

FND 5/8" IRON ROD (BENT)
SET 6" x 24" CONCRETE
POST 6" DOWN WITH
BRASS DISK MARKED:

HOFER LS 1993
T38S RIW WM
INITIAL POINT
ROSE CO URT SUB
19 87

ROSE COURT SUBDIVISION

LOCATED IN THE NW 1/4 OF SEC. 9, IN T38S, RIW WM, CITY OF PHOENIX, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION AS RECEIVER FOR CITIZENS SAVINGS AND LOAN ASSOCIATION, MILT H. DONELSON, SPECIAL REPRESENTATIVE, IS OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, THAT I, AS AN OFFICER, DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SET FORTH, THAT THIS PLAT IS A CORRECT REPRESENTATION OF ROSE COURT SUBDIVISION, AND THAT I, AS AN OFFICER, DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL UTILITY EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 13TH DAY OF JUNE, 1988.

STATE OF WASHINGTON, COUNTY OF KING, JUNE 13, A.D. 1988
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED INDIVIDUAL ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY AND FREE ACT AND DEED BEFORE ME:

James T. Alty
NOTARY PUBLIC FOR WASHINGTON
MY COMMISSION EXPIRES 12/31-89

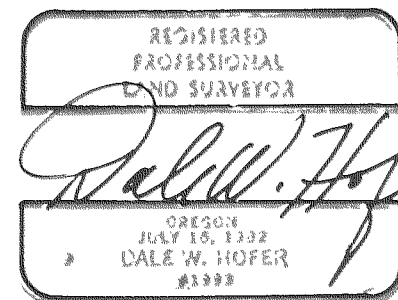


SURVEYOR'S CERTIFICATE

STATE OF OREGON, S.S.
COUNTY OF JACKSON

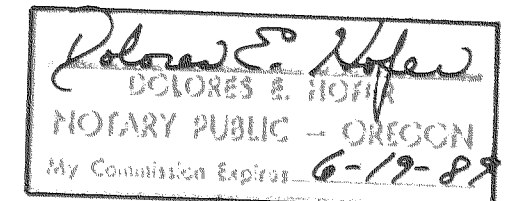
I, DALE W. HOFER, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE INITIAL POINT WHICH IS ON THE SOUTHERLY RIGHT OF WAY LINE OF ROSE STREET AND BEARS NORTH 04°41'27" WEST OF AND 1271.38 FT. FROM SSE COR. D.C. NO. 41 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN; THENCE WESTERLY AND SOUTHERLY, ALONG THE RIGHT OF WAY LINE ON THE ARC OF A 170.00-FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 45°00'00" WEST, 240.42 FEET) 267.04 FEET TO A POINT OF TANGENT; THENCE SOUTH, ALONG THE EASTERLY RIGHT OF WAY LINE, 239.84 FEET TO A 5/8" DIAMETER IRON ROD AT THE NORTHWEST CORNER OF BLOCK 5 OF BARNUM SUBDIVISION IN THE CITY OF PHOENIX, JACKSON COUNTY, OREGON; THENCE NORTH 89°59'00" EAST, ALONG THE NORTH LINE OF SAID BLOCK 5, A DISTANCE OF 100.00 FEET TO A 5/8" DIAMETER IRON ROD; THENCE NORTH PARALLEL WITH EASTERLY RIGHT OF WAY LINE OF ROSE STREET, 239.81 FEET TO A 5/8" DIAMETER IRON ROD; THENCE NORTH 10°00'00" EAST, 24.31 FEET TO A 5/8" DIAMETER IRON ROD; THENCE NORTH 37°30'00" EAST, 42.10 FEET TO A 5/8" DIAMETER IRON ROD; THENCE NORTH 72°30'00" EAST, 42.10 FEET TO A 5/8" DIAMETER IRON ROD; THENCE NORTH 100.00 FEET TO THE INITIAL POINT.



Dale W. Hofer
SURVEYOR, RLS NO. 1993

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF November, 1987
Dolores E. Hofer
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 6-19-89



ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 94.036 HAVE BEEN PAID AS OF June 15, 1988

Carleen M. Manama
TAX COLLECTOR

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO ME BY THE PHOENIX PLANNING COMMISSION IN OPEN MEETING OF Sept. 14, 19 87 THE ABOVE PLAT IS HEREBY APPROVED BY THE PHOENIX PLANNING COMMISSION. DATE THIS 14th DAY OF December, 19 87.

Vivian S. Baulon
CHAIRMAN

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

Walter Baker DEPUTY
Kathleen S. Beckett COUNTY CLERK

FILED FOR RECORD THIS 30 DAY OF June, 1988 AT 9:50 O'CLOCK A.M. AND RECORDED IN VOLUME 16 OF PLATS AT PAGE 1 OF RECORDS OF JACKSON COUNTY, OREGON.

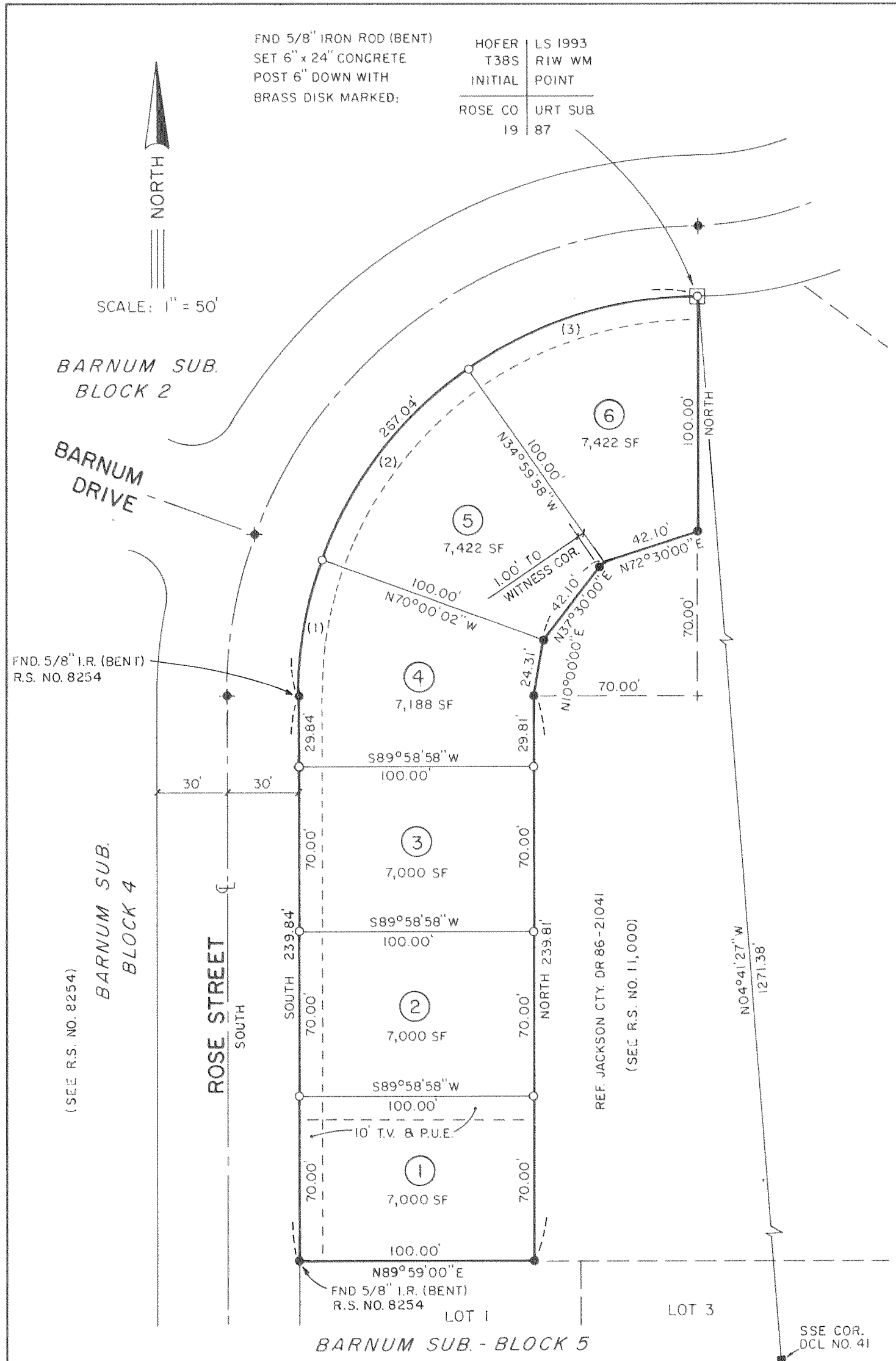
Walter Baker DEPUTY
Kathleen S. Beckett COUNTY CLERK

EXAMINED AND APPROVED THIS 20 DAY OF Nov., 19 87.
Kara Swi, P.E.
CITY ENGINEER

EXAMINED AND APPROVED THIS 29 DAY OF Dec., 19 87.
Heverlin, L.S.
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF June 16, 1988
Michael K. Drury
ASSESSOR, DEPARTMENT OF ASSESSMENT

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT.
Dale W. Hofer
SURVEYOR



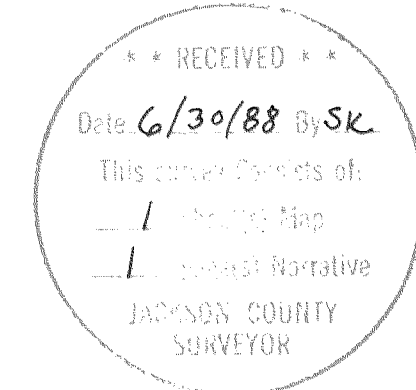
CURVE DATA

NO.	DELTA	LENGTH	RADIUS
(1)	19°59'57"	59.34'	170'
(2)	35°00'04"	103.85'	170'
(3)	34°59'59"	103.85'	170'

LEGEND

- ◆ FOUND 2" BRASS DISC WITH PUNCHED + (FLUSH) - R.S. NO. 8254
- FOUND 5/8" IRON ROD TAGGED MARQUESS & ASSOC. (FLUSH) R.S. NO. 11,000
- SET 5/8 x 30 INCH IRON ROD TAGGED HOFER PLS 1993 (FLUSH)
- P.U.E. = PUBLIC UTILITY & TV EASEMENT
- ☐ SET INITIAL POINT AS NOTED

BASIS OF BEARING
CENTERLINE OF ROSE STREET PER BARNUM SUBDIVISION, SURVEY NO. 8254



HOFER ENGINEERING
349 E. MAIN STREET
ASHLAND, OR 97520

SURVEY NO. 11213

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250(2)

SURVEY OF ROSE COURT SUBDIVISION FOR:

CITIZEN SAVING AND LOAN
P.O. BOX 14650
SALEM, OR 97309

LOCATION:

NORTH OF BARNUM SUBDIVISION, BLOCK 5
TOWNSHIP 38 SOUTH, RANGE 1 WEST, SECTION 9, PHOENIX,
JACKSON COUNTY, OREGON ON ROSE STREET.

PURPOSE:

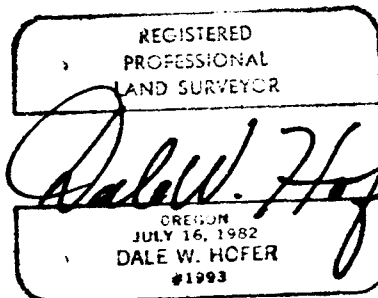
TO DEFINE THE BOUNDARY OF A PARCEL OF LAND DESCRIBED
IN DOCUMENT #86-24498, PARCEL 5, OF THE JACKSON
COUNTY OFFICIAL RECORDS AND TO PARTITION IT INTO LOTS
IN ACCORDANCE WITH A PRELIMINARY PLAT PREPARED BY
HOFER ENGINEERING, ASHLAND, OREGON AND AS APPROVED BY
THE PLANNING DEPARTMENT OF THE CITY OF PHOENIX,
OREGON.

PROCEDURE:

FOUND AND LOCATED THE CENTERLINE MONUMENTS OF ROSE
STREET ABUTTING THIS PARCEL. FOUND EXISTING ROSE
STREET CENTERLINE MONUMENTS TO CONFORM WITH THE
INFORMATION SHOWN ON BARNUM SUBDIVISION. SET NEW
MONUMENTS AS SHOWN, UTILIZING EXISTING CENTERLINE
MONUMENTS IN ROSE STREET AS CONTROL FOR BEARING AND
LATERAL LOCATION OF NEW LOTS. TIED INTO THE SSE
CORNER OF DLC NO. 41 IN SECTION 9 CLOSE TO THE
INTERSECTION OF ROSE STREET AND CHERYL LANE.

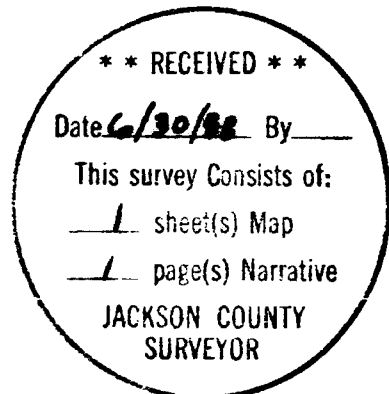
DATE:

NOVEMBER 17, 1987



HOFER ENGINEERING
349 EAST MAIN STREET
ASHLAND, OR 97520

Phone: 482-4314



PART OF T38S R1W 99BD TL8600 AND 8800. (REF. RS-8254)