

# GREEN PARK VILLAGE SUBDIVISION, UNIT NO. 1

LOCATED IN:

The Southwest 1/4 of Section 12  
Township 37 South, Range 2 West, W.M.,  
City of Central Point, Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that We, Michael T. Mahar and Louis F. Mahar are the owners in fee simple of the lands hereon described, and that we 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 we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Central Point in fee simple, that area portrayed and designated hereon as a one-foot street plug. By its approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as GREEN PARK VILLAGE SUBDIVISION, UNIT NO. 1.

IN WITNESS WHEREOF, We have set our hands and seals this 9th day of OCTOBER, 1991.

[Signature]  
MICHAEL T. MAHAR

[Signature]  
LOUIS F. MAHAR

STATE OF OREGON )  
County of Jackson ) ss.

Date: OCTOBER 9, 1991

Personally appeared the above named Michael T. Mahar and Louis F. Mahar and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

[Notary Seal]  
CHERRY A. BROWN  
NOTARY PUBLIC - OREGON  
Commission Expires 12-23-93

APPROVALS:

Examined and approved by the City of Central Point City Council in regular session this 17th day of October, 1991.

[Signature]  
Mayor

[Signature]  
Secretary

Examined and approved by the City of Central Point Planning Commission in regular session this 2 day of October, 1991.

[Signature]  
President

[Signature]  
Secretary

Examined and approved by the Rogue River Valley Irrigation District in regular session this 2nd day of October, 1991.

[Signature]  
President

[Signature]  
Secretary

Examined and approved this 5 day of Nov., 1991.

[Signature]  
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of November 5, 1991.

[Signature]  
Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Nov 5, 1991.

[Signature]  
Tax Collector

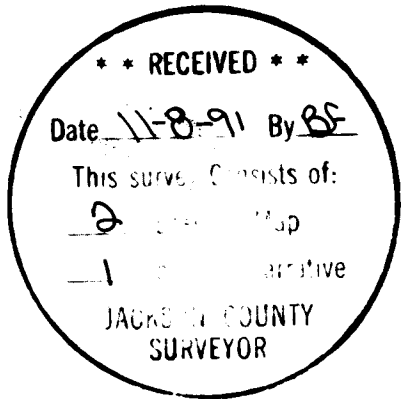
\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

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:

Commencing at the Southwest corner of Donation Land Claim No. 59, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 00°01'28" West, along the West boundary of said Donation Land Claim No. 59, a distance of 3483.38 feet to a point on the Northerly right-of-way line of Old Pacific Highway, now known as Merriman Road; thence continue along said Donation Land Claim line, North 00°01'28" West 10.04 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continuing North 00°01'28" West 207.48 feet; thence North 25°28'47" East 194.15 feet; thence North 01°31'32" East 235.20 feet; thence North 75°50'17" East 324.90 feet; thence North 73°31'02" East 249.02 feet; thence South 16°28'58" East 170.00 feet; thence South 73°31'02" West 61.23 feet; thence South 16°28'58" East 290.83 feet; thence South 50°53'50" West 205.83 feet; thence South 01°26'52" East 89.55 feet; thence South 20°04'00" EAST 160.00 feet to the Northeast of MORNINGSIDE SUBDIVISION UNIT NO 1, according to the Official Plat thereof, now of record in said Jackson County; thence along the Westerly line of said Subdivision, South 00°01'30" East 136.90 feet (record 136.86 feet); thence South 58°08'00" West 22.91 feet (record 23.03 feet); thence South 32°24'40" East 59.85 feet; thence leaving said Westerly line, South 58°06'46" West 305.94 feet to a point on the Easterly right-of-way line of the aforementioned Merriman Road; thence North 31°52'24" West 60.01 feet; thence North 58°07'36" East 85.35 feet; thence North 31°52'24" West 86.27 feet; thence South 57°07'36" West 85.35 feet to the aforementioned Easterly right-of-way line of Merriman Road; thence along said right-of-way line, North 31°52'24" West 209.48 feet; thence along the arc of a 234.98 foot radius curve to the left (the long chord to which bears North 58°18'42" West 209.24 feet) an arc length of 216.86 feet to a point on the aforementioned West boundary of Donation Land Claim No. 59; thence North 00°01'28" West 10.05 feet to the Initial Point of Beginning.

[Signature]  
SURVEYOR



Water Rights Statement:  
See Instrument No. 91-27420 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 8th day of NOVEMBER, 1991 at 11:47 O'Clock A.M. and recorded in Volume 16 of Plats at page 121 of records of Jackson County, Oregon.

[Signature]  
County Clerk

[Signature]  
Deputy

I certify this plat to be an exact photocopy of the original.  
[Signature]  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 25, 1988  
DOUGLAS C. McMAHAN  
No. 1913

# GREEN PARK VILLAGE SUBDIVISION, UNIT NO.1

LOCATED IN:

The Southwest 1/4 of Section 12  
Township 37 South, Range 2 West, W.M.,  
City of Central Point, Jackson County, Oregon

### CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg
1	84°34'27"	100.00	147.61	134.57	N15°50'22"E
2	27°58'23"	125.00	61.03	60.42	N12°27'40"W
3	71°59'30"	125.00	157.06	146.93	N37°31'17"E
4	84°34'27"	70.00	103.33	94.20	S15°50'22"W
5	90°00'00"	20.00	31.42	28.28	N76°52'24"W
6	15°47'19"	244.98	67.51	67.29	N39°46'03"W
7	25°36'27"	244.98	109.49	108.58	N60°27'56"W
8	1°48'38"	150.00	30.92	30.87	S20°32'32"E
9	90°00'00"	20.00	31.42	28.28	S43°28'28"E
10	16°09'45"	150.00	42.31	42.17	S06°33'20"E
11	1°41'48"	244.98	50.01	49.93	N79°07'04"W
12	90°00'00"	20.00	31.42	28.28	S46°31'32"W
13	00°56'37"	150.00	2.47	2.47	S07°59'50"W
14	19°11'17"	150.00	50.23	50.00	S12°03'47"W
15	19°11'17"	150.00	50.23	50.00	S31°15'05"W
16	19°11'17"	150.00	50.23	50.00	S50°28'22"W
17	13°29'01"	150.00	35.30	35.22	S66°46'31"W
18	90°00'00"	20.00	31.42	28.28	N28°31'02"E
19	47°43'35"	50.00	41.65	40.46	N07°22'49"E
20	47°09'23"	50.00	41.15	40.00	N54°49'18"E
21	47°09'23"	50.00	41.15	40.00	S78°01'19"E
22	47°09'23"	50.00	41.15	40.00	S30°51'56"E
23	64°12'11"	50.00	56.03	53.14	S24°48'51"W
24	73°23'54"	20.00	25.62	23.90	S24°52'59"W
25	90°00'00"	20.00	31.42	28.28	S67°28'58"E
26	65°18'00"	100.00	113.97	107.90	N40°52'02"E
27	08°41'30"	100.00	11.68	11.67	N04°52'17"E
28	27°58'23"	100.00	48.82	48.34	N12°27'40"W
29	90°00'00"	20.00	31.42	28.28	N77°26'51"W
30	49°59'41"	20.00	17.45	16.90	S38°33'18"W
31	65°34'26"	50.00	57.22	54.15	S48°20'40"W
32	40°58'29"	50.00	35.76	35.00	N80°22'52"W
33	40°58'29"	50.00	35.76	35.00	N39°24'24"W
34	40°58'29"	50.00	35.76	35.00	N07°34'05"E
35	47°29'49"	50.00	36.21	35.43	N42°48'14"E
36	49°59'41"	50.00	43.63	42.26	N88°32'59"E
37	49°59'41"	20.00	17.45	16.90	N88°32'59"E
38	90°00'00"	20.00	31.42	28.28	N18°33'09"E
39	25°13'03"	130.00	57.22	56.76	N13°50'20"W
40	62°29'53"	20.00	21.82	20.75	N79°23'26"W
41	62°06'53"	50.00	54.21	51.59	N79°23'26"W
42	63°14'16"	50.00	55.19	52.43	S38°07'29"W
43	128°22'21"	50.00	112.03	90.02	S57°40'49"E
44	59°21'24"	130.00	134.68	128.73	N28°26'54"E
45	59°47'53"	20.00	20.87	19.94	N28°13'40"E
46	52°52'37"	234.98	216.86	209.24	N58°18'42"W
47	52°06'08"	204.98	186.40	180.04	N57°55'28"W
48	58°02'13"	204.98	207.63	198.87	N60°53'29"W
49	31°44'00"	200.00	110.77	109.36	S74°00'00"W

### LOT SIZE

LOT NO.	SQUARE FEET
1	11,239
2	9,081
3	13,493
4	9,031
5	11,285
6	12,980
7	11,668
8	9,514
9	9,290
10	10,555
11	13,766
12	11,735
13	9,147
14	8,579
15	8,419
16	8,400
17	8,400
18	8,400
19	7,614
20	7,700
21	7,150
22	10,098
23	9,126
24	9,492
25	8,988
26	7,482
27	8,210
28	7,769
29	7,923
30	8,397
31	8,400
32	8,400
33	8,750
34	8,031
35	8,130
36	11,864
37	10,964
38	12,758
39	8,132
40	7,118
41	11,665
42	8,068
43	13,746
44	19,286

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahan*  
OREGON  
JULY 18, 1990  
DOUGLAS C. McMAHAN  
No. 1913

HOFFBLUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE AVENUE MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. McMAHAN RPLS No. 1913  
SCALE: 1 inch = 80 feet September 4, 1991  
BASIS OF BEARING - MORNINGSIDE SUBDIVISION  
UNIT NO. 1

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin per MORNINGSIDE SUBDIVISION UNIT NO. 1 Plat
- ⊕ = Found 5/8" Iron pin per S/N 5732
- ▲ = Deferred Monument
- ⊙ = Found brass cap monument
- [ ] = Per MORNINGSIDE SUBDIVISION UNIT NO. 1 Plat
- S/N = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- ⊠ = Set Lead Plug and Brass Screw with washer stamped LS 1913

All deferred monuments will be set no later than

Jan 1 1992.

*Douglas C. McMahan*  
Surveyor

All deferred monuments are now set, see Document  
No. 97-08667 of Official Records this 17<sup>th</sup> day of  
March 1997.

Approved: *Ronald Roberts*  
Jackson County Surveyor

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

12709

SURVEY NO. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Pacific Trend Building Company  
1014 N. Riverside Ave.  
Medford, Oregon 97501

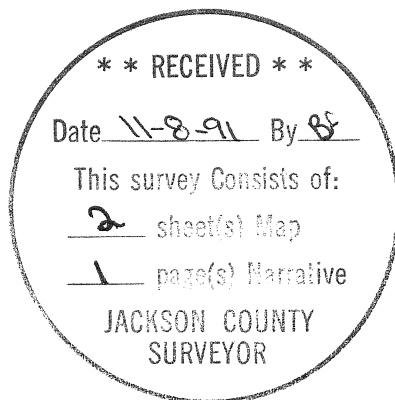
LOCATION: The Southwest one-quarter of Section 12,  
Township 37 South, Range 2 West Willamette  
Meridian, City of Central Point, Jackson  
County, Oregon

PURPOSE: To survey, monument, and prepare plat for  
GREEN PARK VILLAGE SUBDIVISION, UNIT NO. 1

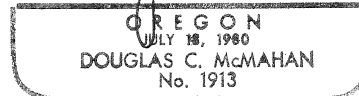
PROCEDURE: Utilizing found monumentation as shown on the  
accompanying map for control, I established  
monuments as per the clients request and as  
shown on map. Control for Merriman Road and  
Beall Lane was based on found monumentation.  
Note that a chainlink fence encroaches along  
the Southerly line of Lot 44.

BASIS OF BEARING: MORNINGSIDES SUBDIVISION, UNIT NO. 1

DATE: September 4, 1991



*Douglas C. McMahan*



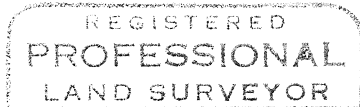
Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 N. Oakdale  
Medford, Oregon 97501

**AFFIDAVIT OF MONUMENTATION  
FOR  
DEFERRED MONUMENTS**

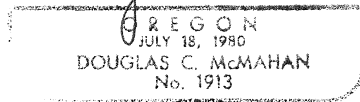
KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those street center monuments shown as deferred on the Official Plat of **GREEN PARK VILLAGE, UNIT #1**, as recorded in Volume 16, Page 121 of Plats in Jackson County, Oregon. The street center monuments consist of a brass disk set in concrete stamped "LS 1913"

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

In witness hereof, signed this 18th day of February, 1997.



*Douglas C. McMahan*



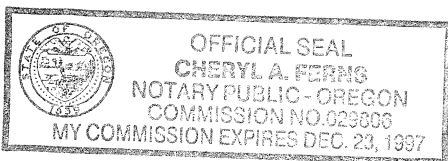
Expires 12/31/98

STATE OF OREGON ) ss.  
County of Jackson)

date: February 18, 1997

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Cheryl A. Ferns

Examined and approved this 19th day of February, 1997.

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

*Robert Shurtz*  
Jackson County Surveyor

MAR 17 1997  
10:59 AM  
*Richard S. Beckel*  
County Clerk