

# VIEWPOINT SUBDIVISION, PHASE 3

Located in:

The Northeast 1/4 of Section 16,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

**NOTES:**

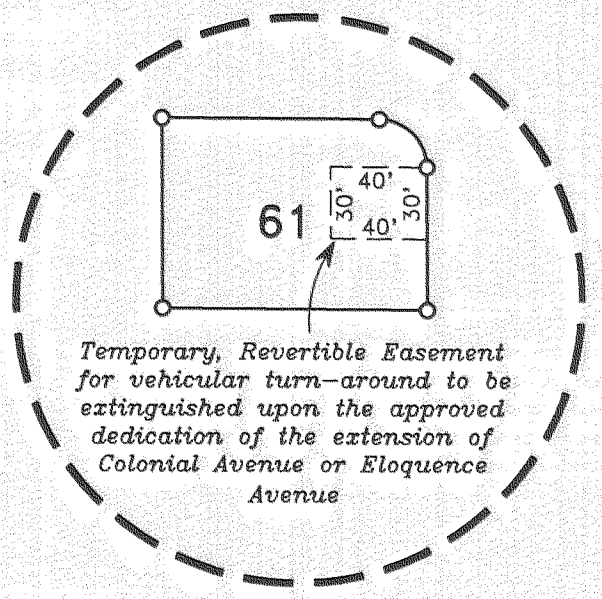
- 1.) This Subdivision is located within 200 feet of designated agricultural land. Nearby residences may be subjected to noise, dust, odor, spray residue and other types of pollution incidental to common, customary and accepted farm practices.
- 2.) No vehicular ingress and egress will be permitted across the Westerly right-of-way line of Foothill Road and Lots 41, 42, 46, 47 And 48.
- 3.) Unable to locate right-of-way for transmission and distribution of electricity per Volume 233, Page 46, Deed Records of Jackson County.
- 4.) Unable to locate pipelines per Volume 131, Page 514, Deed Records of Jackson County.

**GEODETIC TIE**

Found brass disc stamped "G.P.S. NO. 139 1993"

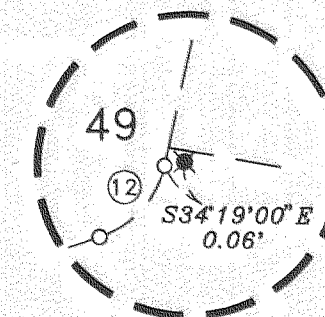
**DETAIL "E"**

1" = 80'



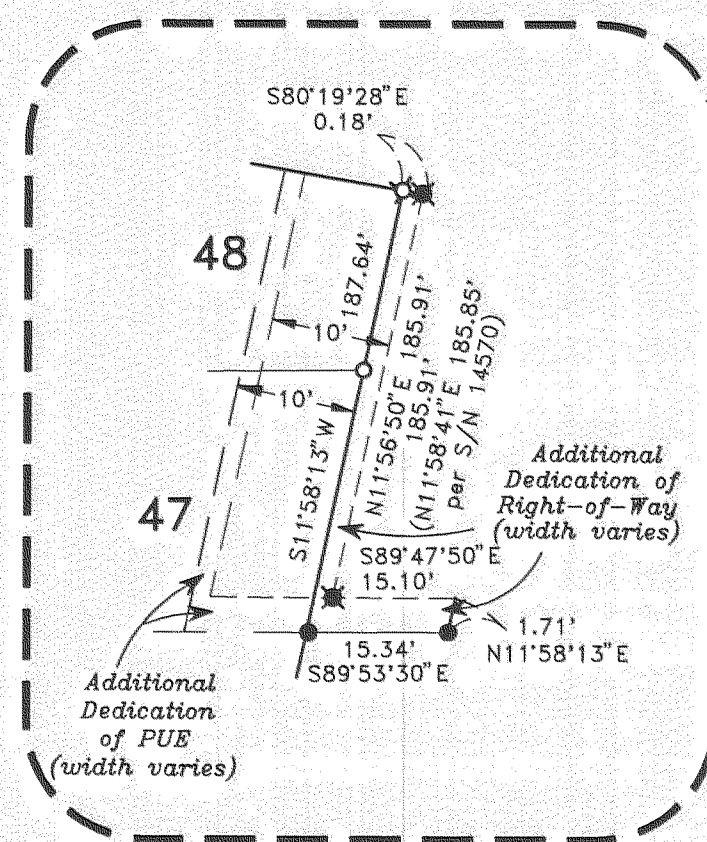
**DETAIL "A"**

1" = 10'



**DETAIL "C"**

Not to Scale



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	04°33'13"	474.00'	37.67'	37.66'	S87°32'10"E
2	97°13'47"	20.00'	33.94'	30.01'	S36°38'41"E
3	83°59'37"	20.00'	29.32'	26.76'	S53°58'01"W
4	05°46'36"	526.00'	53.03'	53.01'	N86°55'29"E
5	01°51'14"	140.00'	4.53'	4.53'	N47°04'23"E
6	42°45'18"	140.00'	104.47'	102.06'	N24°46'06"E
7	03°53'27"	140.00'	9.51'	9.51'	N01°26'44"E
8	15°16'54"	20.00'	5.33'	5.32'	N07°08'27"E
9	54°26'27"	20.00'	19.00'	18.30'	N42°00'07"E
10	124°58'58"	45.00'	98.16'	79.82'	N06°43'52"E
11	60°28'56"	5.00'	5.28'	5.04'	N25°31'10"W
12	60°00'38"	5.00'	5.24'	5.00'	S41°59'00"W
13	30°20'38"	45.00'	23.83'	23.55'	S56°49'00"W
14	38°11'50"	45.00'	30.00'	29.45'	S22°32'47"W
15	35°08'28"	45.00'	27.60'	27.17'	S14°07'22"E
16	40°34'11"	20.00'	14.16'	13.87'	S11°24'31"E
17	07°46'22"	120.00'	16.28'	16.27'	S04°59'24"W
18	01°36'12"	120.00'	3.36'	3.36'	S00°18'06"W
19	42°10'26"	100.00'	73.61'	71.96'	S20°35'13"W
20	06°19'34"	100.00'	11.04'	11.04'	S44°50'13"W
21	90°00'00"	20.00'	31.42'	28.28'	S03°00'00"W
22	19°43'21"	80.00'	27.54'	27.40'	N32°08'20"W
23	21°46'40"	80.00'	30.41'	30.22'	N11°23'20"W
24	89°12'00"	20.00'	31.14'	28.09'	S45°06'00"E
25	05°45'09"	120.00'	12.05'	12.04'	S03°22'35"E
26	22°44'46"	120.00'	47.64'	47.33'	S17°37'32"E
27	13°00'05"	120.00'	27.23'	27.17'	S35°29'58"E
28	90°00'00"	20.00'	31.42'	28.28'	S03°00'00"W
29	41°30'00"	100.00'	72.43'	70.86'	N21°15'00"W
30	48°30'00"	120.00'	101.58'	98.57'	N23°45'00"E
31	34°23'03"	100.00'	60.01'	59.12'	N16°41'32"E
32	11°47'00"	500.00'	102.83'	102.65'	S83°55'17"E

**HOFFBUHR & ASSOCIATES, INC.**  
1082 E. JACKSON MEDFORD, OREGON  
(541) 779-4641

By: David M. Minnecci RPLS No. 2349  
Scale: 1 Inch = 80' August 14, 1996  
Basis of Bearing: Survey Number 14725  
(West line of Foothill Road)

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Found 5/8" iron pin with plastic cap stamped "HARDEY ENG. & ASSOC." per Survey No. 14570.
- = Found 5/8" iron pin with plastic cap stamped "D. MINNECCI" per Survey No. 14725.
- ⊗ = Found 5/8" iron pin with plastic cap stamped "L.S. 505" per Survey No. 11300.
- ⊙ = Set brass cap stamped "LS 2349" on 2" iron pipe in monument case
- ⊙ = Found brass cap stamped "LS 2349" on 2" iron pipe in monument case
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, cable television and sanitary sewer construction and maintenance

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S87°36'09"E	25.93'
L2	S89°48'47"E	10.00'
L3	N89°48'47"W	10.00'
L4	S87°58'35"W	25.93'
L5	N89°48'47"W	51.82'
L6	S89°38'30"E	14.00'
L7	S00°30'00"E	8.64'
L8	S00°30'00"E	12.00'
L9	N00°30'00"W	12.84'
L10	S45°30'00"E	13.99'
L11	N88°47'03"E	38.57'
L12	S03°56'39"W	45.85'
L13	S82°42'05"E	25.76'

**LOT SIZE**

LOT NUMBER	SQUARE FEET
41	10230
42	13808
43	8750
44	8750
45	8750
46	16833
47	15286
48	9341
49	9523
50	9614
51	6348
52	7140
53	7656
54	8070
55	8272
56	7322
57	7140
58	7140
59	7140
60	7140
61	8614
62	8250
63	8250
64	8244
65	7515
66	9457
67	8342

Verify this plot to be an exact photocopy of the original.  
**David M. Minnecci**  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
**David M. Minnecci**  
OREGON  
D.M. MINNECCI  
1992

Expires 12-31-96

(STERLING HEIGHTS, UNIT NO. 2)  
S/N 11300

(VIEWPOINT SUBDIVISION, PHASE 2)  
S/N 14725

set brass disc in concrete stamped "INITIAL POINT" LS 2349 over found 5/8" iron pin with plastic cap stamped "D. MINNECCI L.S. 2349" per S/N 14725



# VIEWPOINT SUBDIVISION, PHASE 3

Located in:

The Northeast 1/4 of Section 16,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that Michael T. Mahar is the owner in fee simple of the land hereon described, and that he has 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 those easements labeled as public utility easements, the temporary, revertible easement for vehicular turnaround, the pedestrian access, the streets shown hereon and additional right-of-way for Foothill Road. I hereby grant to the City of Medford in fee simple, that area portrayed and designated as a 1-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 hereby dedicates the street plugs for public street purposes. In addition, no vehicular ingress and egress will be permitted across the Westerly right-of-way line of Foothill Road and Lots 41, 42, 46, 47 and 48. I hereby designate said subdivision as VIEWPOINT SUBDIVISION, PHASE 3.

STATE OF OREGON )  
County of Jackson ) ss.

Michael T. Mahar  
Michael T. Mahar

Personally appeared the above named Michael T. Mahar, and acknowledged the foregoing instrument to be his voluntary act and deed before me this 10 day of SEPTEMBER, 1996.

Paul M. Lawless  
Notary

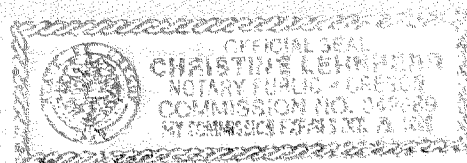


STATE OF OREGON )  
County of Jackson ) ss.

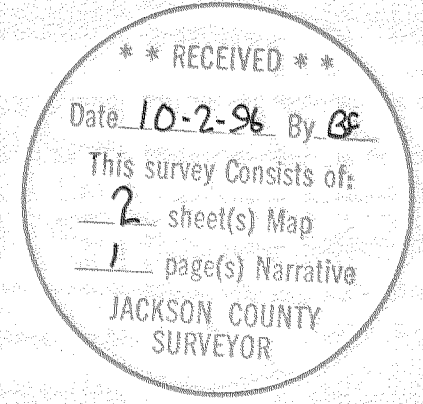
WESTERN BANK, the undersigned beneficiary of a certain Trust Deed recorded July 14, 1995 as Document No. 95-19022 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as being dedicated to the public for public use.

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of SEPTEMBER, 1996 by JAMES SERVOS, known to me as the person who executed the within instrument on behalf of WESTERN BANK.

Christine Standen  
Notary



VP & Const. Mgr.  
Title



I certify this plat to be an exact photocopy of the original.  
David M. Minnici  
SURVEYOR

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

Filed for record this 2 day of October, 1996 at 2:11 O'Clock P.M.  
and recorded in Volume 21 of Plats at page 43 of Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Cheryl Augeris Deputy



Expires 12/31/96

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss

I, David M. Minnici, 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:

### Tract 1

Beginning at the Northeast corner of Lot 9 of VIEWPOINT SUBDIVISION, PHASE 1, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked by a brass disc in concrete for the INITIAL POINT OF BEGINNING of VIEWPOINT SUBDIVISION, PHASE 3, said point being on the Southerly right-of-way line of Viewpoint Drive; thence, along said Southerly line the following courses: South 87°36'09" East 25.93 feet; thence South 89°48'47" East 10.00 feet; thence, along the arc of a 474.00 foot radius curve to the right (the long chord to which bears South 87°32'10" East 37.66 feet), an arc distance of 37.67 feet; thence, along the arc of a 20.00 foot radius curve to the right, (the long chord to which bears South 36°38'41" East 30.01 feet), an arc distance of 33.94 feet to the Westerly right-of-way line of Foothill Road; thence South 11°58'13" East, along said Westerly line, 100.60 feet to the Southerly line of the aforesaid VIEWPOINT SUBDIVISION, PHASE 1; thence North 89°48'47" West, along said Southerly line, 70.98 feet to the Southeast corner of the aforesaid Lot 9; thence North 00°11'13" East, along the Easterly line of said Lot, 125.00 feet to the Initial Point of Beginning.

### Tract 2

Beginning at the most Southerly, Southeast corner of Lot 8, VIEWPOINT SUBDIVISION, PHASE 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence, along the boundary of said Subdivision the following courses: North 48°00'00" East 18.12 feet; thence North 42°00'00" West 125.00 feet; thence South 48°00'00" West 30.78 feet; thence North 42°00'00" West 160.00 feet; thence South 48°00'00" West 80.00 feet; thence North 00°30'00" West 210.53 feet; thence South 89°53'30" West 9.89 feet to the Southeast corner of STERLING HEIGHTS, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°30'00" West, along the Easterly line of said STERLING HEIGHTS, 317.24 feet; thence, leaving said Easterly line, South 89°38'30" East to and along the Northerly line of PARCEL NO. 2 of Partition Plat No. P-47-1995, filed for record June 29, 1995 in Index Volume 6, Page 47 of the "Records of Partition Plats" and filed in the Office of the County Surveyor as Survey Number 14570, a distance of 410.27 feet to the Northeast corner thereof; thence, along the boundary of said PARCEL NO. 2 the following courses: South 11°58'41" West 105.06 feet and South 80°19'28" East 162.85 feet to the Westerly right-of-way line of Foothill Road; thence South 11°58'13" West, along said Westerly line, 543.01 feet; thence, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 53°58'01" West 26.76 feet), an arc distance of 29.32 feet to the Northerly right-of-way line of the aforesaid Viewpoint Drive; thence, along said Northerly line the following courses: along the arc of a 526.00 foot radius curve to the left, (the long chord to which bears North 86°55'29" West 53.01 feet), an arc distance of 53.03 feet; thence North 89°48'47" West 10.00 feet; thence South 87°58'35" West 25.93 feet; thence North 89°48'47" West 51.82 feet to the Point of Beginning.

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

David M. Minnici  
SURVEYOR

MEDFORD CITY PLANNING:  
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.  
K. E. C. Planning Director  
9-20-96 Date

Examined and approved this 12<sup>th</sup> day of September, 1996.  
Laura Beckett Acting City Engineer  
Paul Standen City Surveyor

Examined and approved as required by O.R.S. 92.100 this 25 day of SEPTEMBER, 1996.  
J. M. Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 this 25 day of September, 1996.  
Colleen Stanford Tax Collector

SURVEY NO. 15132

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

Survey for: Michael T. Mahar  
815 Alder Creek Drive  
Medford, Oregon 97504

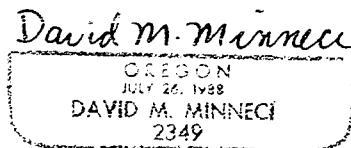
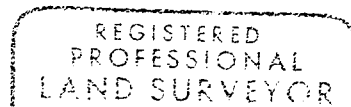
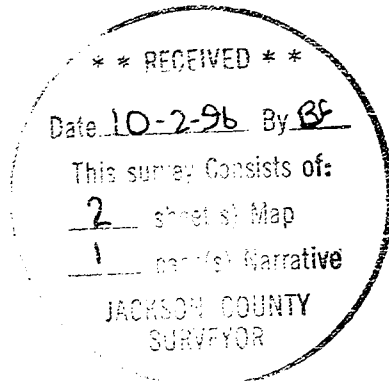
Location: The Northwest One-Quarter (1/4) of Section 16,  
Township 37 South, Range 1 West, Willamette Meridi-  
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and record subdivision plat for  
**VIEWPOINT SUBDIVISION, PHASE 3**

Procedure: Utilizing control established by this office in  
performance of Survey No. 14725 and found monu-  
mentation from Surveys No. 11300 and 14570, I set  
monuments as shown on the accompanying plat. The  
West and South property lines established by Survey  
No. 14570 created title gaps between the East  
boundary of Survey No. 11300 and the Easterly  
prolongation of the North boundary of Survey No.  
14725. After discussing this matter with the title  
company, the underlying ownership of the gap to the  
West was determined and a Quit Claim signed and  
recorded granting title to my client. The gap to  
the South was not deemed significant and a subdivi-  
sion guarantee issued on that basis. In addition,  
the Westerly right-of-way line established by  
Survey No. 14570 is in conflict with the right-of-  
way line established by Survey No. 14725. To  
remedy this discrepancy, my client is dedicating an  
additional amount of land for right-of-way purposes  
and correspondingly, an additional amount for a  
public utility easement.

Basis of  
Bearing: West line of Survey No. 14725 (Viewpoint Subdivi-  
sion, Phase 1 & 2)

Date: August 14, 1996



David M. Minnecci  
L.S. 2349 - Oregon  
Expires 12/31/96  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504