

AUSTIN SUBDIVISION

LOCATED in the SE 1/4 of Section 16, T.36S.,R.4W.,W.M.

City of Rogue River, Jackson County, Oregon.

January 3, 1991

1/2 P.I.
Fd. 1" diam. I. Pipe
w/plastic cap mkd.
"JACKSON C.S." per
R.S.N. 10794.
bears N.59°15'39"W,
1774.01' from SE cor. Sec. 16
Deed Rec. computes:
N.59°14'04"W, 1773.79'

INITIAL POINT
Fd. 5/8" diam steel
pin w/cap per R.S.N.
12275-set 2" x 36"
galv. iron pipe 6" deep
over pin and cap

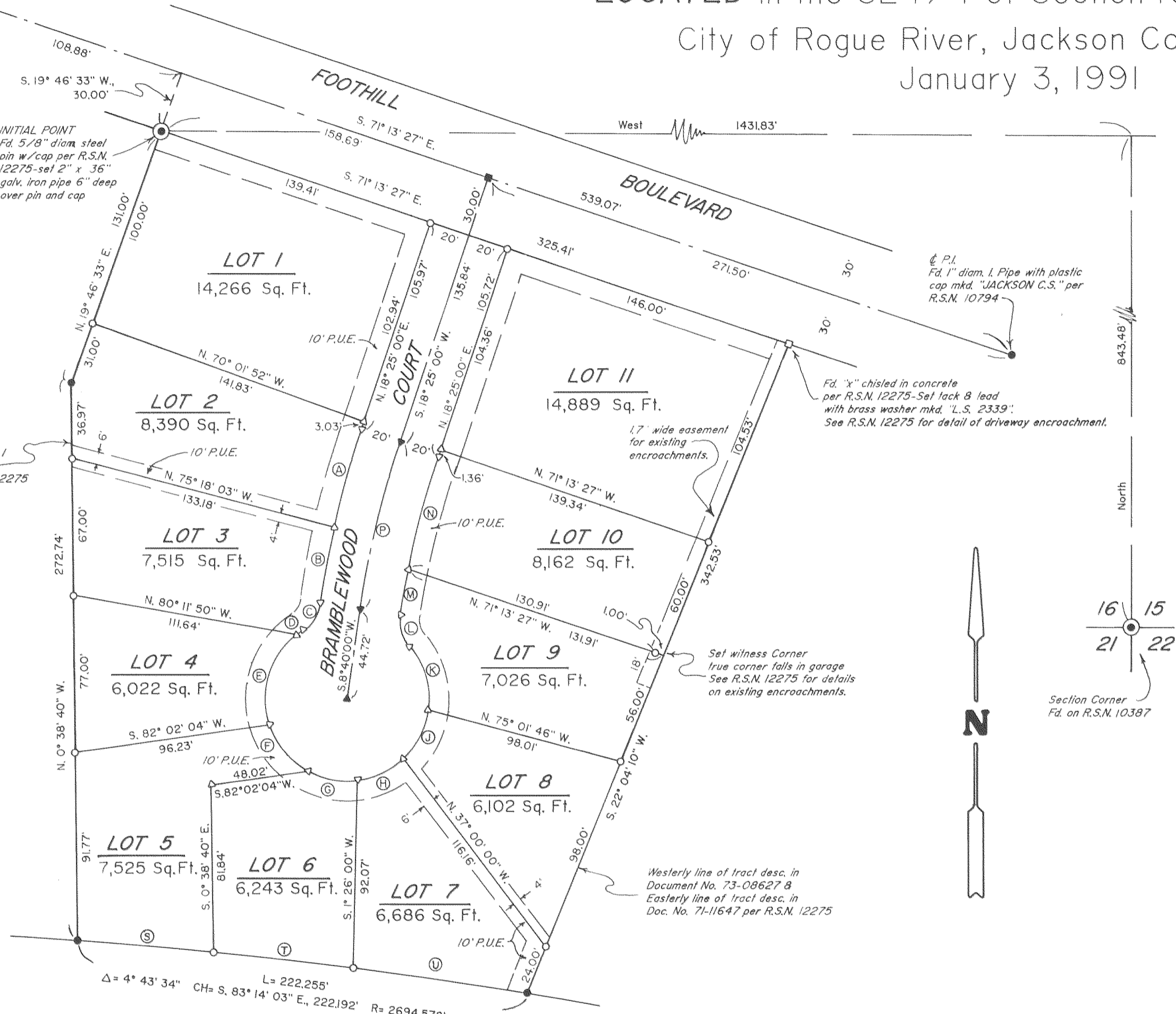
Westerly line of Parcel 1
in Document Number
81-03209 per R.S.N. 12275

1/2 P.I.
Fd. 1" diam. I. Pipe with plastic
cap mkd. "JACKSON C.S." per
R.S.N. 10794

Fd. "x" chisled in concrete
per R.S.N. 12275-Set lock B lead
with brass washer mkd. "L.S. 2339"
See R.S.N. 12275 for detail of driveway encroachment.

Set witness corner
true corner falls in garage
See R.S.N. 12275 for details
on existing encroachments.

Westerly line of tract desc.
in Document No. 73-08627 B
Easterly line of tract desc. in
Doc. No. 71-11647 per R.S.N. 12275



SOUTHERN PACIFIC RAILROAD
(100' wide R/W - See R.S.N. 12275)

CURVE DATA TABLE

Ltr.	Δ	Radius	Ch. Bearing	Ch. Dist.	Length
A	5° 35' 23"	517.698'	S. 15° 37' 19" W.	50.487'	50.507'
B	4° 09' 37"	517.698'	S. 10° 44' 48" W.	37.581'	37.59'
C	48° 11' 23"	20.00'	S. 32° 45' 42" W.	16.33'	16.82'
D	3° 52' 34"	40.00'	S. 54° 55' 06" W.	2.705'	2.706'
E	7° 30' 56"	40.00'	S. 17° 13' 21" W.	46.749'	49.927'
F	43° 23' 41"	40.00'	S. 40° 13' 58" E.	29.576'	30.295'
G	35° 48' 35"	40.00'	S. 79° 50' 06" E.	24.595'	25.00'
H	35° 49' 18"	40.00'	N. 64° 20' 57" E.	24.603'	25.008'
J	38° 22' 23"	40.00'	N. 27° 15' 07" E.	26.292'	26.789'
K	47° 35' 18"	40.00'	N. 15° 43' 44" W.	32.276'	33.223'
L	48° 11' 23"	20.00'	N. 15° 25' 41" W.	16.33'	16.82'
M	2° 42' 27"	477.698'	N. 10° 01' 13" E.	22.572'	22.574'
N	7° 02' 33"	477.698'	N. 14° 53' 44" E.	58.679'	58.716'
P	9° 45' 00"	497.698'	S. 13° 32' 30" W.	84.591'	84.693'
S	1° 25' 29"	2694.578'	S. 84° 53' 06" E.	66.998'	67.00'
T	1° 28' 02"	2694.578'	S. 83° 26' 20" E.	68.998'	69.00'
U	1° 50' 03"	2694.578'	S. 81° 47' 18" E.	86.252'	86.255'

LEGEND

- Indicates 5/8" diam. steel pin w/cap found per R.S.N. 12275 unless otherwise noted.
- Indicates 5/8" x 24" steel pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
- Indicates 5/8" x 30" steel pin w/1 1/2" diam. alum. cap mkd. "L.S. 2339" set flush.
- ▽ Indicates 5/8" x 24" steel pin w/plastic cap to be set as a deferred monument.
- ▼ Indicates 5/8" x 30" steel pin w/aluminum cap to be set as a deferred monument.
- P.U.E. = Public Utility Easement for Electricity, Cable T.V., Telephone, Natural Gas, Water, Sanitary Sewer and storm drains.
- SCALE: 1" = 50'
- BASIS OF BEARINGS: Existing control per R.S.N. 12275.
- R.S.N. = Recorded Survey Number

*** RECEIVED ***
Date 1-28-91 By BF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEYED FOR: Phil and Debbie Austin
258 Ramona Avenue
Grover City, CA. 93433

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 14, 1988
DAVID A. EDWARDS 2339

SURVEYOR'S CERTIFICATE

STATE OF OREGON) ss
County of Jackson)

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:

Commencing at the Southeast corner of Section 16, Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence North 843.48 feet; thence West 1431.83 feet to a 5/8 inch diameter steel pin inside a 2 inch diameter iron pipe, said pipe being the Initial Point;

thence South 71° 13' 27" East, along the Southerly right of way line of Foothill Boulevard, 325.41 feet to a tack and brass washer set in lead; thence South 22° 04' 10" West 342.53 feet to a 5/8 inch steel pin marking a point on the Northerly right of way line of the Southern Pacific Railroad; thence along said right of way line in a Northwesterly direction, along the arc of a 2694.578 foot radius curve to the left, a distance of 222.255 feet to a 5/8 inch steel pin; thence North 0° 38' 40" West 272.74 feet to a 5/8 inch steel pin; thence North 19° 46' 33" East 131.00 feet to the Initial Point.

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

David A. Edwards
Surveyor

Subscribed and sworn to before me this 7th day of January, 1991.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

RECORDER'S CERTIFICATE

Filed for record this 28th day of January 1991, at 11:19 o'clock, A.M. and recorded in Volume 16 of Plats at page 98 of records of Jackson County, Oregon.

Kathleen J. Beckett
County Clerk
Joy A. Rametes
Deputy

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

STATEMENT OF WATER RIGHTS: Documents Numbered 91-01903 and 91-01904, Official Records.

AUSTIN SUBDIVISION

LOCATED in the SE 1/4 of Section 16, T. 36 S.,
R. 4W., W.M., City of Rogue River,
Jackson County, Oregon

January 3, 1991

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Lois S. Hamm am the owner in fee simple and that we, Phillip D. Austin and Debra K. Austin, husband and wife, are contract purchasers as assigned in Document Number 90-15170, official records of Jackson County, Oregon of the lands described hereon in the "Surveyor's Certificate" and that we have caused the same to be subdivided into lots and a street, as shown hereon, and that we do hereby dedicate to the City of Rogue River for public use the street and public utility easements shown hereon. We do hereby grant a 17 foot wide "easement for existing encroachments", as shown hereon, to be beneficial to the adjoining property on the Easterly side of this subdivision. We do hereby designate said subdivision as AUSTIN SUBDIVISION.

Lois S. Hamm
Lois S. Hamm

Phillip D. Austin
Phillip D. Austin

Debra K. Austin
Debra K. Austin

STATE OF CALIFORNIA)
County of San Luis Obispo) ss

On this, the 9th day of January, 1991, personally appeared before me the above named Phillip D. Austin and Debra K. Austin, husband and wife, to me personally known, who being duly sworn, did say and acknowledge that the foregoing instrument is their voluntary act and deed.

Before me: Marshall
Notary public in & for said state

STATE OF WASHINGTON)
County of Yakima) ss

On this, the 11th day of January, 1991, personally appeared before me the above named Lois S. Hamm, to me personally known, who being duly sworn, did say and acknowledge that the foregoing instrument is her voluntary act and deed.

Before me: Sherrill Lacombe
My Commission Expires 9/16/91
Residing at Yakima, WA

APPROVALS

Approved by the City of Rogue River. By Richard K. Pitt Date 1/15/91

EXAMINED and approved as required by O.R.S. 92.100 as of 23 JANUARY, 1991.

Sherry Siefert
County Assessor

ALL TAXES, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the

23 day of January, 1991.

Carlene McManama
Tax Collector

EXAMINED and approved this 14 day of JANUARY, 1991.

Verlyn Thomas
County Surveyor

All monuments will be set or reset no later than December 31, 1991.

David A. Edwards
Surveyor

All monuments are now set or reset, see Document No. 91-30660 of Official Records

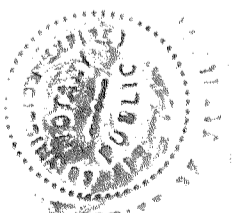
this 13 day of December, 1991.

Approved: Verlyn Thomas
County Surveyor

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



I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR



SURVEY NUMBER 12379

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: Phil and Debbie Austin
258 Ramona Avenue
Grover City, CA. 93433

LOCATION: In the SE 1/4 of Section 16, T. 36 S., R. 4 W.,
W.M., City of Rogue River Jackson County,
Oregon.

PURPOSE: ~~AUSTIN SUBDIVISION~~ To monument lot corners on
the exterior boundary of said subdivision, to
dedicate public utility easements as shown on
the accompanying plat and to define the
boundaries of the 11 lots within the
subdivision. The interior monuments are to be
set at a later date, as shown.

PROCEDURE: The outside boundary of the parent tract was
determined by utilizing existing monuments of
record per Recorded Survey Number 12275 by this
office. The controlling deeds are referred to
on the face of the accompanying plat and on the
above noted survey of record. Monuments set on
this subdivision are 5/8" x 24" steel pins with
red plastic caps mkd. "D.A. EDWARDS-RPLS 2339"
except where noted otherwise on the plat.

BASIS OF
BEARINGS: Recorded Survey Number 12275.

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

DATE
COMPLETED: July 3, 1991.

