

# CASCADIA CIRCLE SUBDIVISION

Located in:

A PORTION OF LOT 12 IN STEWART ACRES  
The S.E. 1/4 of Section 17,  
T.37S., R.1W., W.M., City of Medford  
Jackson County,  
Oregon



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°11'04"	20.00'	31.48'	28.33'	S44°59'18"W
2	03°44'45"	80.00'	5.23'	5.23'	S01°58'36"E
3	106°22'58"	20.00'	37.13'	32.03'	N57°02'39"W
4	110°04'50"	45.00'	86.46'	73.76'	N55°11'43"W
5	106°10'44"	45.00'	83.39'	71.96'	S52°56'04"W
6	13°52'21"	45.00'	10.90'	10.87'	S67°02'24"E
7	14°21'41"	120.00'	30.08'	30.00'	S52°55'23"E
8	21°36'50"	120.00'	45.27'	45.00'	S34°56'07"E
9	24°01'29"	120.00'	50.32'	49.95'	S12°06'58"E
10	90°00'00"	20.00'	31.42'	28.28'	N45°06'14"W
11	31°30'03"	45.00'	24.74'	24.43'	S74°21'12"E
12	50°57'07"	45.00'	40.02'	38.71'	S33°07'37"E
13	88°47'28"	45.00'	69.74'	62.96'	S36°44'40"W
14	85°24'49"	45.00'	67.08'	61.04'	N56°09'11"W
15	76°39'27"	20.00'	26.76'	24.81'	N51°46'30"W
16	90°00'00"	20.00'	31.42'	28.28'	S44°53'46"W
17	60°00'00"	100.00'	104.72'	100.00'	S30°06'14"E

LOT TABLE

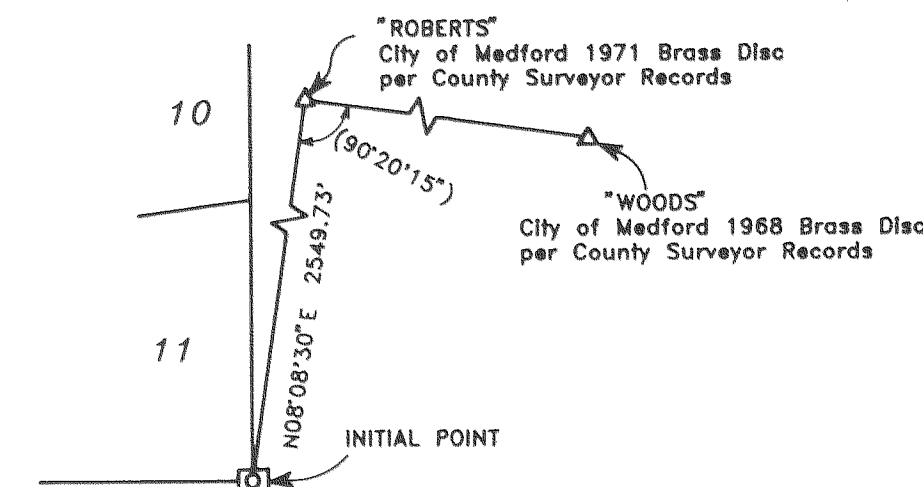
LOT #	SQ. FEET
1	7,930
2	7,000
3	7,000
4	8,483
5	13,055
6	8,530
7	9,637
8	8,245
9	8,775
10	10,815
11	8,550
12	8,404

NOTES:

- #1) Location of Easements for Public Utilities and for maintenance of each bank of Lone Pine Creek as disclosed by Minor Land Partition filed November 21, 1985 in Volume 8, Page 77 of "Minor Land Partitions" of Jackson County, Oregon is undeterminable
- #2) Lot 1 shall not have vehicular access from Lone Pine Road
- #3) 10' PUE along North line of Lots 9 and 10 is to be used by City of Medford for storm drain maintenance access. No fence shall be constructed that prevents use of this access.

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

GEODETTIC TIE:



HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 50' January 7, 1994  
BASIS OF BEARING Lawview Subdivision Unit No. 1  
(C/L Lone Pine Road)

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Found 5/8" Iron pin per LAWNVIEW SUBDIVISION UNIT II PLAT with caps stamped "Roberts LS 1656".
- = Set brass disc in concrete monument Stamped "LS 1913"
- = Found 5/8" Iron pin with metal cap stamped "RLS 1071" per filed Survey No. 10410
- ⊙ = Found brass disc in concrete
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- [ ] = Per Filed Survey No. 10410
- S/N = Filed Survey No.
- ( ) = Per Lawview Subdivision Unit II Plat

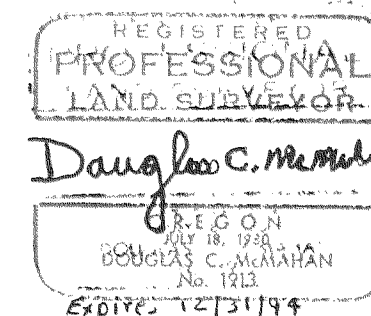
LINE TABLE FOR SOUTHWESTERLY LINE OF PUE IN LOTS 9 AND 10:

L1	N75°20'20"W	44.80'
L2	N71°02'20"W	30.29'
L3	N64°36'06"W	24.40'
L4	N57°55'36"W	18.34'
L5	N38°56'18"W	22.31'
L6	N18°15'11"W	20.09'
L7	N13°45'21"W	21.73'

SECTION CORNER  
Found Brass Disc per Jackson County Surveyors records stamped T37S R1W

17	16	CS
20	21	

1963



1/4 CORNER  
Found Brass Disc per Jackson County Surveyors records

# CASCADIA CIRCLE SUBDIVISION

Located in:

A PORTION OF LOT 12 IN STEWART ACRES  
The S.E. 1/4 of Section 17,  
T.37S., R.1W., W.M., City of Medford  
Jackson County  
Oregon

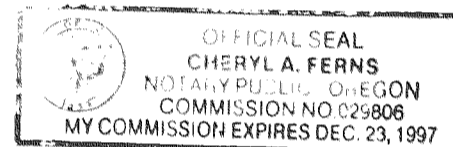
\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that I, LOUIS F. MAHAR is the owner in fee simple of the lands hereon described, and that I 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 I do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, I hereby designate said subdivision as CASCADIA CIRCLE SUBDIVISION. I hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a 1 foot non-access strip.

IN WITNESS WHEREOF, We have set our hands and seals this 11th day of January, 1994

Louis F. Mahar  
LOUIS F. MAHAR

STATE OF OREGON )  
County of Jackson ) ss. Date: January 11, 1994  
Personally appeared the above named LOUIS F. MAHAR and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:



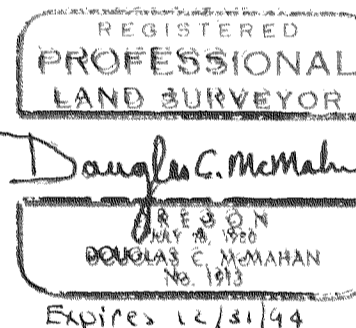
Cheryl A. Ferns

\*\*\* 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 Section Corner common to Sections 16, 17, 20 and 21 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°55'10" West along the Section line common to Sections 17 and 20, said Township and Range, a distance of 943.15 feet; thence North 00°10'19" West 155.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°55'10" West 160.28 feet; thence South 00°02'15" East 45.00 feet; thence North 89°55'10" West 106.70 feet; thence South 00°02'15" East 80.00 feet to a point on the Northerly right-of-way line of Lone Pine Road; thence North 89°55'10" West along said right-of-way line, a distance of 140.00 feet to the Southeast corner of LAWNVIEW SUBDIVISION UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°06'14" West along the Easterly boundary of said Subdivision, a distance of 472.40 feet to a point for the Northeast corner of Lot 67 of said Subdivision, said point also being the Southeast corner of Lot 131 of LAWNVIEW SUBDIVISION UNIT II, according to the Official Plat thereof, now of record in said Jackson County; thence along the boundary of said Subdivision, North 00°06'14" West (Plat Record North 00°00'20" East) 123.70 feet; thence South 45°25'34" East (Plat Record South 45°19'00" East) 23.40 feet; thence South 45°44'54" East (Plat Record South 45°38'20" East) 318.13 feet; thence South 54°06'34" East (Plat Record South 54°00'00" East) 201.31 feet to the Southeast corner of Lot 119 of said Subdivision; thence, leaving the boundary of said Subdivision, South 00°10'19" East 115.24 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.

James McInerney 2/15/94  
Planning Director Date

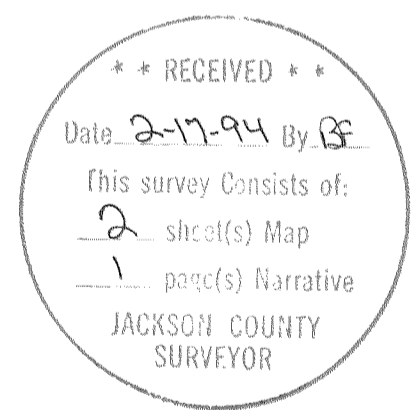
Examined and approved this 10th day of February, 1994.  
Robert Lemel Robert Lemel  
City Engineer City Surveyor

**MEDFORD IRRIGATION DISTRICT:**  
Examined and approved by the Medford Irrigation District in regular session this 14 day of December, 1993.

Bill Colwell Bill Colwell  
President Secretary

Examined and approved as required by O.R.S. 92.100 as of 16 February, 1994.  
Mark Jensen, Deputy  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of February 16, 1994.  
Barbara E. Wade  
Tax Collector



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

**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 17 day of February, 1994 at 11:10 o'clock P.M. and recorded in Volume 19 of Plats at page 10 of records of Jackson County, Oregon.  
Kathleen S. Beckett Jay A. Ramirez  
County Clerk Deputy

SURVEY NO. 13877

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

Survey for: Louis F. Mahar  
1014 N. Riverside Avenue  
Medford, Oregon 97501

Location: A portion of Lot 12 in STEWART ACRES in the South-east 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 final plat for CASCADIA CIRCLE SUBDIVISION per City of Medford File No. LDS-93-30 and client's request

Procedure: Utilizing found monumentation per filed Survey No. 10410 and plats of LAWNVIEW SUBDIVISION, UNITS 1 and 2, and other monuments as shown for control, I set monuments as shown on the accompanying map.

Basis of Bearing: LAWNVIEW SUBDIVISION, UNIT NO. 1 (centerline Lone Pine Road)

Date: January 7, 1994

**\*\* RECEIVED \*\***  
Date 2-17-94 By BF  
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  
L.S. 1913 - Oregon  
Expires 12/31/94  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504