

# SPRINGBROOK MEADOWS SUBDIVISION

LOCATED IN:

Lots 7 and 10 of SPRINGBROOK SUBDIVISION  
In the NW 1/4 of Section 17

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, TONY JELINCICH and VINKA JELINCICH, husband and wife, 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 the 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 street shown hereon together with those easements labelled as public utility easements. We hereby designate said subdivision as SPRINGBROOK MEADOWS SUBDIVISION.

Tony Jelincich  
TONY JELINCICH

Vinka Jelincich  
VINKA JELINCICH

STATE OF OREGON )  
County of Jackson ) ss.

Date: AUGUST 11, 1992

Personally appeared the above named TONY JELINCICH and VINKA JELINCICH, husband and wife, and acknowledged the foregoing instrument to be their their voluntary act and deed.  
Before me:

Cheryl A. Feins  
CHERYL A. FEINS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

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 in concrete, being the Initial Point of MARGAUX ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 00°00'43" West 876.04 feet to a 3/4 inch iron pin on the Northerly line of said Subdivision; thence continue North 00°00'43" West 19.20 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue North 00°00'43" West 336.21 feet to the Northwest corner of Lot 7 of SPRINGBROOK SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence South 89°53'27" East along the Northerly line of said Lot 7, a distance of 627.57 feet to the Westerly boundary of Springbrook Road; thence along the Westerly boundary of Springbrook Road, South 00°14'07" East 11.61 feet; thence South 36°22'34" East 229.45 feet; thence along the arc of a 265.00 foot radius curve to the right (the long chord to which bears South 18°22'27" East 163.80 feet) an arc distance of 166.52 feet; thence South 00°22'19" East 357.92 feet; thence South 01°48'59" East 204.24 feet; thence South 14°54'09" East 210.15 feet; thence leaving said Springbrook Road boundary South 63°37'37" West 15.71 feet; thence North 50°13'48" West 35.28 feet; thence North 46°05'57" West 71.47 feet; thence North 41°21'33" West 52.60 feet; thence North 62°58'49" West 59.95 feet; thence North 59°18'01" West 72.43 feet; thence North 09°58'14" West 90.96 feet; thence North 45°42'15" West 310.05 feet; thence North 76°57'06" West 184.26 feet; thence North 34°35'00" West 59.49 feet; thence South 55°08'30" West 35.83 feet; thence North 30°28'43" West 248.11 feet; thence North 51°21'14" West 36.88 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

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

Medford City Planning:

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

John W. ...  
Planning Director

SEP 10, 1992  
Date

Examined and approved by the Medford Irrigation District in regular session this 16 day of June, 1992.

...  
President

Bill Caldwell  
Secretary

Examined and approved this 21<sup>st</sup> day of SEPTEMBER, 1992.

Robert Z. ...  
City Engineer

Douglas C. McMahan  
City Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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 2 October, 1992.

Mark Jenne, deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.085 as of OCTOBER 2, 1992.

...  
Tax Collector

\*\*\* RECEIVED \*\*\*  
Date 10-6-92 By SK  
This survey consists of:  
2 sheets of  
1 page(s) of  
JACKSON COUNTY  
SURVEYOR

RECORDING:

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

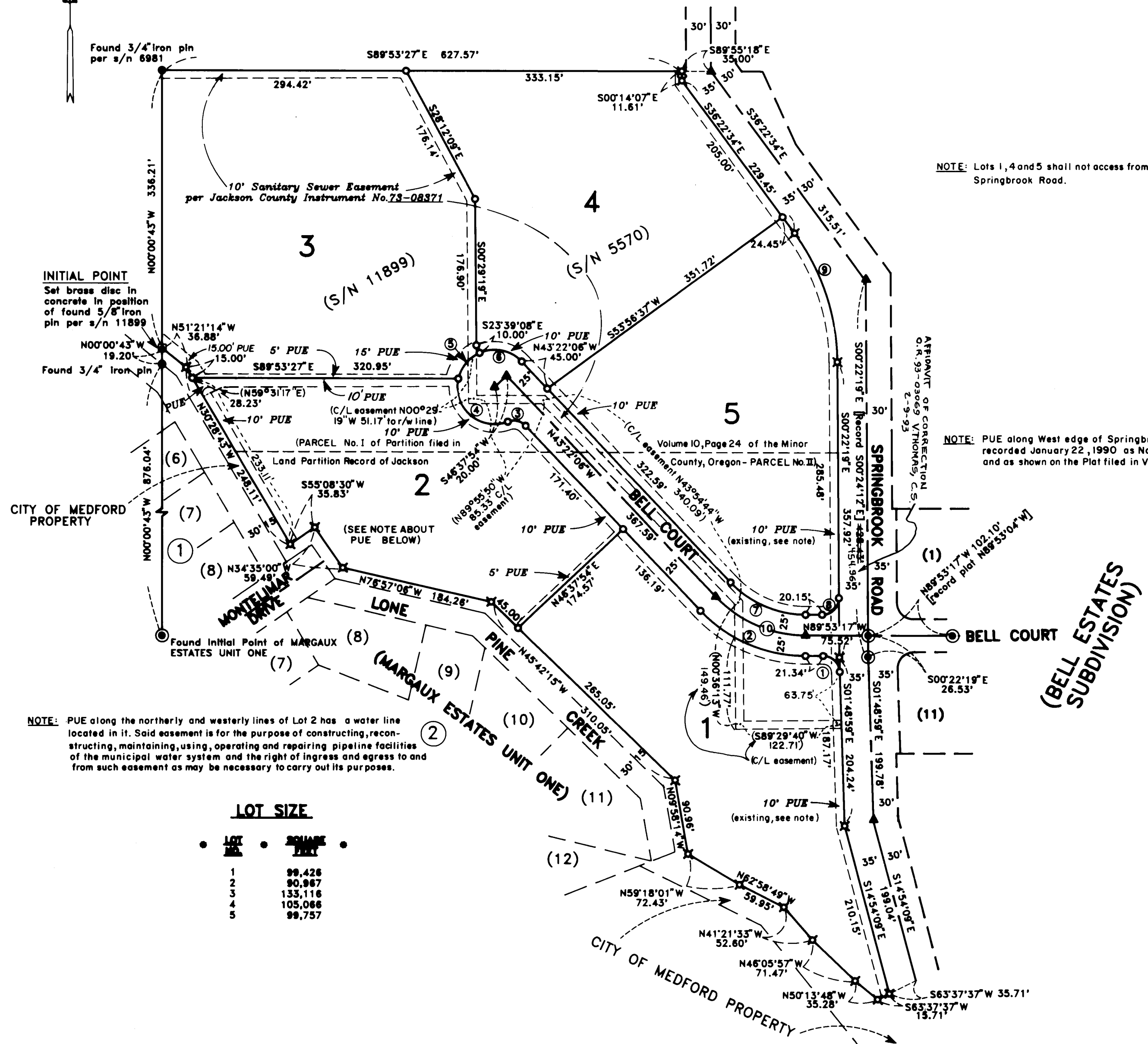
Filed for record this 6 day of October, 1992 at 1:50 O'Clock P.M. and recorded in Volume 17 of Plats at page 34 of records of Jackson County, Oregon.

Kathleen S. Beckert  
County Clerk

...  
Deputy

# SPRINGBROOK MEADOWS SUBDIVISION

LOCATED IN:  
 Lots 7 and 10 of SPRINGBROOK SUBDIVISION  
 In the NW 1/4 of Section 17  
 Township 37 South, Range 1 West, Willamette Meridian  
 City of Medford, Jackson County, Oregon



NOTE: Lots 1, 4 and 5 shall not access from Springbrook Road.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	88°04'18"	20.00'	30.74'	27.80'	S45°51'08" E
2	46°31'11"	175.00'	142.09'	138.22'	S66°37'42" E
3	67°22'48"	20.00'	23.52'	22.19'	S77°03'31" E
4	123°57'51"	45.00'	97.36'	79.45'	S48°46'00" E
5	53°07'56"	45.00'	41.73'	40.25'	S39°46'54" W
6	70°17'02"	45.00'	55.20'	51.80'	N78°30'37" W
7	46°31'11"	125.00'	101.49'	98.73'	N66°37'42" W
8	90°29'02"	20.00'	31.58'	28.40'	S44°52'12" W
9	36°00'15"	265.00'	166.52'	163.80'	S18°22'27" E
10	46°31'11"	150.00'	121.79'	118.47'	N66°37'42" W

NOTE: PUE along West edge of Springbrook Road was granted to the City of Medford by Instrument recorded January 22, 1990 as No. 90-01696 of the Official Records of Jackson County, Oregon, and as shown on the Plat filed in Volume 10, Page 24 of the Minor Land Partition Record, said County.

HOFFBARTH & ASSOCIATES, INC.  
 1082 E. JACKSON STREET MEDFORD, OREGON  
 779-4841

BY: DOUGLAS C. McMahan PLS No. 1913  
 SCALE: 1 inch = 100 feet AUGUST 7, 1992  
 BASIS OF BEARING: FILED SURVEY NO. 11899  
 (Westerly line)

- = Set 5/8"x24" Iron pin with plastic cap stamped "D McMahan LS 1913".
- ⊗ = Found 5/8" Iron pin with cap stamped "D McMahan LS 1913" PER S/N 11899
- ⊙ = Found brass disc monument
- ▲ = Deferred Monument → SEE S/N 16713
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey No.
- [ ] = Per BELL ESTATES SUBDIVISION plat

NOTE: PUE along the northerly and westerly lines of Lot 2 has a water line located in it. Said easement is for the purpose of constructing, reconstructing, maintaining, using, operating and repairing pipeline facilities of the municipal water system and the right of ingress and egress to and from such easement as may be necessary to carry out its purposes.

**LOT SIZE**

LOT NO.	SQUARE FEET
1	99,428
2	90,987
4	133,116
5	105,086
7	99,757

BELL ESTATES SUBDIVISION

All deferred monuments will be set no later than  
 Feb 1 1993.  
 Douglas C. McMahan  
 Surveyor

All deferred monuments are now set, see Document No. 00-43687 of Official Records this 27<sup>th</sup> day of OCTOBER 19 2000

Approved: *Ron Roberts*  
 Jackson County Surveyor

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 Douglas C. McMahan  
 OREGON  
 JULY 18 1980  
 DOUGLAS C. McMAHAN  
 No. 1913

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

SURVEY NO. 13175

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: Tony and Vinka Jelincich  
P.O. Box 620541  
Woodside, California 94062

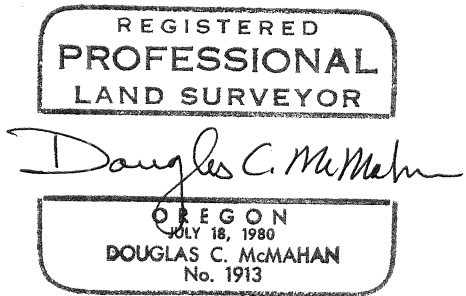
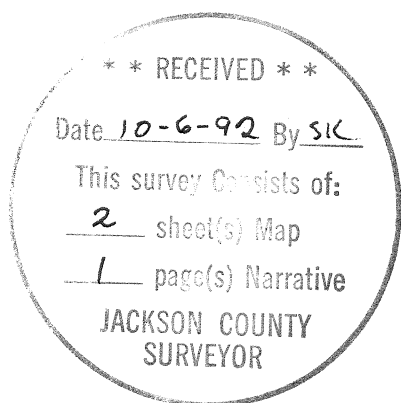
Location: Lot 7 and Lot 10 of Springbrook Subdivision  
in the Northwest one-quarter (1/4) of Section  
17, Township 37 South, Range 1 West,  
Willamette Meridian, City of Medford, Jackson  
County, Oregon

Purpose: To survey, monument and prepare plat for  
SPRINGBROOK MEADOWS SUBDIVISION per clients  
request and as shown on the accompanying map  
(per City of Medford file No. LDS-92-11)

Procedure: Utilizing found monumentation per Surveys No.  
5570, 6582, 6981 and 11899 and Marguax Estates, Unit One for  
control, I set monuments and prepared the plat for the lots and  
for the street areas as shown on the accompanying map.

Basis of Bearing: Survey No. 11899 (West line)

Date: August 7, 1992



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

9:30 5.00  
6.00

HOFFBUHR & ASSOCIATES, INC.  
1062 East Jackson Street  
Medford, Oregon 97504-7027

13175

(503) 779-4641

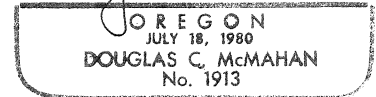
**AFFIDAVIT OF CORRECTION  
Pursuant to O.R.S. 209.255**

I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my plat of *SPRINGBROOK MEADOWS SUBDIVISION*, filed for record the 6th day of October 1992, and recorded in Volume 17 of Plats at page 34 of Records of Jackson County, Oregon and recorded in Office of County Surveyor as: County Surveyor File No. 13175.

Douglas C. McMahan, L.S. 1913  
Registration Expires 12/31/94



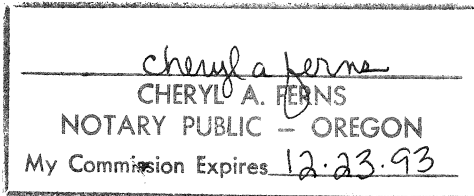
*Douglas C. McMahan*



STATE OF OREGON )  
County of Jackson ) ss.

January 6 A.D. 1993

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:



The correction is: (the centerline distance from the angle point in Springbrook Road at 26.53 feet Southerly of centerline of Bell Court Northerly to PI of Springbrook Road)

As filed: 428.43'

Change to: 454.96'

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

*Vernon Thomas*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

(spbrmeac.dcm)

9:30 JAN 29 1993 AM  
KATHLEEN S. BECKETT  
CLERK and RECORDER  
*Cheryl Augeris* Deputy