

# PAPILLON ESTATES SUBDIVISION, UNIT NO. 2

Located in:

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

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, THAT, PACTREND, INC., AN OREGON CORPORATION, AS TO AN UNDIVIDED 50% INTEREST, AND GARY LEE RAY, AS TO AN UNDIVIDED 50% INTEREST, 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 THAT 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 AS A PUBLIC ACCESS EASEMENT FOR A PATHWAY ACROSS LOTS 24-26 AND 43 AS PER CONDITIONS SET FORTH IN NOTE NO. 10 AND AS SHOWN HEREON, AND DO HEREBY CREATE A PRIVATE STORM DRAINAGE EASEMENT ACROSS LOT 32 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 29, AND ACROSS LOT 27, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 24-26, AND DO ALSO HEREBY CREATE A PRIVATE SANITARY SEWER EASEMENT ACROSS LOT 27, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 24 AND 25, AND ACROSS LOT 32 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOT 29, AND DO ALSO HEREBY CREATE A PRIVATE WATER LINE EASEMENT ACROSS LOT 24-26 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 24, 25 AND 29, AND DO HEREBY CREATE THE 20 FOOT WIDE ACCESS EASEMENT ACROSS LOTS 27 AND 24, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 24, 25 AND 29, AND DO ALSO HEREBY GRANT TO THE ROGUE RIVER VALLEY IRRIGATION DISTRICT AN EASEMENT FOR A CANAL AND RELATED PURPOSES, ACROSS LOTS 24-26 AND 43, AS SHOWN HEREON, AND DO ALSO HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE, THE AREA PORTRAYED AND DESIGNATED HEREON AS A ONE 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 THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE DO ALSO HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNEES A 10 FOOT WIDE EASEMENT FOR SANITARY SEWER FACILITIES ACROSS LOTS 36 AND 37 AS SHOWN HEREON, AND DO ALSO HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNEES, A 15 FOOT WIDE EASEMENT FOR STORM DRAINAGE FACILITIES ACROSS LOT 35 AS SHOWN HEREON AND DOES ALSO HEREBY CREATE AN EASEMENT FOR A CONSERVATION AND A NO-BUILD AREA AS PER CONDITIONS SET FORTH IN NOTE NO. 4 AS AS SHOWN HEREON. PACTREND, INC. AND GARY LEE RAY, DO HEREBY DESIGNATE SAID SUBDIVISION AS PAPILLON ESTATES SUBDIVISION, UNIT NO. 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 6 DAY OF July, 2006.

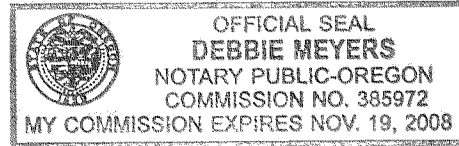
PACTREND, INC.:

STATE OF OREGON )  
County of Jackson) ss

Louis F. Mahar  
LOUIS F. MAHAR  
PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF July, 2006, BY LOUIS F. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS, PRESIDENT, ON BEHALF OF PACTREND INC., FREELY AND VOLUNTARILY.

BEFORE ME: Debbie Meyers  
NOTARY

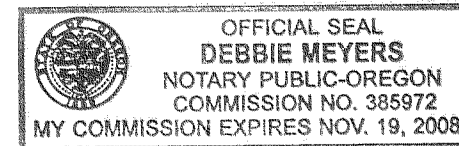


STATE OF OREGON )  
County of Jackson) ss

Gary Lee Ray  
GARY LEE RAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF July, 2006, BY GARY LEE RAY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT FREELY AND VOLUNTARILY.

BEFORE ME: Debbie Meyers  
NOTARY



### \*\*\* 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 PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON 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 Southwest corner of Lot 21 in PAPILLON ESTATES SUBDIVISION, UNIT NO. 1, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said subdivision, North 82°16'05" East 173.34 feet to a point for the Southeast corner of said subdivision, said point also being the Northeast corner of tract described in Instrument No. 03-72802 of the Deed Records of said Jackson County; thence South 00°05'29" East (Record South 00°04'30" East) along the Easterly boundary of said tract, 638.95 feet to a point on the East-West centerline of Section 8, Township 37 South, Range 1 West of the Willamette Meridian in said Jackson County; thence North 89°54'27" West, along said East-West centerline, a distance of 326.80 feet to the Southeast corner of TOWER BUSINESS PARK, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°05'29" West along the Easterly boundary of said TOWER BUSINESS PARK, a distance of 588.01 feet to the Southwest corner of the aforementioned PAPILLON ESTATES SUBDIVISION, UNIT NO. 1; thence along the Southerly boundary of said subdivision, North 82°16'05" East 156.39 feet; thence North 00°05'29" West 6.05 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMah  
SURVEYOR

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

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF PAPILLON ESTATES SUBDIVISION, UNIT NO. 2, PER CITY OF MEDFORD FILE NO. LDS-04-266 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NUMBER 8324, 11587 AND 16029 AND FINAL PLATS OF TOWER BUSINESS PARK AND OWEN PARK SUBDIVISION UNIT NO. 2, FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. THE EASTERLY BOUNDARY WAS ESTABLISHED BY A SOUTHERLY PROJECTION OF THE EASTERLY BOUNDARY OF PAPILLON ESTATES SUBDIVISION, UNIT NO. 1 TO INTERSECT THE EAST-WEST CENTERLINE OF SECTION 8. WHICH LINE FITS WELL WITH THE DEED RECORD CALLS FROM THE LINE MONUMENTED AS THE WESTERLY LINE OF THE SOUTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, WHICH IS ALSO THE WESTERLY BOUNDARY OF THIS PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED FOR ALL MEASUREMENTS.

### \*\*\* APPROVALS \*\*\*

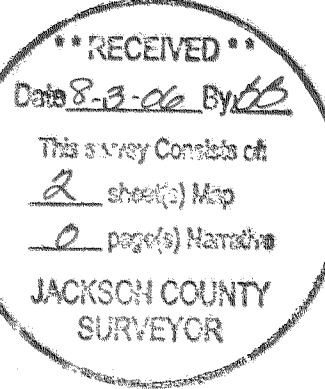
MEDFORD CITY PLANNING:  
(FILE NO. LDS-04-266)

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

Pat O. Lott July 25, 2006  
Planning Director Date

Examined and approved this 18th day of July, 2006.

Lamar Beckow Paul Linn  
City Engineer City Surveyor



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

Examined and approved as required by O.R.S. 92.100 as of 8-02, 2006.

S. Newell 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 August 2, 2006.

Patty Budsong Deputy  
Tax Collector

### APPROVED FOR RECORDING:

[Signature]  
County Commissioner/Administrator

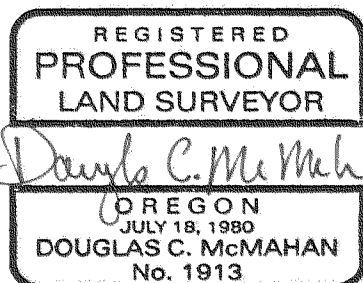
8/3/06  
Date

### RECORDER:

Filed for record this 3rd day of August, 2006 at 8:24 O'Clock A.M. and recorded in Volume 32 of Plats at page 58 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Carolee J. Helman  
Deputy

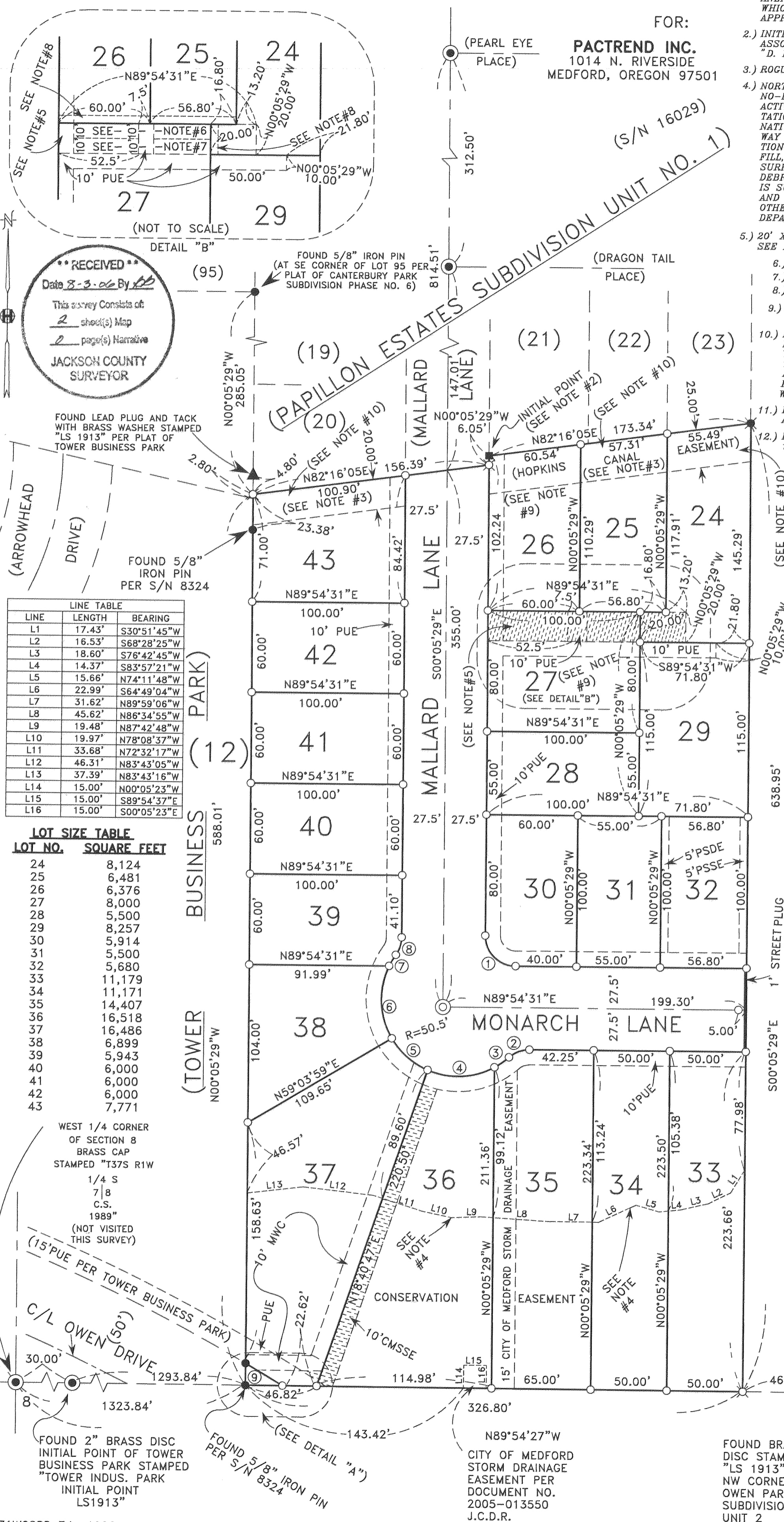


# PAPILLON ESTATES SUBDIVISION, UNIT NO. 2

LOCATED IN:  
THE N.W. 1/4 OF SECTION 08, T.37S., R.1W., W.M.  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:  
**PACTREND INC.**  
1014 N. RIVERSIDE  
MEDFORD, OREGON 97501

- NOTES:**
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
  - INITIAL POINT - SET METAL CAP ON 5/8" X 30" REBAR STAMPED "HOFFBUHR & ASSOC INC", IN POSITION OF FOUND 5/8" REBAR WITH CAP STAMPED "D. MCMAHAN LS1913" PER S/N 16029.
  - ROGUE RIVER VALLEY IRRIGATION DISTRICT HOPKINS CANAL EASEMENT.
  - NORTHERLY BOUNDARY OF AN EASEMENT FOR A CONSERVATION AREA AND A NO-BUILD AREA. WITHIN THE CONSERVATION EASEMENT AREA PERMITTED ACTIVITIES INCLUDE RESTORATION AND ENHANCEMENT OF NATURAL VEGETATION AND REMOVAL OF NON-NATURAL VEGETATION IF REPLACED WITH NATIVE, FLOOD CONTROL CHANNEL MAINTENANCE PRACTICES ALONG WALKWAY TO MAINTAIN FLOW. PROHIBITED ACTIVITIES INCLUDE INSTALLATION OF NON-NATIVE ORNAMENTAL LANDSCAPING, EXCAVATION, GRADING, FILL, STRUCTURAL ALTERATION, PLACEMENT OF STRUCTURES, IMPERVIOUS SURFACES, FENCING, DUMPING, PILING OR DISPOSAL OF REFUSE, YARD DEBRIS OR OTHER MATERIALS. ANY EXCAVATING WITHIN THIS EASEMENT IS SUBJECT TO PERMIT APPROVAL BY OREGON DEPARTMENT OF STATE LANDS AND CITY AS APPLICABLE. THESE RESTRICTIONS WILL NOT BE REMOVED OR OTHERWISE EXPIRE UNLESS WRITTEN APPROVAL BY THE CITY AND THE OREGON DEPARTMENT OF STATE LANDS IS RECEIVED.
  - 20' X 120' MINIMUM ACCESS DRIVE, ACCESS EASEMENT (HATCHED AREA). ALSO SEE DETAIL "B". NO PARKING SHALL BE ALLOWED WITHIN THIS EASEMENT.
  - PRIVATE STORM DRAINAGE EASEMENT BEING CREATED HEREON.
  - PRIVATE SANITARY SEWER EASEMENT BEING CREATED HEREON.
  - 5' WIDE PRIVATE WATER LINE EASEMENT BEING CREATED HEREON.
  - LOTS 26 AND 27 SHALL TAKE VEHICULAR ACCESS DIRECTLY FROM MALLARD LANE AND NOT FROM THE MINIMUM ACCESS DRIVE.
  - PUBLIC ACCESS EASEMENT FOR A FUTURE PUBLIC ACCESS, PATHWAY AS NEEDED, TO BE DETERMINED BY THE CITY OF MEDFORD, TO BE LOCATED WITHIN THE CANAL EASEMENT ACROSS LOTS 24-26 AND 43. CONSTRUCTION OF PERMANENT STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED AND FENCES ARE SUBJECT TO REMOVAL IF AND WHEN NOTIFICATION IS PROVIDED BY THE CITY PRIOR TO CONSTRUCTION OF SAID PUBLIC ACCESS-WAY.
  - EASEMENT IN FAVOR OF PACIFICORP PER VOLUME 565, PAGE 451 J.C.D.R. MAY AFFECT THIS PROPERTY, THE LOCATION IS NOT PLOTTABLE.
  - EASEMENT FOR IRRIGATION DITCH OR PIPE CREATED PER VOLUME 165, PAGE 179, J.C.D.R. MAY AFFECT THIS PROPERTY, THE LOCATION IS NOT PLOTTABLE.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	17.43'	S30°51'45"W
L2	16.53'	S68°28'25"W
L3	18.60'	S76°42'45"W
L4	14.37'	S83°57'21"W
L5	15.66'	N74°11'48"W
L6	22.99'	S64°49'04"W
L7	31.62'	N89°59'06"W
L8	45.62'	N86°34'55"W
L9	19.48'	N87°42'48"W
L10	19.97'	N78°08'37"W
L11	33.68'	N72°32'17"W
L12	46.31'	N83°43'05"W
L13	37.39'	N83°43'16"W
L14	15.00'	N00°05'23"W
L15	15.00'	S89°54'37"E
L16	15.00'	S00°05'23"E

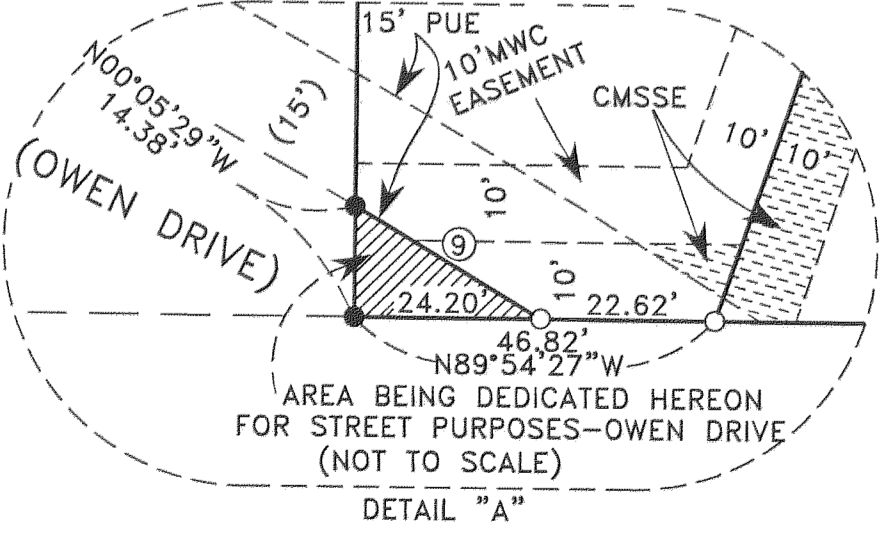
**LOT SIZE TABLE**

LOT NO.	SQUARE FEET
24	8,124
25	6,481
26	6,376
27	8,000
28	5,500
29	8,257
30	5,914
31	5,500
32	5,680
33	11,179
34	11,171
35	14,407
36	16,518
37	16,486
38	6,899
39	5,943
40	6,000
41	6,000
42	6,000
43	7,771

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N45°05'29"W
2	41°52'06"	20.00'	14.62'	14.29'	N68°58'28"E
3	13°06'23"	50.50'	11.55'	11.53'	N54°35'37"E
4	51°45'32"	50.50'	45.62'	44.08'	N87°01'34"E
5	36°09'39"	50.50'	31.87'	31.35'	S49°00'50"E
6	56°32'15"	50.50'	49.83'	47.83'	S02°39'53"E
7	09°39'27"	50.50'	8.51'	8.50'	S30°25'58"W
8	35°21'11"	20.00'	12.34'	12.15'	S17°35'07"W
9	01°17'32"	1250.00'	28.19'	28.19'	S59°14'43"E

- HOFFBUHR & ASSOCIATES, INC.**  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541) 779-4641
- BY: DOUGLAS C. MCMAHAN PLS No. 1913  
SCALE: 1" = 50' DATE: JUNE 22, 2006  
BASIS OF BEARING: PAPILLON ESTATES UNIT NO. 1  
(C/L MALLARD LANE)
- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
  - ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
  - = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN" PER S/N 16029, UNLESS OTHERWISE NOTED.
  - ⊙ = FOUND 2 1/2" BRASS DISC IN MONUMENT CASE STAMPED "LS 1913" PER S/N 16029 UNLESS OTHERWISE NOTED.
  - ⊛ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS1913" PER PLAT OF PAPILLON ESTATES SUBDIVISION, UNIT NO. 1
  - ⊚ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.  
CMSSE = CITY OF MEDFORD SANITARY SEWER EASEMENT, BEING GRANTED HEREON.  
PSSE = PRIVATE SANITARY SEWER EASEMENT, BEING CREATED HEREON.  
PSDE = PRIVATE STORM DRAINAGE EASEMENT, BEING CREATED HEREON.  
S/N = FILED SURVEY NUMBER  
MWC = MEDFORD WATER COMMISSION EASEMENT PER INSTRUMENT NO. 2005-066006 J.C.D.R.  
J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS



REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
Douglas C. McMahan  
OREGON  
JULY 18, 1980  
DOUGLAS C. MCMAHAN  
No. 1913  
RENEWS 12/31/06