

CENTRAL VALLEY SUBDIVISION - UNIT NO. 4

CENTRAL VALLEY SUBDIVISION UNIT NO. 3



JACKSON CREEK ESTATES SUBDIVISION UNIT NO. 1

Located in SECTION 10, T.37S., R.2W, W.M. CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
1	14°44'12"	200.00'	51.44'	51.30'
2	42°05'43"	200.00'	146.94'	143.66'
3	45°54'29"	200.00'	160.25'	156.00'
4	93°38'24"	100.00'	163.43'	145.84'
5	89°51'10"	140.00'	219.55'	197.74'
6	79°24'58"	20.00'	27.72'	25.56'
7	16°46'29"	225.00'	65.87'	65.64'
8	25°24'21"	175.00'	77.60'	76.96'
9	20°30'08"	175.00'	62.62'	62.29'
10	24°00'29"	20.00'	8.38'	8.32'
11	25°59'12"	20.00'	9.07'	8.99'
12	70°36'02"	50.00'	61.61'	57.79'
13	39°56'11"	50.00'	34.85'	34.15'
14	61°08'10"	50.00'	53.35'	50.86'
15	21°57'24"	50.00'	19.16'	19.04'
16	49°59'41"	20.00'	17.45'	16.90'
17	90°00'00"	20.00'	31.42'	28.28'
18	90°00'00"	20.00'	31.42'	28.28'
19	31°39'14"	175.00'	96.68'	95.46'
20	10°25'16"	175.00'	31.83'	31.79'
21	12°49'07"	225.00'	50.34'	50.23'
22	20°02'11"	225.00'	78.68'	78.28'
23	13°03'12"	225.00'	51.26'	51.15'
24	21°28'12"	165.00'	61.83'	61.47'
25	23°24'42"	165.00'	67.42'	66.95'
26	19°14'33"	165.00'	55.41'	55.15'
27	15°24'23"	165.00'	44.37'	44.23'
28	10°19'20"	165.00'	29.73'	29.69'
29	80°59'06"	115.00'	162.55'	149.35'
30	8°52'04"	115.00'	17.80'	17.78'
31	91°00'00"	20.00'	31.77'	28.53'
32	36°00'38"	50.00'	31.43'	30.91'
33	35°02'08"	50.00'	30.57'	30.10'
34	41°53'18"	50.00'	36.56'	35.75'
35	34°51'45"	50.00'	30.42'	29.96'
36	48°36'38"	50.00'	42.42'	41.16'
37	56°59'27"	50.00'	49.73'	47.71'
38	73°23'54"	20.00'	25.62'	23.91'
39	89°00'00"	20.00'	31.07'	28.04'
40	93°38'24"	75.00'	122.57'	109.38'
41	4°09'11"	225.00'	16.31'	16.30'
42	79°24'59"	20.00'	27.72'	25.56'

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE MEDFORD, OREGON

BY: Douglas C. McMahan L.S. No. 1913
SCALE: 1" = 60' October 12, 1988
BEARING BASE: Central Valley Subdivision Unit No. 4

- = Set 5/8" x 24" iron pin with plastic cap marked "D. McMahan LS 1913"
- ⊙ = Set 5/8" x 30" iron pin with plastic cap marked "D. McMahan LS 1913"
- ⊙ = Set brass disc in concrete, flush with a/c
- = Found 5/8 inch iron pin
- S/N = Survey No.
- (R) = Radial line
- P.U.E. = Easement for public utilities, drainage, cable television, and construction and maintenance of sanitary sewer and water lines

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JULY 19, 1980
DOUGLAS C. McMAHAN No. 1913

I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

JACKSON CREEK ESTATES SUBDIVISION

UNIT NO. 1

Located in SECTION 10, T.37S., R.2W., W.M. CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Tom Malot Construction, Inc., an Oregon Corporation, are the owners in fee simple of the land hereon described and that we have subdivided the same into lots and streets as shown hereon, and the number of the lots and lengths and bearings of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all easements as shown hereon and all streets as shown hereon, and we do hereby designate said subdivision as JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 1.

We hereby grant to the City of Central Point in fee simple those areas portrayed and designated hereon as 1-foot non-access strips. By its approval of this plat, the said City of Central Point undertakes that upon approved dedication of the extension of the affected streets, it will dedicate the 1-foot non-access strips for public street purposes.

Thomas E. Malot, President and Sandra L. Malot, Secretary of Tom Malot Construction, Inc.

STATE OF OREGON) County of Jackson) ss.

On this, the 22nd day of November, 1988, before me appeared Thomas E. Malot and Sandra L. Malot, both to me personally known, who being duly sworn, did say that he, the said Thomas E. Malot, is the President, and she, the said Sandra L. Malot, is the Secretary of Tom Malot Construction, Inc., the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and Thomas E. Malot and Sandra L. Malot acknowledge said instrument to be their free act and deed of said Corporation.

Notary Public signature: Ruth Richie, My Commission Expires 9/2/92

APPROVALS:

Examined and approved by the City of Central Point City Council in regular session this 17th day of November, 1988.

Mayor: Don Jones

Secretary: Denise L. Fuller

Examined and approved by the City of Central Point Planning Commission in regular session this 15th day of November, 1988.

President: Clark Ellard

Secretary: Denise L. Fuller

Examined and approved by the Rogue River Valley Irrigation District in regular session this 28th day of November, 1988.

President: Otto Bohmert

Secretary: David L. Smith

Examined and approved this 7th day of Dec., 1988.

County Surveyor: Edward G. McInty

Examined and approved as required by O.R.S. 92.100 as of Dec. 6th, 88.

Assessor: Margaret M. Morgan

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of Dec 6, 1988.

Tax Collector: Carlene McManama

I certify this plat to be an exact photocopy of the original. Douglas C. McMahan, SURVEYOR

SURVEYOR'S CERTIFICATE

STATE OF OREGON) County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the property 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.

Commencing at a 3-inch brass capped monument at the Northwest corner of SNOWY BUTTE ORCHARDS in Jackson County, Oregon, according to the Official Plat thereof, now of record; thence South 0° 01' East along the West line of said Snowy Butte Orchards a distance of 823.26 feet to a 1-1/4 inch iron pipe, being the Southeast corner of that tract as described in Volume 252, page 3 of the Deed Records of Jackson County, Oregon; thence continue South 0° 01' East, along said West line, a distance of 900.13 feet to a 1-1/4 inch iron pipe, being the Southeast corner of that tract as described in Volume 214, page 99, said Deed Records; thence North 89° 50' 38" West (Record North 89° 50' 10" West) along the South line of said tract, a distance of 1204.05 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue North 89° 50' 38" West (Record North 89° 50' 10" West) along said South line, a distance of 585.02 feet to the Southeast corner of that tract as described in Volume 403, page 467, said Deed Records; thence North 3° 47' 46" East (Record North 3° 49' 10" East), along the easterly line of said tract and its northerly projection a distance of 841.06 feet (Record 840.83 feet) to a 5/8 inch iron pin; thence North 89° 52' 10" West 350.03 feet to the easterly line of the County Road (Hanley Road); thence North 3° 49' 10" East 60.12 feet to the South line of the aforementioned tract as described in Volume 252, page 3, said Deed Records; thence South 89° 52' 10" East, along said South line, a distance of 851.79 feet; thence South 00° 00' 26" East 729.59 feet; thence South 89° 50' 38" East 23.94 feet; thence South 00° 09' 22" West 170.00 feet to the point of beginning.

Surveyor: Douglas C. McMahan

Subscribed and sworn to before me this 16th day of NOVEMBER, 1988.

Notary Public signature: Cheryl A. Ferns, My Commission Expires 12-23-89

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioner's Journal of Proceedings.

Deputy: Saure Reha

County Clerk: Kathleen J. Beckett

Filed for record this 16th day of December, 1988, at 9:33 O'Clock P.M., and recorded in Volume 116 of Plats on page 12 of Records of Jackson County, Oregon.

Deputy: Saure Reha

County Clerk: Kathleen J. Beckett

WATER RIGHTS STATEMENT: Instrument No. 88-27107 Official Records

RECEIVED stamp: Date 12/16/88 By SK. The survey consists of: 2 sheet(s) Map, 1 page(s) Narrative. JACKSON COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR stamp

Signature: Douglas C. McMahan, OREGON SURVEYOR No. 1913

SURVEY NO. 11430

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Tom Malot Construction, Inc.
P.O. Box 3847
Central Point, Oregon 97502

LOCATION: Section 10, Township 37 South, Range 2 West,
Willamette Meridian, City of Central Point,
Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat for
JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 1,
per clients request and per the requirements
of the City of Central Point.

PROCEDURE: Utilizing found monumentation established for
Central Valley Subdivision, Units 3 and 4, and
filed Surveys No. 1200, 1746 and 2184, I
established monumentation as shown on the
attached map of Jackson Creek Estates
Subdivision, Unit. No. 1. The Easterly line
was established after computation of the lot
layout and is not intended to be the line of
ownership.

Basis of Bearing: South line of Central Valley Subdivision, Unit
No. 4

October 12, 1988

**** RECEIVED ****
Date 12/16/88 By sk
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale
Medford, Oregon 97501