

# WOLFF RUN SUBDIVISION

Located in:

the Southeast 1/4 of Section 36,  
Township 37 South, Range 2 West, W.M.,  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LOUIS M. WOLFF, BETTY JEAN WOLFF, JAMES B. KELL, EVA A. KELL, RONALD B. ATKINS AND JUANITA ATKINS ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE 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 THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THAT TRACT DESCRIBED IN VOLUME 545, PAGE 63 OF THE DEED RECORDS OF JACKSON COUNTY, LOTS 1, 2, 6, 10, 11, 13, 14, 15, 16, 18 AND 19, PRIVATE STORM DRAIN EASEMENTS OVER LOTS 10, 11, 12, 13, 16, 17 AND 18. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 6, A PRIVATE SANITARY SEWER EASEMENT OVER LOT 4. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THAT AREA 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 STREET, IT WILL DEDICATE THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE HEREBY DESIGNATE SAID SUBDIVISION AS WOLFF RUN SUBDIVISION.

IN WITNESS HEREOF, SIGNED THIS THE 14 DAY OF July, 1999.

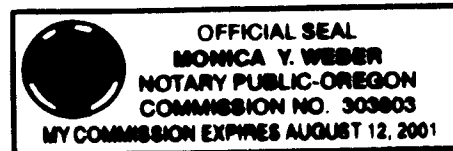
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Louis M. Wolff  
LOUIS M. WOLFF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 1999, BY LOUIS M. WOLFF, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Monica Y. Weber  
NOTARY



IN WITNESS HEREOF, SIGNED THIS THE 14 DAY OF July, 1999.

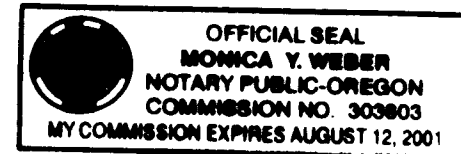
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Betty Jean Wolff by Louis M. Wolff, attorney-in-fact  
BETTY JEAN WOLFF BY  
LOUIS M. WOLFF, ATTORNEY-IN-FACT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 1999, BY LOUIS M. WOLFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-FACT FOR BETTY JEAN WOLFF, WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Monica Y. Weber  
NOTARY



IN WITNESS HEREOF, SIGNED THIS THE 14th DAY OF July, 1999.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

James B. Kell  
JAMES B. KELL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 1999, BY JAMES B. KELL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Teri D. Higinbotham  
NOTARY



IN WITNESS HEREOF, SIGNED THIS THE 14th DAY OF July, 1999.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Eva A. Kell  
EVA A. KELL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 1999, BY EVA A. KELL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Teri D. Higinbotham  
NOTARY



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

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

I, DAVID M. MINNECI, 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 SOUTHWEST CORNER OF KINGS MEADOW SUBDIVISION LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 36 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARSHALL AVENUE; THENCE SOUTH 89°57'59" WEST, ALONG SAID NORTHERLY LINE, 88.00 FEET TO A BRASS DISC IN CONCRETE MARKING THE INITIAL POINT OF BEGINNING OF WOLFF RUN SUBDIVISION; THENCE, CONTINUE SOUTH 89°57'59" WEST 312.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE, NORTH 00°07'33" EAST 428.48 FEET TO THE SOUTHERLY BOUNDARY OF WILKSHIRE VILLAGE SUBDIVISION; THENCE, ALONG SAID SOUTHERLY BOUNDARY SOUTH 89°55'58" EAST 244.80 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, NORTH 00°07'00" EAST 2.48 FEET; THENCE, LEAVING SAID EASTERLY BOUNDARY, NORTH 89°42'33" EAST 155.20 FEET TO THE NORTHWEST CORNER OF THE AFORESAID KINGS MEADOW SUBDIVISION; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION, SOUTH 00°07'00" WEST 319.21 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 545, PAGE 63 OF THE DEED RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 89°57'59" WEST 88.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT, SOUTH 00°07'33" WEST 110.00 FEET TO THE INITIAL POINT OF BEGINNING;

David M. Minnici  
SURVEYOR

IN WITNESS HEREOF, SIGNED THIS THE 15th DAY OF July, 1999.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Ronald B. Atkins  
RONALD B. ATKINS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 1999, BY RONALD B. ATKINS KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Julie A. Cerro  
NOTARY



IN WITNESS HEREOF, SIGNED THIS THE 15th DAY OF July, 1999.

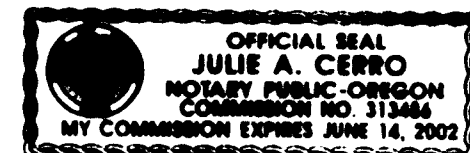
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Juanita Atkins  
JUANITA ATKINS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 1999, BY JUANITA ATKINS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Julie A. Cerro  
NOTARY



KEY BANK NATIONAL ASSOCIATION, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED NOVEMBER 20, 1998 AND RECORDED NOVEMBER 25, 1998 AS DOCUMENT NO. 98-55006, 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.

IN WITNESS HEREOF, SIGNED THIS 14 DAY OF July, 1999.

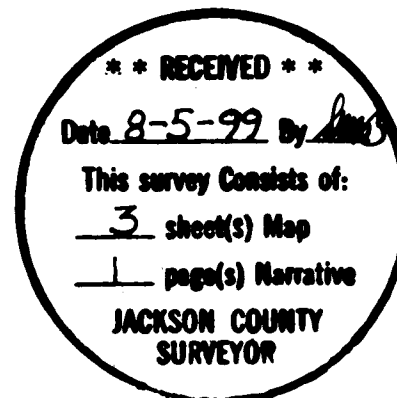
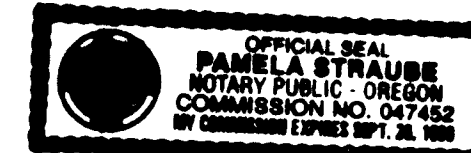
STATE OF Oregon )  
COUNTY OF Jackson ) SS

Monica Y. Weber  
AUTHORIZED REPRESENTATIVE  
KEY BANK NATIONAL ASSOCIATION  
Customer Service Manager  
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 1999, BY Monica Y. Weber, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF KEY BANK NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Paula Straube  
NOTARY



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

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici  
OREGON  
JULY 26, 1998  
DAVID M. MINNECI  
2349

EXPIRES 12/31/00

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

Survey for: Louis & Betty Wolff      J.B. & Eva Kell      Ron & Juanita Atkins  
820 Marshall Ave.      1330 Hillcourt      4655 Torrey Pines Dr.  
Medford, Oregon      Medford, Oregon      Medford, Oregon  
97501      97504      97504

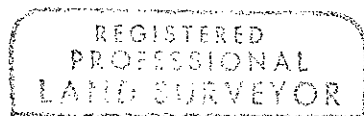
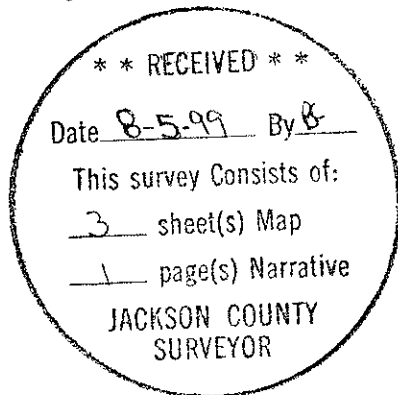
Location: The Southeast One-quarter (1/4) of Section 36, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat (City of Medford Planning File No. LDS 98-66) for WOLFF RUN SUBDIVISION.

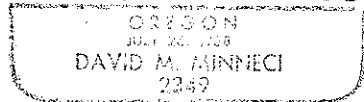
Procedure: Using previously established control, descriptions from Volumes 241, page 289, 234, page 447 and 244, page 61, and found monumentation from Surveys No. 1008, 13667, 15372 and 15587, I set monuments as shown on the accompanying Subdivision Plat.

Basis of Bearing: The West line of KINGS MEADOW SUBDIVISION per Survey No. 15587.

Date: May 7, 1999



*David M. Minneci*



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/00  
1062 E. Jackson Street  
Medford, Oregon 97504

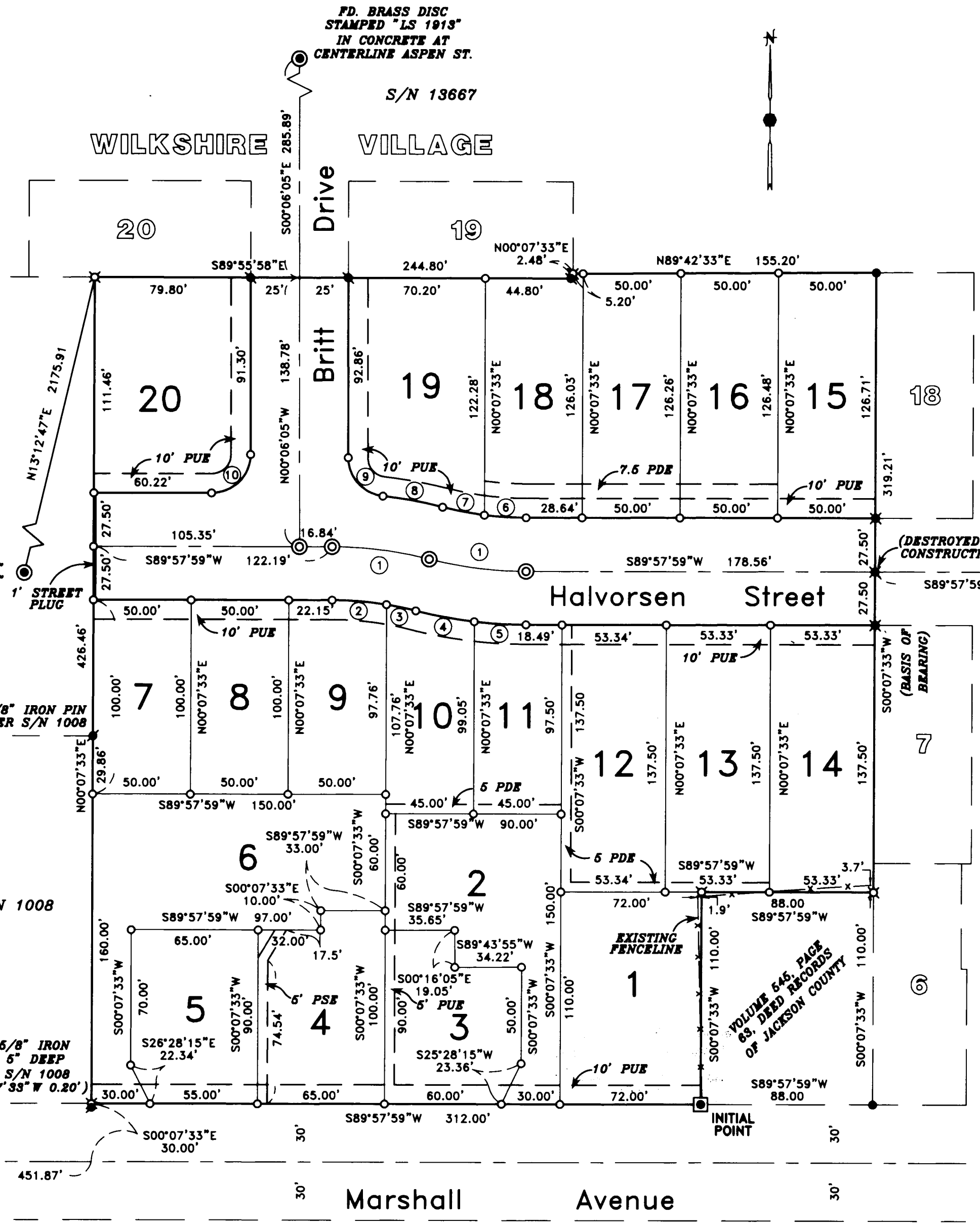
# WOLFF RUN SUBDIVISION

Located in:

the Southeast 1/4 of Section 36,  
Township 37 South, Range 2 West, W.M.,  
City of Medford, Jackson County, Oregon

**LOT SIZE**

LOT NUMBER	SQUARE FEET
1	7,920
2	7,956
3	5,544
4	6,180
5	5,750
6	12,070
7	5,000
8	5,000
9	4,979
10	4,639
11	4,401
12	7,334
13	7,333
14	7,333
15	6,330
16	6,318
17	6,307
18	6,182
19	8,044
20	8,827



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	14°21'41"	200.00'	50.13'	50.00'	N82°51'11"W
2	09°17'18"	200.00'	27.96'	27.93'	S85°25'37"E
3	05°06'39"	172.50'	15.39'	15.38'	S78°13'38"E
4	07°40'12"	227.50'	30.45'	30.43'	S79°30'26"E
5	06°41'29"	227.50'	26.57'	26.55'	S86°41'16"E
6	07°06'44"	172.50'	21.41'	21.40'	N86°28'39"W
7	07°14'58"	172.50'	21.83'	21.81'	S79°17'49"E
8	07°50'26"	227.50'	31.13'	31.11'	S79°35'32"E
9	83°24'40"	20.00'	29.12'	28.61'	S41°48'25"E
10	90°04'04"	20.00'	31.44'	28.30'	S44°55'57"W

**GEODETIC TIE**  
U.S. COAST & GEODETIC SURVEY  
REFERENCE MARK "DIAMOND" - 1983  
REFERENCE MARK NO. 1 - FD. 3 3/4"  
BRASS DISC IN CONCRETE EXPOSED 3"

FD. BRASS DISC  
STAMPED "LS 2349"  
IN MONUMENT CASE  
PER S/N 16687

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

- NOTES:**
- UNABLE TO DETERMINE SIZE AND EXACT LOCATION OF RIGHT-OF-WAY OF LATERALS FOR IRRIGATION PER VOLUME 240, PAGE 92 AND VOLUME 244, PAGE 614.
  - RESTRICTIONS ON THIS PROPERTY SET OUT IN VOLUME 234, PAGE 447 AND VOLUME 244, PAGE 614, ARE EXTINGUISHED UPON RECORDING OF FINAL PLAT.
  - LOTS 4, 19 AND 20 ARE DESIGNATED AS DUPLEX LOTS.
  - TEMPORARY EASEMENTS PER DOCUMENTS NO. 97-28105, 97-28106 & 99-13807, OFFICIAL RECORDS OF JACKSON COUNTY, TO BE EXTINGUISHED UPON FILING OF THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
DAVID M. MINNECCI  
2342

HOFFBUHR & ASSOCIATES, INC.  
1082 E. JACKSON MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECCI RLS NO. 2348  
SCALE: 1" = 50' MAY 7, 1999  
BASIS OF BEARING: SURVEY NO. 15387  
(WEST LINE)

- = 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 BRASS CAP STAMPED "LS 2349" IN MONUMENT CASE
- ⊠ = SET BRASS CAP STAMPED "INITIAL POINT LS 2349" IN 8" X 8" X 24" CONCRETE
- = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N 15372
- ✕ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N 15387.
- ⊛ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 13687.
- ⊙ = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- PDE = EASEMENT FOR PRIVATE STORM DRAIN
- PSE = EASEMENT FOR PRIVATE SANITARY SEWER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

# WOLFF RUN SUBDIVISION

Located in:

the Southeast 1/4 of Section 36,  
Township 37 South, Range 2 West, W.M.,  
City of Medford, Jackson County, Oregon

ROBERT C. PIERCE AND MARTHA L. PIERCE, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED NOVEMBER 7, 1991 AND RECORDED NOVEMBER 8, 1991 AS DOCUMENT NO. 91-27457, 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.

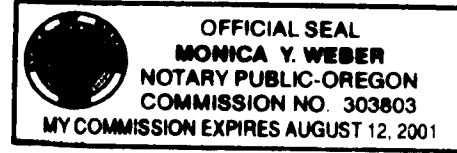
IN WITNESS WHEREOF, SIGNED THIS 15 DAY OF July, 1999.  
Robert C. Pierce  
ROBERT C. PIERCE

STATE OF Oregon }  
COUNTY OF Jackson } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July, 1999, BY ROBERT C. PIERCE KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Monica Y. Weber  
NOTARY



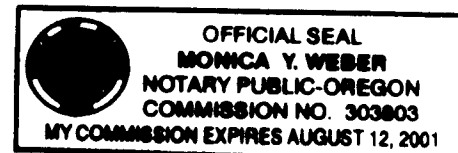
IN WITNESS WHEREOF, SIGNED THIS 15 DAY OF July, 1999.  
Martha L. Pierce  
MARTHA L. PIERCE

STATE OF Oregon }  
COUNTY OF Jackson } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July, 1999, BY MARTHA L. PIERCE, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Monica Y. Weber  
NOTARY



EVERGREEN FEDERAL SAVINGS AND LOAN ASSOCIATION, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED AUGUST 12, 1994 AND RECORDED AUGUST 16, 1994 AS DOCUMENT NO. 94-29796, 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.

IN WITNESS WHEREOF, SIGNED THIS 14<sup>th</sup> DAY OF July, 1999.  
Rocky L. Tuttle  
AUTHORIZED REPRESENTATIVE  
EVERGREEN FEDERAL SAVINGS AND LOAN ASSOCIATION  
Assistant Vice-President  
TITLE

STATE OF Oregon }  
COUNTY OF Josephine } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 1999, BY Rocky L. Tuttle, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF EVERGREEN FEDERAL SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathy Wallmann  
NOTARY



FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 5 DAY OF AUGUST, 1999 AT 3:55 O'CLOCK P.M.  
AND RECORDED IN VOLUME 25 OF PLATS AT PAGE 23 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckert  
COUNTY CLERK

Cheryl Augeris  
DEPUTY

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



MEDFORD CITY PLANNING:

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

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

James M. Prindle  
PLANNING DIRECTOR

July 30, 1999  
DATE

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF JULY, 1999.

Robert Daniel  
CITY ENGINEER

Paul D. Lewis  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 2nd DAY OF August, 1999.

Ann C. Caska, 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 THIS 2 DAY OF AUGUST, 1999.

James Haugh, Deputy  
TAX COLLECTOR