

# MITCHELL'S LANDING SUBDIVISION

## & PROPERTY LINE ADJUSTMENT

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

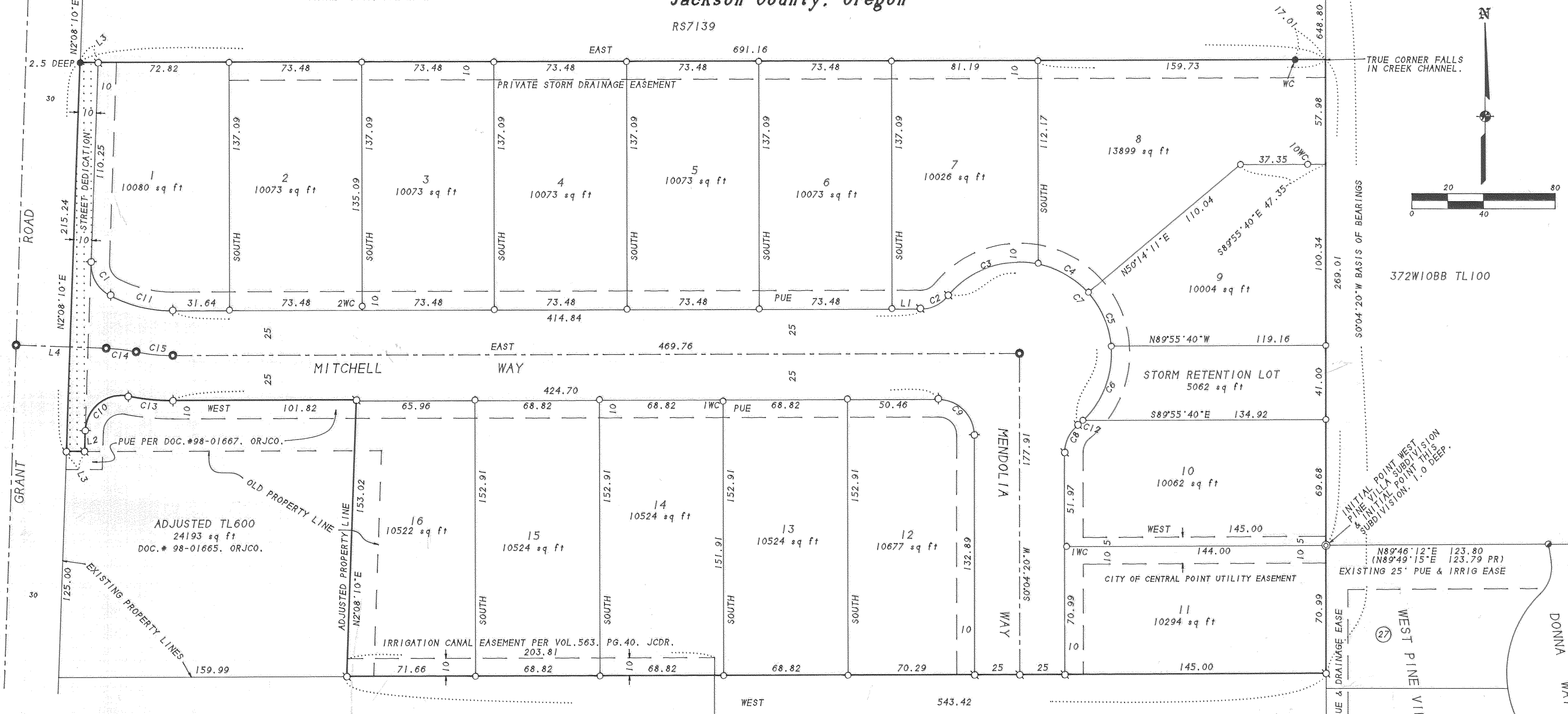
RS7139

SURVEY FOR:

SUNCREST HOMES, LLC  
2277 SUNCREST ROAD  
TALENT, OR 97540

SURVEY BY:

L. J. FRIAR & ASSOC., P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782



### EASEMENTS PER TITLE REPORT

TEMPORARY PUBLIC UTILITY EASEMENT PER DOC. 97-41656 COVERS THIS TRACT AND WILL BE EXTINGUISHED UPON FILING OF THIS PLAT.

### CURVE & LINE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	20.00	64°44.09'	22.60	N30°13'55"W 21.41
L1				EAST 15.79
C2	20.00	50°40'07"	17.69	S64°39'56"W 17.12
C3	51.00	62°31'31"	55.66	S70°35'38"W 52.93
C4	51.00	36°39'16"	32.63	N59°48'58"W 32.07
C5	51.00	37°05'11"	33.01	N22°56'45"W 32.44
C6	51.00	51°01'07"	45.41	N21°06'24"E 43.93
C7	51.00	191°24'35"	170.38	S44°57'50"E 101.49
C8	20.00	50°40'08"	17.69	N25°24'24"E 17.12
C9	20.00	90°04'20"	31.44	S44°57'50"E 28.30
C10	20.00	99°18'59"	34.67	S51°47'40"W 30.49
L2				S02°08'10"W 11.64
L3				WEST 10.01
C11	75.00	27°24'01"	35.87	S76°18'00"E 35.53
C12	51.00	04°07'30"	3.67	N48°40'42"E 3.67
C13	125.00	11°27'09"	24.99	N84°16'25"W 24.94
L4				S87°51'50"E 50.00
C14	100.00	09°38'05"	16.82	S83°02'47"E 16.80
C15	100.00	11°46'15"	20.5441	S84°06'52"E 20.51

### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

**PURPOSE:** TO SURVEY AND MONUMENT THE LOTS AND STREETS OF QUAIL MEADOWS SUBDIVISION AND THE ADJUSTED PROPERTY LINES OF TL600.

**PROCEDURE:** TIED TO MONUMENTS SET BY WEST PINE VILLA SUBD. AND RS7139 TO CONTROL THE EXTERIOR OF THIS SUBDIVISION. THE NORTH AND WEST LINES WERE HELD AS MONUMENTED PER RS7139. THE EAST LINE WAS HELD BY WEST PINE VILLA SUBD. HELD DEED RECORD DISTANCE TO ESTABLISH THE S.E. CORNER OF THE SUBDIVISION. HELD DEED RECORD BEARING TO CONTROL THE DIRECTION OF THE SOUTH LINE. THE EAST AND NORTH LINES OF TL600 WERE ESTABLISHED AS REQUESTED BY THE CLIENT. SINCE TL600 IS NOT A PART OF THIS SUBDIVISION LEGAL DESCRIPTIONS WERE PREPARED AND RECORDED AS A PROPERTY LINE ADJUSTMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
OREGON  
JULY 17, 1988  
2234  
Renewal Date 6-30-99

DOC. #73-04424. ORJCO.

### LEGEND:

- ⊙ - FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊕ - FOUND BRASS DISK IN CONCRETE FOR INITIAL POINT WEST PINE VILLA SUBD.
- ⦿ - FOUND 5/8" IRON PIN PER WEST PINE VILLA SUBD.
- - FOUND 3/4" IRON PIN PER RS7139.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAO MKD. L.J. FRIAR & ASSOC.
- ⦿ - SET 1.5" BRASS DISK IN CONCRETE MKD. L.J. FRIAR & ASSOC.
- PUE - PUBLIC UTILITY EASEMENT, INCLUDING POWER, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV. FOR CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. RS - RECORDED SURVEY #.
- JCDR - JACKSON COUNTY DEED RECORDS LI CI - SEE COURSE DATA TABLE.
- PR - PLAT RECORD. WC - WITNESS CORNER.

BASIS OF BEARINGS: SURVEY NO. 7139 AS SHOWN HEREON.  
DATE: FEBRUARY 12, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

APPROVALS

MITCHELL'S LANDING SUBDIVISION

EXAMINED AND APPROVED by the City of Central Point Planning Commission in open session this 26th day of March, 1998.

Attest: [Signature] Director, [Signature] Secretary

EXAMINED AND APPROVED this 6th day of March, 1998.

[Signature] County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of March 27, 1998.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 27, 1999.

[Signature] Tax Collector

& PROPERTY LINE ADJUSTMENT Located in the N.W. 1/4 of Section 10, T.37 S., R.2 W., W.M., City of Central Point Jackson County, Oregon

RECORDER'S CERTIFICATE

For order of the County Court approving this plat see Volume... Page... of the County Commissioner's Journal of Proceedings. Filed for record this 1st day of April, 1998, at 1:47 o'clock P.M. and recorded in Volume 24 of Plats at Page 14 of the records of Jackson County, Oregon.

[Signature] Kathleen S. Beckett County Clerk

[Signature] Sharon Kelley Deputy

DECLARATION

Know all men by these presents that SUNCREST HOMES, LLC, an Oregon Limited Liability Corporation, is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has hereby subdivided the same into the Lots and Streets as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision. SUNCREST HOMES, LLC does hereby dedicate to the public for public use the Streets, together with those easements shown on Sheet 2, labeled as Public Utility Easement (PUE); does hereby establish the Private Storm Drainage Easement shown on Sheet 2 for the benefit and use by Lots 1-7, inclusive; does hereby dedicate to the City of Central Point the Storm Retention Lot and Central Point Utility Easement shown on Sheet 2; and does hereby designate said Subdivision as MITCHELL'S LANDING SUBDIVISION.

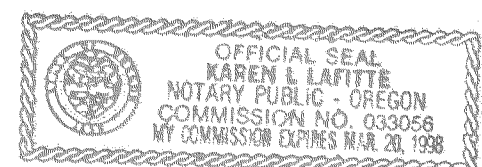
[Signature] CHARLIE HAMILTON, Member Suncrest Homes, LLC

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Charlie Hamilton and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledges that the foregoing instrument was signed on behalf of SUNCREST HOMES, LLC, an Oregon Limited Liability Corporation.

Dated this 12th day of March, 1998.

Before me: [Signature] Notary Public of Oregon.



AFFIDAVIT OF CONSENT from KEYBANK NATIONAL ASSOCIATION is recorded as Doc. # 98-11978. Official Records of Jackson County, Oregon.

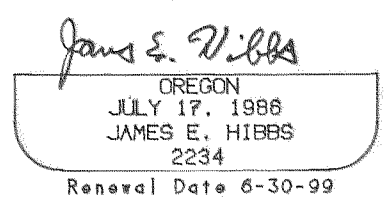
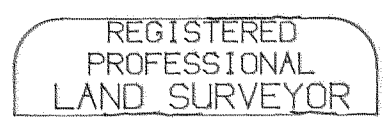
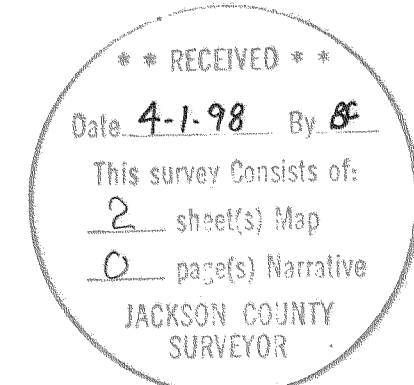
AFFIDAVIT OF CONSENT from BANK OF SOUTHERN OREGON is recorded as Doc. # 98-11977. Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Initial Point of WEST PINE VILLA SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING, said point bears South 00°04'20" West, 917.81 feet from the Northwest corner of Donation Land Claim No. 53, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim No. 53, South 00°04'20" West, 70.99 feet to the Southeast corner of that tract described in Document No. 75-17558, Official Records of Jackson County, Oregon; thence along the South line of said tract and the South line of that tract described in Volume 332, Page 42, Jackson County Deed Records, WEST, 543.42 feet; thence North 02°08'10" East, 153.02 feet; thence WEST, 101.82 feet; thence along the arc of a 125.00 foot radius curve to the right having a central angle of 11°27'09", a distance of 24.99 feet (the long chord of which bears North 84°16'25" West, 24.94 feet); thence along the arc of a 20.00 foot radius curve to the left having a central angle of 99°18'59", a distance of 34.67 feet (the long chord of which bears South 51°47'40" West, 30.49 feet); thence South 02°08'10" West, 11.64 feet; thence WEST, 10.01 feet to the Easterly right-of-way line of Grant Road; thence along said right-of-way line, North 02°08'10" East, 215.24 feet to the Northwest corner of that tract described in Document No. 75-17558, said Official Records thence along the North line of said tract, EAST, 691.16 feet to the West line of said Claim No. 53; thence along the West line of said Claim No. 53, South 00°04'20" West, 269.01 feet to the INITIAL POINT OF BEGINNING.

[Signature] James E. Hibbs SURVEYOR



SURVEY FOR: SUNCREST HOMES, LLC 2277 SUNCREST ROAD TALENT, OR 97540

SURVEY BY: L.J. FRIAR & ASSOC., P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782