

S89°59'30"W  
BASIS OF BEARING  
2645.92'

1/4 CORNER COMMON TO SECTIONS 5 & 8  
Found 3" bronze cap 8" deep in  
monument case stamped  
"JACKSON COUNTY  
T37S R1W  
1/4 5  
8  
1970  
CONTROL MONUMENT"

# PAPILLON ESTATES SUBDIVISION, UNIT NO. 1

Located in:  
The N.W. 1/4 of Section 8, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641

### LOT AREA TABLE

LOT NO.	SQUARE FEET
1	6,574
2	5,905
3	10,433
4	7,499
5	8,811
6	6,913
7	5,800
8	5,950
9	6,916
10	9,135
11	8,421
12	8,068
13	6,836
14	6,213
15	6,200
16	6,200
17	6,200
18	6,513
19	6,416
20	6,548
21	6,734
22	5,005
23	5,304

- = 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 with plastic cap stamped "D. McMAHAN LS 1913" (Unless otherwise noted).
- ⊙ = Found brass cap monument
- ⊕ = Set 2 1/2" 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
- ( ) = Record per Survey No. 2348
- S/N = Filed Survey Number
- PSDE = Private Storm Drainage Easement

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	106°24'19"	20.00'	37.14'	32.03'	N36°27'58"W
2	10°53'58"	127.50'	24.26'	24.22'	N11°17'12"E
3	05°55'42"	127.50'	13.19'	13.19'	N02°52'22"E
4	90°25'21"	20.00'	31.56'	28.39'	N45°07'12"E
5	90°25'21"	20.00'	31.56'	28.39'	N45°07'12"E
6	89°34'39"	20.00'	31.27'	28.18'	N44°52'48"W
7	19°40'11"	72.50'	24.89'	24.77'	S80°29'47"W
8	89°34'39"	20.00'	31.27'	28.18'	S44°52'48"E
9	13°46'00"	72.50'	17.42'	17.38'	S06°47'31"W
10	03°03'40"	72.50'	3.87'	3.87'	S15°12'21"W
11	07°05'22"	127.50'	15.78'	15.77'	S13°11'30"W
12	09°44'17"	127.50'	21.67'	21.64'	S04°46'40"W
13	90°25'21"	20.00'	31.56'	28.39'	S45°07'12"W
14	89°34'39"	20.00'	31.27'	28.18'	S44°52'48"W
15	90°25'22"	20.00'	31.56'	28.39'	N45°07'11"E
16	05°40'26"	127.50'	12.63'	12.62'	N87°29'39"E
17	13°59'45"	127.50'	31.15'	31.07'	N77°39'34"E
18	19°40'11"	100.00'	34.33'	34.16'	N80°29'47"E
19	16°49'40"	100.00'	29.37'	29.27'	S08°19'21"W
20	16°49'40"	100.00'	29.37'	29.27'	S08°19'21"W

### NOTES:

- Northerly boundary of Hopkins Canal easement.
- The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
- Right of way for irrigation ditch or pipe to carry water of other tracts, as reserved in deed recorded April 21, 1927, in Volume 165, Page 179 of the Deed Records of Jackson County, Oregon. (no specific location)
- Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacificCorp, an Oregon Corporation, or its predecessor in interest, by instrument(s) recorded April 27, 1964 in Volume 565, Page 451 of the Deed Records of Jackson County, Oregon. (no specific location)

THOMAS H. BARNES and CAROL BARNES, the undersigned beneficiaries of a certain Trust Deed recorded October 16, 1998 as Document No. 98-48098, 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.

IN WITNESS WHEREOF, Signed this 31<sup>st</sup> day of December, 1998

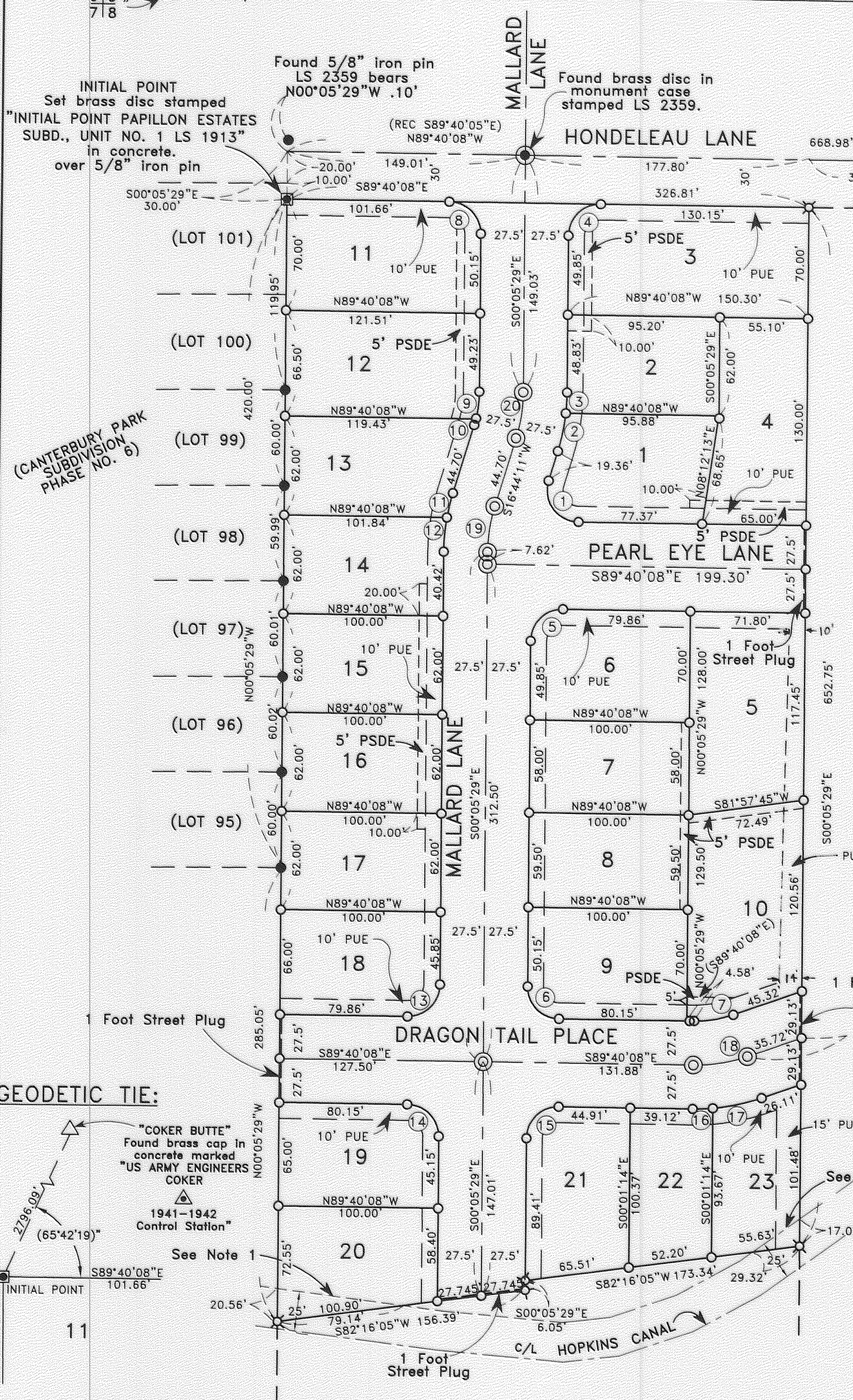
*Thomas H. Barnes*      *Carol Barnes*  
Thomas H. Barnes      Carol Barnes

STATE OF OREGON )  
County of Jackson) ss  
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 1998, by Thomas H. Barnes and Carol Barnes, who executed the within instrument as their voluntary act and deed.

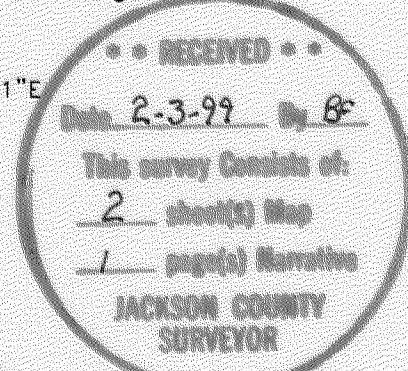
Before me:



Notary



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



16029 12/32

PAPILLON ESTATES SUBDIVISION, UNIT NO. 1

Located in:

The N.W. 1/4 of Section 8, T.37S., R.1W., W.M. City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that PARADIGM DEVELOPMENT AND CONSTRUCTION, INC., an Oregon Corporation is the owner in fee simple of the lands hereon described, and 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 does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and does hereby grant to the owners, heirs and assignees of Lots 1-17 the use of the Private Storm Drainage easements for storm drainage purposes across Lots 1-4, 7, 8, 10-12 and 14-17 as shown hereon, and does hereby grant to the City of Medford in fee simple, those areas portrayed and designated hereon as a one foot street plugs. 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. Said Corporation does hereby designate said subdivision as PAPIILLON ESTATES SUBDIVISION, UNIT NO. 1.

IN WITNESS WHEREOF, We have set our hands and seals this 30th day of December, 1998.

PARADIGM DEVELOPMENT AND CONSTRUCTION, INC.

John C. Miller President John C. Miller President

STATE OF OREGON ) County of Jackson) ss

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by John C. Miller, known to me as the person who executed the within instrument as, President, on behalf of Paradigm Development and Construction, Inc., freely and voluntarily.

Before me:



Sandy Lucas Notary

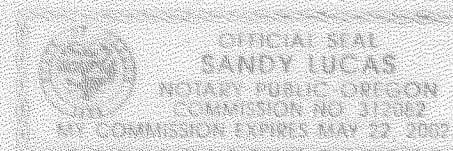
The PASNIK TRUST, the undersigned beneficiary of a certain Trust Deed Recorded December 8, 1998 as Document No. 98-56840 per the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, Signed this 30th day of December, 1998

STATE OF OREGON ) County of Jackson) ss

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by Wally G. Pasnik, who executed the within instrument as Trustee on behalf of The Pasnik Trust as his voluntary act and deed.

Before me:



Wally G. Pasnik (Trustee) Wally G. Pasnik (Trustee)

RONALD R. PASICZNYK and ARLETTA J. PASICZNYK, and The PASNIK TRUST, are the undersigned beneficiaries of certain Trust Deed Recorded February 13, 1998 as Document No. 98-05551, and modified per Document No. 98-48410, recorded October 20, 1998 per 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.

IN WITNESS HEREOF, Signed this 30th day of December, 1998

Ronald R. Pasicznyk Arletta J. Pasicznyk Wally G. Pasnik (Trustee)

By: Wally G. Pasnik Attorney-in-fact By: Wally G. Pasnik Attorney-in-fact

STATE OF OREGON ) County of Jackson) ss

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by Wally G. Pasnik as attorney-in-fact for Ronald R. Pasicznyk and Arletta J. Pasicznyk.

Before me:



Sandy Lucas Notary

STATE OF OREGON ) County of Jackson) ss

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by Wally G. Pasnik, who executed the within instrument as Trustee on behalf of The Pasnik Trust as his voluntary act and deed.

Before me:



Sandy Lucas Notary



Douglas C. McMahan SURVEYOR Expires 12/31/00

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

Commencing at the Quarter corner common to Sections 5 and 8 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°59'30" West along the Northerly boundary of said Section 8 a distance of 654.34 feet to the intersection of said Northerly boundary and the centerline of Springbrook Road; thence South 00°06'44" East, leaving said Northerly boundary, along the centerline of said Springbrook Road, a distance of 1331.88 feet to a 5/8 inch diameter iron pin monumenting the intersection of said centerline with the centerline of Hondeleau Lane; thence North 89°40'08" West along said centerline, a distance of 668.98 feet to a point on the Westerly boundary of the Southeast Quarter of the Northwest Quarter of said Section 8; thence South 00°05'29" East along said Westerly boundary, a distance of 20.00 feet to a point for the Northeast corner of Lot 101 of CANTERBURY PARK SUBDIVISION, PHASE 6, according to the Official Plat thereof, now of record in said Jackson County, Oregon; thence continue South 00°05'29" East along the Easterly boundary of said Subdivision, 10.00 feet to a point on the Southerly right-of-way line of Hondeleau Lane, said point being monumented with a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence South 89°40'08" East, leaving said Easterly boundary, along said right-of-way line, a distance of 326.81 feet; thence South 00°05'29" East parallel to the aforementioned Westerly boundary of the Southeast Quarter of the Northwest Quarter of said Section 8, a distance of 652.75 feet; thence South 82°16'05" West 173.34 feet; thence South 00°05'29" East 6.05 feet; thence South 82°16'05" West 156.39 feet to a point on the aforementioned Westerly boundary of the Southeast Quarter of the Northwest Quarter of said Section 8; thence North 00°05'29" West along said Westerly boundary, a distance of 285.06 feet to a point for the Southeast corner of Lot 95 of the aforementioned CANTERBURY PARK SUBDIVISION, PHASE 6; thence continue North 00°05'29" West (Record North 00°03'08" West) a distance of 420.00 feet to the Initial Point of Beginning.

Douglas C. McMahan SURVEYOR

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

MEDFORD CITY PLANNING:

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

James M. Eismann Planning Director JANUARY 19, 1999 Date

Examined and approved this 7th day of JANUARY, 1999.

Robert Seal City Engineer Paul J. Quinn City Surveyor

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

Filed for record this 03 day of February, 1999 at 3:11 o'clock P.M. and recorded in Volume 25 of Plats at page 9 of records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Charles D. Walker Deputy

Examined and approved as required by O.R.S. 92.100 as of January 27, 1999

Don Ambrey Deputy Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Jan 28, 1999

Carl Applegate, Deputy Tax Collector

AFFIDAVIT OF CONSENT FOR THIS SUBDIVISION FROM SALLY LEININGER, as the undersigned beneficiary of a certain Trust Deed recorded February 13, 1998 as Document No. 98-05553, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use, per recorded Document No. 99-00479, of the Official Records of Jackson County, Oregon.

SURVEY NO. 16029

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

SURVEY FOR: Paradigm Development and Construction Co.  
P.O. Box 1073  
Medford, OR. 97501

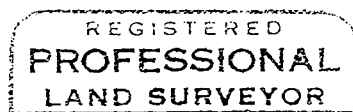
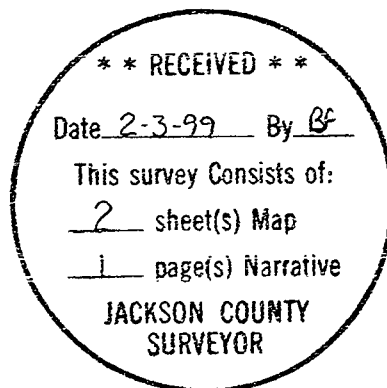
LOCATION: The Northwest One-Quarter (1/4) of Section 8, Township 37 South, Range  
1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of **PAPILLON ESTATES  
SUBDIVISION, UNIT NO. 1**, per City of Medford File No. LDS-98-21 and  
per client's request

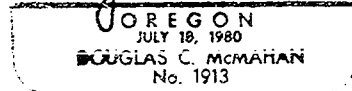
PROCEDURE: Utilizing found monumentation per filed Survey Numbers 2348, 2435 and plat  
of CANTERBURY PARK SUBDIVISION, PHASE 6, for control, I  
established monumentation as shown on the accompanying map. All  
measurements were made with an electronic total station.

BASIS OF  
BEARING: Filed Survey No. 2348 (North line of Section 8)

DATE: November 16, 1998



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/98  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504