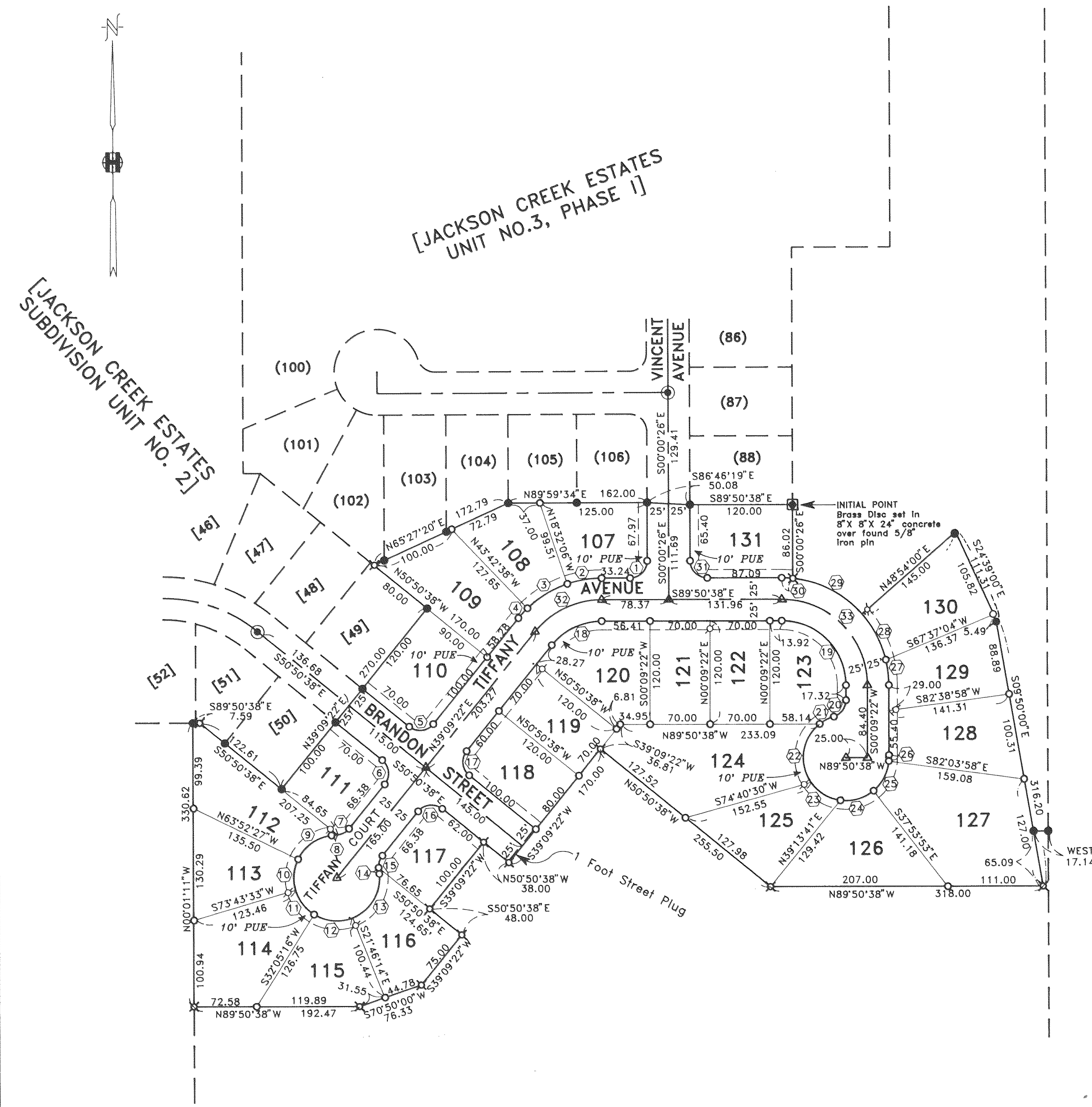


# JACKSON CREEK ESTATES SUBDIVISION UNIT NO.3, PHASE II

LOCATED IN:  
The S.W.1/4 and the S.E.1/4 of  
Section 10, T.37S.,R.2W.,W.M.  
City of Central Point, Jackson County, Oregon

CURVE TABLE

| CURVE | DELTA     | RADIUS | LENGTH | CHORD  | BEARING     |
|-------|-----------|--------|--------|--------|-------------|
| 1     | 90°09'48" | 20.00  | 31.47  | 28.32  | S45°04'28"W |
| 2     | 18°41'28" | 125.00 | 40.78  | 40.60  | S80°48'38"W |
| 3     | 25°10'32" | 125.00 | 54.92  | 54.48  | S58°52'38"W |
| 4     | 07°08'00" | 125.00 | 15.56  | 15.55  | S42°43'22"W |
| 5     | 90°00'00" | 20.00  | 31.42  | 28.28  | S84°09'22"W |
| 6     | 90°00'00" | 20.00  | 31.42  | 28.28  | S05°50'38"E |
| 7     | 42°55'09" | 20.00  | 14.98  | 14.63  | S60°36'56"W |
| 8     | 07°04'32" | 20.00  | 2.47   | 2.47   | S85°36'47"W |
| 9     | 63°01'30" | 50.00  | 55.00  | 52.27  | S57°38'18"W |
| 10    | 42°24'00" | 50.00  | 37.00  | 36.16  | S04°55'33"W |
| 11    | 41°38'18" | 50.00  | 36.34  | 35.54  | S37°05'35"E |
| 12    | 53°51'30" | 50.00  | 47.00  | 45.29  | S84°50'29"E |
| 13    | 79°04'05" | 50.00  | 69.00  | 63.65  | N28°41'43"E |
| 14    | 07°04'36" | 20.00  | 2.47   | 2.47   | N07°18'01"W |
| 15    | 42°55'05" | 20.00  | 14.98  | 14.63  | N17°41'50"E |
| 16    | 90°00'00" | 20.00  | 31.42  | 28.28  | N84°09'22"E |
| 17    | 90°00'00" | 20.00  | 31.42  | 28.28  | N05°50'38"W |
| 18    | 51°00'00" | 75.00  | 66.76  | 64.58  | N64°39'22"E |
| 19    | 90°00'00" | 75.00  | 117.81 | 106.07 | S44°50'38"E |
| 20    | 73°23'54" | 20.00  | 25.62  | 23.90  | S36°51'19"W |
| 21    | 21°23'45" | 50.00  | 18.67  | 18.56  | S62°51'24"W |
| 22    | 87°05'20" | 50.00  | 76.00  | 68.89  | S08°36'52"W |
| 23    | 46°59'00" | 50.00  | 41.00  | 39.86  | S58°25'18"W |
| 24    | 46°59'00" | 50.00  | 41.00  | 39.86  | N74°35'42"E |
| 25    | 47°03'04" | 50.00  | 41.06  | 39.92  | N27°34'40"E |
| 26    | 03°53'46" | 50.00  | 3.40   | 3.40   | S02°06'15"W |
| 27    | 13°45'15" | 125.00 | 30.01  | 29.93  | N06°43'16"W |
| 28    | 27°30'07" | 125.00 | 60.00  | 59.43  | N27°20'56"W |
| 29    | 42°47'19" | 125.00 | 93.35  | 91.20  | S62°29'39"E |
| 30    | 05°57'19" | 125.00 | 12.99  | 12.99  | N86°51'58"W |
| 31    | 89°50'12" | 20.00  | 31.36  | 28.24  | N44°55'32"W |
| 32    | 51°00'00" | 100.00 | 89.01  | 86.10  | N64°39'22"E |
| 33    | 90°00'00" | 100.00 | 157.08 | 141.42 | S44°50'38"E |



HOFFBUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE AVENUE MEDFORD, OREGON  
778-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 100 feet December 11, 1991  
BASIS OF BEARING: JACKSON CREEK ESTATES SUBD. UNIT 3, PHASE I

LOT SIZE

| LOT NO. | SQUARE FEET |
|---------|-------------|
| 107     | 9,806       |
| 108     | 9,191       |
| 109     | 12,271      |
| 110     | 10,714      |
| 111     | 8,891       |
| 112     | 11,669      |
| 113     | 9,923       |
| 114     | 12,940      |
| 115     | 10,188      |
| 116     | 9,884       |
| 117     | 8,091       |
| 118     | 9,514       |
| 119     | 8,400       |
| 120     | 11,700      |
| 121     | 8,400       |
| 122     | 8,400       |
| 123     | 9,189       |
| 124     | 19,186      |
| 125     | 10,391      |
| 126     | 12,888      |
| 127     | 20,208      |
| 128     | 14,443      |
| 129     | 10,430      |
| 130     | 11,252      |
| 131     | 10,159      |

- = 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".
- ⊙ = Set 5/8"x24" iron pin with plastic cap (1" witness monument) stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin unless otherwise noted (per Jackson Creek Estates Unit 2 and Unit 3, Phase I)
- ⊕ = Found brass cap monument
- △ = Set brass disc in concrete stamped "LS 1913"
- PUE = Easement for public utilities, storm drainage, gas, telephone, water, electric, cable television and sanitary sewer construction and maintenance

AFFIDAVIT OF CORRECTION  
O.R. 92-24113  
V. THOMAS, C.S.  
8-13-92  
I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR

REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR  
*Douglas C. McMahan*  
REGON  
JULY 18 1980  
DOUGLAS C. McMAHAN  
No. 1913

# JACKSON CREEK ESTATES SUBDIVISION, UNIT NO.3, PHASE II

LOCATED IN:

The S.W.1/4 and the S.E.1/4 of

Section 10, T.37S., R.2W., W.M.

City of Central Point, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that we, TOM MALOT CONSTRUCTION CO. INC. and NOEL MOORE dba W.L. MOORE CONSTRUCTION CO., 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 designate said subdivision as JACKSON CREEK ESTATES SUBDIVISION, UNIT NO.3, PHASE II.

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.

TOM MALOT CONSTRUCTION CO. INC.

Thomas E. Malot  
Thomas E. Malot, President

Sandra L. Malot  
Sandra L. Malot, Secretary

STATE OF OREGON )  
County of Jackson ) ss.

On this, the 7<sup>th</sup> day of January, 1992, 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 President and she, the said Sandra L. Malot, is the Secretary of TOM MALOT CONSTRUCTION CO. INC., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Thomas E. Malot and Sandra L. Malot acknowledge said instrument to be the free act and deed of said Corporation.

Before me:

W.L. MOORE CONSTRUCTION CO.

Noel Moore  
NOEL MOORE

Cheryl A. Ferns  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

STATE OF OREGON )  
County of Jackson ) ss.

Date: January 6, 1992

Personally appeared the above named NOEL MOORE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Cheryl A. Ferns  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

APPROVALS:

Examined and approved by the City of Central Point City Council in regular session this 16<sup>th</sup> day of January, 1992.

Roger Hestness  
Mayor

Sandy Berryhies  
Secretary

Examined and approved by the Rogue River Valley Irrigation District in regular session this 3<sup>rd</sup> day of January, 1992.

Otto Bohner  
President

David L. Smith  
Secretary

Examined and approved this 23 day of January, 1992.

Verlyn Thomas  
County Surveyor

Examined and approved this 27 day of January, 1992.

Mark Jenne, Deputy  
Assessor, Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Jan 27, 1992.

Carlene M. Manes  
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 a brass disc in concrete, marking the Southeast corner of Lot 88 of JACKSON CREEK ESTATES SUBDIVISION, UNIT NO.3, PHASE I, according to the Official Plat thereof, now record in Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence south 00°00'26" East 86.02 feet; thence along the arc of a 125.00 foot radius curve to the right (the long chord to which bears South 62°29'39" East 91.20 feet) an arc distance of 93.35 feet; thence North 48°54'00" East 145.00 feet; thence South 24°39'00" East 111.31 feet; thence South 09°50'00" East 316.20 feet; thence North 89°50'38" West 318.00 feet; thence North 50°50'38" West 255.50 feet; thence South 39°09'22" West 170.00 feet; thence North 50°50'38" West 38.00 feet; thence South 39°09'22" West 100.00 feet; thence South 50°50'38" East 48.00 feet; thence South 39°09'22" West 75.00 feet; thence South 70°50'00" West 76.33 feet; thence North 89°50'38" West 192.47 feet; thence North 00°01'11" West 330.62 feet to a point on the boundary of JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary South 89°50'38" East 7.59 feet; thence South 50°50'38" East 122.61 feet; thence North 39°09'22" East 270.00 feet; thence North 50°50'38" West 80.00 feet to a point on the Southerly boundary of the aforementioned JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 3, PHASE I; thence along said boundary North 65°27'20" East 172.79 feet; thence North 89°59'34" East 162.00 feet; thence South 86°46'19" East 50.08 feet; thence South 89°50'38" East 120.00 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

\*\*\* RECEIVED \*\*\*  
Date 1-31-92 By B  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

WATER RIGHTS STATEMENT:  
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

Filed for record this 31 day of January, 1992 at 8:47 O'clock A.M. and recorded in Volume 17 of Plats at page \_\_\_\_\_ of records of Jackson County, Oregon.

Kathleen J. Beckett  
County Clerk

Jay A. Rametta  
Deputy

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
REGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

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

SURVEY NO. 12851

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

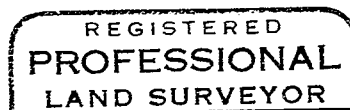
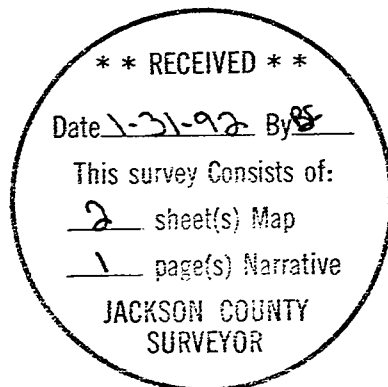
LOCATION: The Southwest one-quarter and the Southeast one-quarter of Section 10, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

PURPOSE: To survey, monument, and prepare final plat for JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 3, PHASE II, per clients request and per requirements of the City of Central Point.

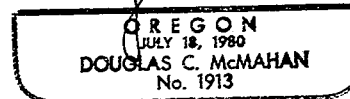
PROCEDURE: Utilizing found monumentation established for Central Valley Subdivision, Units 3 and 4, Jackson Creek Estates Unit No. 1, Unit No. 2, and Unit No. 3, Phase I, and established monumentation as shown on the attached map of Jackson Creek Estates Subdivision, Unit No. 3, Phase II.

BASIS OF BEARING: JACKSON CREEK ESTATES SUBDIVISION UNIT NO. 3, PHASE I

DATE: December 11, 1991



*Douglas C. McMahan*



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

92-24113

5<sup>00</sup>  
6<sup>00</sup>  
3:04

HOFFBUHR & ASSOCIATES, INC.  
1062 E. Jackson St.  
Medford, Oregon 97504-7027

(503) 779-4641

12851

AFFIDAVIT OF CORRECTION  
pursuant to O.R.S. 209.255

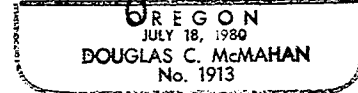
I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 3, PHASE II filed for record the 31st day of January, 1992, and recorded in Office of County Surveyor as: County Surveyor File No. 12851.

Douglas C. McMahan, L.S. 1913



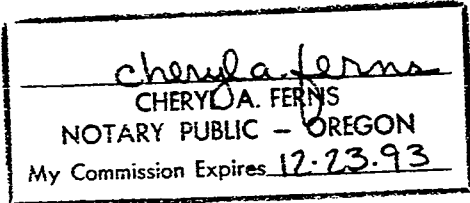
STATE OF OREGON )  
County of Jackson ) ss.

*Douglas C. McMahan*



7/28 A.D. 1992

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.



The correction is: (square footage of Lot 128)

As Filed: "11,443 square feet"  
Change to: "11,712 square feet"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

*Valerie Thomas*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

3:04 AUG 11 1992 P.M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

*Kathleen S. Beckett*  
Deputy

*Posted 8/13/92  
J. C.S.*