

# MARGAUX ESTATES UNIT ONE

LOCATED IN N.W. 1/4 SECTION 17, TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.

CITY OF MEDFORD, JACKSON COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

### CURVE DATA

NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
A	230.00	21°28'26"	86.20	26	4500	36°37'58"	2877
B	200.00	38°01'54"	132.76	27	4500	91°14'50"	71.665
C	600.00	15°15'32"	159.79	28	2000	67°22'49"	23.52
D	350.00	8°30'00"	51.92	29	2000	90°00'00"	31.415
E	60.00	90°00'00"	94.25	30	625.00	3°27'33"	37.73
1	20.00	90°00'00"	31.42	31	2000	90°52'21"	31.72
2	260.00	10°47'53"	49.00	32	2000	46°11'13"	16.12
3	255.00	10°35'13"	47.12	33	4500	13°23'26"	10.52
4	225.00	15°45'00"	61.85	34	4500	70°01'41"	55.00
5	225.00	16°13'11"	63.69	35	4500	40°14'39"	31.61
6	225.00	6°03'43"	23.805	36	4500	40°59'53"	32.20
7	20.00	94°09'34"	32.87	37	4500	33°25'42"	26.25
8	20.00	85°00'26"	29.96	38	4500	34°11'18"	26.85
9	575.00	6°02'32"	60.64	39	4500	40°05'47"	31.49
10	575.00	9°13'00"	92.495	40	2000	46°11'13"	16.12
11	20.00	90°00'00"	31.415	41	2000	84°50'40"	29.62
12	20.00	103°20'31"	36.07	42	2000	95°09'20"	33.215
13	45.00	69°35'34"	5.66	43	2000	46°11'13"	16.12
14	45.00	33°44'57"	26.51	44	4500	60°40'30"	47.65
15	45.00	33°44'57"	26.51	45	4500	36°35'51"	27.96
16	45.00	56°15'03"	44.18	46	4500	31°28'54"	24.725
17	85.00	60°25'19"	89.64	47	4500	33°56'23"	26.66
18	85.00	29°34'41"	43.88	48	4500	48°38'34"	38.20
19	20.00	90°00'00"	31.415	49	4500	62°02'14"	48.72
20	375.00	3°43'35"	24.39	50	2000	46°11'13"	16.12
21	325.00	8°22'06"	47.47	51	2000	84°50'40"	29.62
22	20.00	90°00'00"	31.415	52	175.00	9°32'17"	29.13
23	45.00	21°35'04"	17.19	53	175.00	28°29'37"	87.03
24	45.00	39°43'39"	31.20	54	2000	25°44'52"	89.88
25	45.00	31°40'56"	24.88	55	2000	90°00'00"	31.42

STATE OF OREGON )  
County of Jackson )

I, Verlyn Thomas, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a concrete monument with metal disc monumenting the Initial Point, from which the corner common to Sections 7, 8, 17 and 18, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon bears North, 2222.84 feet and West, 1329.53 feet; thence South 89°57'31" West, 180.00 feet to a found 3/4" iron pin; thence North 0°02'29" West, 19.02 feet to a found 3/4" iron pin; thence South 89°57'31" West, 125.07 feet to a found 3/4" iron pin on the east boundary of NORTHGATE SUBDIVISION UNIT NO. 1 in the City of Medford, Oregon; thence along said east boundary, and the east boundary of NORTHGATE SUBDIVISION UNIT NO. 2, North 0°01'00" West, 830.83 feet to the Northeast corner of Lot 17, Block 6, said UNIT NO. 2; thence along the north boundary of said Lot 17 as follows: along the arc of a 200.00 foot radius curve left (the chord of which arc bears North 77°08'34" West, 89.12 feet) 89.88 feet, thence South 89°59'00" West, 13.12 feet, thence along the arc of a 20.00 foot radius curve left (the long chord bears South 44°59'00" West, 28.28 feet) 31.42 feet to the east boundary of N. Keene Way Drive; thence leaving said north boundary of Lot 17, along said east boundary of N. Keene Way Drive, North 0°01'00" West, 100.00 feet; thence along the arc of 20.00 foot radius left (the long chord bears South 45°01'00" East, 28.28 feet) 31.42 feet; thence North 89°59'00" East, 13.12 feet; thence along the arc of a 260.00 foot radius curve right (the chord of which arc bears South 84°37'05" East, 48.93 feet) 49.00 feet; thence North 6°15'05" East, 154.27 feet; thence South 70°25'00" East, 105.00 feet; thence South 55°05'00" East, 175.00 feet; thence South 51°23'00" East, 129.14 feet; thence South 30°30'40" East, 261.64 feet; thence North 55°19'46" East, 36.95 feet; thence South 34°40'14" East, 50.00 feet; thence South 77°00'00" East, 185.76 feet; thence South 45°46'12" East, 301.21 feet; thence South 10°00'00" East, 65.05 feet; thence South 44°13'48" West 313.20 feet; thence along the arc of a 375.00 foot radius curve right (the chord of which arc bears South 39°15'48" East, 24.38 feet) 24.39 feet; thence South 52°35'54" West, 50.00 feet; thence South 44°13'48" West, 150.81 feet; thence South 42°12'07" East, 32.20 feet; thence South 89°57'31" West, 290.00 feet; thence North 0°02'29" West, 105.00 feet to Initial Point of Beginning.

*Verlyn Thomas*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 19 1960  
VERLYN D. THOMAS  
S. O.

Subscribed and sworn to before me this 29th day of November, 1978.

*B. Kay Froling*  
Notary Public for Oregon

My commission expires the 31st day of August, 1976.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, MARGAUX ESTATES, LTD., an Oregon Limited Partnership, are the owners in fee simple of lands hereon described, and that we have subdivided the same into lots, blocks and streets as shown hereon, and the number and size of the lots, and lengths of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to public for public use all streets, easements, and that certain area designated as Lone Pine Creek shown hereon, and we do hereby designate said subdivision as MARGAUX ESTATES UNIT ONE.

IN WITNESS WHEREOF, We have set our hands and seals this 29th day of November, 1978.  
MARGAUX ESTATES, LTD.  
Charter First Mortgage, Inc. General Partner by  
*William J. Thompson*  
William J. Thompson, President  
*Margaret J. Thompson*  
Margaret J. Thompson, Secretary-Treasurer

STATE OF OREGON )  
County of Jackson )

Personally appeared the above named William J. Thompson and Margaret J. Thompson and acknowledged the foregoing instrument to be their voluntary act and deed.

*B. Kay Froling*  
Notary Public for Oregon

My commission expires the 31st day of August, 1976.  
I certify that pursuant to authority granted to us by Medford Planning Commission in open meeting of February 22, 1979, the above plat is hereby approved by the Medford Planning Commission.  
Dated this 22nd day of February, 1979.

*James E. Eisenhardt* President  
*James M. Eisenhardt* Secretary  
Examined and approved by the Medford Irrigation District in regular session this 11th day of July, 1978.  
*Albert H. Humes* President  
*Carla Stiles* Secretary

Examined and approved this 21st day of February, 1979.  
*L. C. Walker*  
City Engineer

Examined and approved this 27th day of February, 1979.  
*Gene Hester* Deputy  
*Ray Stewart* Director of Assessment and Taxation

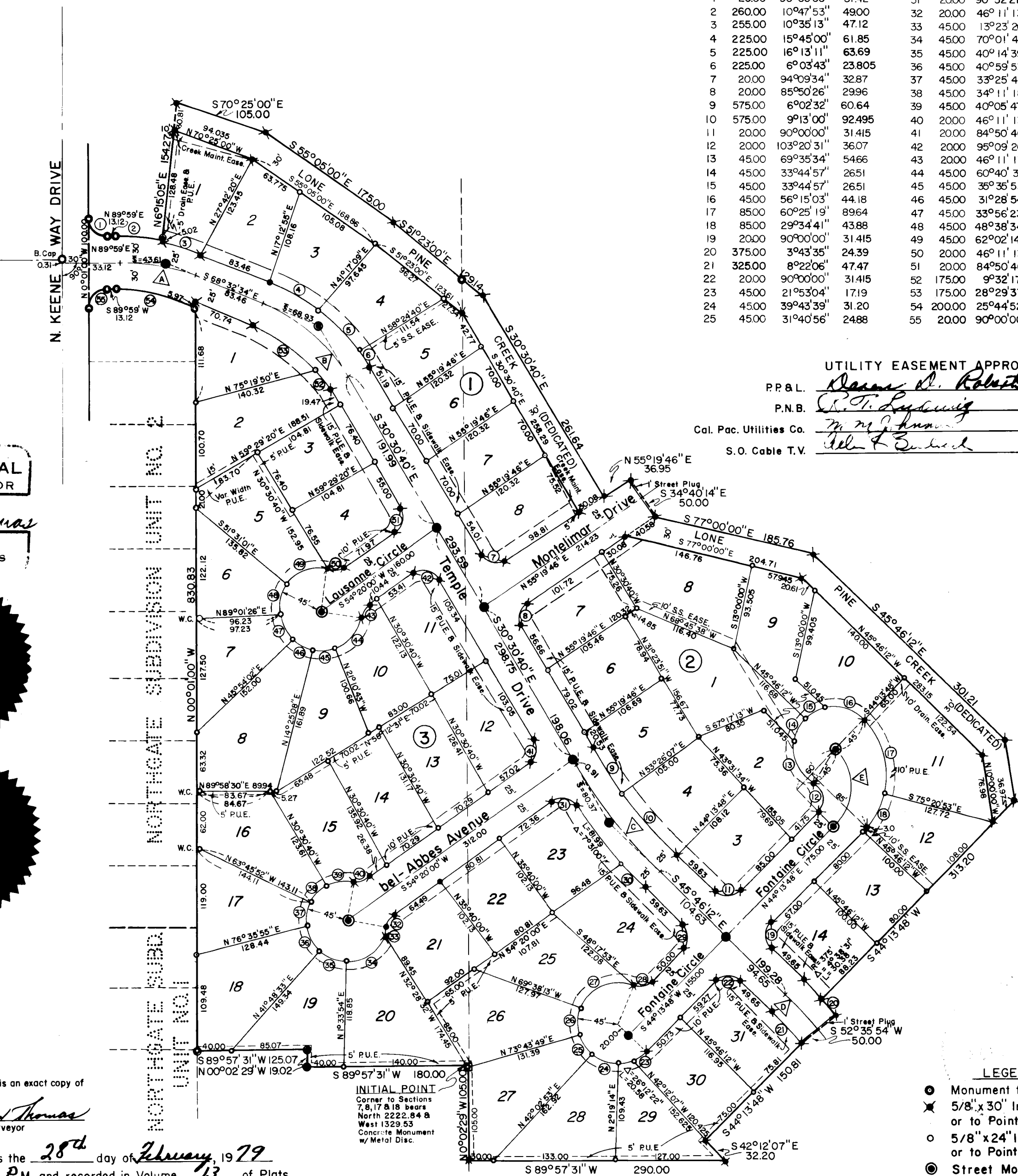
For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioner's Journal of Proceedings.  
by *Pauline E. McCormack* Deputy  
*Waldene Jerry* County Clerk

This is to certify that this tracing is an exact copy of the original plat.

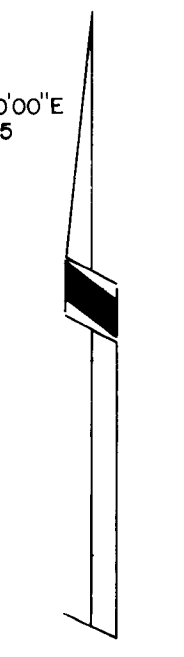
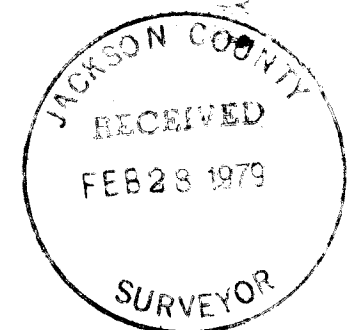
*Verlyn Thomas*  
Surveyor

Filed for record this the 28th day of February, 1979  
at 2:39 O'Clock P.M. and recorded in Volume 13 of Plats  
at page 77 of Records of Jackson County, Oregon.

by *Pauline E. McCormack* Deputy  
*Waldene Jerry* County Clerk



UTILITY EASEMENT APPROVAL:  
P.P.&L. *James D. Roberts*  
P.N.B. *John T. Lanning*  
Cal. Pac. Utilities Co. *John T. Lanning*  
S. O. Cable T.V. *John T. Lanning*



LEGEND  
● Monument found per record  
✱ 5/8" x 30" Iron Pin Set Flush or to Point of Refusal  
○ 5/8" x 24" Iron Pin Set Flush or to Point of Refusal  
● Street Monument  
P.U.E.: Public Utility Easement & Cable T.V.  
S.S. Easement: Sanitary Sewer Easement

BASIS OF BEARINGS: Survey No. 5570

2792

8R/31