

# ISLAND POINTE SUBDIVISION

## (A PLANNED COMMUNITY)

### Map of Survey/Property Line Adjustment

Located in:

A Portion of Lots 7 and 8 of  
CRESTBROOK ORCHARD TRACTS  
in the Northeast 1/4 of Section 28,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

DETAIL "C"

SCALE: 1" = 100'

"PARSONS"  
FOUND BRASS CAP  
MARKED "CITY OF MEDFORD"

1971  
DO NOT DISTURB

S/N 7362

FAIRWAY ESTATES SUBDIVISION,  
UNIT NO. 1

GEODETIC TIE

"PUMICE"  
FOUND BRASS CAP  
MARKED "CITY OF MEDFORD"  
PUMICE

NO. B98  
1643.471  
DO NOT DISTURB

#### LOT SIZE

LOT NUMBER	SQUARE FEET	LAZY CREEK MAINTENANCE EASEMENT PER DOC. NO. 82-01969, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
1	13,273	
2	13,205	
3	13,657	
4	12,363	
5	11,618	
6	11,679	
7	12,100	
8	13,368	
9	13,622	
10	12,925	
11	18,785	
12	30,242	
13	16,505	
14	30,202	
15	19,333	
16	16,783	
17	13,456	
18	12,857	
19	12,458	
20	11,409	
21	8,750	
22	10,237	
23	12,868	
24	18,357	
25	15,043	
26	12,510	
27	12,301	

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S36°14'49"W	20.00'
L2	S53°45'11"E	17.04'
L3	S00°09'00"W	22.37'
L4	S89°51'00"E	20.00'
L5	N00°09'00"E	10.00'
L6	S89°51'00"E	152.43'
L7	S00°09'00"W	29.60'

#### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	33°26'56"	300.00'	175.14'	172.66'	N16°52'28"E
2	15°37'50"	150.00'	40.92'	40.79'	N25°47'01"E
3	02°00'00"	500.00'	17.45'	17.45'	N16°58'06"E
4	07°37'21"	200.00'	26.61'	26.59'	N19°46'47"E
5	90°00'00"	20.00'	31.42'	28.28'	N44°51'00"W
6	46°26'56"	10.00'	8.11'	7.89'	N23°04'28"W
7	26°48'06"	20.00'	18.82'	18.13'	S26°48'06"E
8	01°57'22"	274.00'	9.35'	9.35'	N01°07'42"E
9	23°04'11"	274.00'	110.32'	109.58'	N13°38'27"E
10	08°25'23"	274.00'	40.28'	40.24'	N29°23'14"E
11	15°37'50"	174.00'	47.47'	47.32'	N25°47'01"E
12	51°03'19"	20.00'	17.82'	17.24'	N43°29'46"E
13	41°52'44"	50.00'	36.55'	35.74'	N48°05'02"E
14	56°44'58"	50.00'	49.52'	47.52'	N01°13'48"W
15	45°34'23"	20.00'	15.91'	15.49'	N06°49'06"W
16	05°59'53"	171.00'	17.90'	17.89'	N18°58'03"E
17	01°37'27"	171.00'	4.85'	4.85'	N22°46'43"E
18	34°54'55"	100.00'	60.94'	60.00'	N41°02'54"E
19	17°23'20"	100.00'	30.35'	30.23'	N49°48'42"E
20	04°24'27"	100.00'	7.69'	7.69'	N38°54'48"E
21	65°46'37"	50.00'	57.40'	54.30'	N03°49'17"E
22	37°20'30"	50.00'	32.59'	32.01'	N47°44'16"W
23	42°20'27"	50.00'	36.95'	36.11'	N87°34'45"W
24	60°46'42"	50.00'	53.04'	50.59'	S40°51'39"W
25	05°08'38"	100.00'	8.98'	8.97'	S07°54'05"W
26	16°39'08"	100.00'	29.06'	28.96'	S02°59'53"E
27	34°54'55"	100.00'	60.94'	60.00'	S06°07'59"W
28	01°34'00"	229.00'	6.26'	6.26'	S22°48'26"W
29	06°03'20"	229.00'	24.20'	24.19'	S18°59'46"W
30	45°34'22"	20.00'	15.91'	15.49'	S38°45'18"W
31	42°22'40"	50.00'	36.98'	36.14'	S40°21'09"W
32	52°15'01"	50.00'	45.60'	44.03'	S06°57'42"E
33	51°03'18"	20.00'	17.82'	17.24'	S07°33'33"E
34	15°37'50"	126.00'	34.37'	34.27'	S25°47'01"W
35	03°55'34"	326.00'	22.34'	22.33'	S31°38'09"W
36	14°12'59"	326.00'	80.89'	80.68'	S22°33'52"W
37	06°55'32"	326.00'	39.41'	39.38'	S11°59'37"W
38	08°22'50"	326.00'	47.68'	47.64'	S04°20'25"W
39	46°26'57"	10.00'	8.11'	7.89'	S23°22'28"W
40	90°00'00"	20.00'	31.42'	28.28'	S45°09'00"W
41	44°12'08"	51.00'	39.35'	38.38'	S44°38'15"W
42	77°54'12"	20.00'	27.19'	25.15'	N50°55'55"W
43	167°54'00"	46.50'	136.26'	92.48'	S84°04'11"W
44	46°13'11"	100.00'	80.67'	78.50'	N66°44'24"W
45	75°59'21"	20.00'	26.53'	24.62'	N51°51'19"W
46	143°36'10"	51.00'	127.82'	96.90'	N85°39'44"W

LAZY CREEK MAINTENANCE EASEMENT PER DOC. NO. 82-01969, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

LAZY CREEK MAINTENANCE EASEMENT PER DOC. NO. 82-01969, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

10' STORM DRAIN EASEMENT GRANTED CITY OF MEDFORD PER DOC. NO. 99-31153, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

PROPERTY LINE ADJUSTED PER DOC. NO. 94-31864, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

DETAIL "B"

SCALE: 1" = 100'

DETAIL "A"

SCALE: 1" = 50'

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

BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 100' AUGUST 6, 1999  
BASIS OF BEARING: SURVEY NUMBER 13774  
(SOUTH LINE OF CALLE VISTA)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- ⊙ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK
- ⊠ = SET BRASS DISC STAMPED "INITIAL POINT LS 2349" IN 8" X 8" X 24" CONCRETE.
- = FOUND MONUMENT AS NOTED
- ⊞ = FOUND BRASS DISC STAMPED "INITIAL POINT LS 2349" ON TOP OF CURB PER S/N 15507.
- ⊗ = FOUND IRON BOLT (HEAD MISSHAPEN) SET IN CONCRETE IN CONCRETE TILE PER S/N 7362.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- [ ] = RECORD INFORMATION PER DOCUMENT NO. 94-31864, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- 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 DRAINAGE EASEMENT
- WIT. MON. = WITNESS MONUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci  
OREGON  
JULY 29, 1988  
DAVID M. MINNECCI  
2349

EXPIRES 12/31/00

NOTE:

- 1). UNABLE TO LOCATE RIGHTS-OF-WAY FOR IRRIGATION LATERALS PER VOL. 184, PAGE 597, DEED RECORDS OF JACKSON COUNTY

10' RIGHT-OF-WAY GRANTED PACIFICORP PER DOC. NO. 91-28654, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

VARIABLE WIDTH RIGHT-OF-WAY DEDICATED HERETO TO THE CITY OF MEDFORD

FOUND BRASS CAP STAMPED "INITIAL POINT LS 2349" ON TOP OF CURB PER S/N 15507.

FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "LS 2339" NW CORNER LOT 12, CRESTBROOK ORCHARD TRACTS PER S/N 13774

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

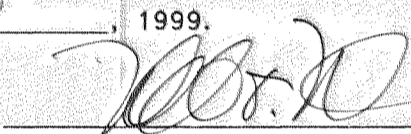
**ISLAND POINTE SUBDIVISION  
(A PLANNED COMMUNITY)  
Map of Survey/Property Line Adjustment**

Located in:  
A Portion of Lots 7 and 8 of  
CRESTBROOK ORCHARD TRACTS  
in the Northeast 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 ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS; I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNEES OF LOTS 25 AND 26, A MINIMUM ACCESS EASEMENT OVER LOTS 26 AND 27 FOR INGRESS AND EGRESS TO ISLAND POINTE DRIVE; I DO HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNEES OF LOTS 1-27 AND THE PRIVATE ROAD, PRIVATE STORM DRAINAGE EASEMENTS OVER AND ACROSS LOTS 1, 2, 5, 6, 12, 17, 20, 25, 26 AND THE PRIVATE ROAD AS SHOWN HEREON; I HEREBY DESIGNATE SAID SUBDIVISION AS ISLAND POINTE SUBDIVISION.

IN WITNESS WHEREOF, SIGNED THIS THE 15 DAY OF September, 1999.

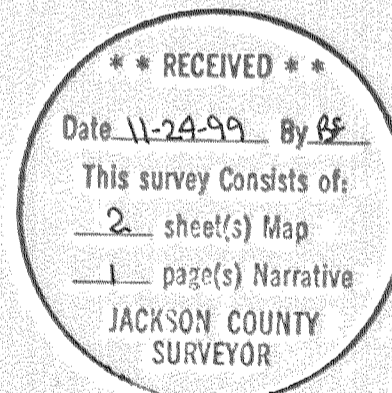
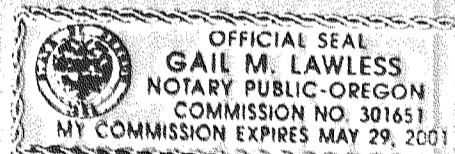
  
MICHAEL T. MAHAR


STATE OF OREGON )  
COUNTY OF JACKSON )SS

ON THIS THE 15 DAY OF SEPTEMBER, 1999, PERSONALLY APPEARED MICHAEL T. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.






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

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

FILED FOR RECORD THIS 24 DAY OF November, 1999 AT 2:43 O'CLOCK P.M. AND RECORDED IN VOLUME 25 OF PLATS AT PAGE 40 OF RECORDS OF JACKSON COUNTY, OREGON.

  
COUNTY CLERK

  
DEPUTY




EXPIRES 12/31/00

\*\*\* 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:


BEGINNING AT THE SOUTHEAST CORNER OF FAIRWAY ESTATES SUBDIVISION, UNIT NO. 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 ISLAND POINTE SUBDIVISION, AND BEING THE NORTHEAST CORNER OF TRACT C DESCRIBED IN DOCUMENT NO. 94-31864, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 25°59'02" WEST 527.92 FEET (RECORD SOUTH 25°55'44" WEST 529.41 FEET); THENCE SOUTH 23°34'33" WEST (RECORD SOUTH 23°33'39" WEST) 117.36 FEET; THENCE SOUTH 24°12'11" WEST (RECORD SOUTH 24°11'17" WEST) 122.83 FEET; THENCE SOUTH 27°15'26" WEST (RECORD SOUTH 27°14'32" WEST) 136.77 FEET; THENCE SOUTH 23°49'13" WEST (RECORD SOUTH 23°48'19" WEST) 130.71 FEET; THENCE SOUTH 25°41'07" WEST (RECORD SOUTH 25°40'13" WEST) 106.67 FEET; THENCE SOUTH 00°17'16" WEST (RECORD SOUTH 00°16'22" WEST) 69.05 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CALLE VISTA DRIVE; THENCE, ALONG SAID NORTHERLY LINE AS FOLLOWS: NORTH 89°53'01" WEST 401.59 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 50°55'55" WEST 25.15 FEET), AN ARC DISTANCE OF 27.19 FEET; THENCE, ALONG THE ARC OF A 46.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CURVE TO WHICH BEARS SOUTH 84°04'11" WEST 92.48 FEET), AN ARC DISTANCE OF 136.26 FEET TO THE WESTERLY BOUNDARY OF TRACT B OF THE AFORESAID DOCUMENT NO. 94-31864; THENCE, ALONG SAID WESTERLY BOUNDARY AS FOLLOWS: NORTH 01°47'00" WEST 56.65 FEET; THENCE NORTH 41°33'00" EAST 82.00 FEET; THENCE NORTH 48°58'00" EAST 74.00 FEET; THENCE NORTH 39°45'00" EAST 155.00 FEET; THENCE NORTH 52°15'00" EAST 123.00 FEET; THENCE NORTH 43°40'00" EAST 100.00 FEET; THENCE NORTH 05°34'00" EAST 200.00 FEET; THENCE NORTH 27°01'00" EAST 105.27 FEET (RECORD 104.50 FEET TO THE WEST LINE OF LOT 7, CRESTBROOK ORCHARD TRACTS; THENCE NORTH 00°12'19" WEST, ALONG SAID WEST LINE, 369.08 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THE AFORESAID FAIRWAY ESTATES SUBDIVISION, UNIT NO. 1; THENCE, ALONG THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°48'19" EAST 563.94 FEET (PLAT SOUTH 89°50'19" EAST 563.85 FEET) TO THE INITIAL POINT OF BEGINNING.

  
SURVEYOR

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

MEDFORD CITY PLANNING:

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

  
PLANNING DIRECTOR

NOVEMBER 19, 1999  
DATE

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF September, 1999.

  
CITY ENGINEER

  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22 DAY OF NOVEMBER, 1999.

  
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 22<sup>nd</sup> DAY OF NOVEMBER, 1999.

  
TAX COLLECTOR

SURVEY NO 16341

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

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

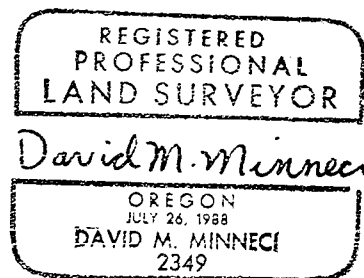
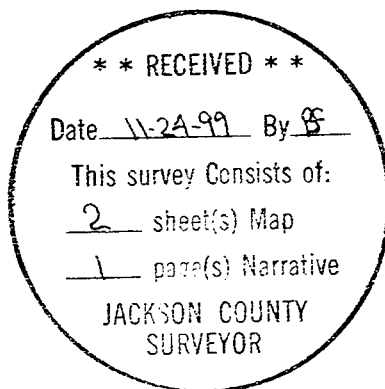
Location: A Portion of Lots 7 and 8 of CRESTBROOK ORCHARD TRACTS  
in the Northeast one-quarter (1/4) of Section 28, Township 37  
South, Range 1 West, Willamette Meridian, City of Medford, Jack-  
son County, Oregon.

Purpose: 1.) To survey, monument and record a Subdivision plat for ISLAND  
POINTE SUBDIVISION. 2.) To file a Map of Survey for a previously  
recorded Property Line Adjustment in accordance with Section  
92.060 (7) of the Oregon Revised Statutes

Procedure: Utilizing found monuments from Surveys No. 1333, 7362 and  
13774, control established in the performance of numerous Sur-  
veys done by this Office in the area and record information from  
Document No. 94-31864, I set monuments as shown on the ac-  
companying Subdivision Plat.

Basis of  
Bearing: South line of Calle Vista Drive per Survey No. 13774.

Date: August 6, 1999.



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