

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

Gary D. Kaiser  
SURVEYOR

# THE MEADOWS A PLANNED UNIT DEVELOPMENT SUBDIVISION

LOCATED IN D.L.C. NO. 56 AND THE NORTH HALF OF SECTION 11, T. 37S, R. 2W, W.M.  
CENTRAL POINT, JACKSON COUNTY, OREGON.

DATE: MAY 6, 1982  
REVISED: MAY 23, 1986

## SURVEYORS CERTIFICATE:

STATE OF OREGON } 55  
COUNTY OF JACKSON }

I, GARY D. KAISER, 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. 56, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST BOUNDARY OF SAID CLAIM, NORTH 0° 03' 40" EAST, 775.260 FEET; THENCE NORTH 89° 57' 00" EAST, 30.00 FEET TO AN 8" DIAMETER BY 24" LONG CONCRETE MONUMENT WITH BRONZE DISK SET 6" BELOW THE GROUND SURFACE FOR THE INITIAL POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 57' 00" EAST, 591.982 FEET; THENCE SOUTH 0° 03' 40" WEST, 181.647 FEET; THENCE NORTH 89° 56' 30" EAST, 170.007 FEET; THENCE SOUTH 0° 03' 40" WEST, 25.091 FEET TO A FOUND 3/4" REBAR; THENCE NORTH 89° 59' 00" EAST, 386.530 FEET TO A FOUND 3/4" REBAR LOCATED ON THE WEST BOUNDARY OF DONATION LAND CLAIM NO. 58, SAID TOWNSHIP AND RANGE; THENCE NORTH 0° 01' 35" EAST, 176.680 FEET TO A 1 1/2" GALVANIZED IRON PIPE FOUND SET FOR THE NORTHWEST CORNER OF SAID CLAIM; THENCE ALONG THE NORTH BOUNDARY OF SAID CLAIM, NORTH 89° 56' 30" EAST, 1272.920 FEET TO THE SOUTH EAST CORNER OF THE WEST-HALE OF SAID CLAIM NO. 56; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF SAID CLAIM NO. 58, NORTH 89° 56' 30" EAST, 385.63 FEET TO INTERSECT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5; THENCE ALONG SAID HIGHWAY LINE, NORTH 42° 03' 40" WEST, 1043.52 FEET TO A FOUND 3/4" IRON PIN LOCATED ON THE NORTH BOUNDARY OF THAT TRACT DESCRIBED IN VOLUME 24, PAGE 39 OF DEED RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT, SOUTH 89° 58' 00" WEST, 1687.050 FEET TO A FOUND 3/4" REBAR (FROM WHICH THE NORTHWEST CORNER OF SAID TRACT BEARS SOUTH 89° 58' 00" WEST 450.00 FEET); THENCE SOUTH 0° 03' 40" WEST, 556.820 FEET; THENCE PARALLEL WITH AND 20 FEET NORTHERLY AT RIGHT ANGLES FROM THE SOUTH BOUNDARY OF SAID TRACT DESCRIBED IN VOLUME 24, PAGE 39, DEED RECORDS, SOUTH 89° 57' 00" WEST, 450.00 FEET TO INTERSECT THE WEST BOUNDARY OF SAID CLAIM NO. 56; THENCE ALONG SAID CLAIM BOUNDARY, SOUTH 0° 03' 40" WEST, 229.00 FEET; THENCE NORTH 89° 57' 00" EAST, 30.000 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Gary D. Kaiser

OREGON  
JULY 16 1967  
GARY D. KAISER  
NO. 4033

Joan M. Shurts  
JOAN M. SHURTS  
NOTARY PUBLIC - OREGON  
My Commission Expires 5-28-86

Gary D. Kaiser  
SURVEYOR

SUBSCRIBED & SWORN TO BEFORE ME THIS 6<sup>th</sup> DAY OF May, 1982.

## APPROVALS

EXAMINED AND APPROVED THIS 2 DAY OF July 1986. Edward A. McJury  
COUNTY SURVEYOR

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION  
THIS 12 DAY OF July 1986. Clark C. Adams  
CITY REPRESENTATIVE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF July 2 1986.  
Michael K. Chubb  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 94.036 HAVE BEEN PAID AS OF July 2, 1986.

Carlson M. Manama  
TAX COLLECTOR

## RECORDER'S CERTIFICATE

FOR ORDER OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE COUNTY COMMISSIONERS' JOURNAL OF PROCEEDINGS

FILED FOR RECORD THIS THE 9 DAY OF July 1986, AT 3:12 O'CLOCK P.M. AND RECORDED IN VOLUME 15 OF PLATS AT PAGE 60 OF RECORDS OF JACKSON COUNTY, OREGON.

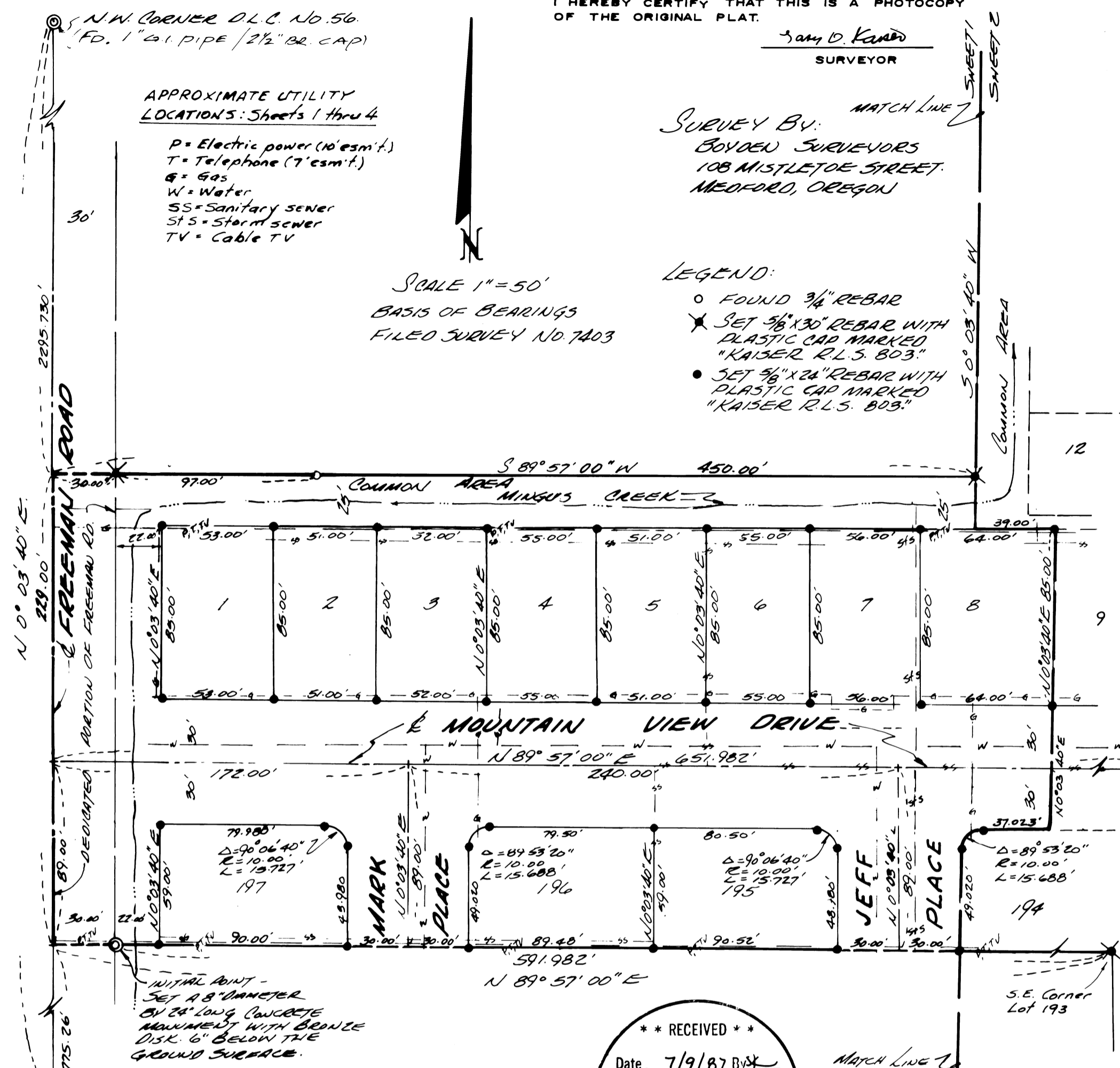
BY: Michelle Bala COUNTY CLERK  
Caitlan J. Baker COUNTY CLERK

APPROXIMATE UTILITY LOCATIONS: Sheets 1 thru 4

- P = Electric power (10' esm.f.)
- T = Telephone (7' esm.f.)
- G = Gas
- W = Water
- SS = Sanitary sewer
- StS = Storm sewer
- TV = Cable TV

SCALE 1" = 50'  
BASIS OF BEARINGS  
FILED SURVEY NO. 7403

- SURVEY BY:  
BOYDEN SURVEYORS  
108 MISTLETOE STREET  
MEDFORD, OREGON
- LEGEND:
- o FOUND 3/4" REBAR
  - \* SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 803"
  - SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 803"



\*\* RECEIVED \*\*  
Date 7/9/87 By [Signature]  
This survey consists of:  
5 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**DECLARATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT WE, FAR WEST FEDERAL BANK, S. B., 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 THE MEADOWS A PLANNED UNIT DEVELOPEMENT SUBDIVISION, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE SHOWN HEREON.  
WE ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE, THAT PORTION OF FREEMAN ROAD LOCATED WITHIN THE PLATTED AREA.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 27<sup>th</sup> DAY OF June, 1986.

By: [Signature]  
Executive Vice-President  
FAR WEST FEDERAL BANK, S. B.

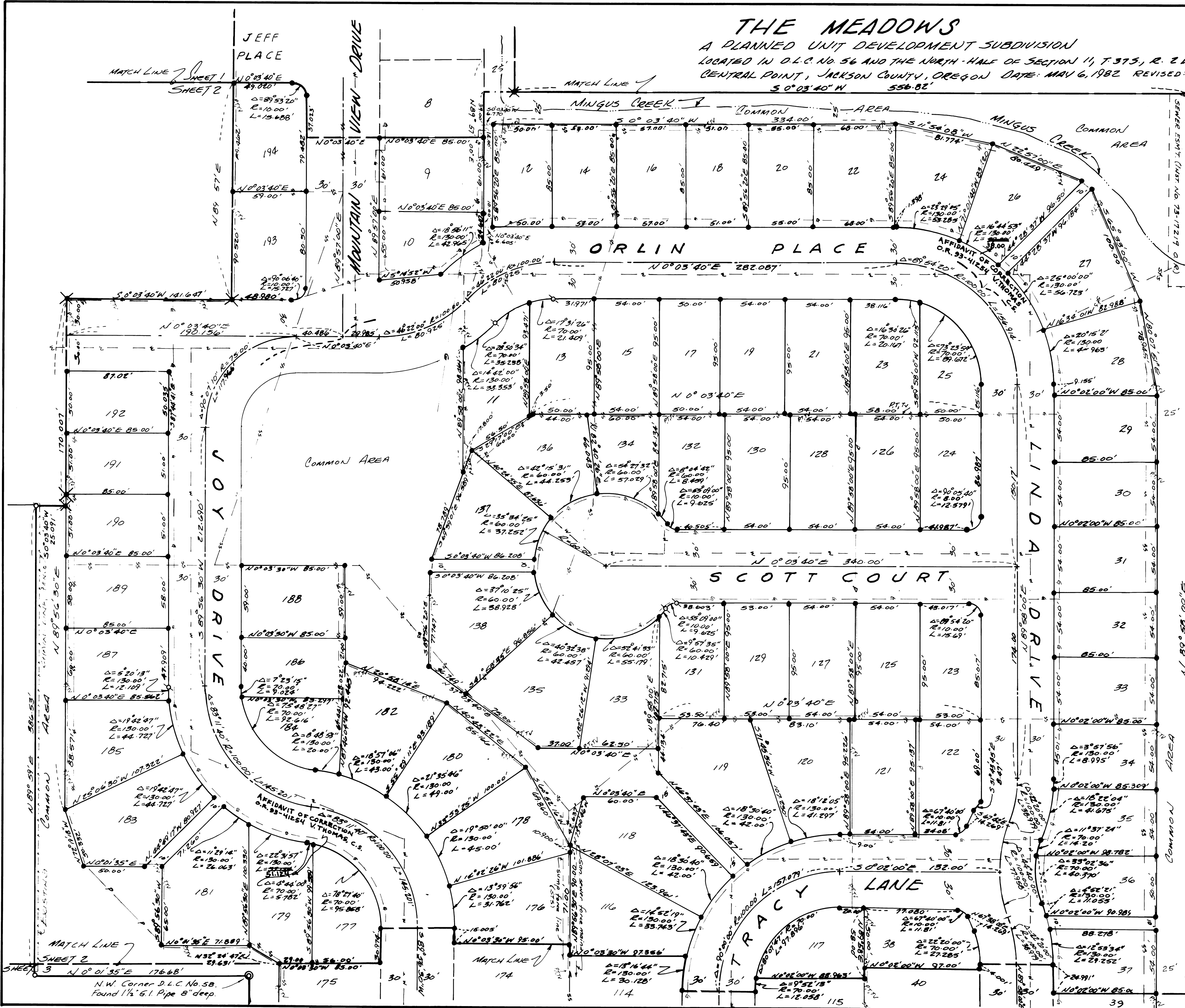
STATE OF OREGON  
County of Multnomah 55

On this 27<sup>th</sup> day of June 1986, before me personally appeared H.K. HAMILTON, JR. who being sworn stated that he is the executive vice-president of FAR WEST FEDERAL BANK, S. B., and that the foregoing instrument was voluntarily executed on behalf of said corporation by authority of its Board of Directors.

Amata M. Bruss  
AMATA M. BRUSS  
NOTARY PUBLIC OREGON  
My Commission Expires 2-23-89

Amata M. Bruss  
NOTARY PUBLIC FOR OREGON  
My commission expires 2/23/89

**THE MEADOWS**  
 A PLANNED UNIT DEVELOPMENT SUBDIVISION  
 LOCATED IN D.L.C. NO. 56 AND THE NORTH HALF OF SECTION 11, T.37S, R. 2W., WM.  
 CENTRAL POINT, JACKSON COUNTY, OREGON DATE: MAY 6, 1982 REVISED: MAY 23, 1986  
 5 0° 03' 40" W 556.82'



MATCH LINE SHEET 1  
 MATCH LINE SHEET 2

**SCALE 1" = 50'**  
**BASIS OF BEARINGS:**  
 FILED SURVEY NO. 7403

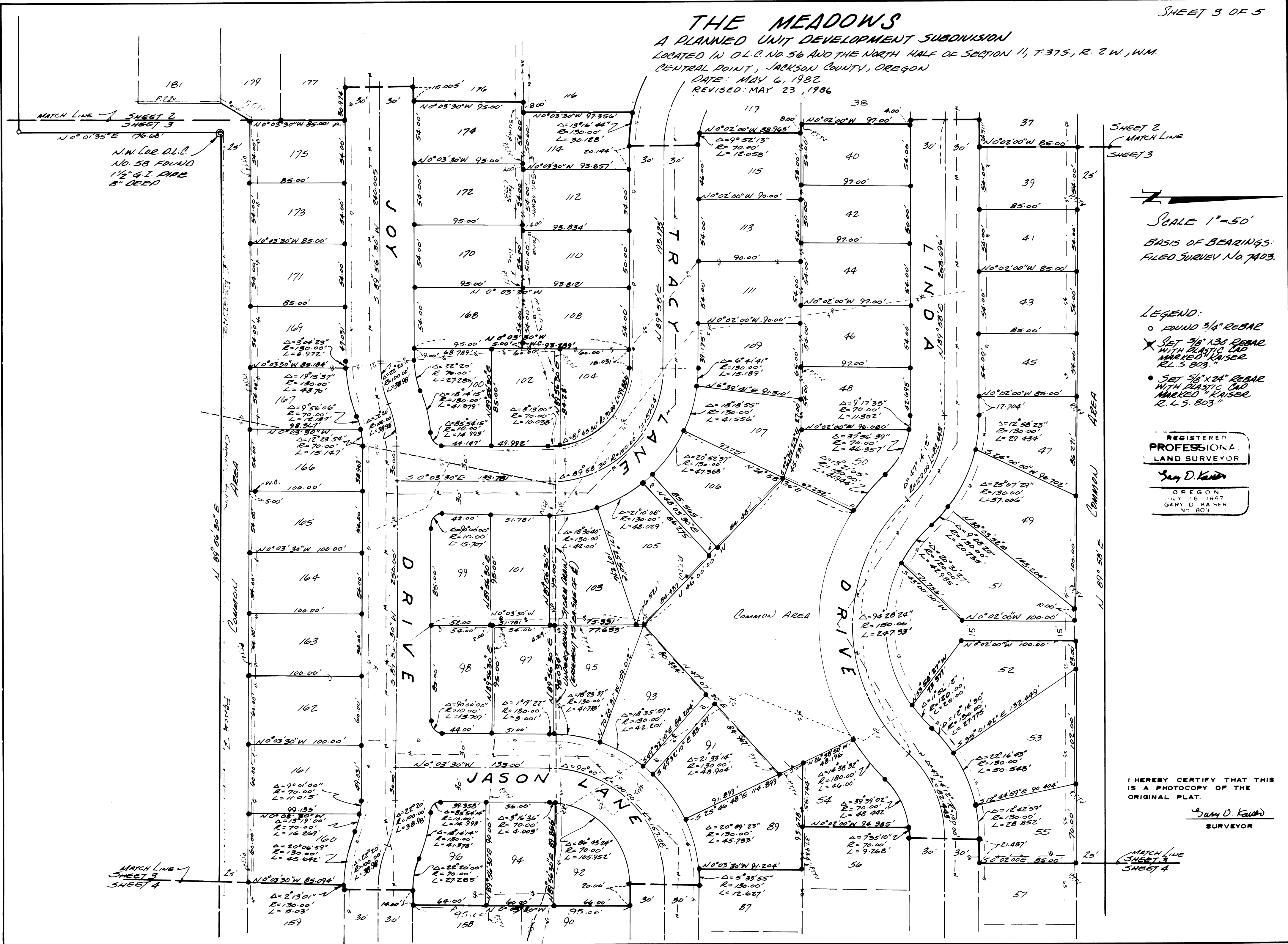
- LEGEND:**
- FOUND 3/4" REBAR.
  - ✱ SET 5/8" x 30" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 803."
  - SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 803."
  - SET lead and tack in concrete.

REGISTERED  
**LAND SURVEYOR**  
 Gary D. Kaiser  
 OREGON  
 JULY 16 1967  
 GARY D. KAISER  
 403

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.  
 Gary D. Kaiser  
 SURVEYOR

MATCH LINE SHEET 2  
 MATCH LINE SHEET 3

**THE MEADOWS**  
 A PLANNED UNIT DEVELOPMENT SUBDIVISION  
 LOCATED IN D.L.C. NO. 56 AND THE NORTH HALF OF SECTION 11, T.37S., R. 2W., W.M.  
 CENTRAL POINT, JACKSON COUNTY, OREGON  
 DATE: MAY 6, 1982  
 REVISED: MAY 23, 1986



SCALE 1"=50'  
 BASIS OF BEARINGS:  
 FILED SURVEY NO. 7403.

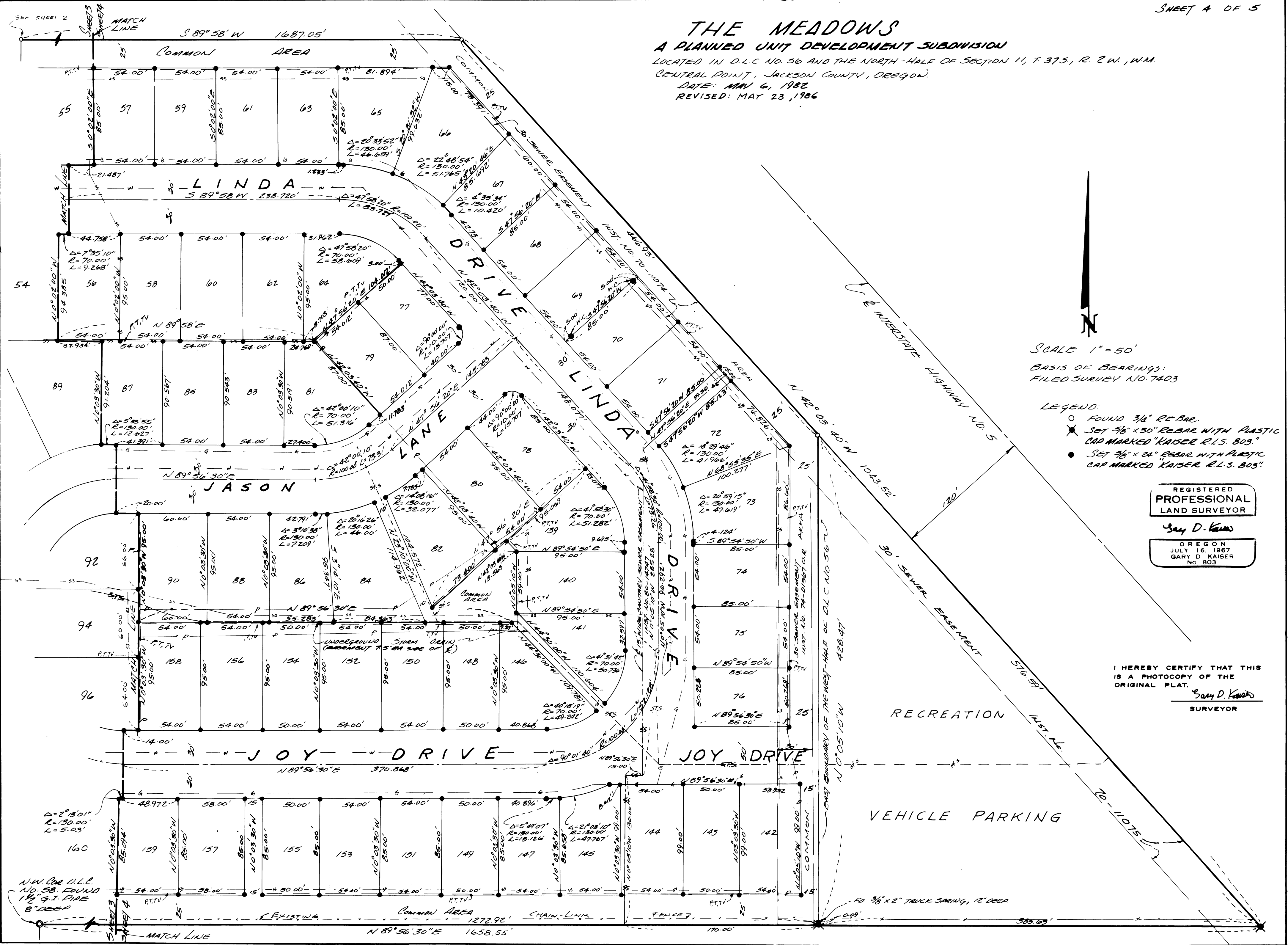
LEGEND:  
 ○ FOUND 3/4" REBAR  
 ✕ SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED KAISER R.L.S. 803.  
 • SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED KAISER R.L.S. 803.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Gary D. Kaula  
 OREGON JULY 16 1987  
 GARY D KAUL  
 NO. 803

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.  
 Gary D. Kaula  
 SURVEYOR

# THE MEADOWS A PLANNED UNIT DEVELOPMENT SUBDIVISION

LOCATED IN D.L.C. NO. 56 AND THE NORTH-HALF OF SECTION 11, T. 37S., R. 2W., W.M.  
CENTRAL POINT, JACKSON COUNTY, OREGON.  
DATE: MAY 6, 1982  
REVISED: MAY 23, 1986



SCALE 1" = 50'  
BASIS OF BEARINGS:  
FILED SURVEY NO. 7403

- LEGEND:
- FOUND 3/4" REBAR.
  - ✱ SET 5/8" x 30" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 803"
  - SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 805"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Gary D. Kaiser  
OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803

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

Gary D. Kaiser  
SURVEYOR

**THE MEADOWS**

A PLANNED UNIT DEVELOPMENT SUBDIVISION

LOCATED IN D.L.C. No. 56 AND THE NORTH HALF OF SECTION 11, T. 37S., R. 2W., W.M.  
CENTRAL POINT, JACKSON COUNTY, OREGONDATE: MAY 6, 1982  
REVISED: MAY 23, 1986

- 1) THE FOLLOWING EASEMENTS HAVE BEEN RECORDED PERTAINING TO ALL OR A PART OF THE PROPERTY DISCLOSED IN THE ATTACHED PLAT: SEWER EASEMENT, RECORDED IN DOCUMENT No. 70-11074; SEWER EASEMENT, RECORDED IN DOCUMENT No. 73-17219; SEWER EASEMENT, RECORDED IN DOCUMENT No. 74-01567; GRANT OF EASEMENT TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY, RECORDED IN DOCUMENT No. 79-12605; PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT No. 80-00737; PUBLIC UTILITY EASEMENT, RECORDED IN DOCUMENT No. 80-14747; RIGHT OF WAY EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, RECORDED IN DOCUMENT No. 80-22890, ALL OF WHICH ARE RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 2) GRANTORS HEREWITH RESERVE, CREATE, AND/OR RECREATE ALL OTHER EASEMENTS, BOTH PUBLIC AND PRIVATE, RECORDED AND UNRECORDED, NECESSARY TO PROVIDE OR MAINTAIN UTILITIES AND ALL OTHER SERVICES FOR ALL OF THE PROPERTY DISCLOSED IN THE ATTACHED PLAT, AS FOLLOWS:  
EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS, EASEMENTS FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITIES SERVICING ALL OF THE AREAS DESCRIBED IN THE PLAT AND THE SPECIFIC LOTS SET FORTH THEREIN INCLUDING, BUT NOT LIMITED TO, ELECTRICAL POWER, GAS, CABLE TELEVISION, TELEPHONE, WATER, SEWERS, AND STORM DRAINS AND ANY OTHER UTILITY NECESSARY TO SERVICER THE PLANNED UNIT DEVELOPMENT. ALL OF THE PROPERTY, PRIVATE STREETS, AND LOTS SET FORTH IN THE PLAT SHALL BE SUBJECT TO OR ENCUMBERED BY ANY SUCH NECESSARY EASEMENT FOR THE PURPOSES SET FORTH HEREIN. THERE IS PRESENTLY A STORM SEWER SERVICING THE PLANNED UNIT DEVELOPMENT WHICH IS SET FORTH ON THE PLAT AND THE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORM SEWER SHALL BE FIFTEEN (15) FEET IN WIDTH, BEING SEVEN AND ONE-HALF (7 1/2) FEET ON EACH SIDE OF THE SEWER AS IT IS APPROXIMATELY LOCATED ON THE PLAT. ALL EASEMENTS SHALL BE OF SUFFICIENT WIDTH AS REQUIRED BY THE VARIOUS INDIVIDUALS OR COMPANIES PROVIDING THE UTILITIES OR OTHER SERVICES MENTIONED HEREIN TO CONSTRUCT AND MAINTAIN THE FACILITIES SERVICING THE PLANNED UNIT DEVELOPMENT AND INDIVIDUAL LOTS CONTAINED THEREIN.  
ALSO LOCATED IN THE COMMON AREA IS AN EXISTING STREAM KNOWN AS MINGUS CREEK AS SHOWN ON THE ATTACHED PLAT.
- 3) THOSE AREAS DESIGNATED AS MOUNTAIN VIEW DRIVE, MARK PLACE, JEFF PLACE, ORLIN PLACE, LINDA DRIVE, SCOTT COURT, TRACY LANE, JOY DRIVE, AND JASON LANE ARE PRIVATE STREETS.
- 4) EXISTING UNITS MAY ENCRDACH UPON THE PRIVATE STREETS, EASEMENTS AND MAY ENCRDACH WITHIN SETBACK RESTRICTION AREAS. ON THE DATE THIS PLAT WAS RECORDED, LOTS WITH EXISTING UNITS ARE AS FOLLOWS: LOT NUMBERS 1, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 18, 20, 23, 24, 27, 28, 29, 99, 105, 117, 122, 123, 124, 125, 127, 128, 129, 131, 135, 136, 177, 187, 188, 189, 190, 192, 193, 194, 195, 196, 197, 183 and 22.  
DUE TO THEIR PRE EXISTANCE THESE UNITS SHALL BE EXEMPT AND NOT MADE TO COMPLY WITH SETBACK REGULATIONS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Gary D. Kaiser

OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803

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

Gary D. Kaiser  
SURVEYOR

## SURVEY NARRATIVE TO COMPLY WITH O. R. S. 209.250

FOR: Pioneer Resources  
555 Freeman Road  
Central Point, Oregon, 97502

BY: Boyden Surveyors  
108 Mistletoe Street  
Medford, Oregon, 97501

LOCATION: D. L. C. No. 56 in the North-half of Section 11,  
T. 37 S. R. 2 W., W. M., Central Point, Jackson  
County, Oregon.

BASIS OF BEARING: Filed Survey No. 7403

EQUIPMENT: One-second theodolite, E. D. M. and chain.

DATE: May 23, 1986

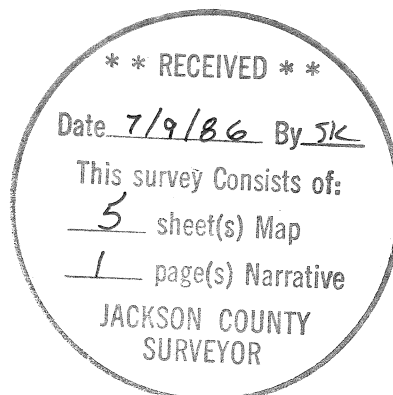
PURPOSE: To verify and monument the outside boundary lines and  
monument the individual lot boundaries of "THE MEADOWS"  
a Planned Unit Development Subdivision.

PROCEDURE: Utilizing control monuments found or set on Filed  
Survey No. 7403, the outside boundary lines were  
monumented as shown on the officially recorded plat.  
The individual lot boundaries were monumented, where  
possible, to coincide with lot boundaries originally  
created for manufactured homes rental of lease lots.  
In some instances, the lot lines varied from the  
original lines to fit existing improvements. See  
Sheet No. 5 of said plat for easements and a list of  
lots which have or have had existing homes on them  
and the special exemptions allowed them.

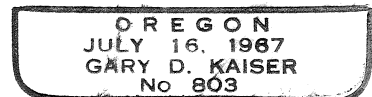
The Easterly triangular-shaped parcel was described  
by this office and monumented as shown.

Because of different positions for the Northwest  
corner of Donation Land Claim No. 58 (See Filed Survey  
Nos. 5617 and 7403), this situation was reevaluated  
at this time. The filed notes of the C. Z. Boyden  
survey in 1943 indicted an old oak and yew corner wood  
posts were found in the immediated vicinity, and that  
other corroborative evidence was utilized to monument  
the corner position with a 1-1/2" Galvanized iron pipe.  
This 1-1/2" pipe was found in good condition during the  
work on Filed Survey No, 7403. It was also noted, that  
a subsequent survey (See Filed Survey No.7820)also  
utilized said 1-1/2" iron pipe monument.

From said data, monumented said subdivision as shown  
on said plat.



*Gary D. Kaiser*



GARY D. KAISER  
R.P.L.S. ORE. 803  
C.W.R.E. ORE. 73

**KAISER SURVEYING**  
19440 HIGHWAY 62  
EAGLE POINT, OREGON 97524

**PHONE**  
SHADY COVE (503) 878-3995  
MEDFORD PHONE/FAX (503) 779-8040

12:53

AFFIDAVIT OF CORRECTION FOR A FILED SURVEY **10600**  
PURSUANT TO O.R.S. 209.255

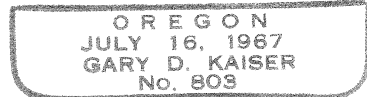
I, Gary D. Kaiser, a Registered Professional Land Surveyor of the State of Oregon do hereby state that I have discovered two drafting errors on my plat of THE MEADOWS, a P.U.D. Subdivision filed the 9th day of July, 1986 and recorded in Volume 15 of plats at page 60 of records of Jackson County, Oregon.

G. O. K

SURVEYOR



G. O. K

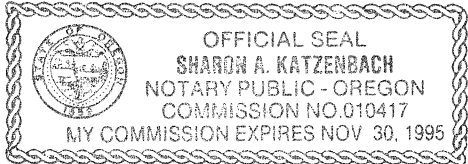


Ed 12-31-93

STATE OF OREGON)  
                                  )ss  
COUNTY OF JACKSON)

November 3 A.D. 1993

Personally appeared the above named Gary D. Kaiser, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.



*Sharon A. Katzenbach*

Notary Public for the State of Oregon  
My Commission expires: 11-30-95

The Corrections are:

The arc distance between the monuments set on the Southwesterly boundary of Lot 26 is 38.00 feet not 39.00 as shown and the arc distance on the Northeasterly boundary of Lot 179 is 51.124, not 57.124 as shown.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

*Venlyn Thomas*  
JACKSON COUNTY SURVEYOR

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

12:53 DEC 02 1993 P.M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

By *Janet Kella* Deputy