

# FAIRWAYS EDGE (A Planned Community)

Located in:

A Portion of CRESTBROOK ORCHARD TRACTS  
in the Southeast 1/4 of Section 28,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

BRIARWOOD (S/N 12970) SUBD. (1) (2) (20) (21) (22)

NW CORNER LOT 12, CRESTBROOK ORCHARD TRACTS PER S/N 13774

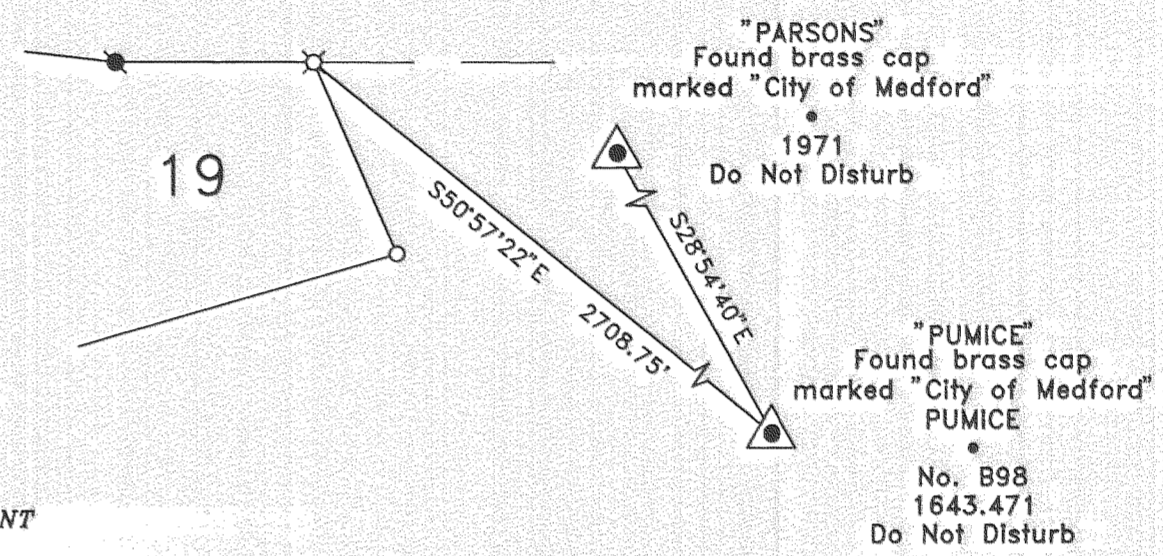
SET BRASS DISC STAMPED "LS 2349" ON TOP OF CURB OVER LEAD PLUG & TACK WITH WASHER MARKED "LS 2349"

- NOTE**
- 5' EASEMENT FOR UTILITIES AND CUT OR FILL SLOPES PER DOC. NO. 91-22715, OFFICIAL RECORDS OF JACKSON COUNTY.
  - UNABLE TO LOCATE BLANKET RIGHT-OF-WAY TO CALIFORNIA-OREGON POWER CO. PER VOL. 364, PG. 495, DEED RECORDS OF JACKSON COUNTY.
  - TEMPORARY EASEMENT FOR STORM DRAIN PURPOSES DESCRIBED IN DOCUMENT NO. 96-21622, OFFICIAL RECORDS OF JACKSON COUNTY, TO BE NULL AND VOID UPON RECORDING OF FINAL PLAT.
  - CENTERLINE OF 10' TEMPORARY EASEMENT FOR SANITARY SEWER DESCRIBED IN DOCUMENT NO. 96-28368, OFFICIAL RECORDS OF JACKSON COUNTY.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	23°35'44"	200.00'	82.36'	81.78'	S11°38'52"E
2	23°35'44"	250.50'	103.16'	102.43'	S11°38'52"E
3	42°50'00"	75.00'	56.07'	54.77'	S21°16'00"E
4	88°20'00"	20.00'	30.83'	27.87'	S44°01'00"E
5	08°28'54"	235.50'	34.86'	34.83'	S04°05'27"E
6	15°06'50"	235.50'	62.12'	61.94'	N15°53'19"W
7	11°36'39"	215.00'	43.57'	43.49'	N17°38'24"W
8	11°59'05"	215.00'	44.97'	44.89'	S05°50'32"E
9	07°43'18"	110.50'	14.89'	14.88'	S03°42'39"E
10	31°57'29"	20.00'	11.16'	11.01'	S08°24'26"W
11	07°10'40"	61.50'	7.70'	7.70'	S20°47'51"W
12	63°40'13"	61.50'	68.34'	64.88'	N14°37'36"W
13	14°07'01"	61.50'	15.15'	15.11'	S53°31'13"E
14	58°57'24"	61.50'	63.28'	60.53'	S89°56'34"W
15	14°07'05"	61.50'	15.15'	15.12'	N53°24'20"E
16	63°11'07"	61.50'	67.82'	64.44'	S14°45'13"W
17	11°49'14"	61.50'	12.69'	12.67'	S22°44'57"E
18	03°16'08"	286.00'	16.32'	16.32'	S01°29'04"E
19	64°10'39"	20.00'	22.40'	21.25'	S31°56'20"E
20	35°22'05"	61.50'	37.96'	37.36'	S46°20'37"E
21	14°33'54"	286.00'	72.70'	72.51'	N10°24'05"W
22	05°45'42"	286.00'	28.76'	28.75'	S20°33'53"E
23	96°39'00"	20.00'	33.74'	29.88'	S48°28'30"W
24	23°35'44"	164.50'	67.74'	67.27'	S11°38'52"E

**GEODETIC TIE**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S23°26'44"E	7.01'
L2	S23°26'44"E	5.19'
L3	S29°30'01"E	32.64'
L4	N29°30'01"W	25.36'
L5	S43°32'17"W	34.70'
L6	S43°32'17"W	32.84'
L7	N10°59'59"W	12.84'
L8	N50°21'47"E	23.48'
L9	N29°08'00"E	12.59'
L10	N64°51'22"W	51.30'
L11	N87°13'48"E	45.50'
L12	S87°51'00"E	5.99'

**LOT SIZE**

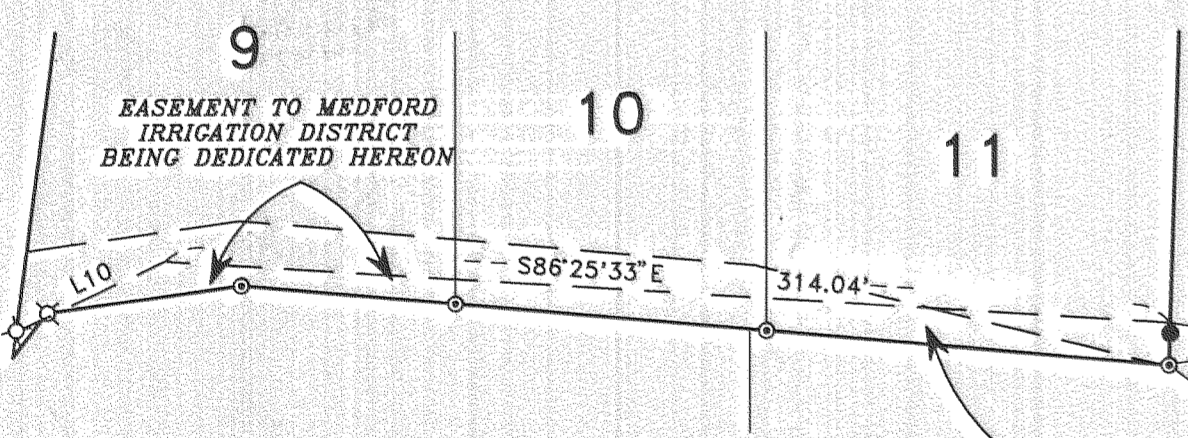
LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	9917	11	17077
2	10804	12	11496
3	11728	13	11293
4	12364	14	11158
5	12364	15	11543
6	11327	16	11529
7	9272	17	11529
8	9826	18	10521
9	15766	19	10121
10	12963	COMMON AREA "A"	52552
		COMMON AREA "B"	1435

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON MEDFORD, OREGON  
(541) 779-4641

By: David M. Minnecci RPLS No. 2349  
Scale: 1 Inch = 60' July 21, 1997  
Basis of Bearing: Survey Number 13774  
(North line of Lot 12, CRESTBROOK ORCHARD TRACTS)

- = 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".
- ⊙ = Set lead plug and tack with metal washer stamped "LS 2349" in concrete.
- = Found 5/8" iron pin with plastic cap stamped "D. McMahan LS 1913" per S/N 15118
- ⊕ = Found 5/8" iron pin per S/N 13774 (destroyed by construction). Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Found 5/8" iron pin with plastic cap stamped "LS 2339" per S/N 13774.
- ⊙ = Found brass cap monument
- ⊕ = Set brass cap stamped "LS 2349 in mon case
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- PDE = Private storm drain easement

**DETAIL**



REGISTERED PROFESSIONAL LAND SURVEYOR  
**David M. Minnecci**  
OREGON  
DAVID M. MINNECCI  
2349

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

EXPIRES 12/31/98

15507

11R/55

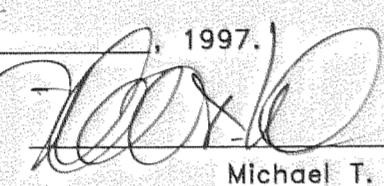
# FAIRWAYS EDGE (A Planned Community)

Located in:  
the Southeast 1/4 of Section 28,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that I, Michael T. Mahar, am 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. I do hereby dedicate to the public for public use those areas labeled as public utility easements and that area designated as Pedestrian Access. I further dedicate to the MEDFORD IRRIGATION DISTRICT that easement so designated and I do hereby create a private storm drain easement over and across lots 1, 2, 3, 4, 5 and 6 for the benefit of lots 2, 3, 4, 5, 6 and 7. I hereby designate said Planned Community as FAIRWAYS EDGE.


IN WITNESS WHEREOF, signed this the 20 day of August, 1997.

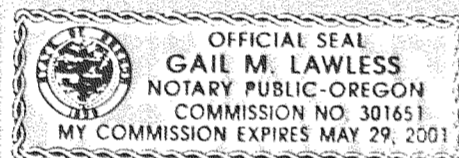
  
Michael T. Mahar

STATE OF OREGON )  
County of Jackson ) ss

On this the 20<sup>th</sup> day of AUGUST, 1997, before me GAIL M. LAWLESS, the undersigned Notary Public, personally appeared Michael T. Mahar, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

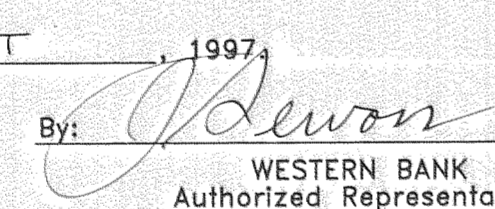




We, WESTERN BANK, the undersigned beneficiary of a certain Trust Deed recorded August 31, 1994 as Document No. 94-31863 of the Official Records of Jackson County, Oregon, and modified by Instrument recorded September 30, 1996 as No. 96-32735 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

WESTERN BANK

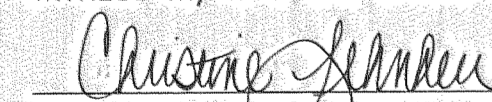
IN WITNESS WHEREOF, signed this the 20<sup>th</sup> day of AUGUST, 1997.

By:   
WESTERN BANK  
Authorized Representative

STATE OF OREGON )  
County of Jackson ) ss

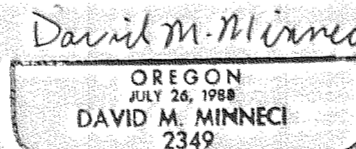
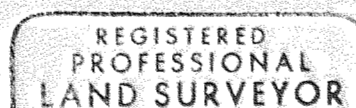
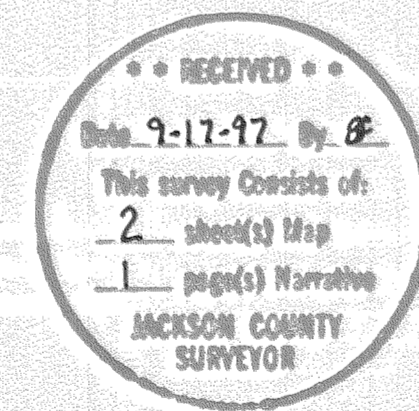
On this the 20<sup>th</sup> day of AUGUST, 1997, before me CHRISTINE LEHNHERR, the undersigned Notary Public, personally appeared JAMES SERVOS, personally known to me to be the person who executed the within instrument as V.P. ASSISTANT MANAGER on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.





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



EXPIRES 12/31/98

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

STATE OF OREGON )  
County of Jackson ) ss

I, David M. Minnecci, 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 Lot 12, CRESTBROOK ORCHARD TRACTS, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 89°51'00" East, along the Northerly line of said Lot, 425.15 feet (Record 425.20 feet) to a brass disc in concrete marking the INITIAL POINT OF BEGINNING of FAIRWAYS EDGE; thence South 83°12'00" East 259.06 feet; thence South 89°51'00" East 61.76 feet; thence South 23°26'44" East 506.10 feet; thence South 10°45'30" East 88.60 feet; thence South 01°47'02" West (Plat South 01°47'56" West) 248.77 feet to and along the Westerly boundary of Lots 28 and 29, MEADOW PARK SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County, to the Southwest corner of said Lot 28; thence North 85°00'00" West (Plat North 84°59'06" West), along the Northerly boundary of Lot 27, said Subdivision, 131.28 feet to the Northwest corner thereof, said point being the center of that 40 foot easement granted to the Medford Irrigation District per Volume 130, page 120 of the Deed Records of said Jackson County; thence, along said centerline the following courses: North 85°00'00" West 159.00 feet; thence South 82°00'00" West 61.10 feet; thence South 38°00'00" West 17.63 feet; thence, leaving said easement centerline, North 07°33'05" East 244.37 feet; thence North 23°26'44" West 395.79 feet; thence North 10°59'59" West 226.73 feet to the Initial Point of Beginning.

David M. Minnecci  
SURVEYOR

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 September, 1997 at 12:24 O'Clock P.M. and recorded in Volume 22 of Plats at page 29 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Kirk LeBaron  
Deputy

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

MEDFORD CITY PLANNING:

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

Mark S. Gallagher  
Acting Planning Director

September 10, 1997  
Date

Examined and approved this 25<sup>th</sup> day of AUGUST, 1997.

Robert Deuel  
City Engineer

Paul DeLauris  
City Surveyor

Examined and approved as required by O.R.S. 92.100 this 12<sup>th</sup> day of September, 1997.

Don Lindsey Dept  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of this 12<sup>th</sup> day of September, 1997.

H. Servator  
Tax Collector

15307  
11R/55

SURVEY NO. 15507

**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 Southeast one-quarter (1/4) of Section 28, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey, monument and prepare a Subdivision Plat for  
FAIRWAYS EDGE, A Planned Community. Found monuments on  
the Westerly boundary set on Survey No. 13774, were destroyed  
by construction and reset in conjunction with this Plat.

Procedure: Utilizing found monumentation from Surveys No. 13774, 13814,  
and 15118, I set monuments as shown on the accompanying  
Subdivision Plat.

Basis of  
Bearing: North line of Lot 12, CRESTBROOK ORCHARD TRACTS per  
Survey No. 13774.

Date: July 21, 1997

\* \* RECEIVED \* \*  
Date 9-17-97 By DM  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David M. Minneci*  
OREGON  
JULY 26, 1998  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/98  
1062 E. Jackson Street  
Medford, Oregon 97504