

# COUNTRY VIEW ESTATES UNIT NO. 1

Located in:  
The N.W. 1/4 of Section 16, T.38S., R.1W. W.M.  
City of Phoenix, Jackson County, Oregon.

## CURVE TABLE

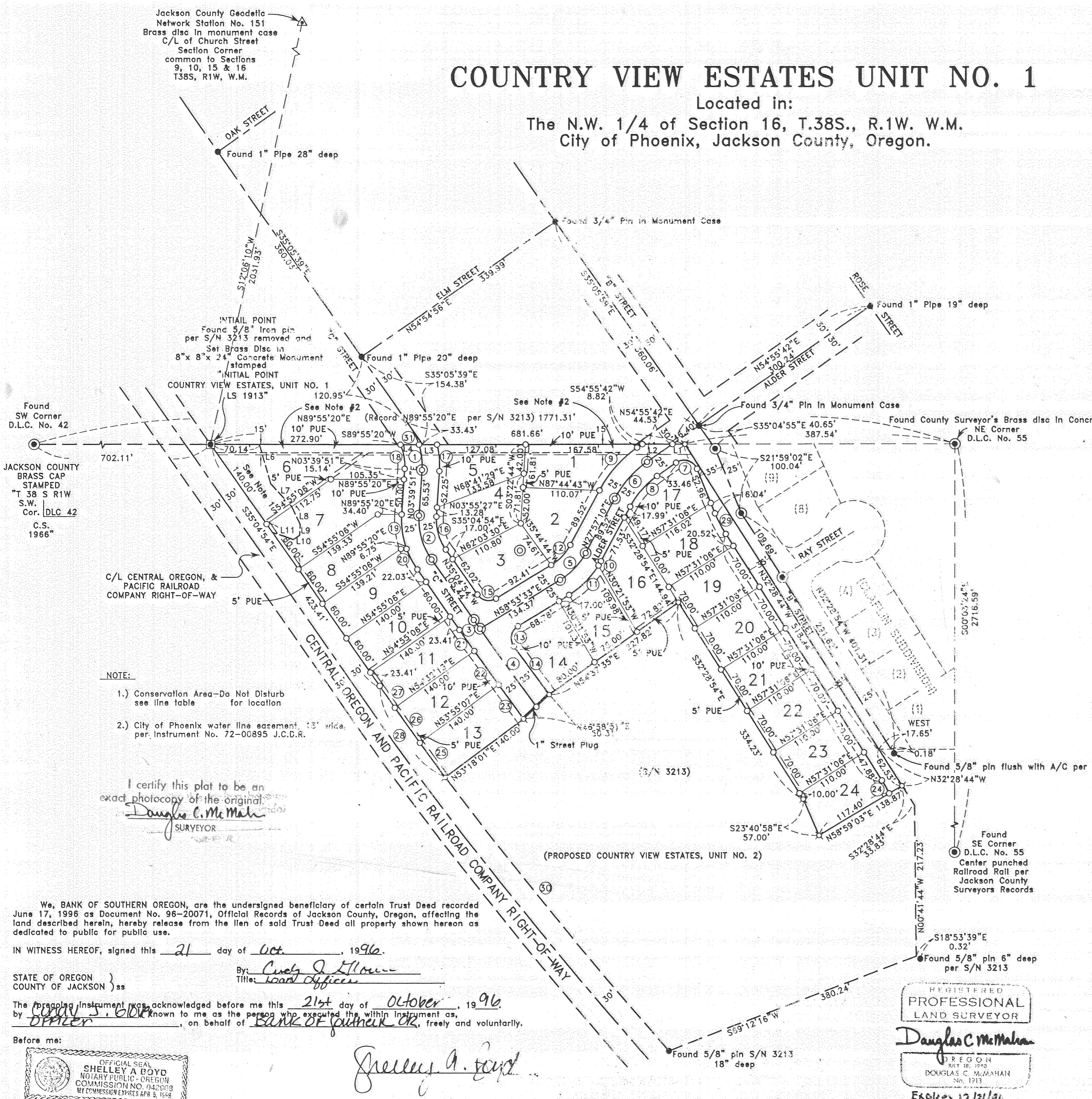
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	21°11'58"	100.00'	37.00'	36.79'	N06°56'08"W
2	38°44'45"	100.00'	67.62'	66.34'	N15°42'32"W
3	00°09'40"	5534.58'	15.56'	15.56'	N35°09'44"W
4	01°25'42"	5534.58'	137.97'	137.97'	S35°57'25"E
5	30°56'23"	100.00'	54.00'	53.35'	S43°25'22"W
6	26°58'32"	150.00'	70.62'	69.97'	S41°26'26"W
7	103°06'19"	20.00'	35.99'	31.33'	S73°31'09"E
8	26°58'32"	125.00'	58.85'	58.31'	N41°26'26"E
9	26°58'31"	175.00'	82.39'	81.63'	S41°26'26"W
10	03°20'37"	125.00'	7.30'	7.29'	N29°37'29"E
11	27°35'46"	125.00'	60.21'	59.63'	N45°05'40"E
12	30°56'23"	75.00'	40.50'	40.01'	S43°25'22"W
13	94°38'25"	20.00'	33.04'	29.41'	N11°34'21"E
14	00°53'40"	5509.58'	86.00'	86.00'	S36°11'42"E
15	86°01'33"	20.00'	30.03'	27.29'	N78°05'40"W
16	38°44'45"	75.00'	50.72'	49.76'	N15°42'32"W
17	17°37'42"	125.00'	38.46'	38.31'	N05°09'00"W
18	27°19'12"	75.00'	35.76'	35.42'	S09°59'45"E
19	22°55'06"	125.00'	50.00'	49.67'	S07°47'42"E
20	15°49'39"	125.00'	34.53'	34.42'	S27°10'05"E
21	00°22'53"	5559.58'	37.00'	37.00'	S35°16'20"E
22	00°37'06"	5559.58'	60.00'	60.00'	S35°46'20"E
23	00°37'06"	5559.58'	60.00'	60.00'	S36°23'26"E
24	07°14'54"	170.00'	21.51'	21.49'	S28°51'26"E
25	00°37'06"	5699.58'	61.51'	61.51'	N36°23'26"W
26	00°37'06"	5699.58'	61.51'	61.51'	N35°46'20"W
27	00°22'53"	5699.58'	37.93'	37.93'	N35°16'20"W
28	01°37'05"	5699.58'	160.95'	160.95'	S35°53'26"E
29	10°29'52"	185.00'	33.90'	33.85'	S27°13'58"E
30	05°06'35"	5699.58'	508.30'	508.13'	S39°15'16"E
31	17°33'32"	100.00'	30.65'	30.53'	N26°18'53"W

## LINE TABLE

Line #	Bearing	Distance
L1	S89°55'20"W	17.89'
L2	S89°55'20"W	43.59'
L3	S89°55'20"W	25.93'
L4	S89°55'20"W	26.66'
L5	N32°28'54"W	418.40'
L6	S15°56'24"E	58.84'
L7	N42°39'09"W	44.64'
L8	N25°28'26"W	28.39'
L9	S03°11'52"W	15.98'
L10	S56°22'32"W	10.83'
L11	N71°24'44"W	31.36'

## LOT TABLE

LOT NO.	Sq.Ft.	LOT NO.	Sq.Ft.
1	8,599	13	8,506
2	7,871	14	8,804
3	8,491	15	7,629
4	9,075	16	8,957
5	8,096	17	8,411
6	17,462	18	7,807
7	13,597	19	7,700
8	9,286	20	7,700
9	8,461	21	7,700
10	8,400	22	7,700
11	8,523	23	7,700
12	8,506	24	7,712



- NOTE:**
- 1.) Conservation Area—Do Not Disturb see line table for location
  - 2.) City of Phoenix water line easement 15' wide, per Instrument No. 72-06895 J.C.D.R.

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

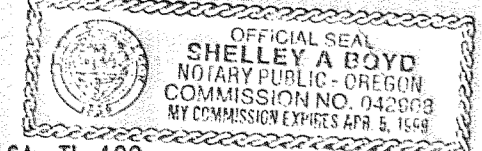
We, BANK OF SOUTHERN OREGON, are the undersigned beneficiary of certain Trust Deed recorded June 17, 1996 as Document No. 96-20071, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to public for public use.

IN WITNESS WHEREOF, signed this 21 day of Oct, 1996.

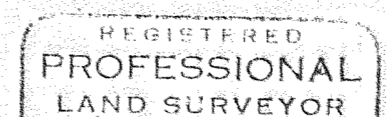
STATE OF OREGON }  
COUNTY OF JACKSON } ss

The foregoing instrument was acknowledged before me this 21st day of October, 1996, by Carol J. Brown known to me as the person who executed the within instrument as, owner, on behalf of Bank of Southern Oregon, freely and voluntarily.

Before me:



*Shelley A. Boyd*



*Douglas C. McMahon*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/96

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541) 779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 100' MAY 1, 1996  
BASIS OF BEARING: Filed Survey No. 3213

- = 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".
- = Found 5/8" Iron pin, unless otherwise noted
- ⊙ = Found brass cap monument per S/N 8383, unless otherwise noted (paved over during construction)
- ⊕ = Set brass disc in concrete flush stamped "LS 1913".
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number
- D.L.C. = Donation Land Claim
- J.C.D.R. = Jackson County Deed Records

# COUNTRY VIEW ESTATES UNIT NO. 1

Located in:

The N.W. 1/4 of Section 16, T.38S., R.1W.  
City of Phoenix, Jackson County, Oregon.

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

KNOW ALL MEN BY THESE PRESENTS, that We, RUTLEDGE CONSTRUCTION CO., an Oregon Corporation, and GALEN E. CONKLE and LAUREN A. CONKLE, husband and wife 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 grant to the City of Phoenix in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Phoenix declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as COUNTRY VIEW ESTATES UNIT NO. 1.

IN WITNESS WHEREOF, We have set our hands and seals this 11 day of October, 1996.

RUTLEDGE CONSTRUCTION CO.

*Bryce Rutledge*  
BRYCE RUTLEDGE, PRESIDENT

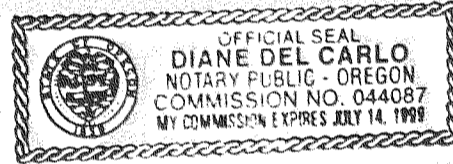
STATE OF OREGON )  
County of Jackson ) ss.

Date: October 11, 1996

Personally appeared the above named BRYCE RUTLEDGE and acknowledged the foregoing instrument on behalf of RUTLEDGE CONSTRUCTION CO., an Oregon Corporation.

Before me:

*Diane Del Carlo*



IN WITNESS WHEREOF, We have set our hands and seals this 16<sup>th</sup> day of October, 1996.

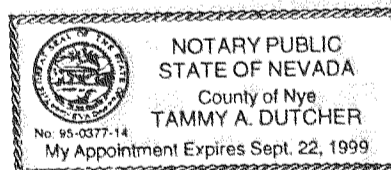
*Galen E. Conkle*  
GALEN E. CONKLE  
*Lauren A. Conkle*  
LAUREN A. CONKLE  
RC

NEVADA  
STATE OF OREGON ) NVE  
County of Jackson ) ss.

Date: 10-16-96

Personally appeared the above named GALEN E. CONKLE and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



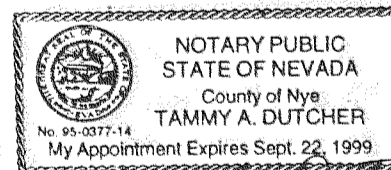
*Tammy A. Dutcher*

NEVADA  
STATE OF OREGON ) NVE  
County of Jackson ) ss.

Date: 10-16-96

Personally appeared the above named LAUREN A. CONKLE and acknowledged the foregoing instrument to be her voluntary act and deed. RC

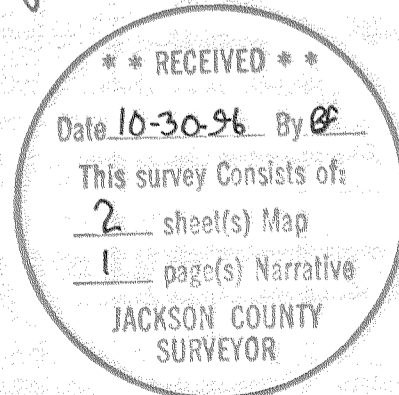
Before me:



*Tammy A. Dutcher*

I certify this plat to be an exact 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 30 day of October, 1996 at 2:36 o'clock P.M. and recorded in Volume 21 of Plats at page 44 of records of Jackson County, Oregon.

*Kathleen S. Beckett*  
County Clerk

*Cheryl Augeris*  
Deputy

\*\*\* 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.

Commencing at a Point of Intersection of the Northeasterly line of the Central Oregon and Pacific Railroad Company right-of-way line and the Northerly line of Donation Land Claim No. 55, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point bears South 89°55'20" West 1069.20 feet from the Northeast corner of said Donation Land Claim No. 55, said point being marked with a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence South 35°04'54" East 423.41 feet along said Northeasterly line of the Central Oregon and Pacific Railroad Company right-of-way; thence continue along said right-of-way line, along the arc of a 5699.58 foot radius curve to the left (the long chord to which bears South 35°53'26" East 160.95 feet) an arc distance of 160.95 feet; thence, leaving said right-of-way line, North 53°18'01" East 140.00 feet; thence North 46°58'51" East 50.31 feet; thence North 54°37'35" East 227.82 feet; thence South 32°28'54" East 334.23 feet; thence South 23°40'58" East 57.00 feet; thence North 58°59'03" East 138.87 feet to a point which bears South 32°28'44" East 62.53 feet from the Southwest corner of CLAFLIN SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 32°28'44" West 62.53 feet to said Southwest corner; thence continue North 32°28'44" West, along the Southwesterly boundary of said Subdivision, 518.94 feet to a point on the aforementioned Northerly line of Donation Land Claim No. 55; thence South 89°55'20" West, along said Northerly line, 681.66 feet to the Initial Point of Beginning.

*Douglas C. McMahan*  
SURVEYOR

\*\*\* APPROVALS \*\*\*

I certify that, pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix, this plat is hereby approved.

*James Munson*  
Planning Director

10/23/96  
Date

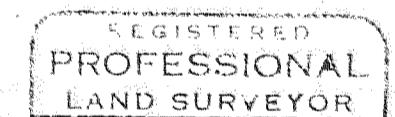
Examined and approved this 22 day of October, 1996.

*Thomas P.E.*  
City Engineer

JACKSON COUNTY SURVEYOR:

Examined and approved this 25<sup>th</sup> day of October, 1996

*Robert Roberts*  
COUNTY SURVEYOR



Examined and approved as required by O.R.S. 92.100 as of October 25<sup>th</sup>, 1996.

*Ron Lindley*  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of October 25<sup>th</sup>, 1996.

*William Stanford*  
Tax Collector

SURVEY NO. 15158

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

Survey for: Rutledge Construction Company  
P.O. Box 1320  
Talent, Or. 97540

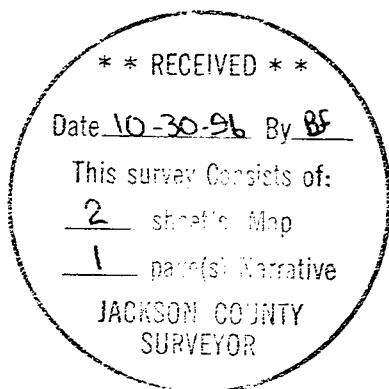
Location: The Northwest One-Quarter (1/4) of Section 16,  
Township 38 South, Range 1 West, Willamette Meridi-  
an, City of Phoenix, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for  
**COUNTRY VIEW ESTATES, UNIT NO. 1** per the City of  
Phoenix as requested by client

Procedure: Utilizing found monumentation per filed Survey No.  
3213 and plat of CLAFLIN SUBDIVISION and other  
monumentation as shown on the accompanying map for  
control, I established monuments as shown.

Basis of  
Bearing: Filed Survey No. 3213

Date: May 1, 1996



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
JULY 19, 1930  
DOUGLAS C. McMAHAN  
No. 1913

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