

# MEADOW PARK SUBDIVISION, UNIT NO.1

Located in:  
The S.W. 1/4 of Section 27, T.37S., R.1W., W.M.  
City of Medford,  
Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that We, LOU MAHAR and JEAN E. SHATTUCK, Trustee of THE JEAN E. SHATTUCK TRUST, 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 Medford Irrigation District the 20.00 foot wide canal easement shown hereon, and we also hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as one foot street plugs. 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. Lots 5, 6, 7, & 18 shall not have vehicular access from North Phoenix Road. We hereby designate said subdivision as MEADOW PARK SUBDIVISION, UNIT NO. 1.

IN WITNESS HEREOF, signed this 5th day of September, 1996.

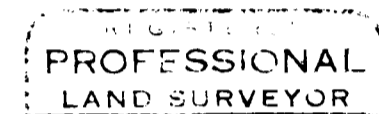
STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 5 day of September, 1996, by LOU MAHAR who executed the within instrument as his voluntary act and deed.  
Before me:



LOU MAHAR

Cheryl A. Ferns



Douglas C. McMahan  
SURVEYOR  
Expires 12/31/96

IN WITNESS HEREOF, signed this 4 day of Sept., 1996.

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 4th day of September, 1996, by JEAN E. SHATTUCK, Trustee of THE JEAN E. SHATTUCK TRUST who executed the within instrument as her voluntary act and deed.  
Before me:



Jean E. Shattuck Trustee  
THE JEAN E. SHATTUCK TRUST

Cheryl A. Ferns

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

Filed for record this 19 day of September, 1996 at 2:55 Clock P.M. and recorded in Volume 21 of Plats at page 41 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Cheryl A. Ferns  
Deputy

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

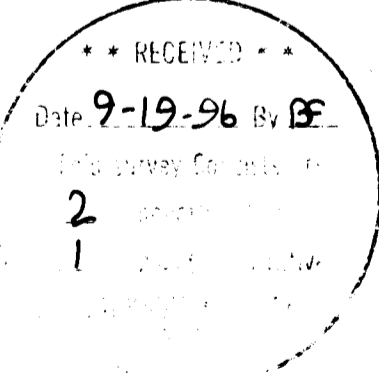
Examined and approved as required by O.R.S. 92.100 as of 9-18, 1996.

Sh. N.  
Assessor, Department of Assessment

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

As of 9-18-96.

Lynnda Admitt, Deputy  
Tax Collector



### MEDFORD CITY PLANNING

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

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

Mah S. Helms  
Acting Planning Director

September 16, 1996  
Date

Examined and approved this 6th day of September, 1996.

Robert Paul  
City Engineer

Kenny K. Bradshaw LS  
ACTING City Surveyor

\*\*\* 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.

BEGINNING at a point for the Northwest corner of BRANNON HEIGHTS SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°59'30" West 36.00 feet to a point on the Easterly boundary of CENTURY VILLAGE SUBDIVISION, UNIT NO. 4, according to the Official Plat thereof, now of record in said Jackson County, said point also being on the Westerly boundary of Lot 14, CRESTBROOK ORCHARD TRACTS, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°01'47" West, along the Westerly boundary of said Lot 14, a distance of 50.00 feet to the Southwest corner of Lot 13 of said CRESTBROOK ORCHARD TRACTS; thence North 57°13'00" East 11.89 feet; thence North 00°01'47" West 319.02 feet; thence South 84°59'06" East 131.28 feet; thence North 01°47'56" East 160.06 feet; thence South 88° 12'58" East 118.40 feet; thence North 75°50'15" East 52.00 feet; thence North 89°55'31" East 308.36 feet; thence North 83°51'14" East 40.23 feet; thence North 89°55'31" East 135.00 feet to a point on the Westerly right-of-way line of North Phoenix Road; thence South 00°04'29" East, along said Westerly right-of-way line 488.01 feet to a point on the Northerly boundary of the aforementioned BRANNON HEIGHTS SUBDIVISION; thence along said Northerly boundary, North 89°59'30" West (Record North 89°59'03" West) 196.82 feet; thence South 09°39'02" West (Record South 09°39'29" West) 26.31 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 23°31'36" East 25.55 feet) an arc distance of 27.72 feet; thence South 16°09'47" West (Record South 16°10'14" West) 0.66 feet to the Northeast corner of Lot 17 of said BRANNON HEIGHTS SUBDIVISION; thence continue along said Northerly boundary, North 89°59'30" West (Record North 89°59'03" West) 571.14 feet to the Initial Point of Beginning.

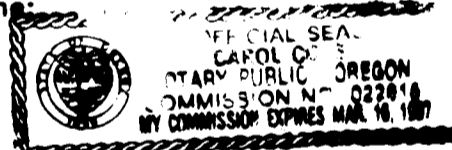
Douglas C. McMahan  
SURVEYOR

We, Western Bank, are the undersigned beneficiary of a certain Trust Deed recorded March 28, 1996 as Document No. 96-09710, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, signed this 5th day of September, 1996.

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 5th day of September, 1996, by William Whalen, known to me as the person who executed the within instrument as, VP Loan Officer, on behalf of WESTERN BANK, freely and voluntarily.  
Before me:



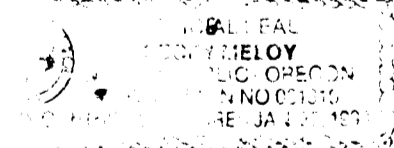
By: William Whalen  
Title: VP Loan Officer  
Carol O. Johnson

We, United States National Bank of Oregon, are the undersigned beneficiary of a certain Trust Deed recorded April 19, 1995 as Document No. 95-10300, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, signed this 5th day of September, 1996.

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 5th day of September, 1996, by Joe Danelson, known to me as the person who executed the within instrument as, Vice President, on behalf of U.S. National Bank, freely and voluntarily.  
Before me:



By: Joe Danelson  
Title: Vice President  
Becky Miley

We, CRYSTAL SPRINGS PACKING CO., INC., an Oregon Corporation, are the undersigned beneficiary of a certain Trust Deed recorded April 19, 1995 as Document No. 95-10299, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, signed this 4 day of Sept, 1996.

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 4th day of September, 1996, by Duane Culbertson, known to me as the person who executed the within instrument as, President, on behalf of Crystal Springs Packing Co., Inc., freely and voluntarily.  
Before me:



By: Duane Culbertson  
Title: Pres  
Cheryl A. Ferns

15118

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

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

Survey for: Lou Mahar  
1014 N. Riverside  
Medford, Oregon 97501

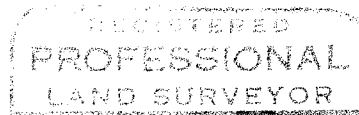
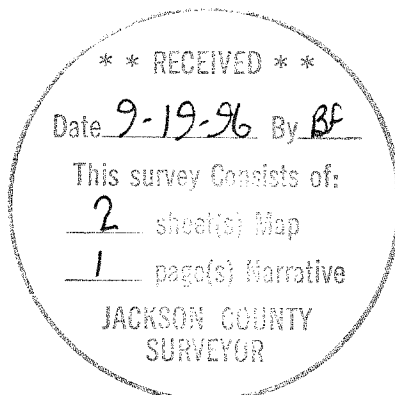
Location: Southwest One-Quarter (1/4) of Section 27 in Town-  
ship 37 South, Range 1 West, Willamette Meridian,  
City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a final plat of  
MEADOW PARK SUBDIVISION, UNIT NO. 1, per City of  
Medford File No. LDS-95-21 as requested by client

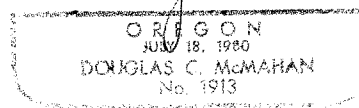
Procedure: Utilizing found monumentation per Surveys No. 1227,  
1356, 8669 (Greenbrae Estates Unit 5), 13152 (Ster-  
ling Pointe Subdivision), 13814, and Recorded Plat  
of Brannon Heights and other monuments as shown,  
for control I established monuments as shown on the  
accompanying map. The Westerly boundary of this  
subdivision is being established by proposed prop-  
erty line adjustments that have been prepared for  
recording after this plat.

Basis of  
Bearing: West line of Donation Land Claim No. 58 per filed  
Survey No. 13152

Date: August 27, 1996



*Douglas C. McMahan*



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

NOTES:

- 10' wide easement for Pacific Power and Light per Instrument No. 85-20076 J.C.D.R.
- Non-exclusive easement for road purposes per Volume 485, Page 172, Volume 470, Page 39 and Instrument No. 81-05841 J.C.D.R. (to be removed)
- Easement for Pacific Power and Light along west side of N. Phoenix Road per Instrument No. 94-19755 per J.C.D.R. (specific location and dimensions not given)
- Non-exclusive easement for road purposes per Volume 470, Page 39 and per Instrument No. 81-05841 of J.C.D.R.
- Lots 5, 6, 7, & 18 shall not have vehicular access from North Phoenix Road
- 40' Easement for Medford Irrigation District Canal per Volume 130, Page 103, Volume 134, Page 298 and Volume 147, Page 190 of J.C.D.R. (to be removed within the boundary of this plat except on Lots 24 & 25)
- A 20' Oregon Power Company Easement per Volume 364, Page 495 J.C.D.R. (specific location not given)
- Medford Irrigation District Canal Easement per Volume 130, Page 103 of J.C.D.R. (this portion to remain)

# MEADOW PARK SUBDIVISION, UNIT NO. 1

Located in:  
The S.W. 1/4 of Section 27, T.37S., R.1W., W.M.  
City of Medford  
Jackson County, Oregon

Line Table  
Center Line of Old Canal

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| (1)  | S11°39'57"E | 62.08'   |
| (2)  | S05°42'43"W | 117.33'  |
| (3)  | S43°14'59"W | 81.89'   |
| (4)  | S79°00'31"W | 75.43'   |
| (5)  | S82°00'50"E | 139.14'  |
| (6)  | N58°37'06"W | 79.71'   |
| (7)  | N76°25'04"W | 135.69'  |

NOTE:

This subdivision is located within 200 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.

## CURVE TABLE

| CURVE | DELTA     | RADIUS | LENGTH | CHORD  | BEARING     |
|-------|-----------|--------|--------|--------|-------------|
| 1     | 91°51'31" | 20.00  | 32.06  | 28.74  | N44°08'44"W |
| 2     | 90°00'00" | 20.00  | 31.42  | 28.28  | S44°55'31"W |
| 3     | 32°12'15" | 20.00  | 11.24  | 11.09  | N16°10'37"W |
| 4     | 47°06'36" | 45.00  | 37.00  | 35.97  | N08°43'26"W |
| 5     | 54°47'25" | 45.00  | 43.03  | 41.41  | N42°13'34"E |
| 6     | 32°12'15" | 20.00  | 11.24  | 11.09  | S73°58'21"E |
| 7     | 52°30'30" | 45.00  | 41.24  | 39.81  | S84°07'29"E |
| 8     | 35°44'09" | 125.00 | 77.98  | 76.71  | N43°59'09"E |
| 9     | 63°48'27" | 20.00  | 22.27  | 21.14  | N58°01'18"E |
| 10    | 89°57'43" | 20.00  | 31.40  | 28.27  | N45°00'39"W |
| 11    | 61°53'00" | 75.00  | 81.01  | 77.12  | N30°54'43"E |
| 12    | 17°34'15" | 225.00 | 89.00  | 86.73  | N81°12'22"W |
| 13    | 21°08'09" | 225.00 | 83.00  | 82.53  | N61°51'11"W |
| 14    | 04°27'25" | 225.00 | 17.50  | 17.50  | N49°03'23"W |
| 15    | 29°08'57" | 200.00 | 101.75 | 100.68 | N61°24'09"W |
| 16    | 14°00'53" | 200.00 | 48.92  | 48.80  | N82°59'03"W |
| 17    | 90°04'58" | 20.00  | 31.44  | 28.30  | S44°58'00"W |
| 18    | 34°30'20" | 175.00 | 105.39 | 103.81 | S64°04'51"E |
| 19    | 06°17'32" | 250.00 | 27.45  | 27.44  | S49°58'27"E |
| 20    | 79°24'35" | 20.00  | 27.72  | 25.55  | S23°31'36"E |
| 21    | 08°39'29" | 175.00 | 26.44  | 26.42  | S85°39'46"E |
| 22    | 29°58'11" | 45.00  | 23.54  | 23.27  | N82°22'24"E |
| 23    | 22°37'12" | 20.00  | 7.90   | 7.84   | N78°41'54"E |
| 24    | 49°49'22" | 45.00  | 39.13  | 37.91  | S57°43'49"E |
| 25    | 22°37'12" | 20.00  | 7.90   | 7.84   | S11°16'49"W |
| 26    | 55°24'33" | 45.00  | 43.52  | 41.84  | S05°08'52"E |
| 27    | 19°38'04" | 125.00 | 42.84  | 42.63  | S09°47'15"W |
| 28    | 37°18'18" | 125.00 | 81.39  | 79.98  | S38°15'28"W |
| 29    | 04°56'38" | 125.00 | 10.79  | 10.78  | S59°22'54"W |
| 30    | 60°04'11" | 75.00  | 78.63  | 75.08  | S31°49'07"W |
| 31    | 27°15'58" | 225.00 | 107.07 | 106.07 | N76°21'31"W |
| 32    | 15°53'51" | 225.00 | 62.43  | 62.23  | N54°48'36"W |
| 33    | 43°09'49" | 200.00 | 150.87 | 147.13 | N68°24'35"W |
| 34    | 61°53'00" | 100.00 | 108.01 | 102.83 | N30°54'43"E |
| 35    | 48°02'27" | 100.00 | 83.85  | 81.41  | N37°49'59"E |
| 36    | 12°01'44" | 100.00 | 20.99  | 20.96  | N07°47'54"E |
| 37    | 90°00'00" | 10.00  | 15.71  | 14.14  | N32°37'28"W |
| 38    | 90°00'00" | 10.00  | 15.71  | 14.14  | N32°37'28"W |
| 39    | 40°41'49" | 10.00  | 7.10   | 6.95   | N32°37'28"W |

## LOT TABLE

|    |        |    |        |
|----|--------|----|--------|
| 1  | 8,486  | 16 | 11,936 |
| 2  | 7,789  | 17 | 14,626 |
| 3  | 7,789  | 18 | 14,938 |
| 4  | 8,314  | 19 | 10,254 |
| 5  | 8,400  | 20 | 9,183  |
| 6  | 12,099 | 21 | 9,200  |
| 7  | 14,701 | 22 | 9,200  |
| 8  | 13,010 | 23 | 10,251 |
| 9  | 9,900  | 24 | 15,053 |
| 10 | 8,800  | 25 | 11,946 |
| 11 | 11,941 | 26 | 9,801  |
| 12 | 15,556 | 27 | 12,082 |
| 13 | 9,562  | 28 | 9,324  |
| 14 | 9,501  | 29 | 9,472  |
| 15 | 9,304  |    |        |

4' R/W VAC.  
C.R.D. 1999-32  
99-12342  
KKB CS 1-26-C9



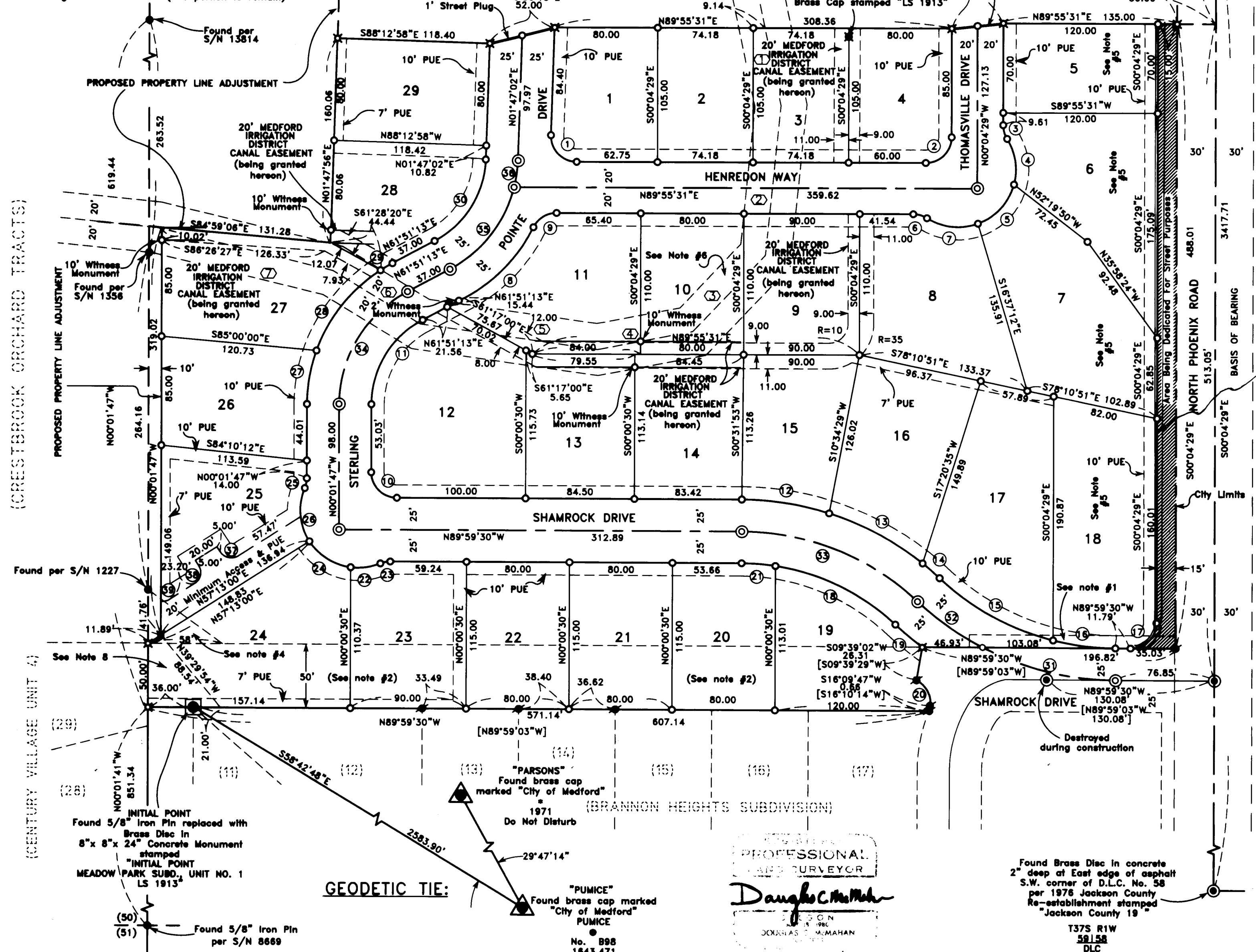
Area Being Dedicated For Street Purposes on this Plat for North Phoenix Road

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541) 779-4841

BY: DOUGLAS C. MAHAHAN PLS No. 1913  
SCALE: 1 inch = 80' August 27, 1996  
BASIS OF BEARING: WEST LINE OF DLC NO. 58  
per S/N 13152

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Mahahan LS 1913"
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Mahahan LS 1913"
- = Found 5/8" Iron pin (unless otherwise shown)
- ⊙ = Found 5/8" Iron pin with caps marked "D. HOFFBUHR LS 1640" per Plat BRANNON HEIGHTS SUBDIVISION
- ⊙ = Found brass cap monument
- ⊙ = Set brass disc in monument case stamped "LS 1913"
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- [ ] = Per BRANNON HEIGHTS SUBDIVISION
- S/N = Filed Survey No.
- J.C.D.R. = Jackson County Deed Records

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



PROFESSIONAL LAND SURVEYOR  
*Douglas C. Mahahan*  
Douglas C. Mahahan  
No. 898  
1843.471  
Do Not Disturb  
Expires 12/31/16