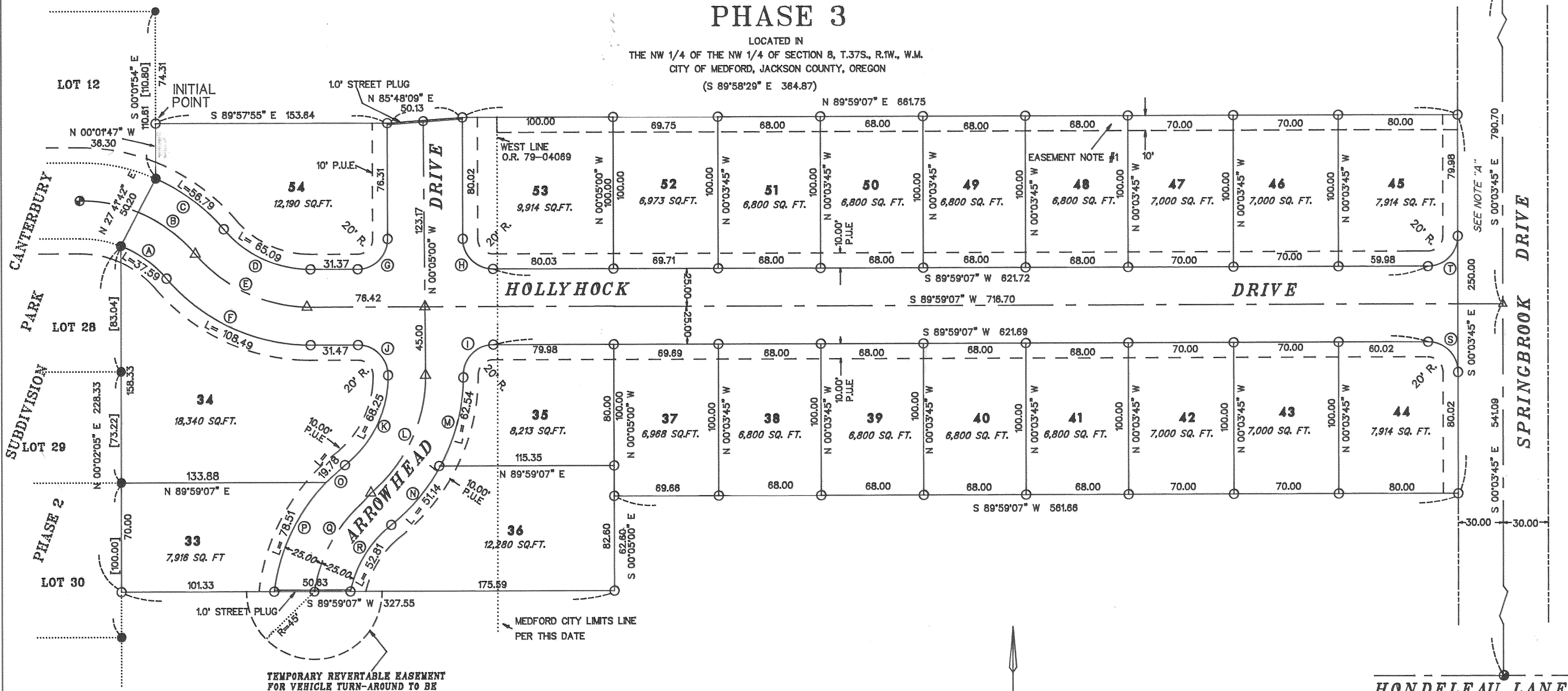


# CANTERBURY PARK SUBDIVISION PHASE 3

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  
(S 89°58'29" E 364.87)



TEMPORARY REVERTABLE EASEMENT FOR VEHICLE TURN-AROUND TO BE EXTINGUISHED UPON THE APPROVED DEDICATION OF THE EXTENSION OF CANTERBURY PARK DRIVE

NOTE "A" NOTE: LOT 44 AND LOT 45 SHALL NOT TAKE ACCESS FROM SPRINGBROOK DRIVE PER MEDFORD CITY STAFF REPORT.

### CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	75.00	28°42'54"	37.59	S 54°39'02" E	37.20
B	100.00	49°40'41"	86.70	N 65°07'35" W	84.01
C	125.00	26°01'53"	56.79	N 53°18'13" W	56.30
D	75.00	49°43'39"	65.09	N 65°09'04" W	63.07
E	100.00	49°43'39"	86.79	N 65°09'04" W	84.09
F	125.00	49°43'39"	108.49	S 65°09'04" E	105.12
G	20.00	90°04'07"	31.44	S 44°57'57" W	28.30
H	20.00	89°55'53"	31.39	N 45°02'04" W	28.27
I	20.00	90°04'07"	31.44	N 44°57'57" E	28.30
J	20.00	89°55'53"	31.39	S 45°02'04" E	28.27
K	75.00	52°06'26"	68.21	S 25°58'13" W	65.88
L	100.00	52°06'26"	90.94	S 25°58'13" W	87.84
M	125.00	28°40'00"	62.54	N 14°16'29" E	61.89
N	125.00	23°26'26"	51.14	N 40°18'57" E	50.78
O	125.00	9°03'58"	19.78	S 47°29'27" W	19.76
P	125.00	35°59'07"	78.51	S 24°57'54" W	77.22
Q	100.00	43°17'22"	75.55	S 30°19'26" W	73.73
R	75.00	40°20'28"	52.81	N 31°51'12" E	51.72
S	20.00	89°57'08"	31.40	S 45°01'26" E	28.27
T	20.00	90°02'52"	31.43	S 44°58'34" W	28.30



SCALE: 1"=50'

\*\* RECEIVED \*\*  
Date 8-8-96 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

### LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359" PER CANTERBURY PARK SUBDIVISION, PHASE 2
- ⊕ FD. BRASS CAP IN CONCRETE PER CANTERBURY PARK SUBDIVISION, PHASE 2
- ⊙ FD. 5/8" IRON ROD PER FILED SURVEY NUMBER 2435
- △ INDICATES DEFERRED MONUMENT, A BRASS DISK SET FLUSH WITH ASPHALT
- [ ] RECORD BEARING/DISTANCE PER CANTERBURY PARK SUBDIVISION, PHASE 2
- ( ) EASEMENT BEARING/DISTANCE PER O.R. 90-18345,6
- P.U.E. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION, SANITARY SEWER AND WATER LINES.
- FS INDICATES FILED SURVEY

BEARINGS BASED UPON NORTH LINE OF SECTION 8, PER CANTERBURY PARK SUBDIVISION, PHASE 1

\*\* NARRATIVE IS SEPARATE DOCUMENT \*\*

### EASEMENT NOTES

- 1.) THE NORTH 10 FEET OF O.R. 79-04069, FOR IRRIGATION PURPOSES.
- 2.) RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFIC POWER AND LIGHT CO. PER VOL. 572, PG. 132 & VOL. 585, PG. 451 ARE UNPLOTTABLE
- 3.) RIGHT OF WAY AND EASEMENT FOR SEWER LINES AND NECESSARY RELATED FACILITIES GRANTED TO BEAR CREEK VALLEY SANITARY AUTHORITY PER O.R. 90-18345,6 IS NOT ON THIS PROPERTY

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
[Signature]  
OREGON  
JULY 26, 1988  
**RICHARD G. TEMPLIN**  
2359  
My Certificate Expires Dec. 31, 1995

**RICHARD TEMPLIN LAND SURVEYING**  
100 POORMAN CREEK RD. 899-2032 / 474-7720 JACKSONVILLE, OREGON  
**CANTERBURY PARK SUBDIVISION PHASE 3**  
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 27, 1998

15061 11/18

**SURVEYOR'S CERTIFICATE**

I, Richard G. Templin, a 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 Northeast corner of Lot 12, of " CANTERBURY PARK SUBDIVISION PHASE 2 ", as recorded in Volume 21, Page 16 of the Official Subdivision Records of Jackson County, Oregon and filed in the Jackson County Surveyors office as survey number 14905 ( located in Section 8, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon ); thence South 00°01'54" East, along the East line of said Lot 12, 74.31 feet, being the INITIAL POINT OF BEGINNING; thence continue South 00°01'54" East, 36.30 feet to an iron rod at the Southeast corner of said Lot 12; thence South 27°41'42" West, 50.20 feet to a 5/8" iron rod at the Northeast corner of Lot 28, of said " CANTERBURY PARK SUBDIVISION PHASE 2 ", thence South 00°02'05" West, along the East line of said " CANTERBURY PARK SUBDIVISION PHASE 2 ", 228.33 feet; thence North 89°59'07" East, 327.55 feet; thence North 00°05'00" West, 62.60 feet; thence North 89°59'07" East, 561.66 feet to the Westerly right of way line of Springbrook Road; thence North 00°03'45" West, along said Westerly line, 250.00 feet; thence South 89°59'07" West, 661.75 feet; thence South 85°48'09" West, 50.13 feet; thence North 89°57'55" West, 153.64 feet to the point of beginning.

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

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS, that CANTERBURY PARK SUBDIVISION JOINT VENTURE, consisting of Galpin L.L.C., an Oregon Limited Liability Company and Murry Inc., an Oregon Corporation, is the owner in fee simple of the land shown hereon and that we 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. We 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 1.00 foot street plugs. By its approval of this Plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public purposes. We hereby designate said subdivision as Canterbury Park Subdivision, Phase 3.

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

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 16 day of July, 1996, 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 foregoing instrument to be their voluntary act and deed.

Before me: *Stephanie D. Swi*  
Notary Public



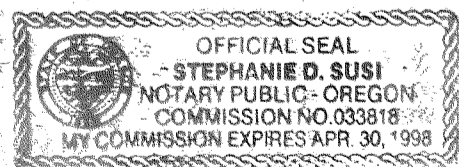
*Allan Murray* Allan Murray, General Partner  
*Florence Murray* Florence Murray, General Partner

*Kathy Murray* Kathy Murray

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 16 day of July, 1996, before me a Notary Public, personally appeared Allan Murray, General Partner; Florence Murray, General Partner; Kathy Murray and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Stephanie D. Swi*  
Notary Public



**CANTERBURY PARK SUBDIVISION  
PHASE 3**

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**

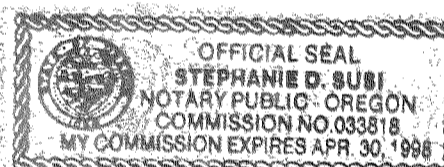
We, Canterbury Park Subdivision Joint Venture, consisting of Galpin L.L.C., an Oregon Limited Liability Company and Murray, Inc., an Oregon Corporation, as grantor(s), Continental Lawyers Title Company, Inc, a California Corporation, as trustee, for Murray Development, Partners, consisting of Allan Murray, 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 Subdivision 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 16 day of July, 1996, 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. Swi*  
Notary Public



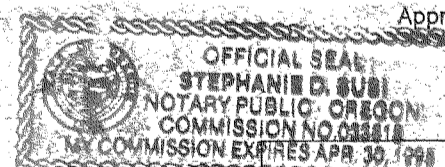
*Allan Murray* Allan Murray, General Partner  
*Florence Murray* Florence Murray, General Partner

*Kathy Murray* Kathy Murray

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 16 day of July, 1996, 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. Swi*  
Notary Public



**RECORDER'S CERTIFICATE**

Filed for record this 8 day of August, 1996, at 4:11 O'clock P.M., and recorded in VOL. 21 of Plats at Page 33 of The Records of Jackson County, Oregon.

*Kathleen S. Beckett* County Clerk  
*Cheryl Rogers* Deputy

For order of the County Court approving this plat see Volume \_\_\_\_\_

Page \_\_\_\_\_ of the County Commissioners Journal of Proceedings.

**APPROVALS**

I certify that pursuant to authority granted in Ordinance No. 5785 that this plat is hereby approved.

*James Finckel* Planning Director  
AUGUST 2, 1996 Date

Examined and approved this 22<sup>nd</sup> day of JULY, 1996.

*Robert Seal* City Engineer  
*Paul D. Lewis* City Surveyor

Examined and approved as required by O.R.S. 92.100, as of August 5, 1996

*Ron Luddy* Assessor

Examined and approved as required by O.R.S. 92.095 as of August 5, 1996

The deferred monuments will be set no later than NOVEMBER 27, 1996.

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

The deferred monuments are now set, see Document Number 00-50432, of the Official Records, this 14<sup>th</sup> day of DECEMBER, 192000.

Approved: *Roger Roberts*  
Jackson County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard G. Templin*  
OREGON JULY 26, 1988  
RICHARD G. TEMPLIN 2359  
My Certificate Expires Dec. 31, 1996

**RICHARD TEMPLIN LAND SURVEYING**  
100 POORMAN CREEK RD. 899-2092 / 474-7720 JACKSONVILLE, OREGON  
**CANTERBURY PARK SUBDIVISION PHASE 3**  
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 27, 1996

15061 11/18

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

NARRATIVE

Survey No. **15061**

" CANTERBURY PARK SUBDIVISION PHASE 3 "

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

LOCATION: The NW 1/4 of the NW 1/4 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 22 lot subdivision, as  
shown on accompanying Plat.

DATE: June 27, 1996

BASIS OF Bearings based upon filed survey number 14905:  
" CANTERBURY PARK SUBDIVISION PHASE 3 "

PROCEDURE: Utilizing previous control from " Canterbury  
Park Subdivision Phase 1 and 2 ", I computed the  
newly created lot corners and set, as shown.

