

14087

COUNTRYSIDE VILLAGE SUBDIVISION PHASE 1

A portion of Lots 11-13, PITT VIEW SUBDIVISION in
the N.E. 1/4 of Sec. 11, T. 37 S., R. 2 W., W.M.
City of Central Point Jackson County, Oregon

SURVEY FOR:
Great American Homes
2811 Leonard Avenue
Medford, OR 97501

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

- LEGEND:
- ⊙ - Found County Surveyor's Brass capped monument and accessories.
 - - Found monument as shown.
 - ⊗ - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS 13651.
 - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
 - ⊠ - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
 - ⊙ - Set 1 1/2" brass disk in concrete mkd. L.J. FRIAR & ASSOC.
- PUE - Public utility easement, including electric, water, sanitary sewer, gas, storm sewer, telephone and cable TV for construction and maintenance.
- ORJCO - Official Records of Jackson County, Oregon. RS - Recorded Survey
JCDR - Jackson County Deed Records CI - See course data table.

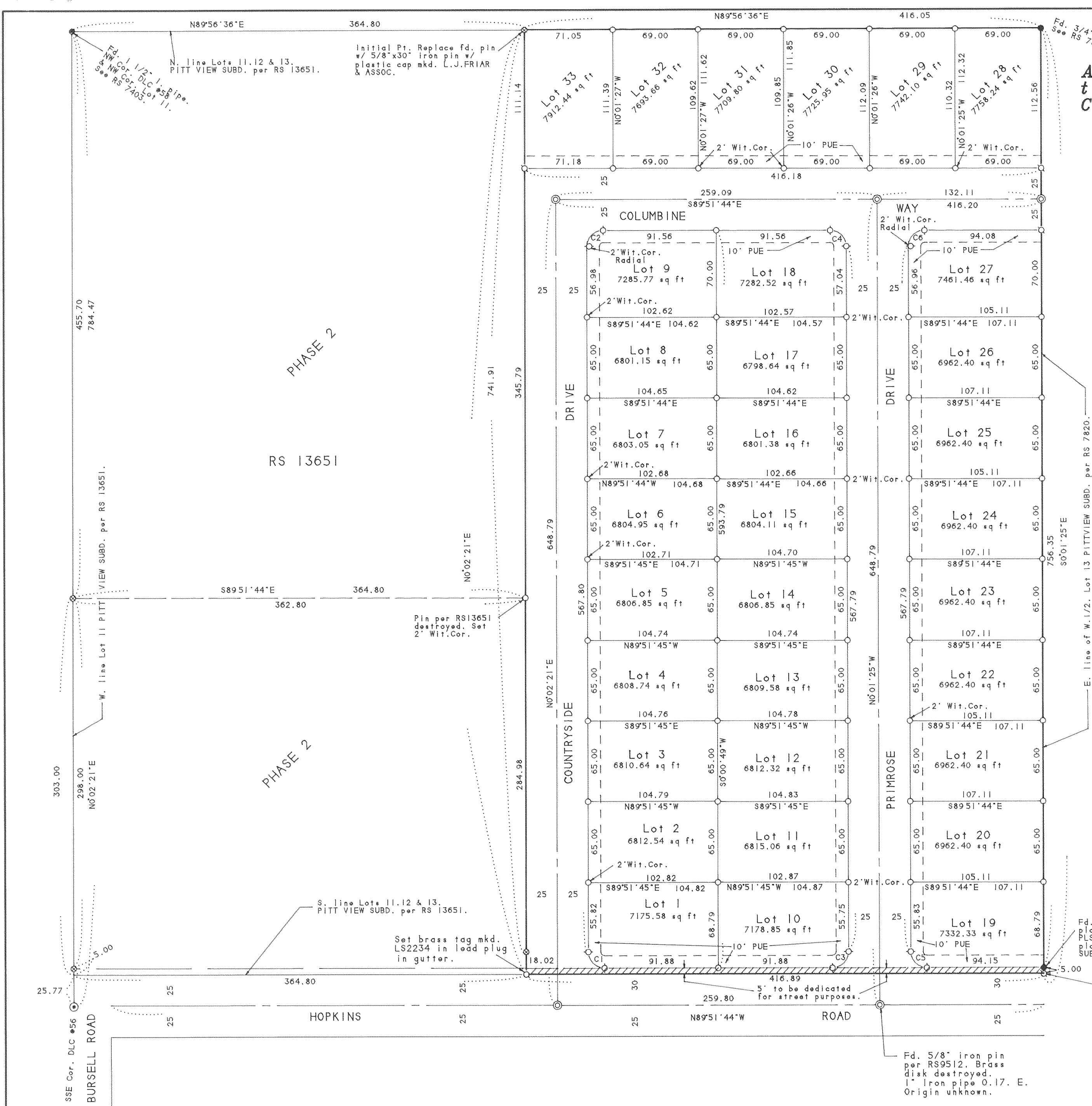
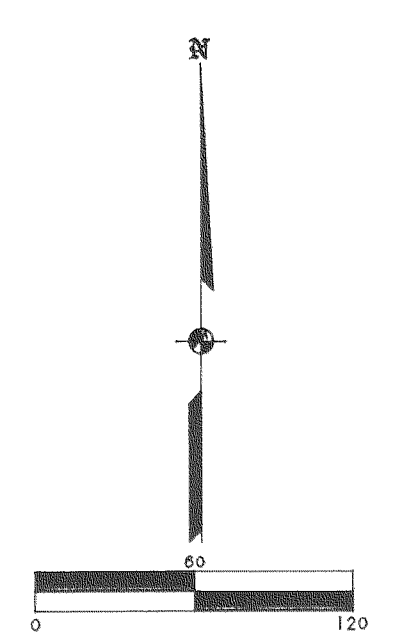
BASIS OF BEARINGS: Survey No. 7820.

DATE: May 24, 1994

SCALE: 1" = 60'

*** EASEMENTS OF RECORD per Vol.433, P.371, JCDR, Doc.#66-04830, ORJCO and Doc. #90-15016, ORJCO are not situated on the subject tract shown hereon.

No.	Radius	Delta	Length	Long Chord or Course
C1	13.00	89°50'19"	20.38	N44°56'34"W 18.36
C2	13.00	90°05'55"	20.44	N45°05'19"E 18.40
C3	13.00	90°09'41"	20.46	S45°03'25"W 18.41
C4	13.00	89°50'19"	20.38	S44°56'34"E 18.36
C5	13.00	89°50'19"	20.38	N44°56'34"W 18.36
C6	13.00	90°09'41"	20.46	N45°03'25"E 18.41



REGISTERED
PROFESSIONAL
LAND SURVEYOR

JAMES E. HIBBS
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
EXPIRES 6-30-95

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT.

JAMES E. HIBBS
SURVEYOR

372W11A TL1603

SHEET 2 OF 2

14087 10R/65

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COUNTRYSIDE VILLAGE SUBDIVISION PHASE 1

A portion of Lots 11-13, PITT VIEW SUBDIVISION in the N.E. 1/4 of Sec. 11, T.37 S., R 2 W., W.M. City of Central Point Jackson County, Oregon

DECLARATION

Know all men by these presents that we, Terry L. Buntin, Rich B. Rogers and George G. Cota, are the owners in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and that we have subdivided the same into the lots and streets as shown, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision and that we hereby dedicate to the public for public use the streets shown hereon, together with those easements shown hereon, labeled as Public Utility Easement (PUE), and we do hereby designate said Subdivision as COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 1.

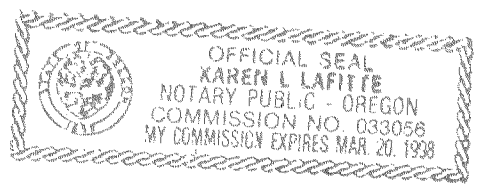
Terry L. Buntin Rich B. Rogers George G. Cota

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Terry L. Buntin, Rich B. Rogers and George G. Cota, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 24 day of May, 1994.

Before me: Karen L. Lafitte
Notary Public of Oregon.



Declaration of Covenants, Conditions and Restrictions recorded as Document No. 94-25302, Official Records of Jackson County, Oregon.

AFFIDAVIT OF CONSENT from Bank of Southern Oregon is recorded as Document No. 94-25303, Official Records of Jackson County, Oregon.

APPROVALS

EXAMINED AND APPROVED by the City of Central Point Planning Commission in open session this 28 day of June, 1994.

Attest: Charles E. Riland President Sandy Lommel Secretary

EXAMINED AND APPROVED this 29th day of June, 1994.

Verlynn Thomas
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of June 29, 1994.

Ron Ambrey deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 29, 1994.

Barbara E. Weide
Tax Collector

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Northwest corner of Lot 11, PITT VIEW SUBDIVISION in Jackson County, Oregon, according to the official plat thereof, now of record: thence along the North line of Lots 11, 12 and 13, North 89°56'36" East, 364.80 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence continue along said North line, North 89°56'36" East, 416.05 feet to a 3/4 inch iron pin at the Northeast corner of the West one-half of said Lot 13; thence along the East line of said West one-half, South 0°01'25" East, 756.35 feet to a 5/8 inch iron pin; thence continue along said East line, South 0°01'25" East, 5.00 feet to the South line of said Lot 13; thence along the South line of said Lots 13 and 12, North 89°51'44" West, 416.89 feet; thence North 0°02'21" East, 18.02 feet to a 5/8 inch iron pin; thence continue North 0°02'21" East, 741.91 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

RECORDER'S CERTIFICATE

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

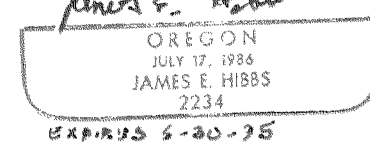
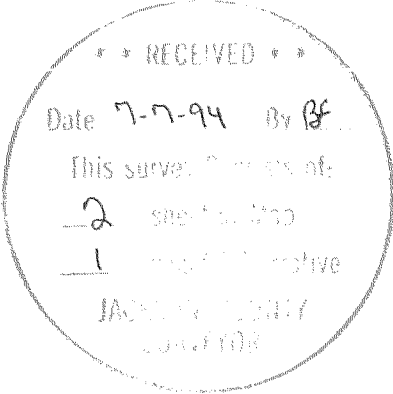
Filed for record this 7 day of July, 1994, at 1:29 o'clock P.M., and recorded in Volume 19 of Plats at Page 29 of the records of Jackson County, Oregon.

Kathleen S. Beckwith
County Clerk

Jay A. Rametes
Deputy

WATER RIGHTS STATEMENT

There are water rights appurtenant to this Subdivision under Permit #GR-2980, Certificate #GR-2791, according to information from the Jackson County Watermaster's Office.



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

James E. Hibbs
Surveyor

14087 10R/L5

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Great American Homes
2811 Leonard
Medford, OR 97504

LOCATION: A portion of Lots 11-13, PITT VIEW SUBDIVISION in the
N.E. 1/4 of Section 11, T.37 S., R.2 W., W.M., City of
Central Point, Jackson County, Oregon.

PURPOSE: To survey and monument the lots and streets of
COUNTRYSIDE VILLAGE SUBDIVISION.

PROCEDURE: From existing control established by this office during
RS13651, calculated the corners of the lots and streets
and monumented same. Those monuments found as well as
those set are as shown on the attached plat.

BASIS OF BEARINGS: Survey No. 13651

DATE: May 24, 1994

T37S R2W SEC11A TL1603

James E, Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

** RECEIVED **
Date 7-7-94 By JF
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Expires 6-30-95