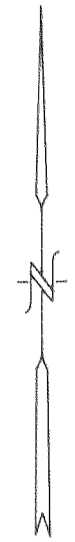


SYDNEY ESTATES SUBDIVISION

LOCATED IN:

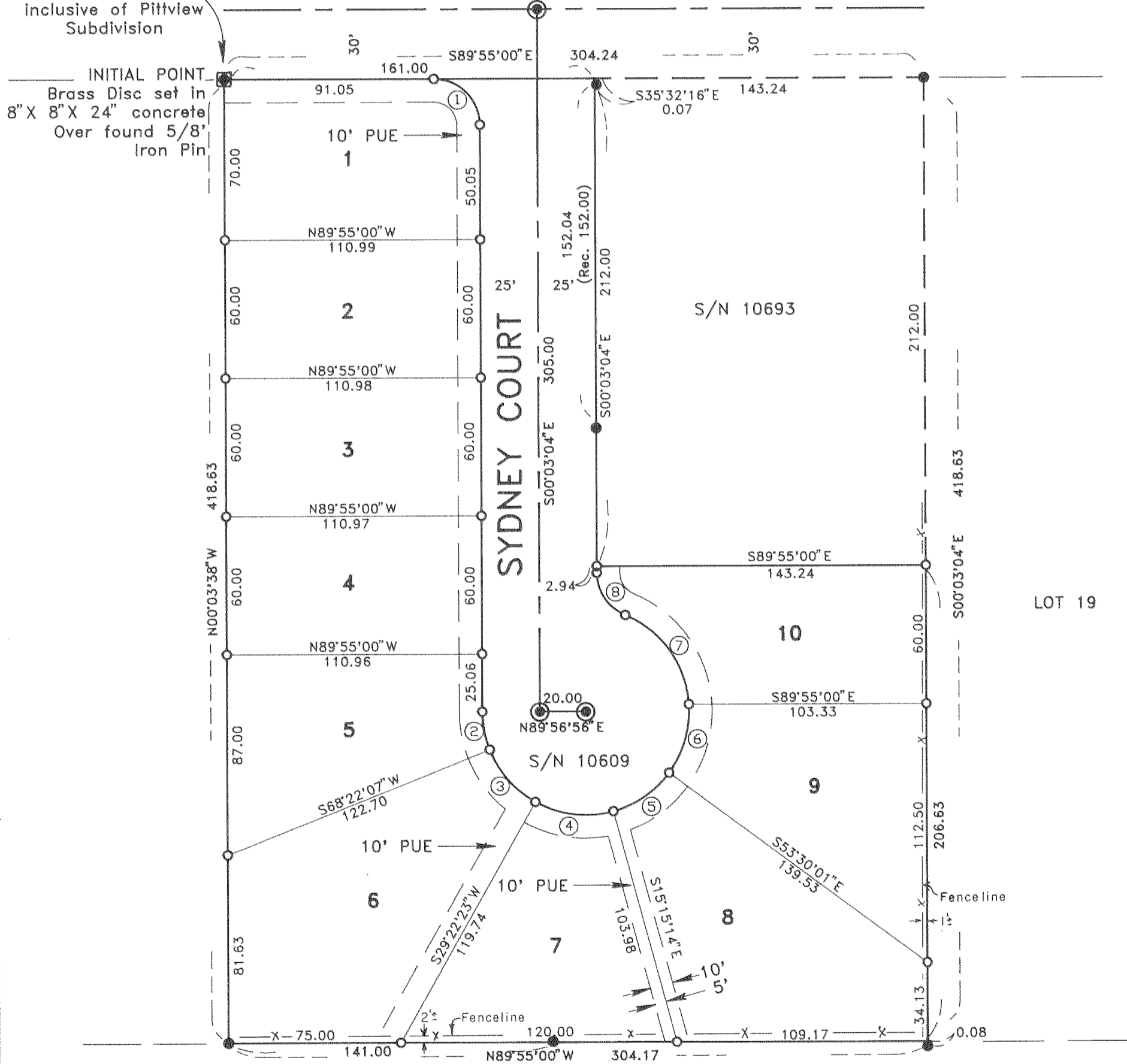
S.E. 1/4 SECTION 11 T.37S., R.2W., W.M.
 LOT 16 OF THE AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE
 OF PITT VIEW SUBDIVISION
 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON



NW Corner Lot 16
 of the Amended Plat
 of Lots 3 to 10
 inclusive of Pittview
 Subdivision

INITIAL POINT
 Brass Disc set in
 8" X 8" X 24" concrete
 Over found 5/8"
 Iron Pin

PITTVIEW AVENUE



CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg
1.	89°51'56"	20.00	31.37	28.25	S 44°59'02" E
2.	21°34'50"	45.00	16.95	16.85	S 10°50'29" E
3.	38°59'43"	45.00	30.63	30.04	S 41°07'45" E
4.	44°37'38"	45.00	35.05	34.17	S 82°56'26" E
5.	38°14'46"	45.00	30.04	29.48	N 55°37'22" E
6.	40°10'45"	45.00	31.56	30.91	N 16°24'37" E
7.	63°45'06"	45.00	50.07	47.53	N 35°33'19" W
8.	67°22'48"	20.00	23.52	22.19	N 33°44'30" W

LOT SIZE

LOT NO.	SQUARE FEET
1	7,684
2	6,659
3	6,658
4	6,658
5	7,223
6	11,064
7	7,832
8	9,696
9	7,781
10	7,305

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

BY: DOUGLAS C. McMAHAN RPLS No. 1913
 SCALE: 1 Inch = 50 feet August 20, 1990
 BASIS OF BEARING SURVEY No. 10609

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin
- ⊙ = Set Brass Disc in concrete
- PUE = Easement for public utilities, storm drainage, gas, electric, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey No.

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahan
 OREGON
 JULY 16, 1990
 DOUGLAS C. McMAHAN
 No. 1913

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

SYDNEY ESTATES SUBDIVISION

LOCATED IN:

S.E. 1/4 of SECTION 11 T.37S., R.2W., W.M.
LOT 16 OF THE AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE
OF PITT VIEW SUBDIVISION
City of Central Point, Jackson County, Oregon

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, BOB SCHIPPER, am the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate, to the public, for public use the streets shown hereon, together with those easements labeled as public utility easements and I hereby designate said subdivision as SYDNEY ESTATES SUBDIVISION.

Bob Schipper
BOB SCHIPPER

STATE OF OREGON)
County of Jackson) ss. Date: September 28, 1990

Personally appeared the above named BOB SCHIPPER and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Cheryl A. Jerns
NOTARY PUBLIC JACSON CO
COMMISSION EXPIRES 12-23-93

APPROVALS:

Examined and approved by the City of Central Point City Council in regular session this 20th day of September, 1990.

Don O'Neal Mayor Sandy Berryhice Secretary

Examined and approved by the City of Central Point Planning Commission in regular session this 4th day of September, 1990.

Garret L. Ward President Sandy Berryhice Secretary

Examined and approved by the Rogue River Valley Irrigation District in regular session this ___ day of ___, 19__.

Otto Belmont President David L. Smith Secretary

Examined and approved this 5 day of October, 1990

Verlyn Thomas
County Surveyor

Examined and approved this 2nd day of Oct, 1990.

Sheepl Swift
Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of October 2, 1990.

Barbara E. Weide
Tax Collector

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

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

BEGINNING at the Northwest corner of Lot 16 of the Amended Plat of Lots 3 to 10 Inclusive of Pitt View Subdivision, according to the Official Plat thereof, now of record in Jackson County, Oregon, said Northwest Corner of Lot 16 being marked with a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence South 89°55'00" East, along the Southerly right-of-way line of Pittview Avenue, 161.00 feet; thence South 00°03'04" East 212.00 feet; thence South 89°55'00" East 143.24 feet; thence South 00°03'04" East 206.63 feet; thence North 89°55'00" West 304.17 feet; thence North 00°03'38" West 418.63 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Subscribed and sworn before me this 27th day of September, 1990.

Cheryl A. Jerns
NOTARY PUBLIC JACSON CO
COMMISSION EXPIRES 12-23-93

** RECEIVED **
Date 10-11-90 By BF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

Water Rights Statement:
See Instrument No. 90-25745 of the Official Records

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

Filed for record this 11 day of October, 1990 at 9:15 O'Clock A.M. and recorded in Volume 16 of Plats at page 76 of records of Jackson County, Oregon.

Kathleen J. Beckett
County Clerk

Jay A. Dametis
Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas C. McMahan
REGON
MAY 18, 1990
DOUGLAS C. McMAHAN
No. 1913

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

SURVEY NO. 12224

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Schipper Homes
1925 Camellin Avenue
Medford, Oregon 97501

LOCATION: In the Southeast one-quarter (1/4) of Section
11, Township 37 South, Range 2 West,
Willamette Meridian, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare plat for
SYDNEY ESTATES SUBDIVISION as per the clients
request.

PROCEDURE: Utilizing found monumentation per filed
surveys No. 10609 and 10693 for control I set
monuments as shown on the attached map.

BASIS OF BEARING: Filed Survey No. 10609

DATE: August 20, 1990

**** RECEIVED ****
Date 10-11-90 By BF
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 & Assoc. Inc.
219 North Oakdale
Medford, Oregon 97501