

FAIRWAY ESTATES SUBDIVISION, UNIT NO. 1

LOCATED IN LOTS 1, 3 AND 4 OF CREST BROOK ORCHARD TRACTS (A RECORDED SUBDIVISION), AND IN THE N.E. 1/4 OF SECTION 28, T. 37S., R. 1W., W.M., MEDFORD, OREGON

APRIL 12, 1978

THE 24 FOOT WIDE PRIVATE ROADS AND THE ADJACENT STRIPS (GENERALLY 10 FEET ON EACH SIDE) ARE COMMON AREAS. COMMON AREAS SHOWN HEREON ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC.

SURVEYED BY:
MARK E. BOYDEN, R.P.L.S. No. 281
26 LAUREL STREET
MEDFORD, OREGON

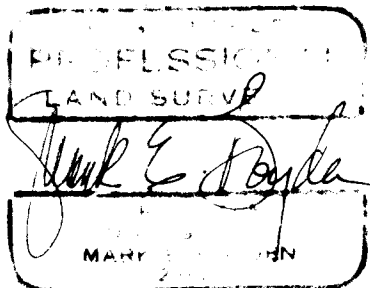
I HEREBY CERTIFY THAT THIS IS A COPY OF THE ORIGINAL PLAT

Mark E. Boyden
SURVEYOR

- Found 5/8" iron pin
- Found 3/4" bolt set in concrete in a 4" concrete tile
- Deferred monument
- Set 3/4" x 30" re-bar
- P.U.E. = Public utility easement
- C.P.A. = Common parking area (26 spaces provided)

THOSE AREAS DESIGNATED AS CAPERNA DRIVE, CHANDLER EGAN DRIVE, JACK NICKLAUS ROAD AND ARNOLD PALMER WAY ARE PRIVATE ROADS, YET DEDICATED HEREON FOR THEIR ENTIRE WIDTH AS PUBLIC UTILITY AND CABLE TV EASEMENTS. THE PAVEMENT WIDTH FOR SAID PRIVATE ROADS WAS CONSIDERED 24 FEET FOR DENSITY COMPUTATIONS.

INITIAL POINT OF BEGINNING
Set on 8 inch diameter by 24 inch long concrete post with bronze disk set 6 inches below the ground surface, 361.47 feet East and 28.89 feet North from the S.W. Corner of D.L.C. No. 61. (Found and replaced a 3/4" bolt set in concrete in a 4" concrete tile)



Wit. Cor. Found 5/8" iron pin in concrete 0.05' South and 0.05' West.

N89°49'28"W (REC. N89°49'30"W) 20.25'

SCALE: 1" = 50'
BASIS OF BEARINGS RECORDED SURVEY NO. 3048

Inst. No. 71-11350

Wit. Cor. Found 5/8" iron pin in concrete 0.04' North.

N89°49'28"W 112.79'

City water line easement (Inst. No. 69-09489 & 70-04955 & 70-04954)

Note A

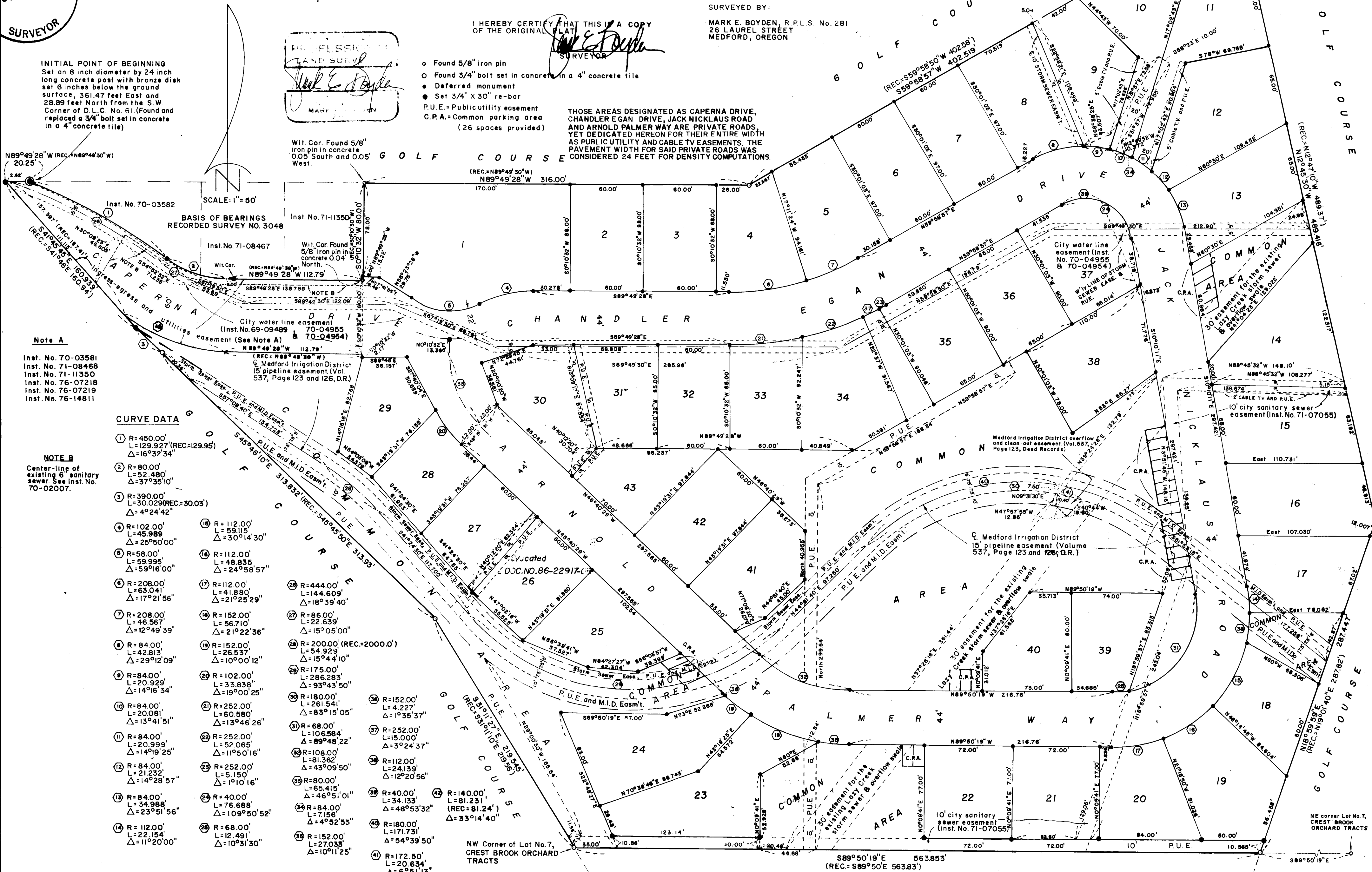
- Inst. No. 70-03581
- Inst. No. 71-08468
- Inst. No. 71-11350
- Inst. No. 76-07218
- Inst. No. 76-07219
- Inst. No. 76-14811

CURVE DATA

- | | | |
|---|--|--|
| 1 R=450.00'
L=129.927' (REC=129.95)
Δ=16°32'34" | 10 R=112.00'
L=59.115'
Δ=30°14'30" | 20 R=152.00'
L=76.688'
Δ=109°50'52" |
| 2 R=80.00'
L=52.480'
Δ=37°35'10" | 11 R=102.00'
L=45.989'
Δ=25°50'00" | 21 R=102.00'
L=33.838'
Δ=19°00'25" |
| 3 R=390.00'
L=30.029' (REC=30.03)
Δ=4°24'42" | 12 R=84.00'
L=20.929'
Δ=14°16'34" | 22 R=252.00'
L=52.065'
Δ=11°50'16" |
| 4 R=102.00'
L=45.989'
Δ=25°50'00" | 13 R=84.00'
L=20.929'
Δ=14°16'34" | 23 R=40.00'
L=76.688'
Δ=109°50'52" |
| 5 R=58.00'
L=41.880'
Δ=24°58'57" | 14 R=112.00'
L=59.115'
Δ=30°14'30" | 24 R=68.00'
L=81.362'
Δ=43°09'50" |
| 6 R=208.00'
L=63.041'
Δ=17°21'56" | 15 R=112.00'
L=48.835'
Δ=24°58'57" | 25 R=80.00'
L=65.415'
Δ=46°51'01" |
| 7 R=208.00'
L=46.567'
Δ=12°49'39" | 16 R=152.00'
L=56.710'
Δ=21°22'36" | 26 R=444.00'
L=54.923'
Δ=15°44'10" |
| 8 R=84.00'
L=42.813'
Δ=29°12'09" | 17 R=112.00'
L=48.835'
Δ=24°58'57" | 27 R=86.00'
L=22.639'
Δ=15°05'00" |
| 9 R=84.00'
L=20.929'
Δ=14°16'34" | 18 R=152.00'
L=76.688'
Δ=109°50'52" | 28 R=200.00' (REC=2000.0')
L=54.923'
Δ=15°44'10" |
| 10 R=84.00'
L=20.929'
Δ=14°16'34" | 19 R=152.00'
L=76.688'
Δ=109°50'52" | 29 R=175.00'
L=286.283'
Δ=93°43'50" |
| 11 R=84.00'
L=20.929'
Δ=14°16'34" | 20 R=152.00'
L=76.688'
Δ=109°50'52" | 30 R=180.00'
L=261.541'
Δ=83°15'05" |
| 12 R=84.00'
L=21.232'
Δ=14°28'57" | 21 R=252.00'
L=60.580'
Δ=13°46'26" | 31 R=68.00'
L=106.584'
Δ=89°48'22" |
| 13 R=84.00'
L=34.988'
Δ=23°51'56" | 22 R=252.00'
L=52.065'
Δ=11°50'16" | 32 R=108.00'
L=81.362'
Δ=43°09'50" |
| 14 R=112.00'
L=22.154'
Δ=11°20'00" | 23 R=40.00'
L=76.688'
Δ=109°50'52" | 33 R=80.00'
L=65.415'
Δ=46°51'01" |
| | 24 R=68.00'
L=81.362'
Δ=43°09'50" | 34 R=40.00'
L=34.133'
Δ=48°53'32" |
| | 25 R=80.00'
L=65.415'
Δ=46°51'01" | 35 R=180.00'
L=171.731'
Δ=54°39'50" |
| | 26 R=444.00'
L=54.923'
Δ=15°44'10" | 36 R=172.50'
L=20.634'
Δ=6°51'13" |
| | 27 R=86.00'
L=22.639'
Δ=15°05'00" | |
| | 28 R=200.00' (REC=2000.0')
L=54.923'
Δ=15°44'10" | |
| | 29 R=175.00'
L=286.283'
Δ=93°43'50" | |
| | 30 R=180.00'
L=261.541'
Δ=83°15'05" | |
| | 31 R=68.00'
L=106.584'
Δ=89°48'22" | |
| | 32 R=108.00'
L=81.362'
Δ=43°09'50" | |
| | 33 R=80.00'
L=65.415'
Δ=46°51'01" | |
| | 34 R=40.00'
L=34.133'
Δ=48°53'32" | |
| | 35 R=180.00'
L=171.731'
Δ=54°39'50" | |
| | 36 R=172.50'
L=20.634'
Δ=6°51'13" | |

NOTE B

Center-line of existing 6" sanitary sewer. See Inst. No. 70-02007.



73621

8R/2

37 1W 28A

FAIRWAY ESTATES SUBDIVISION, UNIT NO. 1

LOCATED IN LOTS 1, 3 AND 4 OF CREST BROOK ORCHARD TRACTS (A RECORDED SUBDIVISION), AND IN THE N.E. 1/4 OF SECTION 28, T.37S., R.1W., W.M., MEDFORD, OREGON

APRIL 12, 1978

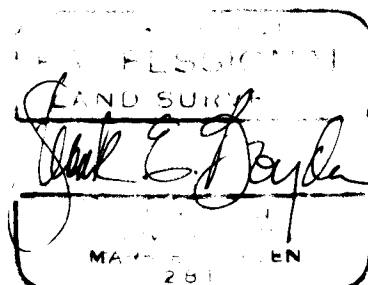
SURVEYOR'S CERTIFICATE

STATE OF OREGON
COUNTY OF JACKSON SS

I, MARK E. BOYDEN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT THE TRACT OF LAND HEREON SHOWN HAS BEEN CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF ITS BOUNDARY LINES:

COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 61, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE EAST 361.47 FEET, THENCE NORTH 28.89 FEET TO AN 8 INCH DIAMETER BY 24 INCH LONG CONCRETE POST WITH BRONZE DISK SET 6 INCHES BELOW THE GROUND SURFACE LOCATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAPERNA DRIVE AND AT THE MOST WESTERLY CORNER OF THE TRACT DESCRIBED IN INSTRUMENT NO. 70-03582 OF THE OFFICIAL RECORDS OF SAID COUNTY, FOR THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°49'28" WEST (RECORD-NORTH 89°49'30" WEST), 20.25 FEET; THENCE SOUTH 41°45'45" EAST, 160.939 FEET (RECORD-SOUTH 41°46' EAST, 160.94 FEET) TO THE SOUTHEASTERLY CORNER OF SAID CAPERNA DRIVE; THENCE 30.023 FEET (RECORD=30.03 FEET) ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE RIGHT (CURVE IS NON-TANGENT AND ITS LONG CHORD BEARS SOUTH 47°58'31" EAST, 30.022 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE SOUTH 45°46'10" EAST, 313.832 FEET (RECORD-SOUTH 45°45'50" EAST, 313.93 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE SOUTH 31°11'27" EAST, 219.545 FEET (RECORD-SOUTH 31°11'10" EAST, 219.56 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE FOR THE NORTHWEST CORNER OF LOT 7 OF CREST BROOK ORCHARD TRACTS (RECORDED); THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7, SOUTH 89°50'19" EAST, 563.853 FEET (RECORD= SOUTH 89°50' EAST, 563.83 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE NORTH 18°59'59" EAST, 287.447 FEET (RECORD-NORTH 19°01'40" EAST 287.82 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE NORTH 12°45'30" WEST, 489.416 FEET (RECORD-NORTH 12°47'10" WEST, 489.37 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE SOUTH 88°51'09" WEST, 58.169 FEET (RECORD= SOUTH 88°50'10" WEST, 58.15 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE SOUTH 59°58'57" WEST, 402.519 FEET (RECORD= SOUTH 59°58'50" WEST, 402.58 FEET) TO A 3/4 INCH BOLT FOUND SET IN CONCRETE IN A 4 INCH CONCRETE TILE; THENCE NORTH 89°49'28" WEST, 316.00 FEET (RECORD-NORTH 89°49'30" WEST) TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN INSTRUMENT NO. 71-11350 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 0°10'32" WEST (RECORD= SOUTH 0°10'30" WEST), 80.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT AND ALONG THE SOUTH BOUNDARY OF TRACT DESCRIBED IN INSTRUMENT NO. 71-08467 OF THE OFFICIAL RECORDS OF SAID COUNTY, NORTH 89°49'28" WEST (RECORD=NORTH 89°49'30" WEST), 112.79 FEET; THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF THE LAST SAID TRACT AND ALONG THE SOUTH BOUNDARY OF TRACT DESCRIBED IN INSTRUMENT NO. 70-03582 OF THE OFFICIAL RECORDS OF SAID COUNTY, 52.48 FEET ON THE ARC OF AN 80.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD BEARS NORTH 71°01'53" WEST, 51.544 FEET); THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF THE LAST SAID TRACT 129.927 FEET (RECORD=129.95 FEET) ON THE ARC OF A 450.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD BEARS NORTH 60°30'35" WEST, 129.476 FEET) TO THE INITIAL POINT OF BEGINNING.

Mark E. Boyden
SURVEYOR



SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF April, 1978.

Shirley Thompson
NOTARY PUBLIC for the STATE of OREGON

MY COMMISSION EXPIRES THE 4th DAY OF May, 1980.

I HEREBY CERTIFY THAT THIS IS A COPY OF THE ORIGINAL PLAT.

Mark E. Boyden
SURVEYOR



POST MONUMENTATION CERTIFICATE

ALL MONUMENTS WILL BE SET ON OR BEFORE MARCH 31, 1980.
ALL MONUMENTS ARE NOW SET ON THIS 30th DAY OF June, 1980. SEE DOCUMENT NO. 80-11865 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

8413

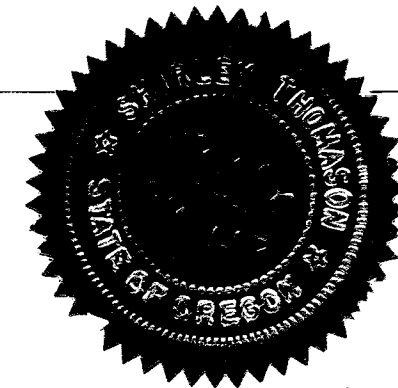
Mark E. Boyden
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, M.O. BESSONETTE AND JOY O. BESSONETTE, HUSBAND AND WIFE, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ATTACHED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY US AS "FAIRWAY ESTATES SUBDIVISION, UNIT NO. 1", SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON.

WE ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS (P.U.E.'S) AS SHOWN HEREON. NOTE OTHER EASEMENTS, NOT PUBLIC, AS SHOWN HEREON.

M.O. Bessonette
M. O. BESSONETTE



Joy O. Bessonette
JOY O. BESSONETTE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF JACKSON

THIS CERTIFIES THAT ON THIS 7th DAY OF April, 1978, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED M. O. BESSONETTE AND JOY O. BESSONETTE, HUSBAND AND WIFE, WHO FIRST BEING DULY SWORN, ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Shirley Thompson
NOTARY PUBLIC for the STATE of OREGON

MY COMMISSION EXPIRES 5-4-80

APPROVALS

EXAMINED AND APPROVED BY THE MEDFORD IRRIGATION DISTRICT IN REGULAR SESSION THIS 4th DAY OF April, 1978.

Robert Thomas
PRESIDENT

Geneva M. Cox
SECRETARY

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW WHICH WILL BECOME A LIEN DURING THE 1978 CALENDAR YEAR HAVE BEEN PAID.

DATE Aug 4, 1978

Ray E. Stewart
DIRECTOR OF ASSESSMENT and TAXATION
Deputy

FILED FOR RECORD THIS THE 9th DAY OF August, 1978, AT 2:56 O'CLOCK P.M. AND RECORDED IN VOLUME 13 OF PLATS AT PAGE 48 OF RECORDS OF JACKSON COUNTY, OREGON.

BY Thomas D. Jewett
DEPUTY

Pat Watson
COUNTY CLERK

WE CERTIFY PURSUANT TO AUTHORITY GRANTED TO US BY THE MEDFORD PLANNING COMMISSION IN OPEN MEETING OF July 27, 1978 THE ABOVE PLAT IS HEREBY APPROVED BY THE MEDFORD PLANNING COMMISSION.

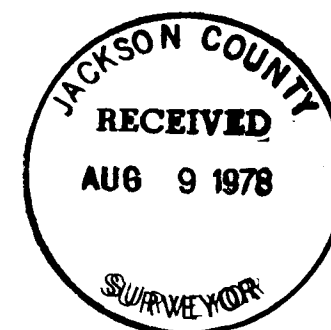
DATE August 4, 1978

Walter H. Glacorn
PRESIDENT

James M. Eisenhard
SECRETARY

APPROVED THIS 26th DAY OF July, 1978.

BY: Donald C. Walker
CITY ENGINEER



7362

8R/2

37 1W 28A