

CANTERBURY PARK SUBDIVISION, PHASE 1

LOCATED IN
THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON



SCALE: 1"=60'

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	75.11	60°00'00"	78.65	N 60°02'05" E	75.11
B	100.11	60°00'00"	104.83	N 60°02'05" E	100.11
C	125.11	60°00'00"	131.01	N 60°02'05" E	125.11
D	75.11	48°57'28"	64.18	N 54°30'49" E	62.24
E	100.11	43°27'45"	75.94	N 51°45'58" E	74.13
F	125.11	40°14'15"	87.86	N 50°09'13" E	86.07
G	125.11	19°45'45"	43.15	N 80°09'13" E	42.94
H	100.11	16°32'15"	28.90	N 81°45'58" E	28.79
I	75.11	11°02'32"	14.48	N 84°30'49" E	14.45
J	25.00	89°58'54"	39.26	N 44°58'20" W	35.35
K	25.00	90°00'49"	39.28	N 45°01'40" E	35.36

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP - See S/N 1500 RRR, c.s.
- ⊕ FOUND BRASS CAP IN MONUMENT CASE PER JACKSON COUNTY REESTABLISHMENT BOOK, PAGE 17
- FD. 3/4" IRON ROD PER FS 5154
- FD. 5/8" IRON ROD PER FS 2075
- ⦿ FD. 5/8" IRON ROD PER O.S.H.D. RIGHT OF WAY MAP
- ▲ INDICATES A DEFERRED MONUMENT, A BRASS CAP SET FLUSH WITH ASPHALT.
- ⊗ INDICATES A DEFERRED MONUMENT, A 5/8" X 30" REBAR
- △ INDICATES CALCULATED POSITION
- () RECORD BEARING/DISTANCE PER FS 5154
- [] RECORD BEARING/DISTANCE PER FS 2075
- FS INDICATES FILED SURVEY
- C/L INDICATES CENTERLINE
- INDICATES CITY LIMITS LINE AS OF THIS DATE
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES

BEARINGS BASED UPON FS 8324, THE NORTH LINE OF SECTION 8

** NARRATIVE IS SEPARATE DOCUMENT **

NOTES: PER MEDFORD PLANNING STAFF REPORT LOTS 3 & 4 SHALL BE PROHIBITED FROM TAKING ACCESS FROM CRATER LAKE AVENUE.

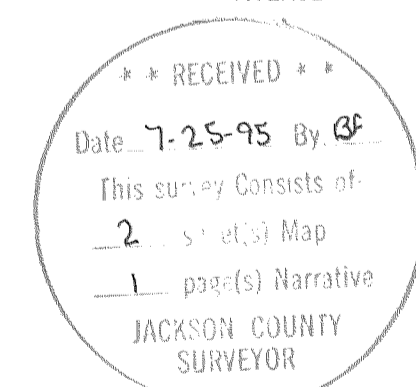
PER MEDFORD PLANNING STAFF REPORT, LOTS 1 & 2, SHALL SHARE A COMMON DRIVEWAY ONTO CRATER LAKE AVENUE

NON-PLOTTABLE EASEMENTS

VOL. 246, PG. 340: RIGHTS OF WAY FOR DITCHES AND PIPES TO CARRY WATER TO OTHER PROPERTY AND FOR DITCHES AND CANALS WHICH ARE NOW UPON PROPERTY, OR WHICH MAY HEREAFTER BE PLACED THEREON IN CONNECTION WITH THE IRRIGATION SYSTEM OF THE MEDFORD IRRIGATION DISTRICT.

VOL. 234, PG 345: EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GRANTED THE CALIFORNIA OREGON POWER COMPANY.

VOL. 165, PG. 172.3: RIGHT OF WAY FOR IRRIGATION DITCH OR PIPES TO CARRY WATER TO OTHER TRACTS.



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

RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359

My Certificate Expires Dec. 31, 19.26

RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD. 899-2032 / 474-7720 JACKSONVILLE, OREGON

CANTERBURY PARK SUBDIVISION PHASE 1

LOCATED IN
THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED FOR: MURRAY/GALPIN
P.O. BOX 8271
MEDFORD, OR. 97501

DATE: FEBRUARY 22, 1995

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me 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. The following is an accurate description of the parent tract, as set forth hereon:

Commencing at the Northwest section corner common to Sections 5,6,7 and 8, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South, 1306.32 feet; thence East, 50.98 feet to a 3/4" iron rod on the Easterly right of way line of Crater Lake Avenue, being the INITIAL POINT OF BEGINNING; thence North 00°04'55" West, along said right of way, 116.86 feet to a 5/8" iron rod (O.S.H.D. Sta. 2262+00); thence continue along said right of way, North 00°01'15" East, 498.52 feet to a 5/8" iron rod (O.S.H.D. Sta. 2257+00); thence continue along said right of way, North 02°43'52" West, 95.32 feet to a 5/8" iron rod at the Southwest corner of that parcel of land described in Volume 365, Page 476 of the Deed Records of Jackson County, Oregon; thence South 89°57'55" East, along the South line of said Volume 365, Page 476, 240.00 feet to a 5/8" iron rod; thence South, 107.48 feet to a 5/8" iron rod; thence South 32°20'45" East, 52.13 feet to a 5/8" iron rod; thence South, 105.13 feet to a 5/8" iron rod; thence East, 40.00 feet to a 5/8" iron rod; thence South, 390.00 feet to a 5/8" iron rod on the North line of that parcel of land described in Volume 552, Page 463 of the Deed Records of Jackson County, Oregon; thence South 78°07'15" West , along said North line 310.00 feet to the true point of beginning.

Richard G. Templin
Richard G. Templin LS 2359

DECLARATION

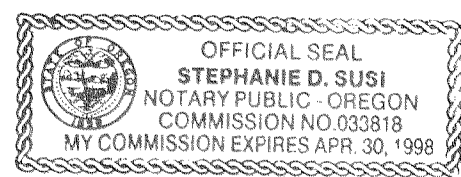
KNOW ALL MEN BY THESE PRESENTS, that I, C.A. Galpin, am the owner in fee simple of the land shown hereon and that I have caused the same to be subdivided into lots and streets as shown hereon. The number of each lot and the course and length of all lines are set forth hereon, and this plat is a correct representation of the subdivision. I do hereby dedicate to the public, for public use the streets shown hereon, together with those easements labeled as public utility easements, and hereby grant to the City of Medford in fee simple that area shown and designated hereon as a **100' FOOT** street plug. By its approval of this Plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public purposes. We hereby designate said subdivision as " Canterbury Park Subdivision, Phase 1 ".

C.A. Galpin
C.A. Galpin

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 26 day of June 1995, before me a Notary Public, personally appeared C.A. Galpin, and acknowledged the forgoing instrument to be his voluntary act and deed.

Stephanie D. Susi
Notary Public



The deferred monuments will be set no later than December 15 1995.

Richard G. Templin
Richard G. Templin L.S. 2359

The deferred monuments are now set, see Document Number 96-19983, of the Official Records, this 17th day of June 1996.

Approved: *Roger Roberts*
Jackson County Surveyor

**CANTERBURY PARK SUBDIVISION,
PHASE 1**

LOCATED IN
THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

TRUST SIGNOFF

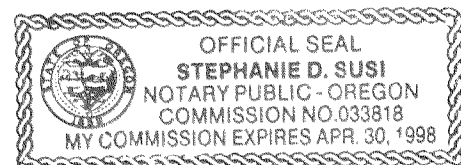
We, Canterbury Park Subdivision Joint Venture, consisting of Galpin L.L.C., an Oregon Limited Liability Company and Murray, Inc., an Oregon Corporation, as grantor(s), Continental Lawyers Title Company, Inc, a California Corporation, as trustee, for Murray Development, Partners, consisting of Allan Murray, General Partner and Florence Murray, General Partner and Kathy Murray, as beneficiary of that Trust Deed, dated August 25, 1994, recorded August 29, 1994, as Document No. 94-31423, Official Records of Jackson County, Oregon, hereby consent and agree to the conditions of and the platting of the partition as shown hereon.

Galpin L.L.C. Galpin L.L.C., an Oregon Limited Liability Company
Allan Murray Murray, Inc., an Oregon Corporation

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 26th day of June 1995, before me a Notary Public, personally appeared an Agent for Galpin L.L.C., an Oregon Limited Liability Company and Agent for Murray, Inc., and acknowledged the forgoing instrument to be their voluntary act and deed.

Before me: *Stephanie D. Susi*
Notary Public

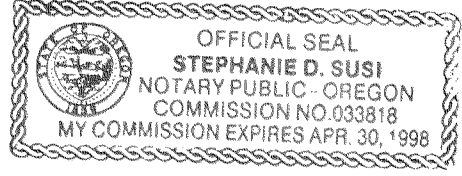


Allan Murray Allan Murray, General Partner
Florence Murray Florence Murray, General Partner
Kathy Murray Kathy Murray

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 26 day of June 1995, before me a Notary Public, personally appeared Allan Murray, General Partner; Florence Murray, General Partner; Kathy Murray and acknowledged the forgoing instrument to be their voluntary act and deed.

Before me: *Stephanie D. Susi*
Notary Public



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

RECORDER'S CERTIFICATE

Filed for record this 25 day of July, 1995, at 10:17 o'clock A.M. and recorded in Vol. 20 of Plats at Page 40 of Records of Jackson County, Oregon.

Kathleen S. Bockett County Clerk
Cheryl Augeris Deputy

Filed in the County Surveyor's office as survey No. 14591

WATER RIGHTS STATEMENT

Water rights are not appurtenant to the parcels as shown.

APPROVALS

I certify that pursuant to authority granted in Ordinance No. 5785 that this plat is hereby approved.
James McEwen Planning Director
Date July 21, 1995
Examined and approved this 7th day of July, 1995.
Tammie G. Berkow Acting City Engineer
Paul D. Lewis City Surveyor

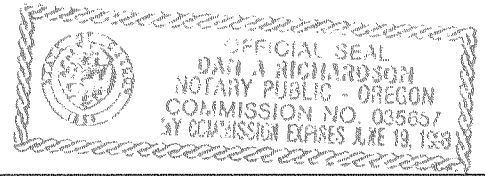
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100, AS OF 7-21- 1995
Sh. M. Assessor

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.095, AS OF 7-21 1995
Louise M. Marzama Tax Collector

TRUST SIGNOFF

Evergreen Federal Savings and Loan, as beneficiary of that Trust Deed, dated April 14, 1995, recorded April 17, 1995, as Document No. 95-09990, Official Records of Jackson County, hereby consent and agree to the conditions of and the platting of the partition as shown hereon.
Jeffrey D. Hyde signing for Evergreen Federal Savings and Loan
Jeffrey D. Hyde

Subscribed and Sworn to before me this 10 day of JULY 1995.
D. A. R... Notary Public



REGISTERED PROFESSIONAL LAND SURVEYOR <i>Richard G. Templin</i> OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 My Certificate Expires Dec. 31, 19 <u>96</u>	RICHARD TEMPLIN LAND SURVEYING 100 POORMAN CREEK RD. 899-2032 / 474-7720 JACKSONVILLE, OREGON
	CANTERBURY PARK SUBDIVISION PHASE 1 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 8, T.37S., R.1W., W.M. CITY OF MEDFORD, JACKSON COUNTY, OREGON
SURVEYED FOR: MURRAY \ GALPIN P.O. BOX 8271 MEDFORD, OR. 97501	
DATE: June 18, 1995	

RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
100 Poorman Creek Road
Jacksonville, Oregon 97530
Phone/Fax: (503) 899-2032 • 474-7720

14591

NARRATIVE

Survey No. _____

" CANTERBURY PARK SUBDIVISION PHASE 1 "

SURVEY FOR: Murray/Galpin
P.O. Box 8271
Medford, Oregon 97503

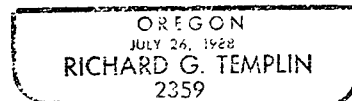
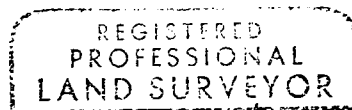
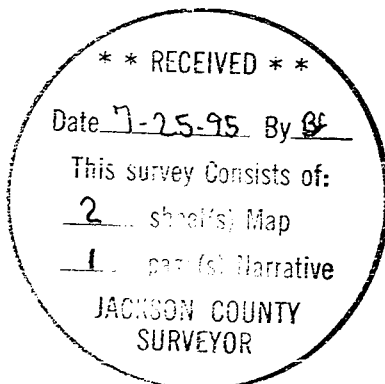
LOCATION: The NW $\frac{1}{2}$ of the NW 1/4 of Section 8 of Section 8,
Township 37 South, Range 1 West, of the
Willamette Meridian, City of Medford, Jackson
County, Oregon.

PURPOSE: To survey and monument a 4 lot subdivision, as
shown on accompanying Plat.

DATE: June 18, 1995

BASIS OF BEARING: Bearings based upon filed survey number 8324,
the North line of Section 8.

PROCEDURE: Utilizing filed survey 2075, 5154 and the OSHD
road right of way map, computed newly created lot
corners and set, as shown.



My Certificate Expires Dec. 31, 19 98