

# CLEAR SPRINGS ESTATES SUBDIVISION

Located in:  
The S.E. 1/4 of Section 35, T37S., R.1W., W.M.  
City of Medford,  
Jackson County, Oregon

\* See Affidavit of Correction  
# 97-33701 09/10/1997

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

KNOW ALL MEN BY THESE PRESENTS, that We, PACTREND, Inc., an Oregon Corporation and O.M.I. Company, an Oregon Corporation, 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 and the 12' pedestrian accessway 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 street, it thereby dedicates the street plug for public street purposes. We hereby designate said subdivision as CLEAR SPRINGS ESTATES SUBDIVISION.

PACTREND, INC.

IN WITNESS HEREOF, signed this 19<sup>th</sup> day of JUNE 1996.

By: [Signature]  
LOUIS F. MAHAR

STATE OF OREGON )  
County of Jackson ) ss.

Personally appeared before me the above named LOUIS F. MAHAR, authorized representative for PACTREND, INC. and acknowledged the forgoing instrument to be his voluntary act and deed.  
Before me:

[Signature]



O.M.I. Company

IN WITNESS HEREOF, signed this 19<sup>th</sup> day of JUNE 1996.

By: [Signature]  
GEORGE M. LEDFORD

STATE OF OREGON )  
County of Jackson ) ss.

Personally appeared before me the above named GEORGE M. LEDFORD, authorized representative for O.M.I. Company and acknowledged the forgoing instrument to be his voluntary act and deed.  
Before me:

[Signature]



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

Filed for record this 3 day of July, 1996 at 11:00 Clock P.M. and recorded in Volume 21 of Plats at page 28 of records of Jackson County, Oregon.

[Signature]  
County Clerk

[Signature]  
Deputy



[Signature]  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/96

\*\*\* 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 most Easterly Southeast corner of Donation Land Claim No. 79 in the Southeast one-quarter (1/4) of Section 35, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 00°04'56" West, along the Easterly boundary of said Claim, 230.49 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue North 00°04'56" West, along said boundary, 294.21 feet to the Northwest corner of tract described as Parcel II in Instrument No. 94-24275 of the Deed Records of Jackson County, Oregon; thence North 89°54'04" East along the Northerly boundary of said tract, 382.16 feet to a point on the Westerly right-of-way line of Orchard Home Drive; thence South 00°03'33" West, along said right-of-way line, 478.46 feet to the Northeast corner of tract as described in Volume 568, Page 174 of said Deed Records; thence North 89°59'37" West, along the Northerly boundary of said tract to the Northwest corner thereof; thence South 00°03'38" West along the Westerly boundary of said tract, 125.00 feet to a point on the Northerly right-of-way line of Orchard Home Drive; thence North 89°59'37" West along said right-of-way line to a point on the Westerly boundary of tract as described as Parcel III in Instrument No. 94-42475 of Jackson County Deed Records; thence North 00°04'15" East along said boundary 77.98 feet to a point on the Northerly boundary of Donation Land Claim No. 80 in Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 89°56'17" West along said boundary 78.98 feet to the aforementioned most Easterly Southeast corner of Donation Land Claim No. 79; thence North 00°04'56" West, along the Easterly boundary of said Claim, 230.49 feet to the Initial Point of Beginning.

[Signature]  
SURVEYOR

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

MEDFORD CITY PLANNING

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

[Signature]  
Planning Director

JUNE 27, 1996  
Date

Examined and approved this 24<sup>th</sup> day of JUNE, 1996.

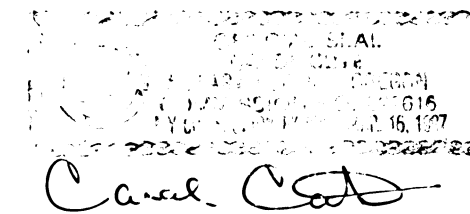
[Signature]  
City Engineer

[Signature] LS  
City Surveyor

We, Western Bank, are the undersigned beneficiary of a certain Trust Deed recorded April 25, 1996 as Document No. 96-13188, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 21 day of June, 1996

Before me:



[Signature]  
Title: AVP and Commercial Loan Officer

Examined and approved as required by O.R.S. 92.100 as of June 28, 1996

[Signature]  
Assessor, Department of Assessment

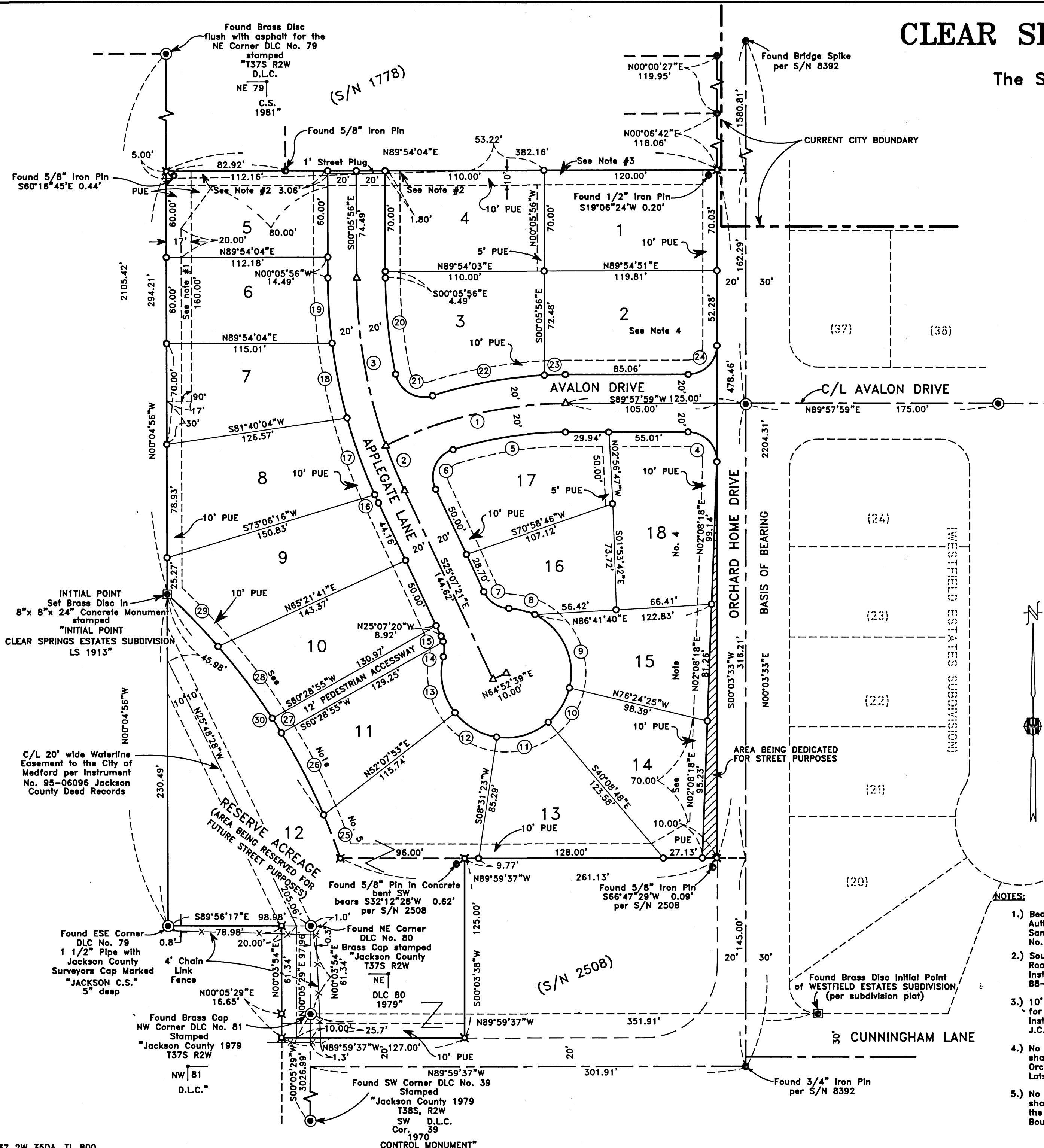
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of June 28, 1996.

[Signature]  
Tax Collector

# CLEAR SPRINGS ESTATES SUBDIVISION

Located in:  
The S.E. 1/4 of Section 35, T.37S., R.2W., W.M.  
City of Medford  
Jackson County, Oregon



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	26°23'51"	280.00'	129.00'	127.86'	S76°46'03"W
2	05°32'41"	350.00'	33.87'	33.86'	S22°21'00"E
3	19°28'43"	350.00'	118.99'	118.42'	S09°50'18"E
4	92°10'19"	20.00'	32.17'	28.82'	S43°56'51"E
5	17°26'04"	260.00'	79.12'	78.81'	N81°14'57"E
6	97°39'16"	20.00'	34.09'	30.11'	N23°42'17"E
7	62°30'49"	20.00'	21.82'	20.76'	N56°22'45"W
8	23°42'06"	45.00'	18.62'	18.48'	N75°47'06"W
9	77°31'38"	45.00'	60.89'	56.35'	N25°10'14"W
10	36°15'37"	45.00'	28.48'	28.01'	N31°43'24"E
11	48°40'11"	45.00'	38.23'	37.09'	N74°11'18"E
12	43°36'30"	45.00'	34.25'	33.43'	S59°40'22"E
13	52°27'41"	45.00'	41.20'	39.78'	S11°38'17"E
14	30°42'21"	20.00'	10.72'	10.59'	S00°45'37"E
15	09°00'33"	20.00'	3.14'	3.14'	S20°37'04"E
16	00°57'39"	370.00'	6.21'	6.21'	S24°38'31"E
17	08°48'07"	370.00'	56.84'	56.78'	S19°45'38"E
18	08°11'42"	370.00'	52.92'	52.88'	S11°15'43"E
19	07°03'56"	370.00'	45.63'	45.60'	S03°37'54"E
20	11°43'04"	330.00'	67.49'	67.37'	N05°57'28"W
21	96°04'22"	20.00'	33.54'	29.74'	N59°51'11"W
22	15°04'17"	300.00'	78.91'	78.69'	S79°38'46"W
23	02°47'05"	300.00'	14.58'	14.58'	S88°34'27"W
24	89°51'38"	20.00'	31.37'	28.25'	S45°02'10"W
25	04°09'40"	445.00'	32.32'	32.31'	N21°00'56"W
26	08°14'52"	445.00'	64.06'	64.00'	N27°12'52"W
27	01°32'48"	445.00'	12.01'	12.01'	N32°06'42"W
28	08°03'46"	445.00'	62.62'	62.57'	N36°54'59"W
29	06°31'17"	445.00'	50.65'	50.62'	N44°12'30"W
30	24°22'42"	445.00'	189.34'	187.92'	S35°16'47"E

LOT TABLE

1	8,395	10	7,601
2	8,557	11	6,479
3	8,523	12	40,494 (Includes reserve acreage)
4	7,700	13	7,386
5	6,730	14	7,798
6	6,774	15	6,748
7	7,334	16	5,486
8	9,179	17	7,601
9	9,247	18	8,521

PEDESTRIAN ACCESS  
1,562 SF

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMah*  
REGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/96

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

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541) 779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 Inch = 50' May 15, 1996

- BASIS OF BEARING: WESTFIELD ESTATES SUBD.  
(center line of ORCHARD HOME DRIVE)
- = 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, unless otherwise noted
  - ⊙ = Found brass cap monument
  - △ = Set brass disc stamped "LS 1913" in monument case
  - PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
  - S/N = Filed Survey Number
  - D.L.C. = Donation Land Claim
  - J.C.D.R. = Jackson County Deed Records

- NOTES:
- 1.) Bear Creek Valley Sanitary Authority Easement for Sanitary Sewer Per Instrument No. 75-02410 J.C.D.R.
  - 2.) South edge 10' wide Roadway Easement per Instrument No. 88-11938 & 88-11944 J.C.D.R.
  - 3.) 10' Wide Gas Line Easement for WP Natural per Instrument No. 92-31509 J.C.D.R.
  - 4.) No vehicular access shall be allowed to or from Orchard Home Drive to Lots 2, 14, 15 & 18
  - 5.) No vehicular access shall be allowed to or from the rear (Southwesterly Boundary) of Lots 9, 10, & 11

SURVEY NO. 15026

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

Survey for: PacTrend, Inc.  
1014 N. Riverside  
Medford, Oregon 97501

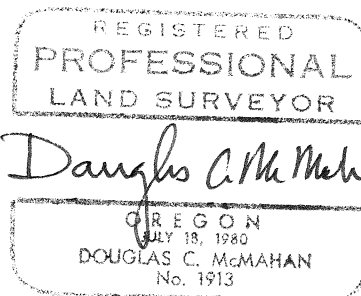
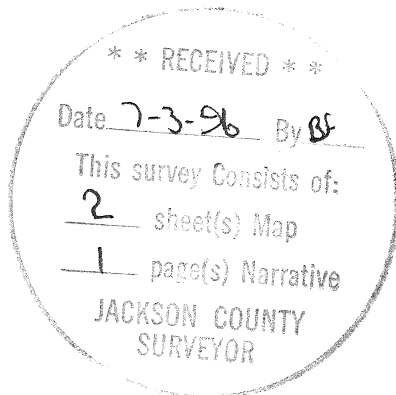
Location: The Southeast one-quarter (1/4) of Section 35,  
Township 37 South, Range 2 West, Willamette Meridi-  
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare plat for **CLEAR  
SPRINGS ESTATES SUBDIVISION** per City of Medford  
File No. LDS-95-45 as requested by client

Procedure: Utilizing found monumentation as shown on the  
accompanying plat per filed Surveys No. 1778, 2508  
and 8392, and per plat of WESTFIELD ESTATES SUBDI-  
VISION for control, I set monuments as indicated.

Basis of  
Bearing: WESTFIELD ESTATES SUBDIVISION  
(Centerline of Orchard Home Drive)

Date: May 15, 1996



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/96  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

97-33701

5.00  
2:04

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

(541) 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 CLEAR SPRINGS ESTATES SUBDIVISION, filed for record the 3rd day of July, 1997, and recorded in Volume 21 of Plats, Page 28 of Records of Jackson County, Oregon and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 15026.

In witness hereof, signed this 27th day of August, 1997.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

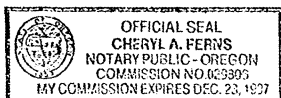
*Douglas C. McMahan*

OREGON  
JULY 12, 1990  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/98

STATE OF OREGON )  
County of Jackson ) ss.

August 27 A.D. 1997

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:



*Cheryl A. Ferns*

The corrections are: On Sheet 1 of 2, the title block has the wrong range:

As filed: "T.37S., R.1W."  
Change to: "T.37S., R.2W."

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

August 28<sup>th</sup>, 1997  
Date

*Robert Roberts*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

SEP 10 1997  
2:04 PM  
*Robert Roberts*  
COUNTY CLERK

(crrclspr.dcm)

11/21  
11/13

