

FINAL PLAT OF File 89-3-5 BUENA VISTA HEIGHTS SUBDIVISION

LOCATED in the West 1/2 of Section 29, T.37S., R.2W., W.M.
Jackson County, Oregon

December 10, 1989

SURVEYED FOR: *Adams and Bunn*
P.O. Box 1084
Medford, Oregon 97501

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
1014 East Pine Street
Central Point, Oregon 97502
Phone: (503) 664-1539

LEGEND

- ▲ Indicates 5/8" x 30" Steel Pin w/ 1/2" diam. Alum. Cap w/punch mark set flush.
- Indicates 5/8" diam. Iron Pin per R.S.N. 11656 found unless noted.
- Indicates 5/8"x30" Steel Pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
- () Denotes Record Data per R.S.N. 11656 except where noted.

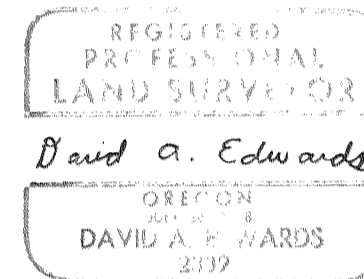
R.S.N. = Recorded Survey Number J.C.S. = Jackson County Surveyor

SCALE: 1"=200' P.U.E. = Public Utility Easement: Cable T.V., Telephone, Electric Power,
BASIS OF BEARINGS: R.S.N. 9240 Storm & Sanitary Sewer.

I certify this plat to be an
exact photocopy of the original.

David A. Edwards

SURVEYOR



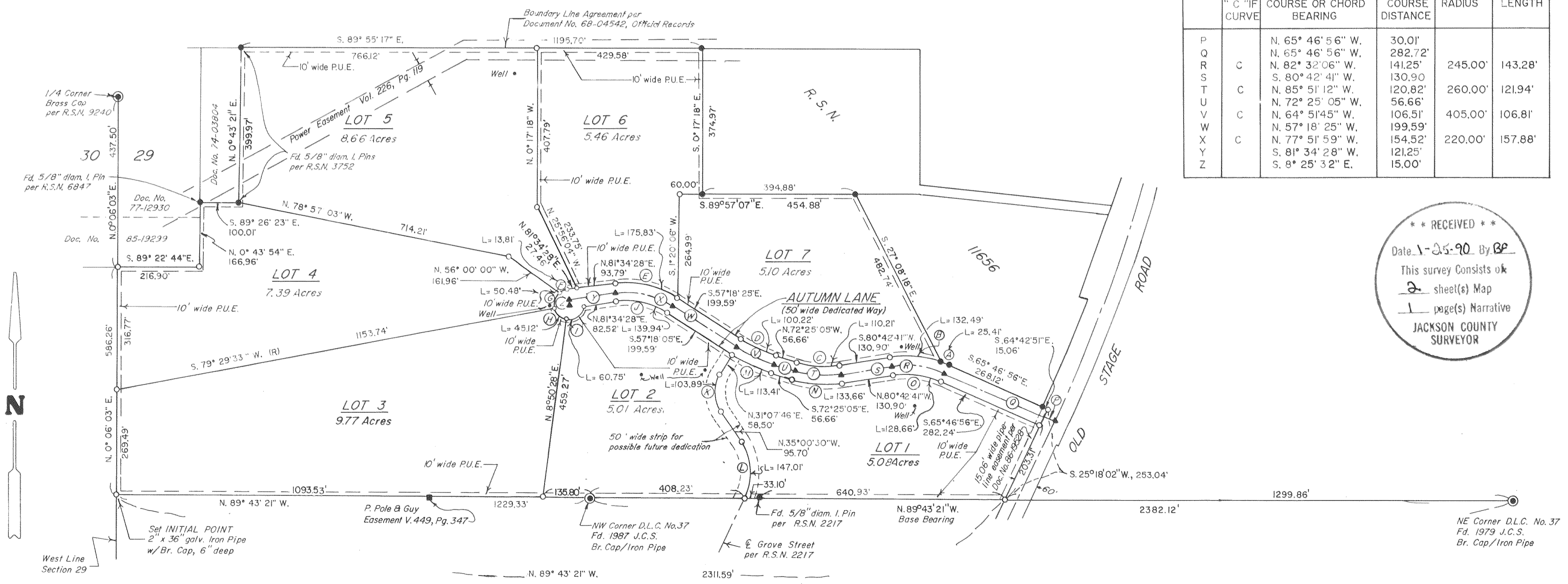
CURVE DATA

	RADIUS	LENGTH	CHORD
A	270.00'	25.41'	N. 68° 30' 12" W., 25.40'
B	270.00'	132.16'	N. 85° 13' 44" W., 131.16'
C	235.00'	110.21'	N. 85° 51' 12" W., 109.20'
D	380.00'	100.22'	N. 64° 51' 45" W., 99.93'
E	245.00'	175.83'	N. 77° 51' 59" W., 172.08'
F	40.00'	13.81'	N. 71° 41' 12" E., 13.74'
G	40.00'	50.48'	N. 25° 38' 50" E., 47.20'
H	40.00'	45.12'	S. 42° 49' 24" E., 42.77'
I	40.00'	68.98'	N. 55° 27' 21" E., 60.75'
J	195.00'	139.94'	S. 77° 51' 9" E., 136.96'
K	90.00'	103.89'	S. 1° 56' 22" E., 98.22'
L	139.75'	147.01'	S. 4° 52' 16" E., 140.325'
M	430.00'	113.41'	S. 64° 51' 45" E., 113.08'
N	285.00'	133.66'	S. 85° 51' 12" E., 132.44'
O	220.00'	128.66'	S. 82° 32' 07" E., 126.8

AUTUMN LANE CENTERLINE DATA

	"C" IF CURVE	COURSE OR CHORD BEARING	CHORD OR COURSE DISTANCE	RADIUS	LENGTH
P		N. 65° 46' 56" W.	30.01'		
Q		N. 65° 46' 56" W.	282.72'		
R	C	N. 82° 32' 06" W.	141.25'	245.00'	143.28'
S		S. 80° 42' 41" W.	130.90'		
T	C	N. 85° 51' 12" W.	120.82'	260.00'	121.94'
U		N. 72° 25' 05" W.	56.66'		
V	C	N. 64° 51' 45" W.	106.51'	405.00'	106.81'
W		N. 57° 18' 25" W.	199.59'		
X	C	N. 77° 51' 59" W.	154.52'	220.00'	157.88'
Y		S. 81° 34' 28" W.	121.25'		
Z		S. 8° 25' 32" E.	15.00'		

** RECEIVED **
Date 1-25-90 By BP
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



FINAL PLAT OF

BUENA VISTA HEIGHTS SUBDIVISION

LOCATED in the West 1/2 of Section 29, T.37S., R.2W., W.M.
Jackson County, Oregon

December 10, 1989

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson) ss

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

Beginning at a 2 inch diameter iron pipe with 2 1/2 inch diameter brass cap marking the INITIAL POINT, said point being 1229.33 feet North 89° 43' 21" West from the Northwest corner of Donation Land Claim Number 37 and being situated on the West line of Section 29 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 0°06'03" East, along said West line, 586.26 feet to a 5/8 inch steel pin; thence South 89°22'44" East 216.90 feet to a 5/8 inch steel pin; thence North 0°43'54" East 166.96 feet to a 5/8 inch steel pin; thence South 89°26'23" East 100.01 feet to a 5/8 inch steel pin; thence North 0°43'21" East 399.97 feet to a 5/8 inch steel pin; thence South 89°55'17" East 1195.70 feet to a 5/8 inch steel pin; thence South 0°17'18" East 374.97 feet to a 5/8 inch steel pin; thence South 89°57'07" East 394.88 feet to a 5/8 inch diameter steel pin; thence South 27°08'18" East 482.68 feet to a 5/8 inch steel pin; thence along the arc of a 270.00 foot radius curve to the right, being concave to the Southwest and having a long chord which bears South 68°30'12" East, 25.40 feet, a distance of 25.41 feet to a 5/8 inch steel pin; thence South 65°46'56" East 268.12 feet to a 5/8 inch iron pin marking a point on the Westerly right of way line of Old Stage Road; thence South 64°42'51" East, along said Westerly line, 15.06 feet to a 5/8 inch steel pin; thence South 25°18'02" West, along said Westerly line, 253.04 feet to a 5/8 inch steel pin on said North line of Donation Land Claim Number 37; thence North 89°43'21" West 2311.59 feet to the INITIAL POINT.

David A. Edwards
Surveyor

Subscribed and sworn to before me this 29th day of November, 1989.

Kim L. Carson
KIM L. CARSON
NOTARY PUBLIC - OREGON
My Commission Expires 10-5-93

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, Dan E. Bunn am the owner in fee simple of, and that we, Joe M. Beach and Lois M. Beach, as to an undivided 1/2 interest, and Robert Beach and Dorothy H. Beach, as to an undivided 1/2 interest, by virtue of a trust deed being re-recorded on July 7, 1989 as Document Number 89-14131, Official Records of Jackson County, Oregon, have a right of interest in the land described in the "Surveyor's Certificate" and that we have caused the same to be subdivided into lots as shown hereon, and we do hereby dedicate without reservation to Jackson County for the use of the Public, the dedicated way "Autumn Lane", as shown hereon. We do hereby dedicate to the Public those "Public Utility Easements" hereon shown. We hereby designate this subdivision as "BUENA VISTA HEIGHTS SUBDIVISION".

Joe M. Beach
Joe M. Beach

Lois M. Beach
Lois M. Beach

Dan E. Bunn
Dan E. Bunn

Robert Beach
Robert Beach

Dorothy H. Beach
Dorothy H. Beach

STATE OF OREGON)
County of Jackson) ss

December 11 A.D. 1989. Personally appeared before me the above named Dan E. Bunn, Joe M. Beach, Lois M. Beach, Robert Beach and Dorothy H. Beach and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Mary Toney
Notary Public - Oregon

Mary Toney
MARY TONEY
NOTARY PUBLIC - OREGON
My Commission Expires 6-23-90

My commission expires: 6/23/90

APPROVAL File 89-3-5

Approved by the Jackson County Department of Planning and Development.

By Laurel Prairie Hunt Date January 4, 1990

Examined and Approved this _____ day of _____, 19____.

County Surveyor

Examined and Approved as required by O.R.S. 92.100 as of this 17 day of November, 1989.

County Assessor Deputy

All taxes, fees, assessments and other charges as required by O.R.S. 94.036 have been paid as of _____.

Tax Collector Deputy

This plat is hereby Approved by the Jackson County Board of Commissioners
Joe Kupillas 1-24-90
Chairman Date

RECORDER'S CERTIFICATE

Filed for record this 25 day of January, 1990, at 10:03 o'clock A.m.
and Recorded in Volume 16 Page 47 of records of Jackson County, Oregon.

Kathleen D. Bennett Joe A. Ramette
County Clerk Deputy

STATEMENT OF WATER RIGHTS:

Document Number 90-01948, Official Records.

I hereby certify that the storm drain system which now exists in Old Stage Road can adequately service the expected drainage from this subdivision.

John T. Jensen
Engineer

Edwards Surveying and Land Planning Inc.
Registered Land Surveyors
1014 East Pine St.
Central Point, Oregon 97502
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Adams and Bunn
P.O. Box 1084
Medford, Oregon 97501

LOCATION: In the West 1/2 of Section 29, Township 37
South, Range 2 West of the Willamette Meridian
in Jackson County, Oregon.

PURPOSE: To survey and plat "BUENA VISTA HEIGHTS
SUBDIVISION".

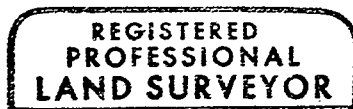
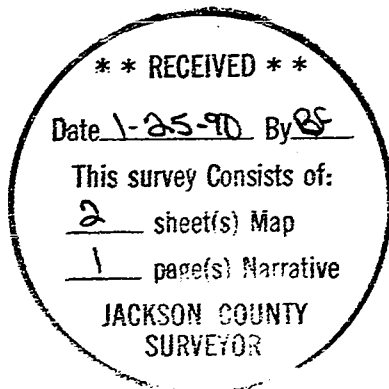
PROCEDURE: Utilizing control data and existing control
points established during the execution of
Recorded Survey Number 11656 as well as
additional control ties made on the current
survey, the exterior boundary was determined.
Deeds used for boundary determination include
Documents Numbered 68-04542 (Boundary Line
Agreement), 74-03804, 77-12930, and 85-19299 as
shown on the attached plat. The property is
also bounded by the West line of Section 29,
the North line of D.L. C. No. 37 and the
Westerly extension thereof and the
Southwesterly right of way line of Old Stage
Road.

The center and right of way lines of "Autumn
Lane" and the new Lot corners were then
monumented as shown. Monuments set on the
subdivision consist of 5/8" x 30" steel pins
with red plastic caps mkd. "D.A. EDWARDS-RPLS
2339".

BASIS OF BEARINGS: The North line of D.L.C. No. 37 per R.S.N. 9240

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: December 10, 1990



David A. Edwards

