

16/101

13294

# LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1

Located in:

Block 3, ORCHARD HOME ASSOCIATION  
in N.W. 1/4 of Section 36, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

BEAR CREEK VALLEY  
SANITARY AUTHORITY EASEMENT  
per Jackson County  
Instrument No. 77-08791

BEAR CREEK VALLEY  
SANITARY AUTHORITY EASEMENT  
per Jackson County  
Instrument No. 77-08791  
S/N 8322

N.W. CORNER  
D.L.C. No. 84  
Found brass  
disc in  
monument  
case

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahon*

OREGON  
DOUGLAS C. McMAHAN  
No. 1913

Expires 12/31/92

All deferred monuments will be set no later than

June 1 1993.

*Douglas C. McMahon*  
Surveyor

All deferred monuments are now set, see Document

No. 77-08661 of Official Records this 17<sup>th</sup> day of  
March 1992 S/N 15457

Approved: *James Roberts*  
Jackson County Surveyor

Found brass cap in concrete  
per S/N 10306

Found 5/8" iron pin  
w/cap stamped "PLS 961" per  
S/N 8322

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°53'38"	20.00'	31.38'	28.26'	N45°05'09"E
2	90°00'00"	20.00'	31.42'	28.28'	S44°58'02"E
3	52°01'12"	20.00'	18.16'	17.54'	S26°02'34"W
4	40°58'15"	45.00'	32.15'	31.47'	N31°35'03"E
5	51°54'35"	45.00'	40.77'	39.39'	N14°50'22"W
6	38°58'33"	45.00'	30.59'	30.00'	N60°15'56"W
7	84°13'53"	45.00'	66.16'	60.36'	S58°08'51"W
8	68°01'09"	45.00'	53.42'	50.34'	S17°58'40"E
9	52°01'12"	20.00'	18.16'	17.54'	N25°58'38"W
10	90°00'00"	20.00'	31.42'	28.28'	N45°01'58"E
11	90°08'22"	20.00'	31.45'	28.31'	N44°54'51"W
12	90°08'22"	20.00'	31.45'	28.31'	S44°54'51"E
13	30°00'00"	75.00'	39.27'	38.82'	S15°08'20"W
14	30°00'00"	100.00'	52.36'	51.78'	S15°08'20"W
15	05°23'36"	125.00'	11.77'	11.78'	N27°26'32"E
16	24°36'24"	125.00'	53.68'	53.27'	N12°26'32"E
17	30°00'00"	100.00'	52.36'	51.78'	N15°08'20"E
18	89°26'20"	35.00'	54.64'	49.25'	N44°34'50"W
19	89°23'52"	20.00'	31.21'	28.14'	S44°36'04"E
20	90°38'08"	20.00'	31.63'	28.43'	N45°23'56"E
21	89°23'52"	20.00'	31.21'	28.14'	S44°36'04"E
22	90°38'08"	20.00'	31.63'	28.43'	S45°23'56"W
23	89°28'20"	35.00'	54.64'	49.25'	N44°34'50"W
24	117°37'40"	20.00'	41.06'	34.22'	S61°19'30"W
25	22°25'56"	200.00'	78.30'	77.80'	N71°04'38"W
26	20°22'07"	200.00'	71.10'	70.73'	S87°31'21"W
27	18°06'18"	20.00'	6.32'	6.29'	N86°23'27"E
28	18°09'33"	50.00'	15.85'	15.78'	S86°21'50"W
29	35°24'52"	90.00'	30.90'	30.42'	S59°34'38"W
30	45°00'52"	90.00'	38.28'	38.28'	S19°21'47"W
31	41°47'26"	90.00'	36.47'	35.87'	S24°02'22"E
32	53°21'02"	90.00'	46.56'	44.89'	S71°36'36"E
33	78°59'40"	90.00'	67.18'	62.25'	N43°13'03"E
34	91°23'18"	20.00'	31.90'	28.62'	N50°24'53"E
35	08°38'08"	180.00'	15.74'	15.73'	S81°04'23"E
36	18°23'38"	180.00'	51.37'	51.15'	S89°03'30"E
37	79°50'52"	20.00'	27.87'	25.87'	N18°58'14"W
38	19°50'52"	125.00'	43.30'	43.08'	S10°03'48"W
39	89°53'38"	20.00'	31.38'	28.28'	N45°05'09"E
40	02°22'20"	75.00'	3.11'	3.11'	S01°19'30"W
41	50°52'07"	180.00'	156.81'	154.61'	N85°17'43"W

HOFFBAHR & ASSOCIATES, INC.  
1082 E. JACKSON STREET MEDFORD, OREGON  
778-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 80 feet October 20, 1992  
BASIS OF BEARING - FILED SURVEY NO. 8392  
(C/L COLUMBUS AVE.)

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. McMahon LS 1913".
- ⊗ = Set 5/8" x 30" 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 = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, irrigation, water, electric, telephone, cable television and sanitary sewer construction and maintenance

Found 3/4" iron pipe  
15" deep  
per S/N 496

13294

# LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1

Located in:

Block 3, ORCHARD HOME ASSOCIATION  
in the N.W. 1/4 of Section 36, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that We, LOUIS F. MAHAR and CHARLES C. DECARLOW, 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 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 LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1.

IN WITNESS WHEREOF, We have set our hands and seals this 2nd day of NOVEMBER, 1992.

Louis F. Mahar  
LOUIS F. MAHAR

STATE OF OREGON )  
County of Jackson ) ss.

Date: NOVEMBER 2, 1992

Personally appeared the above named LOUIS F. 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

Charles C. Decarlow  
CHARLES C. DECARLOW

STATE OF OREGON )  
County of Jackson ) ss.

Date: NOVEMBER 2, 1992

Personally appeared the above named CHARLES C. DECARLOW 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

\*\*\* 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, 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 Northwest corner of Donation Land Claim No. 84, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; ; thence South 89°54'10" West 440.13 feet to the intersection of the centerline of Columbus Avenue with the centerline of Stewart Avenue; thence South 00°08'20" West along centerline of Columbus Avenue, 698.12 feet; thence South 89°54'00" West 30.00 feet to a point on the Westerly right-of-way line of Columbus Avenue; thence continue South 89°54'00" West 10.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°54'00" East 10.00 feet to a point on the aforementioned Westerly right-of-way line of Columbus Avenue; thence South 00°08'20" West 398.98 feet to the Easterly projection of the Northerly line of Tract 19, Block 3 of ORCHARD HOME ASSOCIATION, according to the Official Plat thereof, now of record in said Jackson County; thence North 89°58'02" West (Record WEST), along the said projection and the Northerly line of said tract and its Westerly elongation, a distance of 456.21 feet; thence North 00°07'06" East 160.00 feet; thence North 89°58'02" West 55.01 feet; thence North 00°05'52" East 69.52 feet; thence North 08°40'13" West 70.82 feet; thence North 89°58'02" West 37.09 feet; thence South 60°58'47" West 19.59 feet; thence North 89°58'02" West 130.00 feet; thence North 00°05'52" East 307.66 feet; thence North 89°18'00" West 130.01 feet to a point on the Easterly boundary of Dixie Lane; thence North 00°05'52" East along said Easterly boundary, 271.62 feet to the point of terminus of the boundary line described in Document No. 77-08975 of the Official Records of said Jackson County, thence South 89°18'00" East along said boundary line 411.60 feet (Record 411.39 feet); thence South 08°04'21" East 106.55 feet; thence North 89°50'00" East 210.00 feet; thence leaving said boundary line, South 00°08'20" West 362.72 feet; thence North 89°54'00" East 190.00 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

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

Expires: 12/31/92

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
MAY 18, 1980  
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. Eisenhart  
Planning Director

DEC 29, 1992  
Date

Examined and approved this 18<sup>th</sup> day of DECEMBER, 1992.

Robert Deuel  
City Engineer

Paul D. Lewis  
City Surveyor

MEDFORD IRRIGATION DISTRICT:

Examined and approved by the Medford Irrigation District in regular session this 11<sup>th</sup> day of November, 1992.

U. A. Russell  
President

Bice Caldwell  
Secretary

Examined and approved as required by O.R.S. 92.100 as of 30 DECEMBER, 1992

Sheryl Smith  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of Dec 30, 1992.

Carlene McManis  
Tax Collector

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 4 day of January, 1993 at 4:14 O'Clock P.M. and recorded in Volume 18 of Plats at page 2 of records of Jackson County, Oregon.

Kathleen S. Beckitt  
County Clerk

Jay A. Rameter  
Deputy

SURVEY NO. 13294

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Lou Mahar and Charles DeCarlow  
1014 North Riverside Avenue  
Medford, Oregon 97501

Location: Block 3, ORCHARD HOME ASSOCIATION in the  
Northwest one-quarter (1/4) of Section 36,  
Township 37 South, Range 2 West, Willamette  
Meridian, City of Medford, Jackson County,  
Oregon

Purpose: To survey, monument and prepare final plat of  
LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1 as  
requested by the clients and per City of  
Medford File No. LDS-92-21

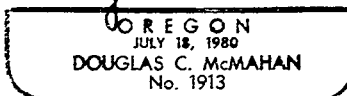
Procedure: I utilized found monumentation per filed  
Surveys No. 496, 7095, 8322, 8392 and 10306 as  
shown for control. I held the line described  
in Recorded Instruments No. 77-08974 and No.  
77-08975 for the Northerly boundary. I set  
monuments per clients' request and as shown on  
the accompanying map.

Basis of Bearing: Filed Survey No. 8392 (Centerline Columbus  
Avenue)

Date: October 20, 1992



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Registration Expires 12/31/92  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504