

# ROSEWOOD ESTATES SUBDIVISION (Phase 1)

OWNER:  
 JERRY NEUFELD &  
 KIMBERLY BRODEUR-NEUFELD  
 1801 SISKIYOU BOULEVARD  
 ASHLAND, OREGON 97520

SURVEYED FOR:  
 DALLAS PAGE  
 C/O PARTHENON CONSTRUCTION  
 900 WINDEMAR DRIVE  
 ASHLAND, OREGON 97520

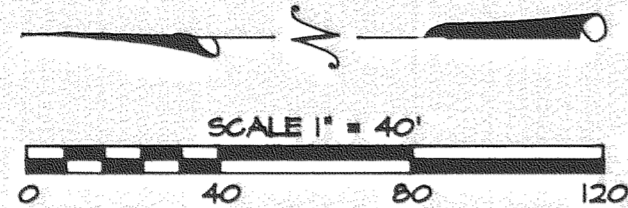
LOCATED in the SW 1/4 of Section 10, T. 37 S., R. 2 W., W.M.,  
 in the City of Central Point, Jackson County, Oregon.

\* ref: SN 15893

R.R.R., C.S.  
 7 July 99

SURVEYED BY:  
 EAGLE-EYE SURVEYING CORPORATION  
 23 NORTH IVY STREET  
 MEDFORD, OREGON 97501  
 PHONE (541) 776-2313

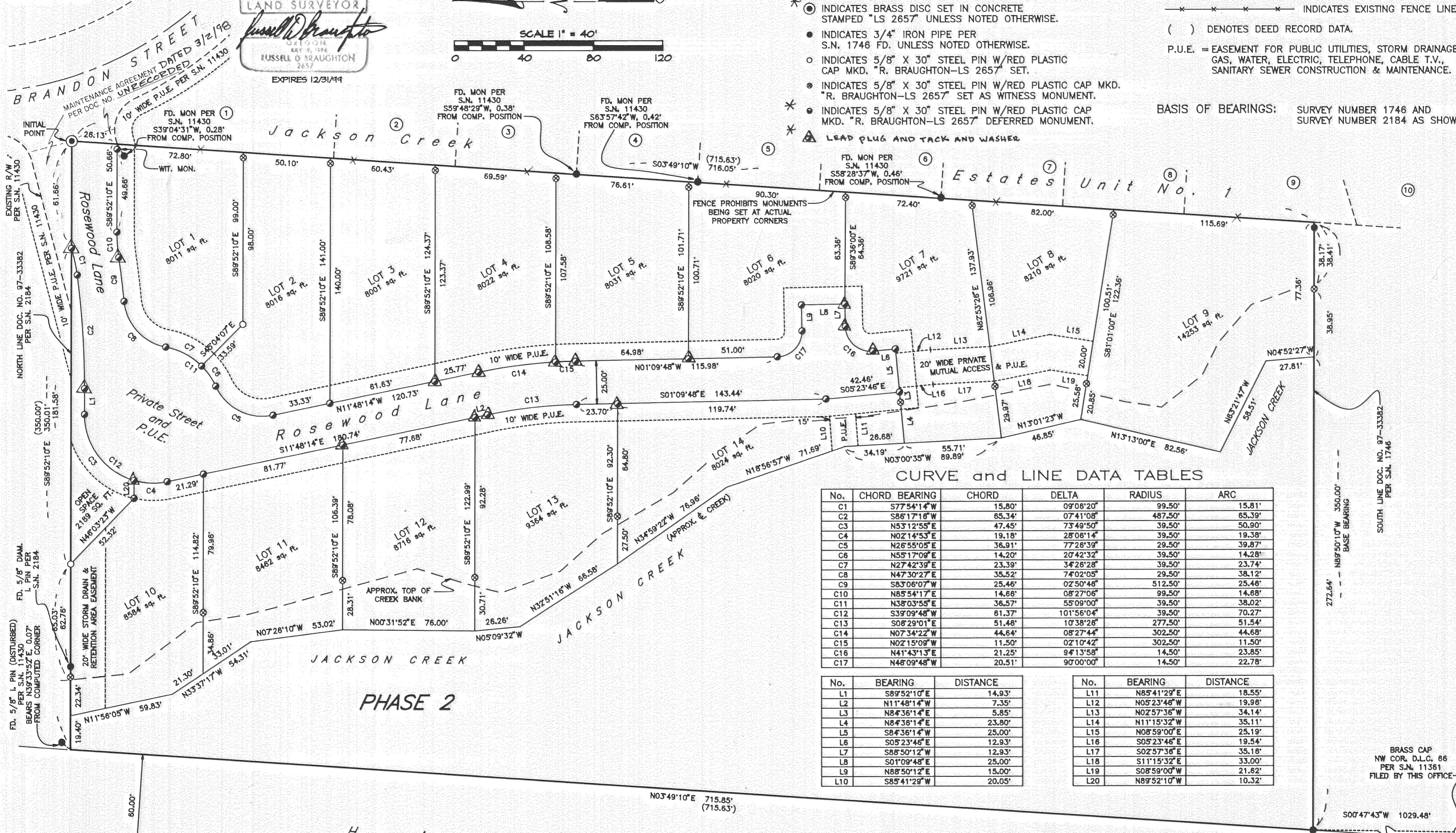
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Russell D Braughton*  
 RUSSELL D BRAUGHTON  
 2657  
 EXPIRES 12/31/99



### LEGEND

- \* ( ) INDICATES BRASS DISC SET IN CONCRETE STAMPED "LS 2657" UNLESS NOTED OTHERWISE.
- INDICATES 3/4" IRON PIPE PER S.N. 1746 FD. UNLESS NOTED OTHERWISE.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET AS WITNESS MONUMENT.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" DEFERRED MONUMENT.
- \* Δ LEAD PLUG AND TACK AND WASHER
- X X X X X --- INDICATES EXISTING FENCE LINE
- ( ) DENOTES DEED RECORD DATA.
- P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE.

BASIS OF BEARINGS: SURVEY NUMBER 1746 AND SURVEY NUMBER 2184 AS SHOWN.



### CURVE and LINE DATA TABLES

No.	CHORD BEARING	CHORD	DELTA	RADIUS	ARC
C1	S77°54'14"W	15.80'	09°08'20"	99.50'	15.81'
C2	S86°17'16"W	65.34'	07°41'08"	487.50'	65.39'
C3	N53°12'55"E	47.45'	73°49'50"	39.50'	50.90'
C4	N02°14'53"E	19.18'	28°06'14"	39.50'	19.38'
C5	N26°55'05"E	36.91'	77°28'39"	29.50'	39.87'
C6	N55°17'09"E	14.20'	20°42'32"	39.50'	14.28'
C7	N27°42'39"E	23.39'	34°26'28"	39.50'	23.74'
C8	N47°30'27"E	35.52'	74°02'05"	29.50'	38.12'
C9	S83°06'07"W	25.46'	02°50'46"	512.50'	25.48'
C10	N85°54'17"E	14.66'	08°27'06"	99.50'	14.68'
C11	N38°03'55"E	36.57'	55°09'00"	39.50'	38.02'
C12	S39°09'48"W	61.37'	101°56'04"	39.50'	70.27'
C13	S06°29'01"E	51.46'	10°38'26"	277.50'	51.54'
C14	N07°34'22"W	44.64'	08°27'44"	302.50'	44.68'
C15	N02°15'09"W	11.50'	02°10'42"	302.50'	11.50'
C16	N41°43'13"E	21.25'	94°13'58"	14.50'	23.85'
C17	N46°09'48"W	20.51'	90°00'00"	14.50'	22.78'

No.	BEARING	DISTANCE
L1	S89°52'10"E	14.93'
L2	N11°48'14"W	7.35'
L3	N84°36'14"E	5.85'
L4	N84°36'14"E	23.80'
L5	S84°36'14"W	25.00'
L6	S05°23'46"E	12.93'
L7	S88°50'12"W	12.93'
L8	S01°09'48"E	25.00'
L9	N88°50'12"E	15.00'
L10	S85°41'29"W	20.05'

No.	BEARING	DISTANCE
L11	N85°41'29"E	18.55'
L12	N05°23'46"W	19.96'
L13	N02°57'36"W	34.14'
L14	N11°53'32"W	35.11'
L15	N08°59'00"E	25.19'
L16	S05°23'46"E	19.54'
L17	S02°57'36"E	35.16'
L18	S11°15'32"E	33.00'
L19	S08°59'00"W	21.62'
L20	N89°52'10"W	10.32'

I certify that this is an exact photocopy of the original plat, excepting therefrom those wet signatures made hereon.  
*Russell D Braughton*  
 Surveyor

15677 IR/78

# ROSEWOOD ESTATES SUBDIVISION (Phase 1)

LOCATED in the SW 1/4 of Section 10, T. 37 S., R. 2 W., W.M.,  
in the City of Central Point, Jackson County, Oregon.

December 1, 1997

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 5 DAY OF March, 1998 AT 3:12 O'CLOCK P.M. AND RECORDED IN  
VOLUME 24, OF PLATS AT PAGE 8 OF RECORDS OF JACKSON COUNTY, OREGON.

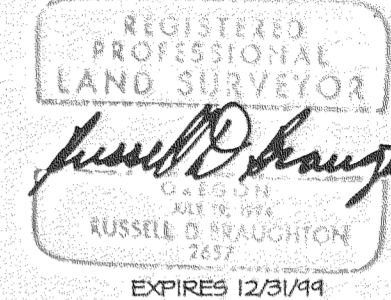
Kathleen S. Baskett Cheryl Augerud  
COUNTY CLERK DEPUTY

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_,  
PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

OWNER:  
JERRY NEUFELD &  
KIMBERLY BRODEUR-NEUFELD  
1801 SISKIYOU BOULEVARD  
ASHLAND, OREGON 97520

SURVEYED FOR:  
DALLAS PAGE  
C/O PARTHENON CONSTRUCTION  
900 WINDEMAR DRIVE  
ASHLAND, OREGON 97520

SURVEYED BY:  
EAGLE-EYE SURVEYING CORPORATION  
23 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2313



## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE JERRY NEUFELD AND KIMBERLY BRODEUR-NEUFELD, AS TENANTS BY ENTIRETY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYORS CERTIFICATE" AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PRIVATE STREET, PUBLIC UTILITY EASEMENTS, A PRIVATE MUTUAL ACCESS EASEMENT, A PRIVATE STORM DRAIN EASEMENT AND OPEN SPACE AS SHOWN HEREON; 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 ROSEWOOD ESTATES SUBDIVISION PHASE 1. WE DO HEREBY DEDICATE TO THE CITY OF CENTRAL POINT THE PUBLIC UTILITY EASEMENTS AS SET FORTH HEREON WITH THE CONDITION THAT T.C.I. CABLEVISION OR ITS SUCCESSORS IN INTEREST IS HEREBY GRANTED THE RIGHT TO USE SAID PUBLIC UTILITY EASEMENTS FOR UNDERGROUND PLACEMENT OF TELEVISION CABLE LINES. WE DO HEREBY MAKE AND CREATE, FOR THE EXCLUSIVE USE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14, THE PRIVATE STREET AS SHOWN HEREON. WE DO ALSO MAKE AND CREATE THE PRIVATE MUTUAL ACCESS EASEMENT, FOR THE EXCLUSIVE USE OF LOTS 7, 8 AND 9, AS SHOWN HEREON. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE PRIVATE STREET AND THE PRIVATE MUTUAL ACCESS EASEMENT FOR EMERGENCY ACCESS. ROSEWOOD ESTATES SUBDIVISION PHASE 1 SHALL BE SUBJECT TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS SET FORTH IN SEPARATE WRITINGS, AS RECORDED IN DOCUMENT NUMBER 98-08418, OFFICIAL RECORDS FOR JACKSON COUNTY, OREGON AND IS HEREBY MADE A PART HEREOF. WE DO HEREBY DESIGNATE THIS DEVELOPMENT AS ROSEWOOD ESTATES SUBDIVISION PHASE 1.

## CENTRAL POINT CITY PLANNING:

I CERTIFY THAT, PURSUANT TO THE AUTHORITY GRANTED IN CITY OF CENTRAL POINT MUNICIPAL CODE, CHAPTER 16.12, THIS PLAT IS HEREBY APPROVED.

[Signature]  
PLANNING DIRECTOR

March 2, 1998  
DATE

EXAMINED AND APPROVED THIS 3<sup>RD</sup> DAY OF March, 1998.

[Signature]  
PUBLIC WORKS DIRECTOR

[Signature]  
COUNTY SURVEYOR

## NOTE:

CONSENT AFFADAVITS FOR BENEFICIARY INTEREST HOLDERS RECORDED AS DOCUMENT NUMBER 98-00738 AND DOCUMENT NUMBER 98-00739, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

## SURVEYOR'S CERTIFICATE

I, RUSSELL D. BRAUGHTON, A 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 66 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 00°47'43" EAST, 1029.48 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF THE COUNTY ROAD (HANLEY ROAD); THENCE NORTH 3°49'10" EAST, 715.85 FEET (RECORD NORTH 3°47' EAST, 715.63 FEET) ALONG THE EASTERLY BOUNDARY OF SAID COUNTY ROAD, TO A POINT FROM WHICH THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 214, PAGE 99, DEED RECORDS FOR SAID COUNTY AND STATE, BEARS NORTH 3°49'10" EAST 60.12 FEET; THENCE SOUTH 89°52'10" EAST, ALONG THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 97-33382, OFFICIAL RECORDS, SAID COUNTY AND STATE, A DISTANCE OF 350.01 FEET (RECORD 350.00 FEET) TO THE NORTHEAST CORNER OF LAST SAID TRACT AND THE INITIAL POINT, MONUMENTED BY A BRASS DISC IN CONCRETE; THENCE SOUTH 3°49'10" WEST, ALONG THE EAST LINE OF LAST SAID TRACT, A DISTANCE OF 716.05 FEET (RECORD 715.63 FEET) TO THE SOUTHEAST CORNER OF LAST SAID TRACT; THENCE NORTH 89°50'10" WEST, ALONG THE SOUTH LINE OF LAST SAID TRACT, A DISTANCE 77.36 FEET TO A POINT IN JACKSON CREEK; THENCE NORTHERLY AND GENERALLY FOLLOWING THE CENTER OF SAID CREEK THE FOLLOWING COURSES: NORTH 4°52'27" WEST A DISTANCE OF 27.81 FEET TO A POINT; NORTH 63°21'47" WEST A DISTANCE OF 58.51 FEET TO A POINT; NORTH 13°13'00" EAST A DISTANCE OF 82.56 FEET TO A POINT; NORTH 13°01'23" WEST A DISTANCE OF 46.85 FEET TO A POINT; NORTH 3°00'35" WEST A DISTANCE OF 89.89 FEET TO A POINT; NORTH 18°56'57" WEST A DISTANCE OF 71.69 FEET TO A POINT; NORTH 34°59'22" WEST A DISTANCE OF 76.96 FEET TO A POINT; NORTH 32°51'16" WEST A DISTANCE OF 66.58 FEET TO A POINT; NORTH 5°09'32" WEST A DISTANCE OF 26.26 FEET TO A POINT; NORTH 0°31'52" EAST A DISTANCE OF 76.00 FEET TO A POINT; NORTH 72°6'10" WEST A DISTANCE OF 53.02 FEET TO A POINT; NORTH 33°37'17" WEST A DISTANCE OF 54.31 FEET TO A POINT; NORTH 11°56'05" WEST A DISTANCE OF 59.83 FEET TO A POINT ON THE NORTH LINE OF LAST SAID TRACT; THENCE SOUTH 89°52'10" EAST A DISTANCE OF 330.62 FEET TO THE INITIAL POINT.

I certify that this is an exact photocopy of the original plat, excepting therefrom those wet signatures made hereon.

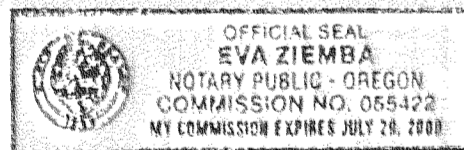
[Signature]  
Surveyor

[Signature]  
SURVEYOR

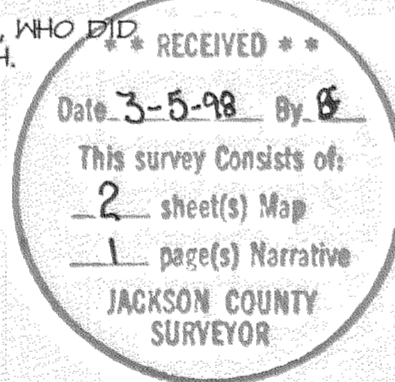
STATE OF OREGON } ss January 14<sup>th</sup>, 1998.  
County of Jackson }

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JERRY NEUFELD AND KIMBERLY BRODEUR-NEUFELD, WHO DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME:



[Signature]  
NOTARY PUBLIC - OREGON



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 3, 1998.

[Signature]  
TAX COLLECTOR

March 3, 1998  
DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 3<sup>RD</sup> DAY OF March, 1998.

[Signature]  
ASSESSOR

March 3, 1998  
DATE

## POST-MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE FRONT LOT CORNERS HAVE BEEN SET WITH PROPER MONUMENTS. AN AFFADAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS 98-45747 OF THE OFFICIAL RECORDS FOR JACKSON COUNTY, OREGON.

[Signature] 2/1/99 (SN 15893)  
COUNTY SURVEYOR  
ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN SEPTEMBER 30, 1998.  
[Signature]  
SURVEYOR

**EAGLE-EYE SURVEYING CORPORATION**  
(formerly Edwards Surveying & Land Planning Inc.)  
23 North Ivy Street, Medford  
P.O. Box 4397, Medford, Oregon 97501-0170  
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER 15677

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: Dallas Page  
c/o Parthenon Construction  
900 Windemar Avenue  
Ashland, Oregon 97520

LOCATION: Southwest 1/4 of Section 10, T. 37 S., R. 2 W., W.M.,  
City of Central Point, Jackson County, Oregon.

PURPOSE: ROSEWOOD ESTATES SUBDIVISION (Phase 1): To locate and  
monument the new lot lines as shown on accompanying  
plat, and to prepare and record said plat for the  
purpose of creating said lots and the easements as  
shown.

PROCEDURE: A control traverse was run to tie those found monuments  
shown. Utilizing existing data per Survey Numbers 1746  
& 2184 and Document Number 97-33382, computed the  
boundaries of the parent tract. The new lot lines were  
then monumented as shown. Monuments set on this survey  
consist of 5/8" x 30" steel pins with red plastic caps  
mkd. "R. BRAUGHTON--LS 2657".

BASIS OF  
BEARINGS: Survey Number 1746 and Survey Number 2184 as shown on  
the accompanying plat.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE  
COMPLETED: December 1, 1997

