

# TENTH FAIRWAY ESTATES, PHASE 1 (A Planned Community)

Located In:  
the Northeast 1/4 of Section 28,  
Township 37 South, Range 1 West, W.M.,  
in the City of Medford, Jackson County, Oregon

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

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

KNOW ALL MEN BY THESE PRESENTS THAT WE, MICHAEL T. MAHAR, TENTH FAIRWAY ESTATES, LLC, AN OREGON LIMITED LIABILITY COMPANY AND TELEPACIFIC CORPORATION, AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS, TRACTS "A" AND "B", AND A PRIVATE STREET (SIGNATURE COURT), AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND TRACT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD AND ITS ASSIGNS, A 15-FOOT STORM DRAIN EASEMENT HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 1-9 AND TRACTS "A" AND "B", A PRIVATE STREET AND PEDESTRIAN WALKWAY FOR INGRESS AND EGRESS OVER AND ACROSS THE AREA PORTRAYED AND DESIGNATED HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1-9, TRACTS "A" AND "B" AND SIGNATURE COURT, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 2-9 AND TRACT "B". WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 4-9 AND THE TRACT OF LAND ADJOINING THE EASTERLY BOUNDARY OF TRACT "B", A PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS LOTS 3-9 AND TRACT "B". WE HEREBY DESIGNATE SAID SUBDIVISION AS TENTH FAIRWAY ESTATES, PHASE 1.

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 NORTHEAST CORNER OF SECTION 28 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE NORTHERLY LINE OF SAID SECTION, NORTH 89°32'30" WEST 1807.90 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 462, PAGE 431 OF THE DEED RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT, SOUTH 00°54'20" WEST (RECORD SOUTH 0°34'30" EAST) 338.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PHOENIX ROAD AS DESCRIBED IN DOCUMENT NO. 02-01887, OFFICIAL RECORDS OF SAID JACKSON COUNTY, SAID POINT BEING THE INITIAL POINT OF BEGINNING OF 10TH FAIRWAY ESTATES, PHASE 1; THENCE, ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF A 490.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 69°56'32" EAST 528.31 FEET), AN ARC DISTANCE OF 557.97 FEET; THENCE NORTH 77°26'10" EAST (RECORD SOUTH 79°02'00" EAST) 285.43 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, ALONG THE ARC OF A 34.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 03°06'23" WEST 18.64 FEET), AN ARC DISTANCE OF 18.87 FEET; THENCE SOUTH 12°33'50" EAST 118.55 FEET; THENCE, ALONG THE ARC OF A 29.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 58°25'31" EAST 42.34 FEET), AN ARC DISTANCE OF 47.23 FEET; THENCE SOUTH 13°25'24" EAST 71.27 FEET TO THE SOUTHERLY LINE OF TRACT "A" DESCRIBED IN DOCUMENT NO. 93-10583, SAID OFFICIAL RECORDS; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°55'00" WEST (RECORD NORTH 89°49'30" WEST) 60.58 FEET; THENCE SOUTH 75°06'35" WEST 244.87 FEET (RECORD SOUTH 75°04'30" WEST 244.59 FEET); THENCE NORTH 89°42'40" WEST (RECORD NORTH 89°42'50" WEST 561.43 FEET TO THE AFOREMENTIONED EASTERLY LINE OF THE TRACT DESCRIBED IN VOLUME 462, PAGE 431; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°54'20" EAST 404.98 FEET TO THE INITIAL POINT OF BEGINNING.

IN WITNESS WHEREOF, SIGNED THIS THE 11 DAY OF July, 2006.

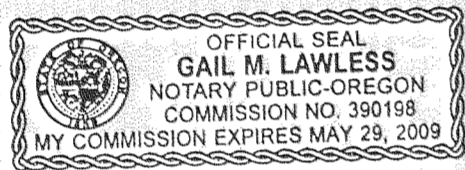
STATE OF OREGON )  
COUNTY OF JACKSON ) SS

MICHAEL T. MAHAR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF JULY, 2006 BY MICHAEL T. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED,

WITNESS MY HAND AND OFFICIAL SEAL.

Gail M. Lawless  
NOTARY



TENTH FAIRWAY ESTATES, LLC,

IN WITNESS WHEREOF, SIGNED THIS THE 11 DAY OF July, 2006.

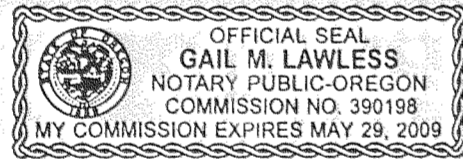
BY: Wayne Van Wey  
TITLE: member

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF JULY, 2006 BY WAYNE VAN WEY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF TENTH FAIRWAY ESTATES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Gail M. Lawless  
NOTARY



TELEPACIFIC CORPORATION,

IN WITNESS WHEREOF, SIGNED THIS THE 11 DAY OF July, 2006.

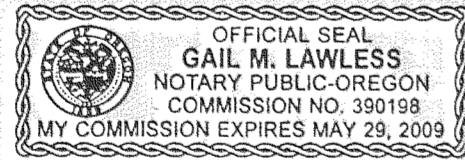
BY: Steve L. Swartzly  
TITLE: COO

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF JULY, 2006 BY STEVE L. SWARTZLY, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF TELEPACIFIC CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Gail M. Lawless  
NOTARY



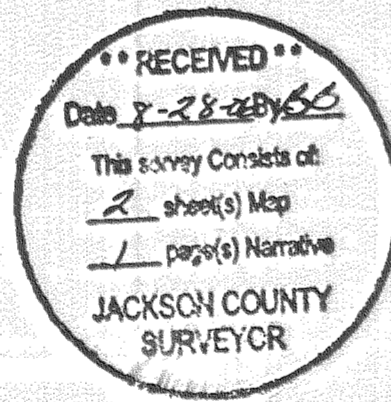
APPROVAL FOR RECORDING

Paul A. Beck 8-28-06  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

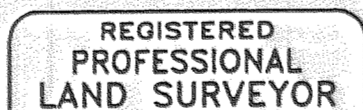
FILED FOR RECORD THIS 28 DAY OF AUGUST, 2006 AT 9:35 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 70 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett  
COUNTY CLERK

Barbara J Shaw  
DEPUTY



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



David M. Minnecci  
OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/08

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

MEDFORD CITY PLANNING:  
EXAMINED AND APPROVED THIS 28<sup>th</sup> DAY OF August, 2006.

Dianca Petron  
Assistant PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF August, 2006.

Laurie Berkow  
CITY ENGINEER

Paul D. L...  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 28<sup>th</sup> DAY OF AUGUST, 2006.

William Johnson, 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 28 DAY OF August, 2006.

Patty Budson, Deputy  
TAX COLLECTOR

WE, PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED OCTOBER 26, 2005 AND RECORDED RECORDED OCTOBER 31, 2005 AS DOCUMENT NO. 2005-066747, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 17<sup>th</sup> DAY OF July, 2006.

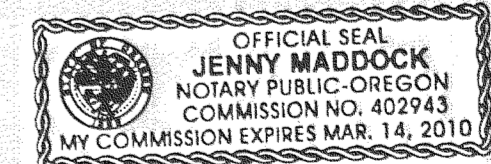
STATE OF Oregon )  
COUNTY OF Jackson ) SS

BY: Gene A. Taylor  
TITLE: Vice President  
AUTHORIZED REPRESENTATIVE, PREMIERWEST BANK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF July, 2006, BY Gene A. Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

Jimmy Meddard  
NOTARY



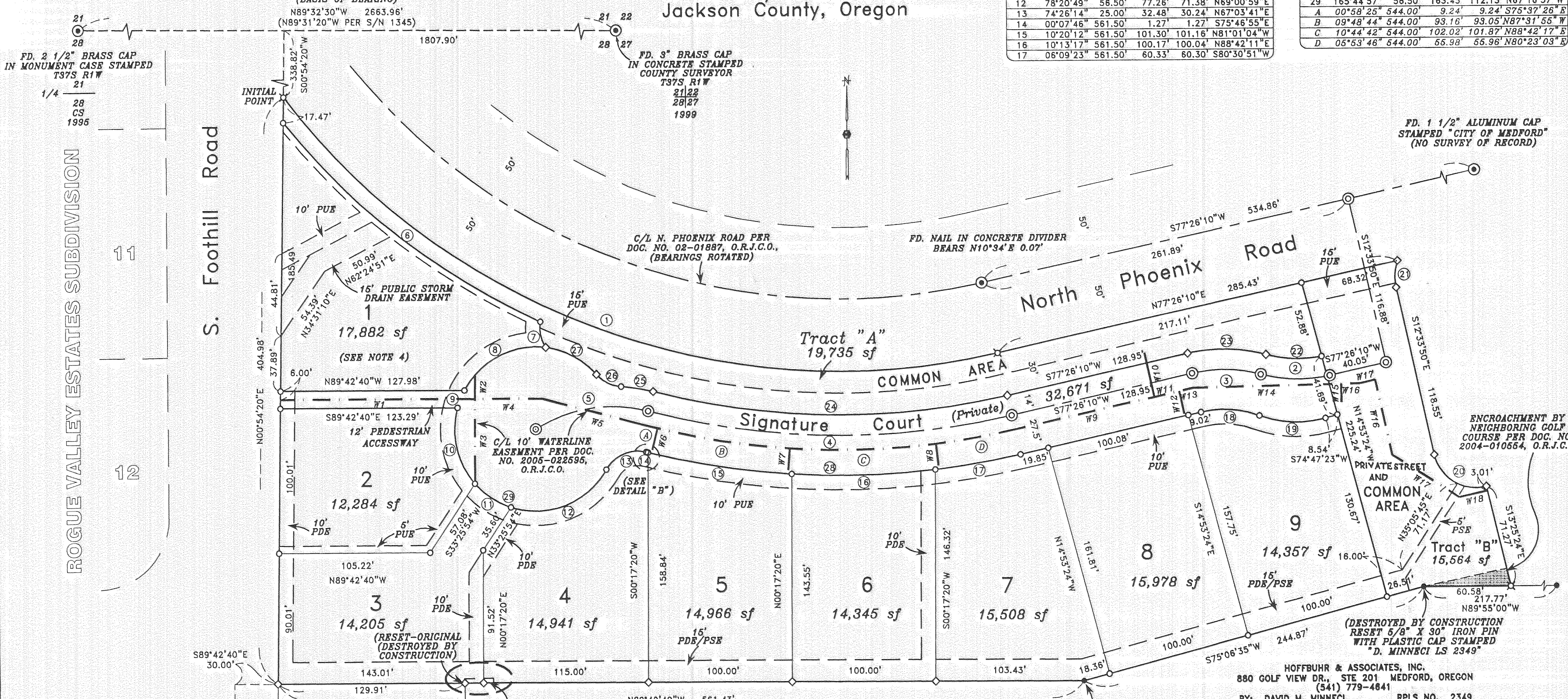
# TENTH FAIRWAY ESTATES, PHASE 1 (A Planned Community)

Located in:  
the Northeast 1/4 of Section 28,  
Township 37 South., Range 1 West, W.M.,  
in the City of Medford,  
Jackson County, Oregon

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 PUB. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUB 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 PUB OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUB WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUB.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	65°14'36"	490.00'	557.97'	528.31'	S69°58'32"E
2	27°40'28"	100.00'	48.30'	47.83'	N88°43'36"W
3	27°40'29"	100.00'	48.30'	47.83'	N88°43'36"W
4	27°25'37"	534.00'	255.62'	253.19'	N88°51'02"W
5	46°41'19"	100.00'	81.49'	79.25'	S81°31'08"W
6	26°06'57"	501.00'	228.36'	226.39'	S51°56'54"E
7	42°19'24"	25.00'	18.47'	18.05'	S11°17'26"E
8	68°35'57"	56.50'	67.65'	63.68'	S63°02'00"W
9	13°08'31"	56.50'	12.96'	12.93'	S22°09'46"W
10	56°36'37"	56.50'	55.82'	53.58'	S12°42'47"E
11	30°47'31"	56.50'	30.36'	30.00'	N56°24'51"W
12	78°20'49"	56.50'	77.26'	71.38'	N69°00'59"E
13	74°26'14"	25.00'	32.48'	30.24'	N67°03'41"E
14	00°07'46"	561.50'	1.27'	1.27'	S75°46'55"E
15	10°20'12"	561.50'	101.30'	101.16'	N81°01'04"W
16	10°13'17"	561.50'	100.17'	100.04'	N88°42'11"E
17	06°09'23"	561.50'	60.33'	60.30'	S80°30'51"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
18	32°42'35"	72.50'	41.39'	40.83'	N86°12'32"W
19	35°21'21"	75.50'	46.59'	45.85'	N87°31'55"W
20	91°43'23"	29.50'	47.23'	42.34'	S58°25'31"E
21	31°20'25"	34.50'	18.87'	18.64'	S03°06'23"W
22	25°57'08"	86.00'	38.95'	38.62'	S87°51'56"E
23	27°40'29"	114.00'	55.06'	54.53'	S88°43'35"E
24	27°25'37"	520.00'	248.92'	246.55'	S88°51'02"E
25	11°21'12"	114.00'	22.59'	22.55'	S80°48'49"E
26	45°12'21"	25.00'	19.72'	19.22'	S63°53'14"E
27	41°22'57"	56.50'	40.81'	39.93'	S61°58'32"E
28	26°50'38"	561.50'	263.07'	260.67'	N89°08'51"W
29	165°44'57"	56.50'	163.45'	112.13'	N67°16'57"W
A	00°58'25"	544.00'	9.24'	9.24'	S75°37'26"E
B	09°48'44"	544.00'	93.16'	93.05'	N87°31'55"W
C	10°44'42"	544.00'	102.02'	101.87'	N88°42'17"E
D	05°53'46"	544.00'	66.98'	66.96'	N80°23'03"E



FD. 2 1/2" BRASS CAP  
IN MONUMENT CASE STAMPED  
T37S R1W  
21  
28  
CS  
1995

FD. 3" BRASS CAP  
IN CONCRETE STAMPED  
COUNTY SURVEYOR  
T37S R1W  
2122  
2827  
1999

FD. 1 1/2" ALUMINUM CAP  
STAMPED "CITY OF MEDFORD"  
(NO SURVEY OF RECORD)

ROGUE VALLEY ESTATES SUBDIVISION  
11  
12

S. Foothill Road

North Phoenix Road

Tract "A"  
19,735 sf

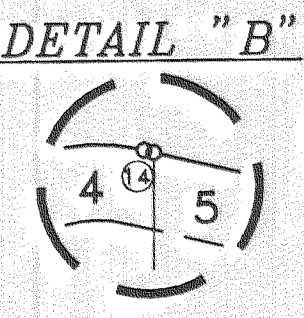
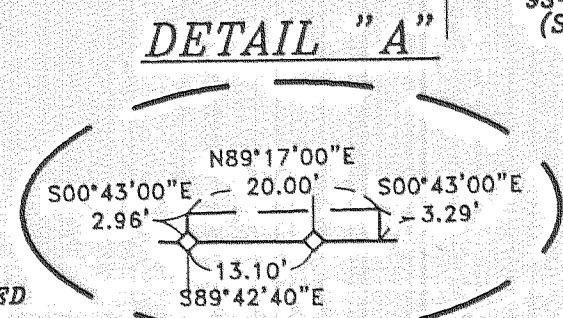
Signature Court (Private)

ENCROACHMENT BY  
NEIGHBORING GOLF  
COURSE PER DOC. NO.  
2004-010654, O.R.J.C.O.

(DESTROYED BY CONSTRUCTION  
RESET 5/8" X 30" IRON PIN  
WITH PLASTIC CAP STAMPED  
"D. MINNECI LS 2349"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
David M. Minnecci  
OREGON  
JULY 24, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/06

FD. 2 1/2" BRASS CAP  
IN MONUMENT CASE STAMPED  
T37S R1W  
DLG  
SW  
61  
CS  
1997



RECEIVED  
Date 7-28-06 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

LINE	BEARING	DISTANCE
W1	S89°43'22"E	135.32'
W2	N00°16'38"E	16.00'
W3	S00°16'38"W	56.00'
W4	S89°43'22"E	46.79'
W5	S75°08'13"E	73.80'
W6	S14°05'32"W	15.00'
W7	S04°11'29"W	15.00'
W8	S06°30'19"E	15.00'
W9	N77°26'10"E	99.67'
W10	N12°33'50"W	31.00'
W11	N77°26'10"E	17.75'
W12	S12°33'50"E	16.00'
W13	N77°26'10"E	10.03'
W14	N88°53'32"E	102.76'
W15	S01°06'28"E	17.71'
W16	S12°33'50"E	53.12'
W17	S57°33'50"E	55.15'
W18	N77°26'10"E	19.93'

- NOTES:
- EASEMENT PER DOCUMENT NO. 93-10683, O.R.J.C.O. (SHOWN)
  - EASEMENT PER DOCUMENT NO. 2005-022596 O.R.J.C.O. (SHOWN)
  - UNDERGROUND STORM DRAIN RETENTION PIPE AS DISCLOSED BY DOC. NO. 2004-010654, O.R.J.C.O. (EASEMENT GRANTED HERRON)
  - NO VEHICULAR ACCESS IS ALLOWED BETWEEN LOT 1 AND NORTH PHOENIX ROAD.

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON  
(541) 779-4841  
BY: DAVID M. MINNECCI RPLS NO. 2349  
SCALE: 1 INCH = 50' JUNE 6, 2006  
BASIS OF BEARING: SURVEY NUMBER 16433  
(NORTH LINE OF SECTION 28)

- = 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 & TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE OR WALL.
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- = FD. 5/8 IRON PIN PER S/N 1345
- ⊖ = FD. 5/8 IRON PIN PER S/N 3281
- ⊕ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (04020S2.DWG)

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