

# LAYLA ESTATES SUBDIVISION

LOCATED IN:  
THE S.E. 1/4 OF SECTION 35, T.37S., R.2W., W.M.,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

RECEIVED  
Date 9-5-01 By DS  
This survey consists of  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

LOT SIZE:

LOT NO.	SQUARE FEET
1	10,386
2	8,526
3	7,805
4	7,909
5	7,115
6	7,000
7	6,984
8	5,475
9	5,475
10	7,228

NOTES:

- INITIAL POINT set brass disc in 2" x 30" iron pipe in location of found 5/8" rebar per plat of SOUTH ORCHARD ESTATES SUBDIVISION.
- A right-of-way to carry irrigation water to adjoining lands, as set forth in Volume 176, Page 312 of J.C.D.R. may affect this property. Specific location not given.
- Conservation area - area to remain undisturbed, no building or fences allowed within this area.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°48'07"	20.00	31.35	28.24	S44°57'36"W
2	09°38'56"	127.50	15.54	15.53	S03°33'01"W
3	32°13'28"	127.50	71.71	70.77	S23°08'13"W
4	39°22'36"	72.50	49.83	48.85	N19°34'38"E
5	29°37'30"	127.50	59.99	59.44	N13°22'05"E
6	11°59'10"	20.00	40.84	34.10	S31°38'45"E
7	22°33'18"	100.00	39.37	39.11	S27°59'17"W
8	19°39'08"	100.00	29.08	28.96	S08°23'06"W
9	39°22'36"	100.00	66.73	67.38	S19°34'38"W

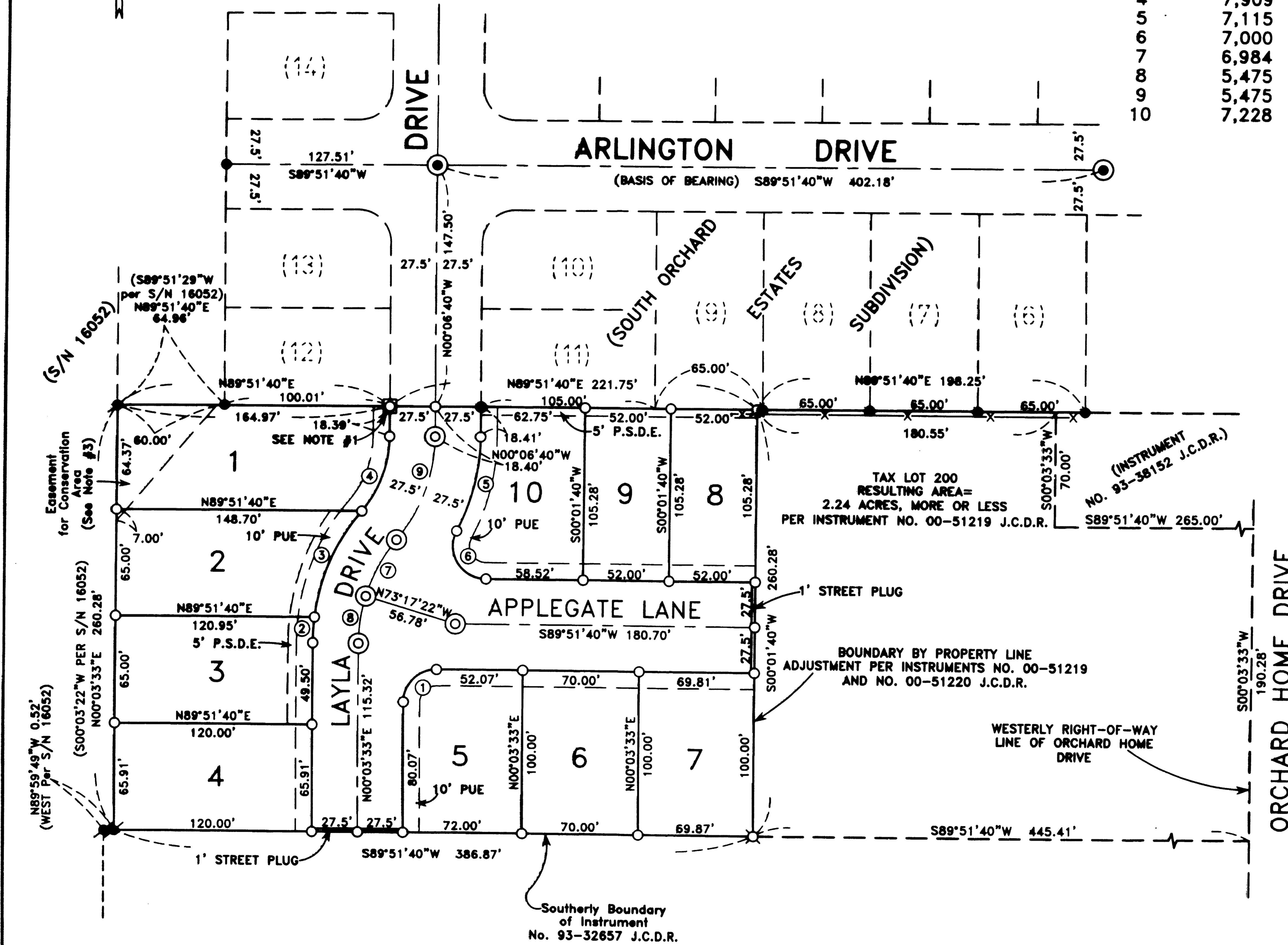
HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 50 feet DATE: July 13, 2001  
BASIS OF BEARING: SOUTH ORCHARD ESTATES SUBDIVISION  
(E ARLINGTON DRIVE)

- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- = Found 5/8" rebar with plastic cap stamped "D.McMAHAN LS 1913" per plat of SOUTH ORCHARD ESTATES SUBDIVISION.
- ⊙ = Found 5/8" rebar with plastic cap stamped "RANDY L. FITCH LS 2867" per S/N 16052
- ⊕ = Found brass cap monument stamped "LS 1913" per plat of SOUTH ORCHARD ESTATES SUBDIVISION.
- ⊙ = Set 5/8" x 30" rebar with metal cap stamped "LS 1913". Information for reference points is on file at Medford Engineering Department.
- S/N = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- J.C.D.R. = Jackson County Deed Records
- P.S.D.E. = Private Storm Drainage Easement

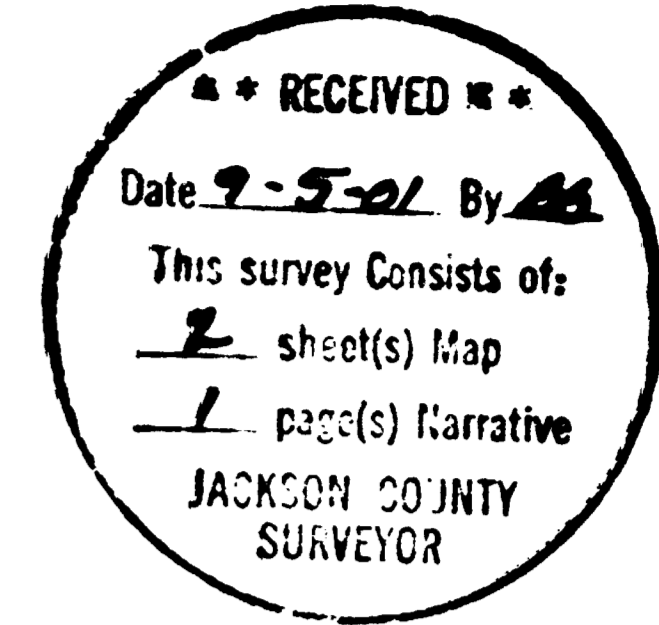
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahan*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
EXPIRES 12/31/02

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



# LAYLA ESTATES SUBDIVISION

LOCATED IN:  
THE S.E. 1/4 OF SECTION 35, T.37S., R.2W., W.M.,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON



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

KNOWN ALL MEN BY THESE PRESENTS; that we, SKIP MAGEE and JANET E. MAGEE, husband and wife are the owners 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 this plat is a correct representation of the subdivision, and do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and do hereby create over Lots 2 and 3, and 8-10 the private storm drainage easements as shown hereon for the benefit of the owners, heirs and assigns of Lots 1-4 and 8-10, and do also hereby grant to the City of Medford in fee simple, those areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We do hereby designate said subdivision as LAYLA ESTATES SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 18<sup>th</sup> day of August, 2001.

[Signature]  
SKIP MAGEE

[Signature]  
JANET E. MAGEE

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.

BEGINNING at a point for the Southeast corner of Lot 12 in SOUTH ORCHARD ESTATES SUBDIVISION in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon; said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence North 89°51'40" East along the Southerly boundary of said subdivision, 221.75 feet; thence leaving said boundary, South 00°01'40" West 260.28 feet to a point on the Southerly boundary of tract described in Instrument No. 93-32657 of the Deed Records of Jackson County, Oregon; thence South 89°51'40" West along said Southerly boundary, 386.87 feet to the Southwest corner of said tract; thence along the Westerly boundary of said tract North 00°03'33" East, 260.28 feet (Record North 00°01' East, 261.1 feet) to a point which bears South 89°51'40" West 64.96 feet from the Southwest corner of the aforementioned SOUTH ORCHARD ESTATES SUBDIVISION; thence North 89°51'40" East, 64.96 feet to said Southwest corner; thence continue North 89°51'40" East along the Southerly boundary of said subdivision, 100.01 feet to the INITIAL POINT OF BEGINNING.

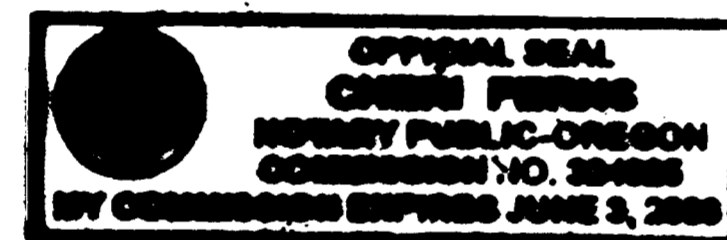
[Signature]  
SURVEYOR

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

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of AUGUST, 2001, by SKIP MAGEE, known to me as the person who executed the within instrument, freely and voluntarily.

Before me:



[Signature]  
Notary

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

MEDFORD CITY PLANNING:

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

28 August 2001  
Planning Director

Examined and approved this 16<sup>th</sup> day of August, 2001.

[Signature] City Engineer  
[Signature] City Surveyor

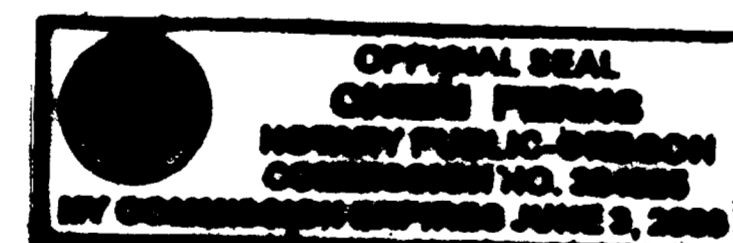
BURL G. REED beneficiary of a certain Trust Deed, recorded December 19, 2000 as Document No. 00-51221 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

[Signature]  
BURL G. REED

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of AUGUST, 2001, by JANET E. MAGEE, known to me as the person who executed the within instrument, freely and voluntarily.

Before me:

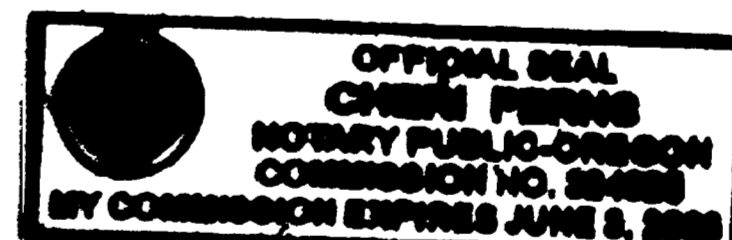


[Signature]  
Notary

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of AUGUST, 2001, by BURL G. REED, freely and voluntarily.

Before me: [Signature]  
Notary



RECORDER:

Filed for record this 5 day of September, 2001 at 3:33 Clock P.M. and recorded in Volume 27 of Plats at Page 47 of records of Jackson County, Oregon.

[Signature]  
County Clerk

[Signature]  
Deputy

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

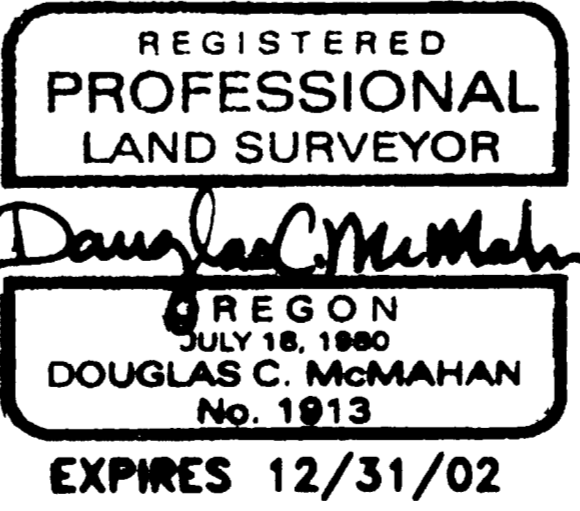
Examined and approved as required by O.R.S. 92.100 as of August 29, 2001.

[Signature]  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of August 29, 2001.

[Signature]  
Tax Collector

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



12R/100