

15600

BLUEBIRD HEIGHTS SUBDIVISION

"INCLUDING A REPLAT OF A PORTION OF PARCEL NO. 1 OF PARTITION PLAT NO. P-98-1993"

Located in:

The S.W. 1/4 of Section 2, T.37S., R.2W., W.M.

City of Central Point, Jackson County, Oregon.

* See Affidavit of Correction

97-33699 09/10/1997

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, Charles David Freel, Trustee of the Charles D. Freel Trust, Jeanne M. Freel, Trustee of the Jeanne M. Freel Trust and Kathleen L. Mc Kenzie, Trustee of the Kathleen L. McKenzie Family Trust 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 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 BLUEBIRD HEIGHTS SUBDIVISION. We hereby grant private easements for the installation and maintenance of private water lines over and across Lots 2, 6, 7, 10, 13, 14, 17 and 26 as shown hereon, for the benefit of the owners, heirs and assignees of Lots 1, 5, 8, 11, 12, 15, 16 and 27.

IN WITNESS HEREOF, signed this 18 day of April 1997.

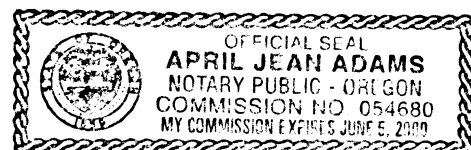
Charles David Freel
Trustee of the Charles D. Freel Trust

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 18 day of April, 1997, by Charles David Freel, Trustee of the Charles D. Freel Trust who executed the within instrument as his voluntary act and deed.

Before me:

April Jean Adams



IN WITNESS HEREOF, signed this 18 day of April 1997.

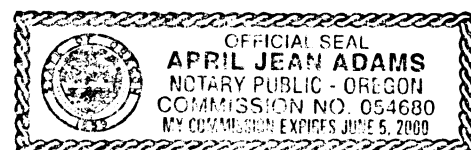
Jeanne M. Freel Trustee
Trustee of the Jeanne M. Freel Trust

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 18 day of April, 1997, by Jeanne M. Freel, Trustee of the Jeanne M. Freel Trust who executed the within instrument as her voluntary act and deed.

Before me:

April Jean Adams



IN WITNESS HEREOF, signed this 18 day of April 1997.

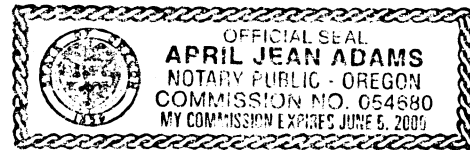
Kathleen L. McKenzie Trustee
Trustee of the Kathleen L. McKenzie Family Trust

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 18 day of April, 1997, by Kathleen L. McKenzie, Trustee of the Kathleen L. McKenzie Family Trust who executed the within instrument as her voluntary act and deed.

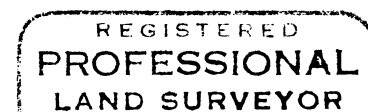
Before me:

April Jean Adams



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 10, 1997.

Lynnda Adair Deputy
Tax Collector



REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

Examined and approved as required by O.R.S. 92.100 as of June 10th, 1997.

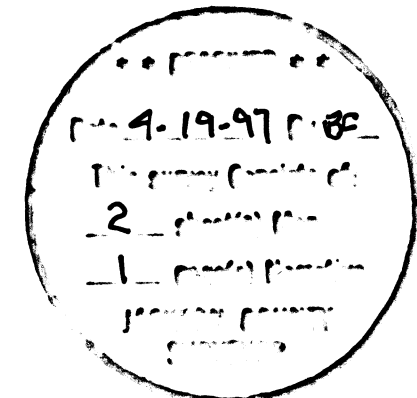
Ron Ludby Deputy
Assessor, Department of Assessment

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

Filed for record this 19 day of June April, 1997 at 2:35 Clock P.M. and recorded in Volume 22 of Plats at page 13 of records of Jackson County, Oregon.

Kathleen S. Bookott
County Clerk

Cheryl Rogers
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 the Southwest corner of Donation Land Claim No. 55 in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 00°21'10" West, along the Westerly boundary of said Donation Land Claim a distance of 806.81 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence South 71°17'50" West 90.05 feet to a point on the Northeasterly right-of-way line of North Tenth Street; thence North 42°15'20" West along said right-of-way line, 175.84 feet to an angle point on the boundary of Parcel No. 1 of Partition Plat recorded November 15, 1993 as Partition Plat No. P-98-1993 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 13719 in the Office of the Jackson County Surveyor; thence along the boundary of said Parcel No. 1, North 48°54'10" East 130.01 feet; thence North 42°15'20" West 175.56 feet; thence North 48°12'40" East 186.18 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 73°12'32" East 16.90 feet) an arc distance of 17.45 feet; thence along the arc of a 50.00 foot radius curve to the left (the long chord to which bears North 63°53'55" East 56.36 feet) an arc distance of 59.88 feet; thence along the arc of a 82.50 foot radius curve to the right (the long chord to which bears North 59°43'33" East 82.84 feet) an arc distance of 86.78 feet; thence North 89°51'40" East 54.46 feet to the most Easterly Northeast corner of said Parcel No. 1; thence South 45°00'10" East along the Northeasterly boundary of said Parcel No. 1, a distance of 468.79 feet; thence leaving the boundary of said Parcel No. 1, South 44°59'50" West 4.96 feet; thence along the arc of a 42.50 foot radius Curve to the right (the long chord to which bears South 28°41'27" East 23.87 feet) an arc distance of 24.20 feet; thence along the arc of a 77.50 foot radius curve to the left (the long chord to which bears South 28°41'27" East 43.53 feet) an arc distance of 44.13 feet; thence along the arc of a 52.50 foot radius curve to the right (the long chord to which bears South South 38°37'34" East 11.36 feet) an arc distance of 11.38 feet; thence WEST 274.76 feet to a point on the Southwesterly boundary of the aforementioned Parcel No. 1; thence South 42°15'00" East along said boundary, 42.06 feet to the most Southerly Southwest corner of said Parcel; thence continue South 42°15'00" East 0.73 feet; thence South 71°17'50" West 242.27 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Affidavit of Consent for Subdivision from Gerald E. Corcoran and Esther J. Corcoran, Trustees under the Gerald D. Corcoran and Esther J. Corcoran Family Trust recorded as Instrument No. 97-21354 of the Official Records of Jackson County, Oregon.

Whipski Investments, LLC, the undersigned beneficiary of certain Trust Deed recorded April 15, 1996 as Document No. 96-11771, 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 the public for public use.

IN WITNESS HEREOF, Signed this 28 day of April, 1997

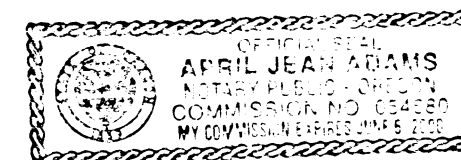
By: Walter P. Sokolowski

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 28 day of April, 1997, by Walter P. Sokolowski known to me as the person who executed the within instrument on behalf of Whipski Investments, LLC.

Before me:

April Jean Adams



*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 5th day of June, 1997.

J.H. Bennett
Planning Director

Examined and approved this 21st day of May, 1997.

Roger Roberts
County Surveyor

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

15600 116/39

15000

BLUEBIRD HEIGHTS SUBDIVISION

"INCLUDING A REPLAT OF A PORTION OF PARCEL NO. 1 OF PARTITION PLAT NO. P-98-1993"

Located in:
The S.W. 1/4 of Section 2, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon.

SURVEY FOR:
FREEL & ASSOCIATES
P.O. BOX 587
SHADY COVE, OREGON 97539

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	91°09'24"	20.00'	31.82'	28.57'	N03°19'22"E
2	88°50'36"	20.00'	31.01'	28.00'	N86°40'38"W
3	19°25'18"	75.00'	25.42'	25.30'	S39°11'26"W
4	32°53'16"	100.00'	57.40'	56.62'	N32°27'26"E
5	10°26'04"	125.00'	22.76'	22.73'	N43°41'02"E
6	08°26'45"	125.00'	18.43'	18.41'	N20°14'11"E
7	32°11'52"	75.00'	42.15'	41.59'	N32°06'44"E
8	32°11'52"	100.00'	56.20'	55.46'	N32°06'44"E
9	07°45'49"	125.00'	16.94'	16.93'	S19°53'42"W
10	13°00'07"	125.00'	28.37'	28.31'	S30°16'40"W
11	03°06'46"	125.00'	6.79'	6.79'	S63°56'54"W
12	46°34'12"	100.00'	81.28'	79.06'	N71°29'46"E
13	17°44'58"	75.00'	23.23'	23.14'	N57°05'09"E
14	71°04'25"	20.00'	24.81'	23.25'	S78°30'09"E
15	07°00'41"	50.00'	6.12'	6.12'	S46°28'17"E
16	41°20'34"	50.00'	36.08'	35.30'	S70°38'54"E
17	36°52'11"	50.00'	32.18'	31.62'	N33°22'32"E
18	62°52'12"	50.00'	54.86'	52.15'	N16°29'40"W
19	38°53'47"	50.00'	33.94'	33.30'	N67°22'39"W
20	32°59'44"	50.00'	28.79'	28.40'	S76°40'36"W
21	36°19'49"	20.00'	12.68'	12.47'	N66°22'34"E
22	13°39'56"	20.00'	4.77'	4.76'	S88°37'33"E
23	68°36'59"	50.00'	59.88'	56.36'	N63°53'55"E
24	06°03'22"	82.50'	8.72'	8.72'	N32°37'06"E
25	54°12'52"	82.50'	78.06'	75.18'	N62°45'14"E
26	32°37'26"	77.50'	44.13'	43.53'	S28°41'27"E
27	32°37'26"	77.50'	44.13'	43.53'	S28°41'27"E
28	12°25'11"	52.50'	11.38'	11.36'	S38°47'34"E
29	49°59'44"	20.00'	17.45'	16.90'	N73°12'32"E
30	60°16'15"	82.50'	86.78'	82.84'	N59°43'53"E
31	14°00'27"	125.00'	30.56'	30.48'	N31°27'47"E
32	36°52'13"	50.00'	32.18'	31.62'	N70°14'43"E
33	13°53'01"	125.00'	30.29'	30.22'	S55°27'00"W
34	00°17'50"	125.00'	0.65'	0.65'	S48°21'35"W
35	11°25'56"	125.00'	24.94'	24.90'	S42°29'42"W
36	13°28'00"	75.00'	17.63'	17.59'	S22°44'48"W
37	40°05'08"	50.00'	34.98'	34.27'	N78°09'50"E
38	28°31'51"	50.00'	24.90'	24.64'	N43°51'21"E

NOTES:

- 1.) Easement granted to Pacific Power and Light Company per Volume 546, Page 29 Deed Records of Jackson County, Oregon. (specific location not given)
- 2.) Access restrictions as shown on Partition Plat No. P-98-1993 being removed by this replat.
- 3.) Easements per Instruments No. 93-43753 and 94-41933 are appurtenant to the herein described property for access and utilities. (not located within boundary of this subdivision)
- 4.) 15' Bear Creek Valley Sanitary Authority sewer line Easement per Instrument No. 97-22861, Jackson County Deed Records.

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

(PARCEL NO. 2 OF PARTITION PLAT NO. P-98-1993)

NOTE: Concrete curb encroaches ±0.5' along this boundary

Boundary by Property Line Adjustment per Instrument No. 93-43746 Jackson County Deed Records

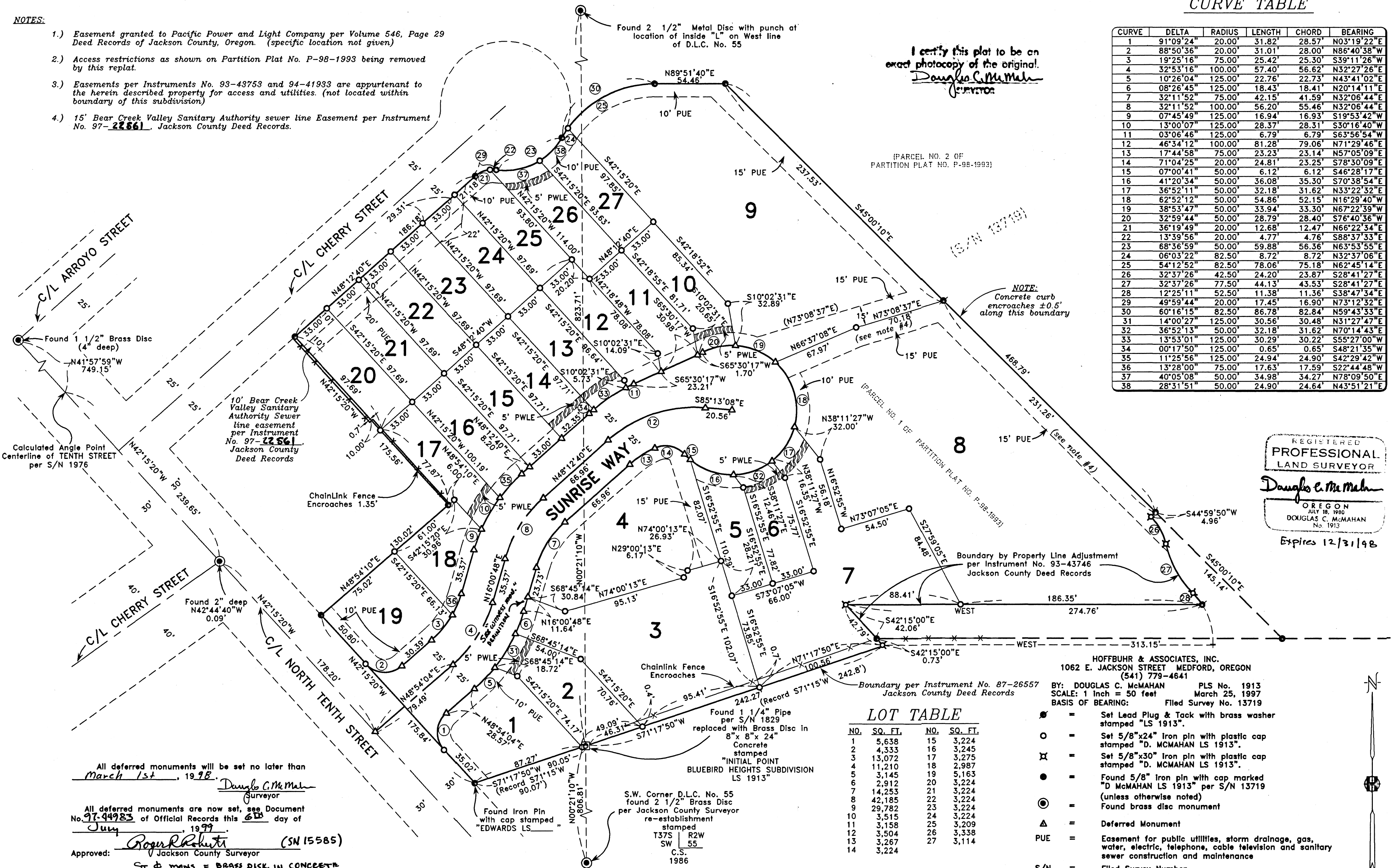
Boundary per Instrument No. 87-26557 Jackson County Deed Records

LOT TABLE

NO.	SQ. FT.	NO.	SQ. FT.
1	5,638	15	3,224
2	4,333	16	3,245
3	13,072	17	3,275
4	11,210	18	2,987
5	3,145	19	5,163
6	2,912	20	3,224
7	14,253	21	3,224
8	42,185	22	3,224
9	29,782	23	3,224
10	3,515	24	3,224
11	3,158	25	3,209
12	3,504	26	3,338
13	3,267	27	3,114
14	3,224		

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 Inch = 50 feet March 25, 1997
BASIS OF BEARING: Filed Survey No. 13719

- = Set Lead Plug & Tack with brass washer stamped "LS 1913".
- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMAHAN LS 1913".
- = Found 5/8" Iron pin with cap marked "D. McMAHAN LS 1913" per S/N 13719 (unless otherwise noted)
- ⊙ = Found brass disc monument
- △ = Deferred Monument
- 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
- PWLE = Private Water Line Easement



All deferred monuments will be set no later than March 1st, 1998.
Douglas C. McMahan
Surveyor

All deferred monuments are now set, see Document No. 97-94983 of Official Records this 6th day of July, 1999.

Approved: *Roger Roberts* (SN 15585)
Jackson County Surveyor

St. & mens. = BRASS DISK IN CONCRETE
Lot corners = 5/8"x24" IRON PIN WITH YELLOW CAP
WITNESS MON. = 1.00 WITNESS PIN SET ON LOT LINE DUE TO WATER METER BOX AT CORNER LOCATION. *RLB, C.S.*

15000 UR/39

SURVEY NO. 15404

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

Survey for: Freel & Associates
P.O. Box 587
Shady Cove, Oregon 97539

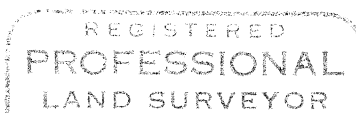
Location: The Southwest One-Quarter (1/4) of Section 2,
Township 37 South, Range 2 West, Willamette Meridi-
an, City of Central Point, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of
BLUEBIRD HEIGHTS SUBDIVISION per City of Central
Point Planning and client's request

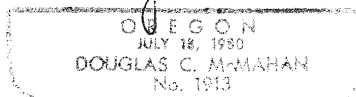
Procedure: Utilizing found monuments established by this
office for filed Survey No. 13719 for control, I
established monuments as shown on the accompanying
map.

Basis of
Bearing: Filed Survey No. 13719

Date: October 11, 1996



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.

97-33699

5.00

2:04

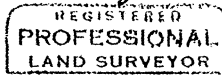
HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027

(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 BLUEBIRD HEIGHTS SUBDIVISION, filed for record the 19th day of June, 1997, and recorded in Volume 22 of Plats, Page 13 of Records of Jackson County, Oregon and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 15404.

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

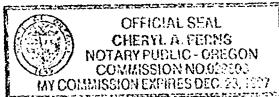


Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

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 1 of 2 in Surveyor's Certificate:

As filed: "North 48° 54' 10" East 130.01 feet"
Change to: "North 48° 54' 10" East 130.02 feet"

and, As filed: "South 38° 37' 34" East 11.36 feet"
Change to: "South 38° 47' 34" East 11.36 feet"

And on Sheet 2 of 2, distance from Initial Point to inside "L" on West line of Donation Land Claim No. 55:

As filed: "823.71 feet"
Change to: "846.71 feet"

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

Cooper Roberts
Date Cooper Roberts County Surveyor

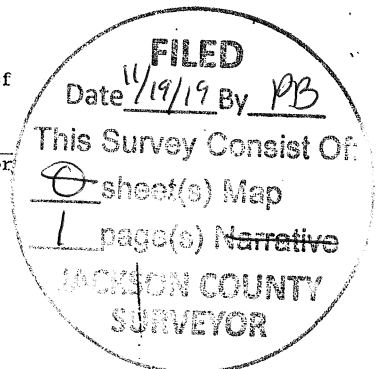
August 28 '97
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

(crrblbrd.dcm)

SEP 10 1997

2:04 PM
Spencer S. Beckwith
COUNTY CLERK



11/10
11 R/39