

# QUAIL RUN RANCH ESTATES

A SUBDIVISION  
LOCATED IN

N.W. AND S.W. QUARTER OF SECTION 25;  
N.E., S.E. AND S.W. QUARTER OF SECTION 26,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
ALSO BEING A PORTION OF MONITOR ORCHARDS SUBDIVISION  
JACKSON COUNTY, OREGON

February 1997

SURVEY FOR:  
The Dorothy D. Whittle Trust  
5500 Hillcrest Road  
Medford, OR 97504

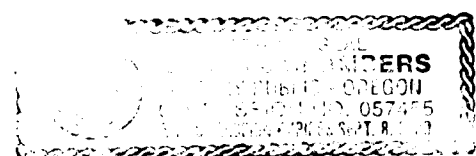
SURVEY BY:  
City of Medford  
Land Survey Division  
411 West Eighth Street  
Medford, OR 97501

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, DOROTHY D. WHITTLE, Trustee of the Dorothy D. Whittle Trust, U.T.A.D. March 19, 1990, an estate in fee simple, am the owner of the real property represented on this subdivision plat and more particularly described in the SURVEYOR'S CERTIFICATE, and I have subdivided the same into lots 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 areas labeled as "10' Strip to be dedicated hereon for street purposes" and do hereby grant easements for ingress and egress, construction and reconstruction, maintenance and operation of irrigation facilities to Talent Irrigation District those areas labeled as "55' Wide Canal Easement", "55'x55' Pipeline Easement", "15' Wide Pipeline Easement" and "25' Wide Pipeline Easement". I do also hereby designate said subdivision as QUAIL RUN RANCH ESTATES.

*Dorothy D. Whittle*  
Dorothy D. Whittle  
Trustee of the Dorothy D. Whittle Trust

State of Oregon )  
County of Jackson )



On this, the 3 day of July, 1997, before me appeared DOROTHY D. WHITTLE, to me personally known, who being duly sworn, did say that the said instrument was signed by and to be the free act and deed of Dorothy D. Whittle, as trustee of the Dorothy Whittle Trust.

Before me: *Debra Chambers*

I certify this plat to be an exact photocopy of the original.  
*Paul D. Lewis*  
SURVEYOR

RECEIVED  
Date 2-27-98 By *Paul D. Lewis*  
This survey consists of:  
4 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Paul D. Lewis*  
OREGON JULY 14, 1978 PAUL D. LEWIS 1644  
EXPIRES 12/31/98

## SURVEYOR'S CERTIFICATE

I, Paul D. Lewis, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Beginning at the Initial Point, being a brass cap monument marking the northeast corner of Section 26, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 89° 47' 39" West, along the north line of said Section 26, 1758.34 feet to the east Right-of-Way line of Cherry Lane; thence South 00° 10' 55" West, along said east line, 2398.08 feet to the beginning of a 603.028 foot radius curve to the right, having a central angle of 15° 48' 15" (long chord bears South 8° 05' 03" West, 185.809 feet) an arc distance of 186.336 feet to a point on the east boundary line of that parcel described in Instrument Number 88-07450 said Official Records; thence along said east boundary line, South 00° 10' 55" West, 88.79 feet to a point on the east-west centerline of said Section 26, also being the southeast corner thereof; thence along the south boundary line thereof, North 89° 56' 45" West, 32.89 feet to a point in the curve of the aforementioned east Right-of-Way line of Cherry Lane; thence southwesterly along the arc of a 603.028 foot radius non-tangent curve to the right, having a central angle of 2° 31' 41" (long chord bears South 26° 15' 44" West, 28.806 feet) an arc distance of 28.806 feet; thence continuing along said Right-of-Way line the following courses, South 27° 31' 35" West, 443.16 feet to the beginning of a 318.466 foot radius curve to the right, having a central angle of 101° 20' 21" (long chord bears South 78° 11' 45" West, 489.580 feet) an arc distance of 559.739 feet; thence North 51° 08' 04" West, 324.93 feet to a point of intersection with the southeast boundary of that parcel described in Instrument Number 89-30252 said Official Records, thence along said southeast boundary South 38° 51' 56" West, 500.00 feet to the most southerly corner thereof; thence North 51° 08' 04" West, 500.00 feet to the most westerly corner thereof, thence North 38° 51' 56" East, 448.55 feet to an angle point on the northerly line of said parcel; thence North 89° 59' 05" East, along said north line, being parallel with and 80.00 feet from the east-west centerline of Section 26, a distance of 81.97 feet to a point on the southwest Right-of-Way line of Cherry Lane; thence North 51° 08' 04" West along said Right-of-Way line, 63.81 feet to a point on said east-west centerline; thence South 89° 59' 05" West, along said centerline 2140.67 feet to a 1" square bar marking the west one-quarter corner of said Section 26; thence South 00° 27' 04" East along the west line of said Section 26, 2588.36 feet to a point on the north Right-of-Way line of Barnett Road; thence South 89° 48' 41" East along said north line, being parallel with and 50.00 feet northerly of the south line of Section 26, 1231.50 feet; thence continuing along said Right-of-Way line the following courses, North 00° 13' 19" East, 10.00 feet; thence South 89° 48' 41" East, 994.90 feet; thence South 00° 13' 19" West, 60.00 feet to the south line of Section 26; thence South 89° 48' 41" East along said south line, 422.03 feet to a brass cap monument marking the south one-quarter corner of said Section 26; thence continuing along said south line South 89° 48' 40" East, 2651.30 feet to a brass cap monument marking the southeast corner of said Section 26; thence South 89° 52' 20" East along the south line of Section 25, said Township and Range, 1319.70 feet to the southeast corner of the west one-half of the southwest one-quarter of said Section 25; thence North 00° 04' 14" West along the east line of said west one-half, 2647.27 feet to the northeast corner thereof; thence North 00° 18' 00" West along the east line of the southwest one-quarter of the northwest one-quarter of said Section 25, 1325.02 feet to the northeast corner thereof; thence North 89° 40' 52" West along the north line of said quarter-quarter, 1318.20 feet to the northwest corner thereof and the west line of Section 25; thence North 00° 25' 52" West along said west line, 1323.25 feet to the northwest corner of said Section 25 and the Point of Beginning.

*Paul D. Lewis*  
City of Medford Surveyor

## APPROVALS

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 3 day of December, 1997.

J.C.D.P.D. File 96-3-S

*Laural Marie Hunt*  
County Planner

EXAMINED AND APPROVED this 10<sup>th</sup> day of November, 1997.

*Roger Roberts*  
County Surveyor

EXAMINED AND APPROVED as required by O.R.S. 92.100 as of Feb. 9, 1997.

*Michelle Math 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 February 19, 1997.

*Colleen Stanford*  
Tax Collector

## RECORDER'S CERTIFICATE

Filed for record this 27 day of February, 1997, at 9:30 o'clock, A.M. and recorded in Volume 24 of Plats on Page 6 of the Records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*Cheryl Dugger*  
Deputy

For order of the County Court approving this Plat see Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Commissioner's Journal of Proceedings.

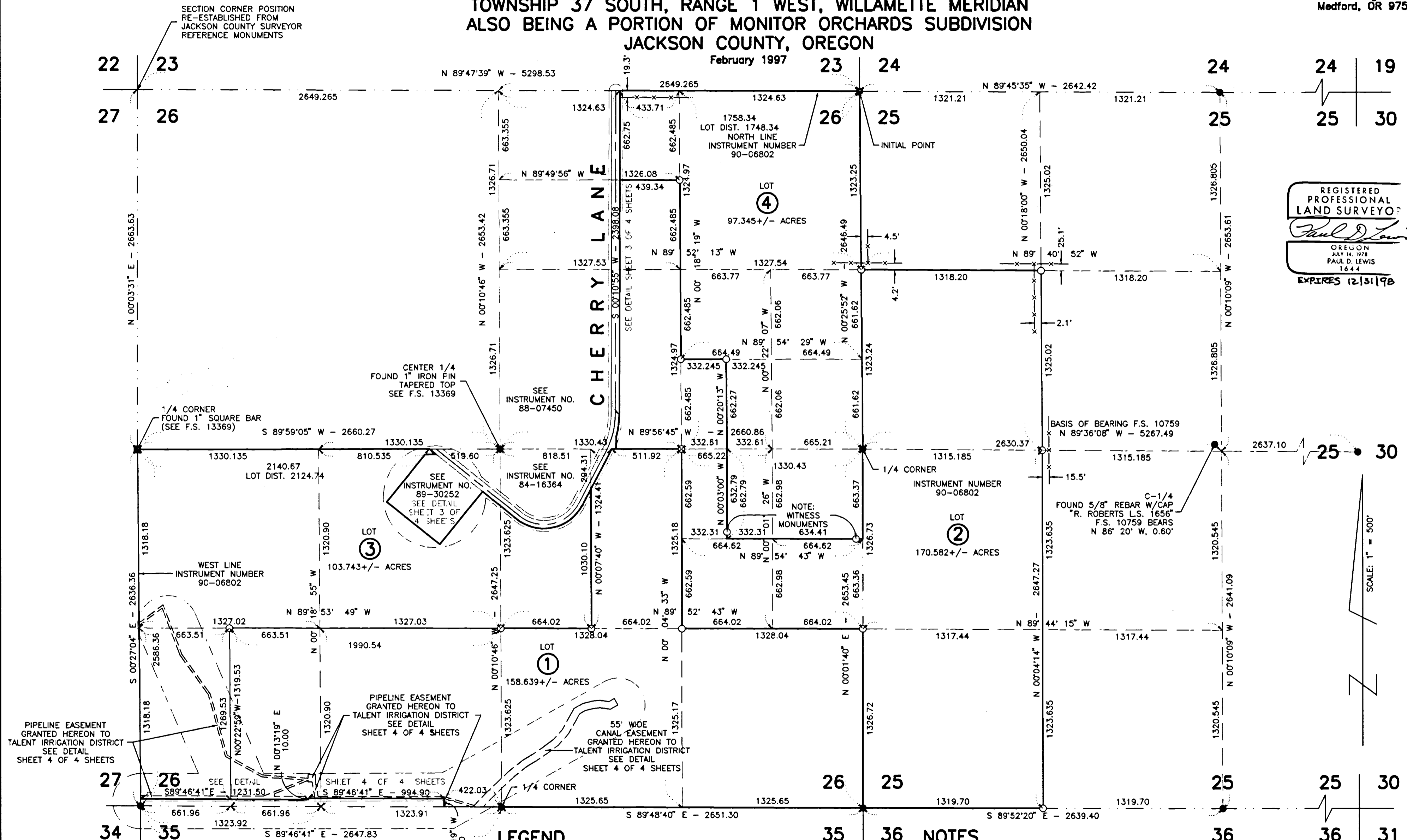
# QUAIL RUN RANCH ESTATES

A SUBDIVISION  
LOCATED IN

N.W. AND S.W. QUARTER OF SECTION 25; N.E., S.E. AND S.W. QUARTER OF SECTION 26,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
ALSO BEING A PORTION OF MONITOR ORCHARDS SUBDIVISION  
JACKSON COUNTY, OREGON

SURVEY BY:  
City of Medford  
Land Survey Division  
411 West Eighth Street  
Medford, OR 97501

February 1997



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Paul D. Lewis*  
OREGON  
JULY 14, 1978  
PAUL D. LEWIS  
1644  
EXPIRES 12/31/98

SCALE: 1" = 500'

### LEGEND

- Found Jackson County Surveyor Re-established Brass Cap Monument, unless noted otherwise.
- Set 5/8" x 30" rebar and yellow plastic cap marked: "City of Medford Surveyor"

F.S. Filed Survey, Jackson County Surveyor Office

--- Fence

### NOTES

- 1.) Unable to locate easement per Volume 1, Page 307.
- 2.) Unable to locate electric easement per Volume 216, Page 371-372.
- 3.) "This property, at the time of deed recordation, was not shown to be suitable for development as of this date because a sewage disposal system has not been approved for this property" per Jackson County Planning Staff Report, File 96-3-S.
- 4.) "This property, at the time of deed recordation, was not shown to be suitable for development because of a potential lack of domestic water" per Jackson County Planning Staff Report, File 96-3-S.

### BASIS OF BEARINGS

Basis of bearings per F.S. 10759 East-West centerline of Section 25 shown as N 89° 38' 08" W

I certify this plot to be an exact photocopy of the original.

*Paul D. Lewis*  
SURVEYOR

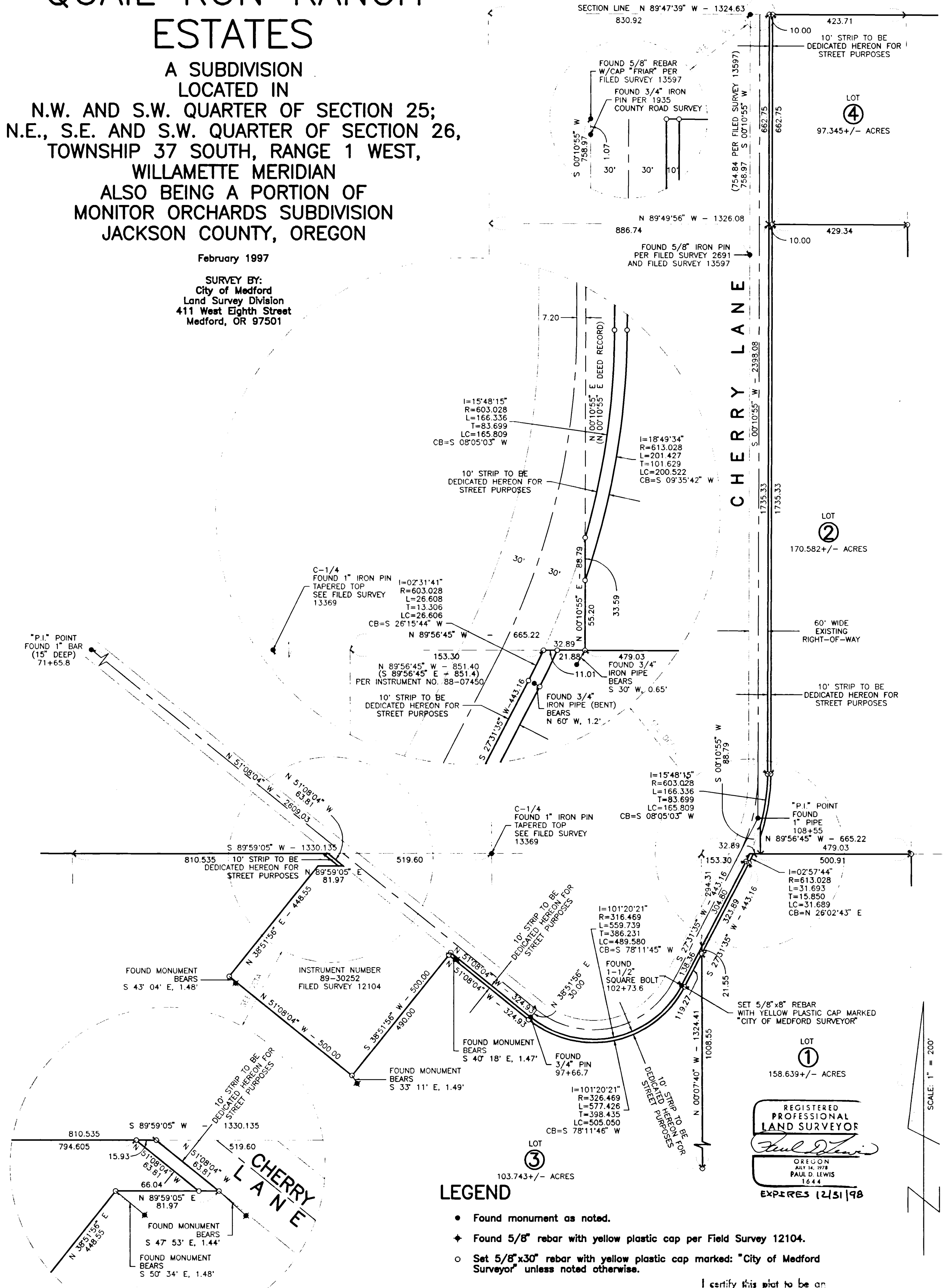
# QUAIL RUN RANCH ESTATES

A SUBDIVISION  
 LOCATED IN  
 N.W. AND S.W. QUARTER OF SECTION 25;  
 N.E., S.E. AND S.W. QUARTER OF SECTION 26,  
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN  
 ALSO BEING A PORTION OF  
 MONITOR ORCHARDS SUBDIVISION  
 JACKSON COUNTY, OREGON

February 1997

SURVEY BY:  
 City of Medford  
 Land Survey Division  
 411 West Eighth Street  
 Medford, OR 97501

15070



## LEGEND

- Found monument as noted.
- ◆ Found 5/8" rebar with yellow plastic cap per Field Survey 12104.
- Set 5/8"x30" rebar with yellow plastic cap marked: "City of Medford Surveyor" unless noted otherwise.

I certify this plat to be an exact photocopy of the original.

*Paul D. Lewis*  
 SURVEYOR

T37S R1W 25 TL 700  
 T37S R1W 26 TL 100

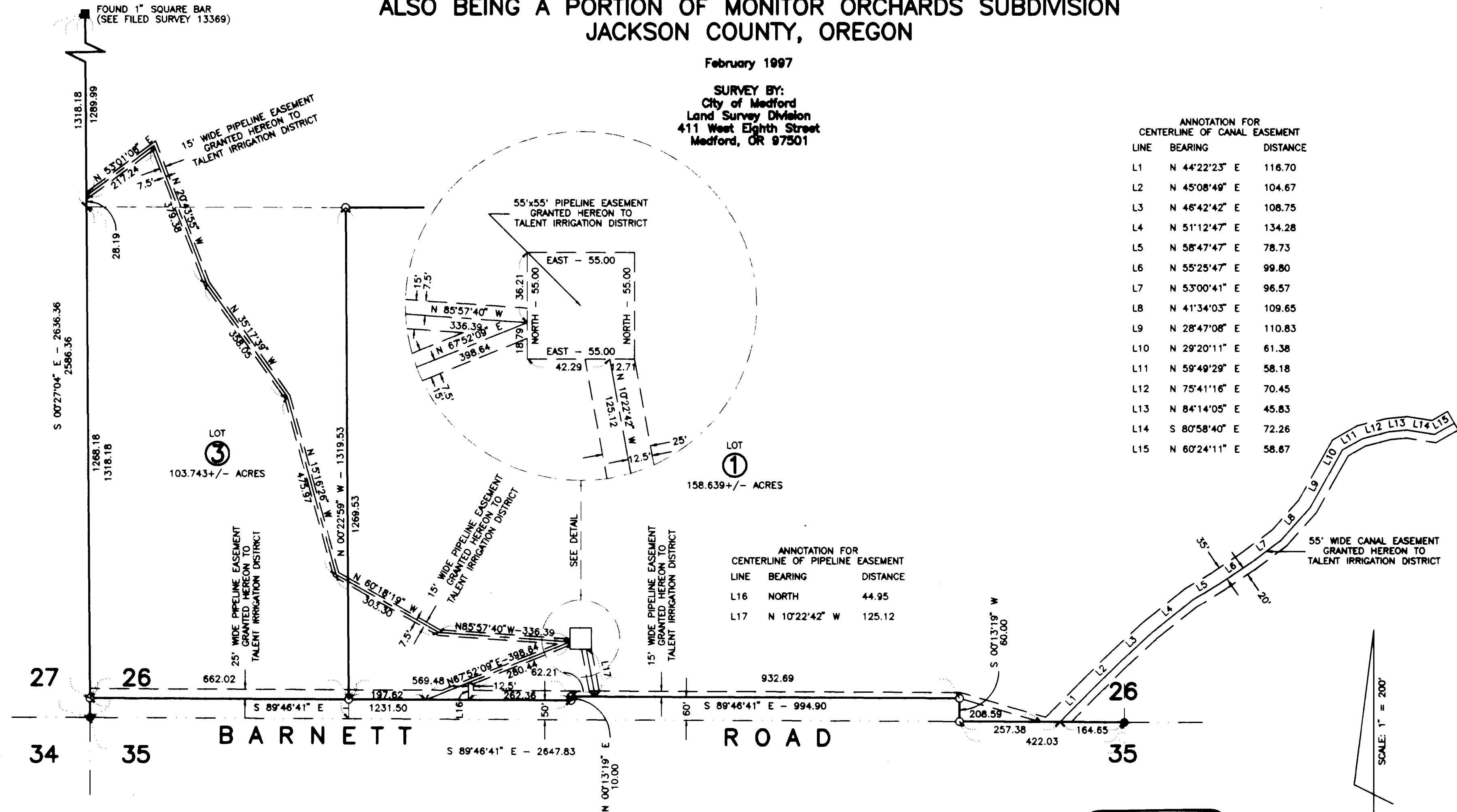
Sheet 3 of 4 Sheets

# QUAIL RUN RANCH ESTATES

A SUBDIVISION  
 LOCATED IN  
 N.W. AND S.W. QUARTER OF SECTION 25;  
 N.E., S.E. AND S.W. QUARTER OF SECTION 26,  
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
 ALSO BEING A PORTION OF MONITOR ORCHARDS SUBDIVISION  
 JACKSON COUNTY, OREGON

February 1997

SURVEY BY:  
 City of Medford  
 Land Survey Division  
 411 West Eighth Street  
 Medford, OR 97501



ANNOTATION FOR CENTERLINE OF CANAL EASEMENT

LINE	BEARING	DISTANCE
L1	N 44°22'23" E	116.70
L2	N 45°08'49" E	104.67
L3	N 46°42'42" E	108.75
L4	N 51°12'47" E	134.28
L5	N 58°47'47" E	78.73
L6	N 55°25'47" E	99.80
L7	N 53°00'41" E	96.57
L8	N 41°34'03" E	109.65
L9	N 28°47'08" E	110.83
L10	N 29°20'11" E	61.38
L11	N 59°49'29" E	58.18
L12	N 75°41'16" E	70.45
L13	N 84°14'05" E	45.83
L14	S 80°58'40" E	72.26
L15	N 60°24'11" E	58.87

ANNOTATION FOR CENTERLINE OF PIPELINE EASEMENT

LINE	BEARING	DISTANCE
L16	NORTH	44.95
L17	N 10°22'42" W	125.12

### LEGEND

- Found Jackson County Surveyor Re-established brass cap monument
- Set 5/8" x 30" rebar and yellow plastic cap marked "City of Medford Surveyor"

I certify this plot to be an exact photocopy of the original.  
*Paul D. Lewis*  
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Paul D. Lewis*  
 OREGON  
 JULY 14, 1978  
 PAUL D. LEWIS  
 1644  
 EXPIRES 12/31/98



**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

SURVEY FOR: Dorothy Whittle Trust  
5500 Hillcrest Road  
Medford, OR 97504

SURVEY BY: City of Medford  
Land Survey Division  
411 West 8th Street  
Medford, OR 97501

LOCATION: NW and SW 1/4 Section 25, T37S, R/W, and NE, SE and SW 1/4 Section 26, T37S, R1W, W.M. also a portion of Monitor Orchard Subdivision, Jackson County, Oregon.

PURPOSE: To survey and monument the boundary of the client tract and subdivide said tract as instructed by the client. To process the subdivision per requirements of Jackson County Planning File 96-3-S.

PROCEDURE: Using a Nikon NTD-4 semi total station, sections 25 & 26 were controlled and subdivided as shown. Filed Survey No. 13369 had previously subdivided section 26, locating and holding a 1" square bar for the West 1/4 corner, proportioning the North 1/4 corner and holding a found 1" pin for the center 1/4 corner. This survey and procedure were reviewed and accepted. As well, Filed Survey No. 10759 had established a center 1/4 corner for section 25, which was found out of position by this survey; probably due to unstable soil conditions; (a very common problem in this area).

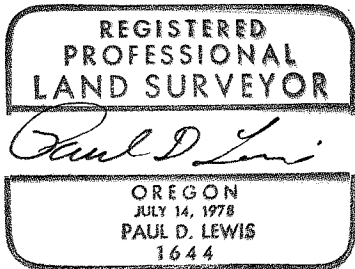
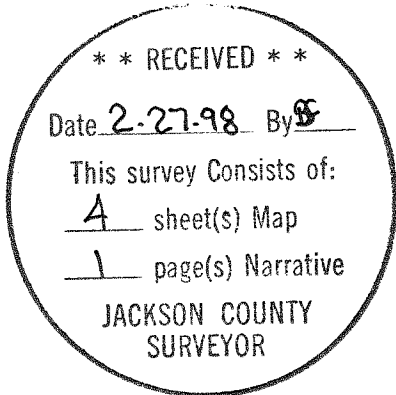
The location of Cherry Lane was established using found monumentation from a 1935 County Road Survey (by Paul Rynning, County Engineer) as well as utilizing some of the record curve data. This road location survey was generated from creating document, Volume 202 Page 268 of Jackson County Records. The north-south portion of Cherry Lane was controlled by found monuments; a found 5/8" rebar and cap set by Filed Survey No. 13597 at the intersection of the west right of way line with the north line of Section 26 (STA 133+87.3); a found 5/8" iron pin on said West right of way per Filed Survey No. 2691, as well as the found 1" pipe (PI STA 108+55) at the southerly end. From this 1" pipe the road centerline was developed in a southwesterly direction through a computed point 30 feet northwesterly of the found 1 1/2" square bolt (PI STA 102+73.6). The portion of Cherry Lane running in a southeasterly direction was located by holding the found 1" pin (PI 71+65.8) on the west and developing a centerline alignment 30 feet northeasterly of the found 3/4" iron pin (PC STA 97+66.7) at the easterly end of that tangent. These two tangents were extended to a point of intersection and curves computed holding the record radius distances. Resulting computed curve parameters matched record data unusually well.

Barnett Road was located per record information.

BASIS OF BEARINGS: East West centerline of Section 25, as established on Filed Survey No. 10759.

DATE: February 1997

T37 R1W 25, T37 R1W 26



EXPIRES 12-31-98