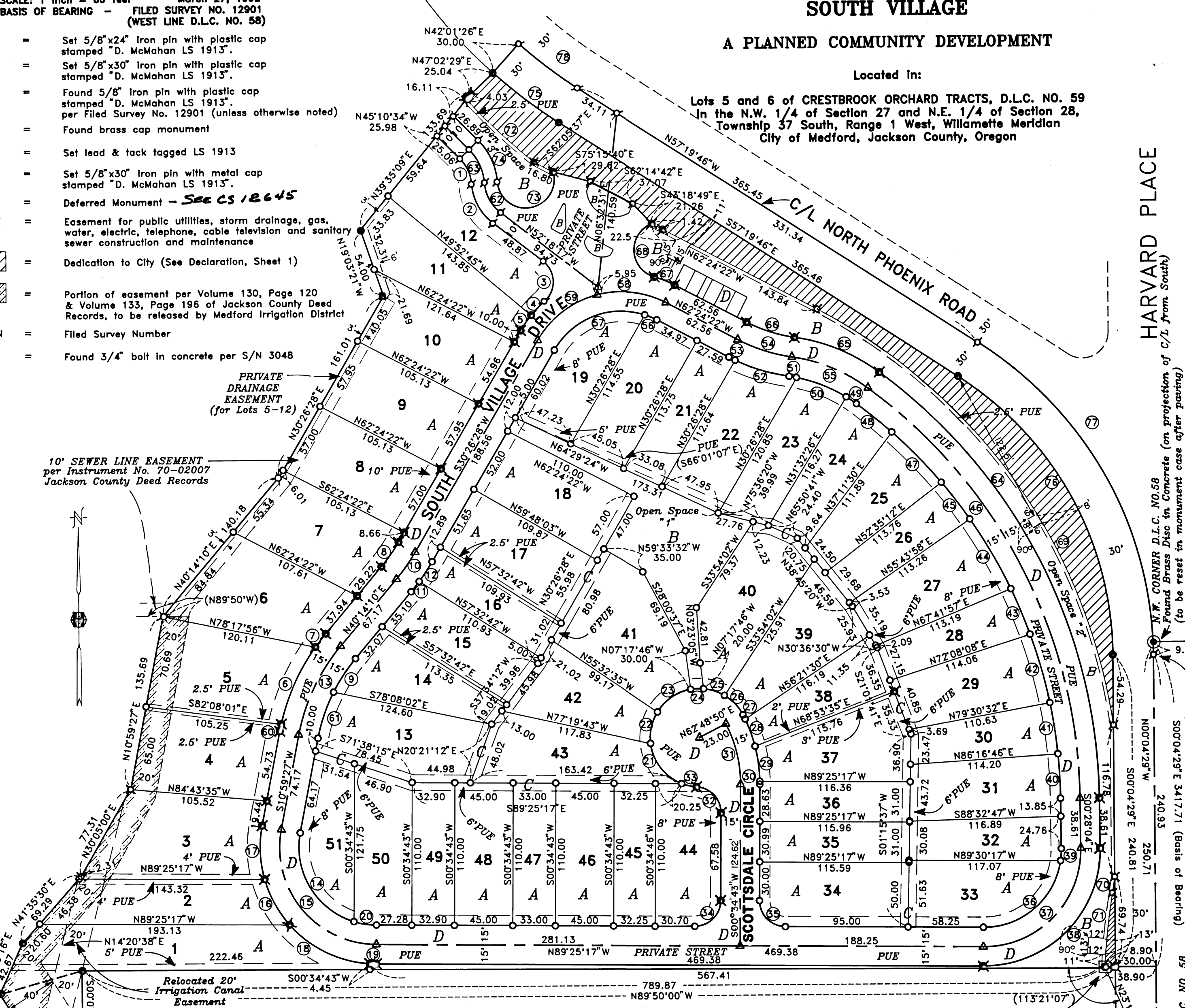
Located in:

Lots 5 and 6 of CRESTBROOK ORCHARD TRACTS, D.L.C. NO. 59
In the N.W. 1/4 of Section 27 and N.E. 1/4 of Section 28,
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Lists curve data for 78 curves.

Table with columns: LOT NO., SQUARE FEET. Lists lot numbers 1-51 and their corresponding square footages.

- Legend for symbols: O, X, circle with dot, circle with cross, triangle, square with diagonal lines, square with horizontal lines, S/N, square with dot. Describes monument types and easements.



Summary table: COMMON AREA, OPEN SPACE, STREET AREA, DEEDED RESTRICTION AREA, AREA DEDICATED TO CITY, TOTAL PROJECT AREA.

NOTE: The easement for the installation and maintenance of water mains, per Jackson County Instrument No. 91-32029, lies entirely within those areas depicted as Public Utility Easements on this plat, as shown on Sheet No. 3.

NOTE: This planned community development is located within 300 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incident to customary, and accepted farm practices.

- Note: I. Deeded lots are marked tract "A"
II. Common areas are marked tract "B", and if not marked will include: All entry systems & islands, all retaining & entry walls, a perimeter fencing systems, all landscape areas, landscape lighting systems, landscape sprinkler systems, all water features & systems, mailbox area, and all signage systems.
III. Deeded restricted areas are marked tract "C"
IV. Private street and parking areas are marked tract "D"
V. Street areas are PUE.
VI. If the private streets within this subdivision are ever dedicated to public use, additional right-of-way must be dedicated to include existing street improvements.

PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
REGON
DOUGLAS C. McMAHAN
No. 1913

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

40' Easement per Volume 130, Page 120 Jackson County Deed Records (Medford Irrigation District)

All deferred monuments will be set no later than Sept. 1 1992.
Douglas C. McMahan
Surveyor
All deferred monuments are now set, see Document No. 05-11468 of Official Records this 13th day of April 2005 (See CS 18645)
Approved: [Signature]
Jackson County Surveyor

INITIAL POINT
Brass Disc set in 8" X 8" X 24" concrete
"PARSONS"
GEODETIC TIE
NORTH PHOENIX ROAD
(5'44'27")
"PUMICE"
SHEET 2 OF 3

HARVARD PLACE
N.W. CORNER D.L.C. NO. 58
Found Brass Disc in Concrete (on projection of C/L from South)
Point of Curve
S00°04'29"E 3417.71' (Basis of Bearing)
S00°04'29"E 240.93'
S00°04'29"E 240.81'
S00°04'29"E 240.71'
S00°04'29"E 240.61'
S00°04'29"E 240.51'
S00°04'29"E 240.41'
S00°04'29"E 240.31'
S00°04'29"E 240.21'
S00°04'29"E 240.11'
S00°04'29"E 240.01'
Found Brass Disc per 1988 Jackson County Re-establishment

Found brass disc  
in concrete for  
Section Corner  
per 1981 Jackson  
County Re-establishment

21.22  
28.27

EAST 207.16'

SOUTH 1172.75'

# COUNTRY CLUB VILLAGE ESTATES SOUTH VILLAGE

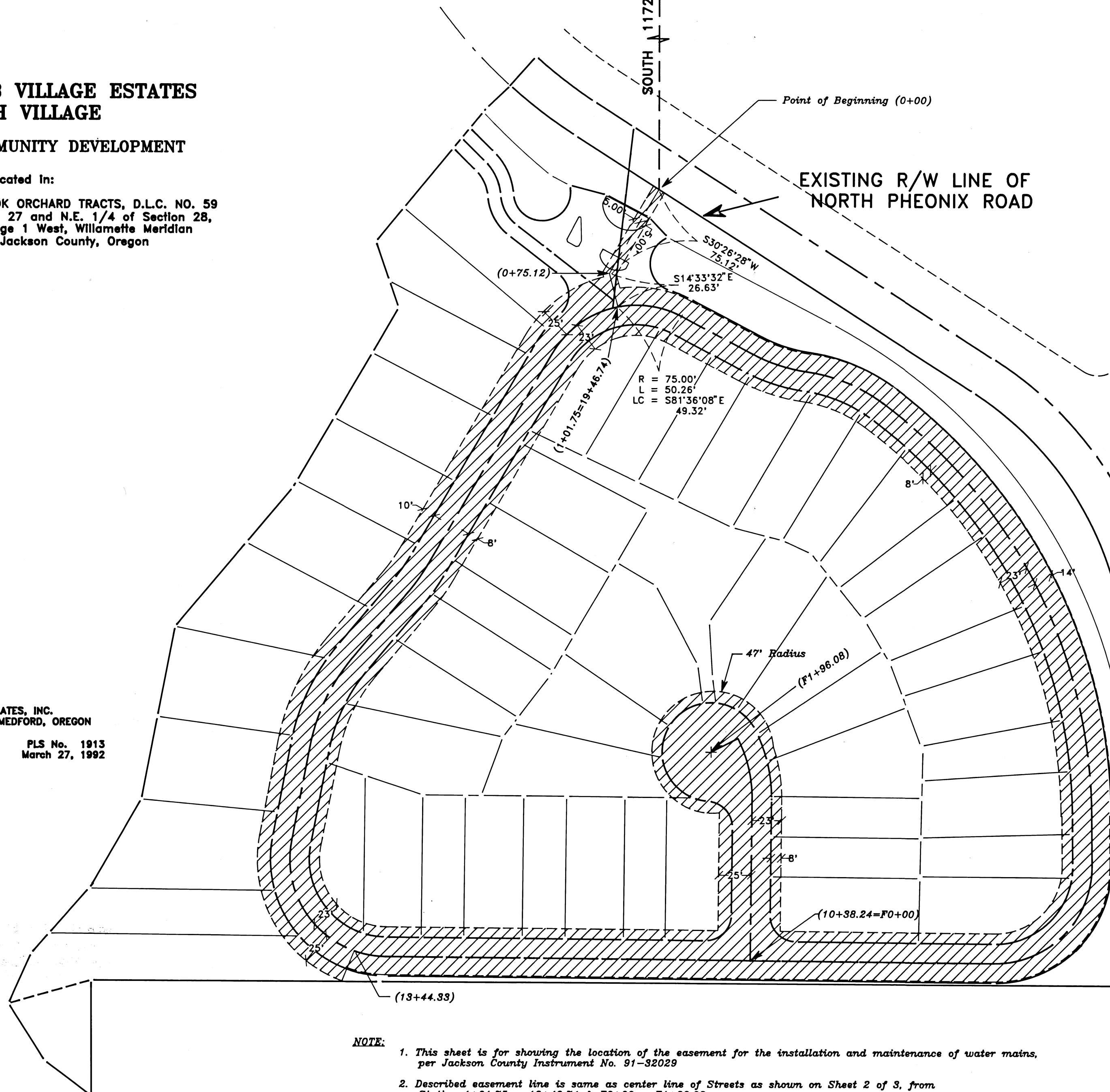
## A PLANNED COMMUNITY DEVELOPMENT

Located in:

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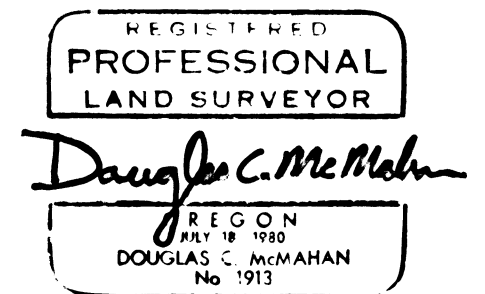
HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET, MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 60 feet March 27, 1992



**NOTE:**

- 1. This sheet is for showing the location of the easement for the installation and maintenance of water mains, per Jackson County Instrument No. 91-32029
- 2. Described easement line is same as center line of Streets as shown on Sheet 2 of 3, from Station 1+01.75 - 19+46.74 & F0+00 - F1+96.08

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



12979

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

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Equity Development Services Corporation  
421 W. 10th Street  
Medford, Oregon 97501

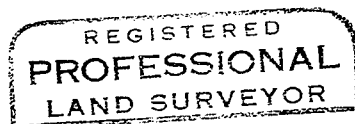
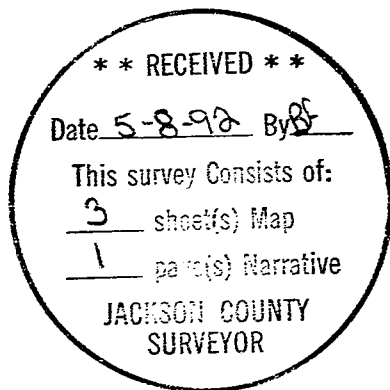
LOCATION: Lots 5 and 6 of CRESTBROOK ORCHARD TRACTS,  
Donation Land Claim No. 59 in the Northwest  
one-quarter of Section 27, and the Northeast  
one-quarter of Section 28, Township 37 South,  
Range 1 West, Willamette Meridian, City of  
Medford, Jackson County, Oregon

PURPOSE: To survey, monument, and prepare plat for  
COUNTRY CLUB VILLAGE ESTATES SOUTH VILLAGE as  
per the clients request and as shown on the  
accompanying map.

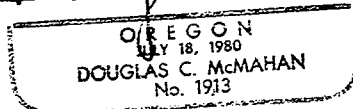
PROCEDURE: I utilized found monumentation per Filed  
Survey No. 12901 and other monumentation as  
shown on the accompanying map for control.  
Found monumentation per Filed Survey No. 12901  
was used to control the boundary of clients  
tract. I set monuments as shown on the  
accompanying map.

BASIS OF BEARING: Filed Survey No. 12901 (Southerly line)

DATE: March 27, 1992



*Douglas C. McMahan*



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
1062 E. Jackson  
Medford, Oregon 97504