

JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 7

LOCATED IN:

The S.W. 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, Clifford B Cordy, Jr. and TOM MALOT CONSTRUCTION CO. INC. an Oregon Corporation, 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. We hereby designate said subdivision as JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 7.

IN WITNESS WHEREOF, signed this 17th day of JUNE 1996.

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 17th day of JUNE, 1996 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:

Cheryl A. Ferns



IN WITNESS WHEREOF, signed this 6th day of MARCH 1996.

Clifford B. Cordy, Jr.
Clifford B. Cordy, Jr.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 6th day of MARCH, 1996, by Clifford B. Cordy, Jr. who executed the within instrument as his voluntary act and deed.

Before me:

Cheryl A. Ferns



Examined and approved this 21st day of JUNE, 1996.

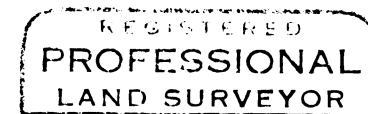
Rogal Roberts
County Surveyor

Examined and approved this 27th day of JUNE, 1996.

Keith Ann - 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 27th June, 1996.

Carol Applegate, Deputy
Tax Collector



Douglas C. McMahan
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12/31/96

*** 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, 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 Northwest corner of JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 6, according to the Official Plat thereof, now of record in Jackson County, Oregon for the INITIAL POINT OF BEGINNING; thence, along the boundary of said Subdivision, South 00°09'22" West 393.97 feet; thence South 05°52'00" West 50.25 feet; thence South 00°09'22" West 70.45 feet; thence South 89°50'38" East 115.00 feet; thence South 00°09'22" West 39.55 feet; thence South 89°50'38" East 274.23 feet; thence South 00°09'22" West 11.02 feet; thence South 63°23'13" East 140.63 feet to a point on the Westerly boundary of JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 5, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°01'11" East, along said Westerly boundary, 246.05 feet to a point on the Northerly right-of-way line of Beall Lane; thence North 89°53'11" West, along said right-of-way line, 832.30 feet to the Southeast corner of tract described in Volume 190, Page 39 of the Deed Records of said Jackson County; thence North 00°01' 11" West, along the Easterly line of said tract, 10.00 feet; thence South 89°53'11" East 31.08 feet; thence North 30°01'52 East 65.73 feet; thence North 00°02'02" West 24.13 feet; thence North 10°42'38" East 28.71 feet; thence North 24°53'28" East 52.03 feet; thence North 00°33'51" East 31.65 feet; thence North 31°19'46" West 70.50 feet; thence North 04°31'58" West 57.27 feet; thence North 03°36'44" East 70.19 feet; thence North 12°21'16" West 49.37 feet; thence North 31°44'59" West 39.96 feet; thence North 02°09'48" West 34.24 feet; thence North 22°38'20" East 100.98 feet; thence North 13°36'53" East 67.68 feet; thence North 14°41'40" West 32.64 feet; thence North 06°42'54" West 70.10 feet; thence North 13°17'00" West 44.12 feet; thence North 34° 39'22" West 44.57 feet; thence North 06°16'28" West 32.88 feet to a point which bears North 89°50'38" West 18.66 feet from the most Southerly Southwest corner of JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence South 89°50'38" East 18.66 feet to said Subdivision corner; thence continue South 89°50'38" East, along the Southerly boundary of said Subdivision, 284.02 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

APPROVALS:

Department
Examined and approved by the City of Central Point City Planning Commission in regular session this 25th day of JUNE, 1996.

J. Bennett
Chair Person
Planning Director

Sandy Lemmon
Secretary

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

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

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

Filed for record this 3 day of JULY, 1996 at 12:16 o'clock P..M. and recorded in Volume 27 of Plats at page 39 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Auger
Deputy

JACKSON CREEK ESTATES, UNIT NO. 7

Located in:
The S.W. 1/4 of Section 10, T.37S., R.1W., W.M.
City of Central Point, Jackson County, Oregon

* See Affidavit
of Correction
97-33700
09/10/1997

All deferred monuments will be set no later than
June 1, 1997
Douglas C. McMahon
Surveyor

All deferred monuments are now set, see Document
No. 03-84612 of Official Records this 17th day of
December, 1997
Approved: Douglas C. McMahon
Jackson County Surveyor

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	N45°09'22"E
2	31°00'10"	20.00'	10.82'	10.69'	N15°20'43"W
3	74°29'04"	50.00'	65.00'	60.52'	N06°23'44"E
4	52°39'12"	50.00'	45.95'	44.35'	N69°57'52"E
5	83°23'18"	50.00'	72.77'	66.52'	S42°00'53"E
6	65°05'59"	50.00'	56.81'	53.80'	S32°13'46"W
7	64°37'23"	20.00'	22.56'	21.38'	S32°28'04"W
8	49°59'41"	20.00'	17.45'	16.90'	S24°50'29"E
9	93°45'32"	50.00'	81.82'	72.99'	S02°57'33"E
10	46°14'09"	50.00'	40.35'	39.26'	S67°02'17"W
11	40°43'33"	50.00'	35.54'	34.80'	N69°28'52"W
12	59°38'38"	50.00'	52.05'	49.73'	N19°17'46"W
13	39°37'30"	50.00'	34.58'	33.89'	N30°20'18"W
14	49°59'41"	20.00'	17.45'	16.90'	N25°09'13"E
15	90°00'00"	20.00'	31.42'	28.28'	N44°50'38"W
16	90°00'00"	20.00'	31.42'	28.28'	N44°50'38"W
17	17°58'35"	50.00'	15.69'	15.62'	N80°51'21"W
18	42°25'02"	50.00'	37.02'	36.18'	N50°39'32"W
19	44°27'43"	50.00'	38.80'	37.83'	N07°13'10"W
20	39°22'16"	50.00'	34.36'	33.69'	N34°41'50"E
21	51°05'34"	50.00'	44.59'	43.12'	N79°55'45"E
22	58°04'45"	50.00'	50.68'	48.54'	S45°29'06"E
23	73°23'54"	20.00'	25.62'	23.90'	S53°08'41"E
24	90°00'00"	20.00'	31.42'	28.28'	N45°09'22"E
25	90°00'00"	20.00'	31.42'	28.28'	N44°50'38"W
26	90°00'00"	20.00'	31.42'	28.28'	S45°06'49"W

LOT TABLE

217	8,164	234	8,111
218	8,250	235	9,890
219	8,031	236	14,761
220	8,374	237	14,838
221	8,673	238	8,608
222	10,812	239	8,298
223	8,630	240	8,018
224	9,038	241	8,700
225	8,006	242	9,202
226	9,155	243	9,109
227	8,012	244	9,486
228	8,027	245	15,208
229	8,027	246	9,709
230	8,027	247	10,285
231	8,027	248	8,240
232	8,147	249	8,030
233	8,032	250	8,164

SEE AFFID.
OF CORRECTION
DOC# 03-84611
(CS 15025)

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641

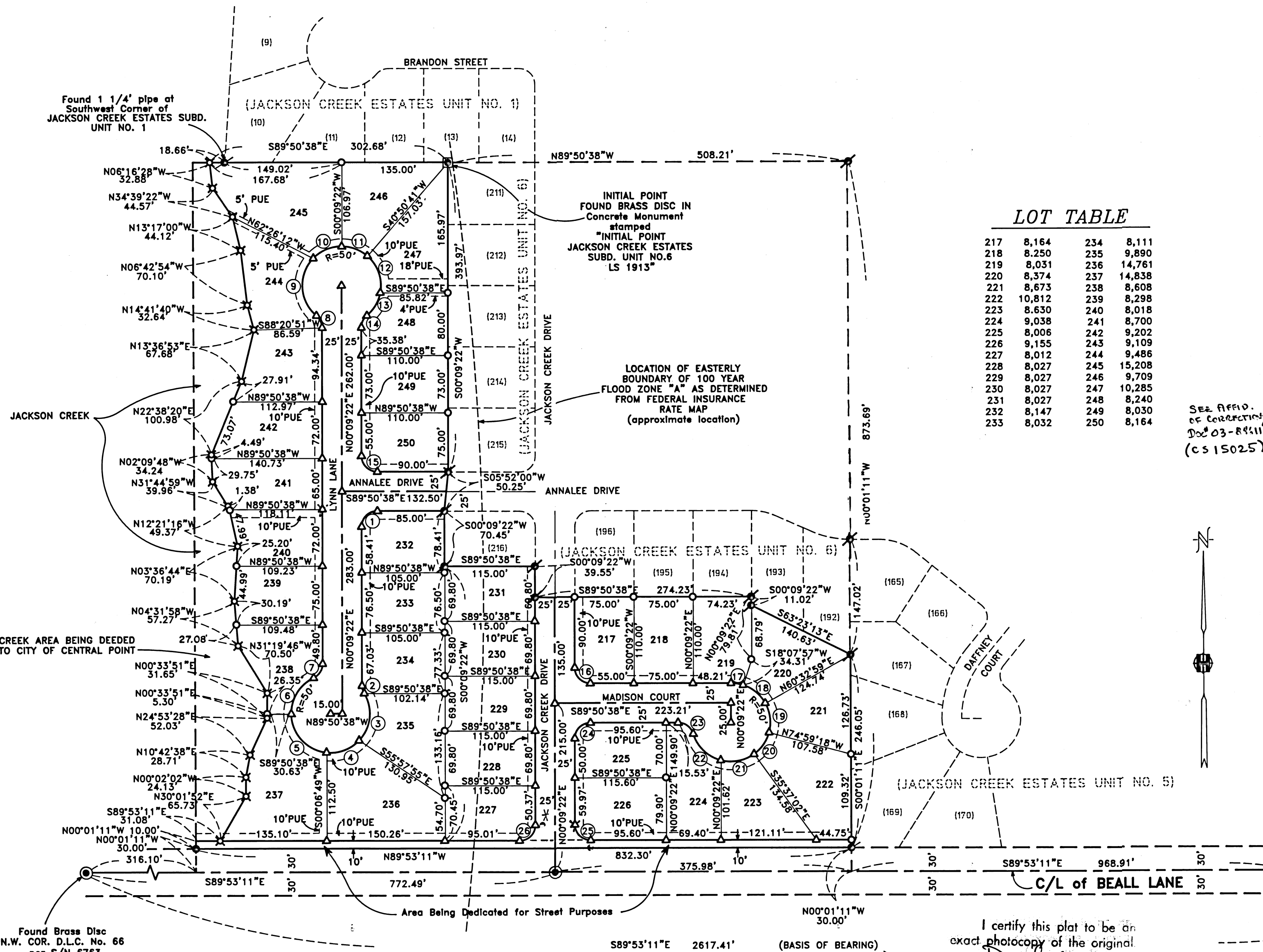
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 100' March 26, 1996
BASIS OF BEARING: JACKSON CREEK ESTATES, NO.4
(North Line D.L.C. No. 66)

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Set lead plug and tac with brass washer stamped "LS 1913".
- ⊙ = Found brass cap monument
- △ = Deferred Monument (See Doc# 03-84612 = CS 15025)
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- ⊕ = Found 5/8" Iron pin w/ plastic cap stamped "D. McMahon LS 1913", unless otherwise shown
- D.L.C. = Donation Land Claim

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahon
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/96

Found Brass Disc
N.E. COR. D.L.C. No. 66
per County re-establishment



Found Brass Disc
N.W. COR. D.L.C. No. 66
per S/N 6763

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

* See Affid. of Postmon. Doc# 03-84612

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Tom Malot Construction
P.O. Box 3847
Central Point, Oregon 97502

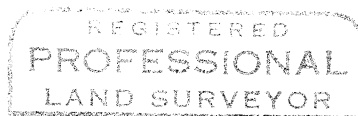
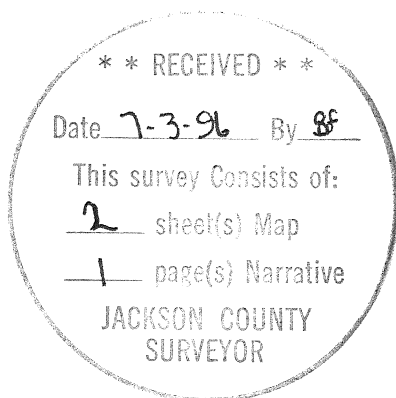
Location: Southeast one-quarter (1/4) of Section 10, Township
37 South, Range 2 West, Willamette Meridian, City
of Central Point, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of
JACKSON CREEK ESTATES SUBDIVISION, UNIT NO. 7, per
the City of Central Point's requirements and cli-
ent's request

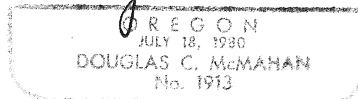
Procedure: Utilizing found monumentation per plats of JACKSON
CREEK ESTATES SUBDIVISION, UNIT NO. 1, UNIT NO. 4,
and UNIT NO. 6 for control, I established monuments
as shown on the accompanying map.

Basis of
Bearing: Jackson Creek Estates Subdivision, Unit No. 4
(North line Donation Land Claim No. 66)

Date: March 26, 1996



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

97-33700

S.00

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

(541) 779-4641

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. 7 filed for record the 3rd day of July, 1996, and recorded in Volume 21 of Plats, Page 29 of Records of Jackson County, Oregon and recorded in Office of Jackson County Surveyor as: County Surveyor File No. ~~15706.15025. D.M~~

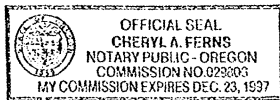
In witness hereof, signed this 27th day of August, 1997.



STATE OF OREGON)
County of Jackson) ss.

August 27 A.D. 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

The corrections are: On Sheet 2 of 2, the title block has the wrong range:

As filed: "T.37S., R.1W."
Change to: "T.37S., R.2W."

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

Date August 28, 1997

Reginal Robert
Jackson County Surveyor

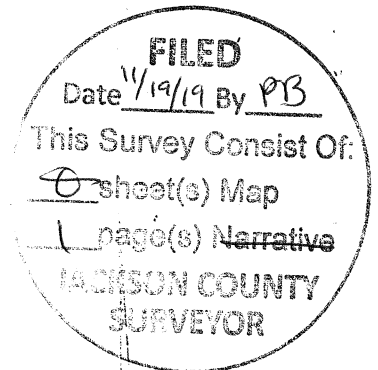
Jackson County, Oregon
Recorded
OFFICIAL RECORDS

SEP 10 1997

2:04 PM
Reginal S. Robert
COUNTY CLERK

(crrjkor7.dcm)

11/35
11/14



03 84611

HOFFBUHR & ASSOCIATES
3155 Alameda Suite #201
Medford, Oregon 97504

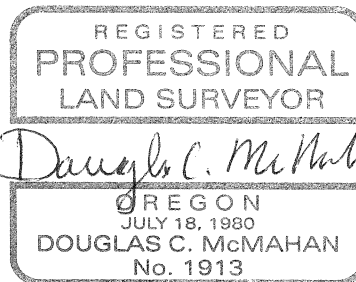
(541) 779-4641

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 drafting errors on my Plat of JACKSON CREEK ESTATES, UNIT NO. 7, filed for record the 3rd day of July, 1996, and recorded in Office of the Jackson County Surveyor as: County Surveyor File No. 15025.

Jackson County, Oregon Douglas C. McMahan, L.S. 1913
Recorded
OFFICIAL RECORDS

DEC 17 2003
9:10 AM
[Signature]
COUNTY CLERK



STATE OF OREGON)
County of Jackson) ss.

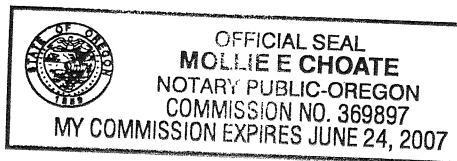
Expires 12/31/04

December 8 A.D. 2003

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:

Mollie E. Choate



The corrections are: Information in curve table for curves 25 and 26 is incorrect, East boundary of Lot 227 and South boundary of Lot 226

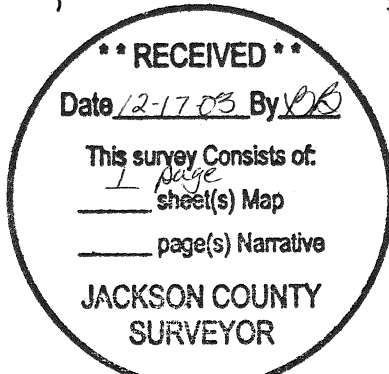
As filed:	25	"90°00'00"	20.00'	31.42'	28.28'	N44°50'38"W"
	26	"90°00'00"	20.00'	31.42'	28.28'	S45°06'49"W"
		East boundary Lot 227		"50.37"		
		South boundary Lot 226		"95.60"		
Change to:	25	90°02'33"	20.00'	31.43'	28.30'	N44°51'55"W"
	26	89°57'27"	20.00'	31.40'	28.27'	S45°08'05"W"
		East boundary Lot 227		"50.38"		
		South boundary Lot 226		"95.59"		

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

Date December 11, 2003

[Signature]
Jackson County Surveyor

(jackck7corr.dcm)



1/35
NRH