

# Shelterwood

A subdivision

Located in the southeast quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

for

## Michael E. Sullivan

3784 Coleman Creek Road  
Medford, Oregon 97501

### Approvals:

Examined and approved by the City of Central Point Planning Department this 1<sup>st</sup> day of October 1998.

[Signature] Planning Director      [Signature] Secretary

Examined and approved by the Jackson County Surveyor this 1<sup>st</sup> day of October 1998.

by: Richard L. Bath, Deputy  
County Surveyor

All taxes, fees, assessments, or other charges as required by

O.R.S. 92.095 have been paid as of 10-01-98

[Signature] Tax Collector      10-01-98 Date

Examined and approved as required by O.R.S. 92.100 this 1<sup>st</sup> day of October 1998.

[Signature] Assessor      October 1<sup>st</sup> 1998 Date

For the order of the County Court approving this plat see Volume \_\_\_\_\_ Page \_\_\_\_\_, of the Commissioner's Journal of Proceedings.

### Recorder:

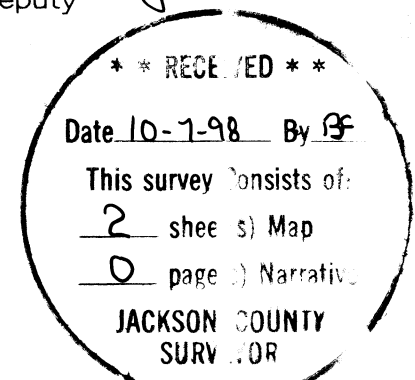
Filed for record this 7 day of October, 1998 at 2:16 o'clock P. M. and recorded in Volume 24 at Page 43 of the Plat Records of Jackson County, Oregon

[Signature] County Clerk      [Signature] Deputy

### Release Affidavits:

From Valley of the Rogue Bank, as beneficiary, recorded as Instrument No. 98-46695 Official Records of Jackson County, Oregon.

From Washington Mutual Bank, as beneficiary, recorded as Instrument No. 98-46694 Official Records of Jackson County, Oregon.

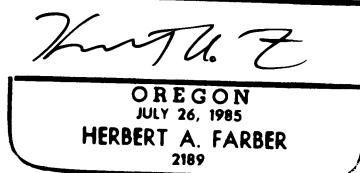
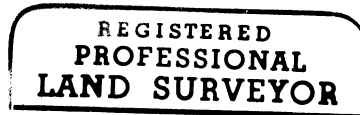


### Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass cap monumenting the southwest corner of Donation Land Claim No. 58, located in the southeast quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 0°04'44" West, along the west line of said Donation Land Claim, 697.02 feet; thence North 89°55'16" East, 30.00 feet, to a 5/8 inch iron pin monumenting the southwest corner of that tract described in Instrument No. 97-46941 of the Official Records of said County being on the east right of way line of Bursell Road and the Initial POINT OF BEGINNING; thence South 89°56'05" East, along the south line of said tract, 219.99 feet, to a 5/8 inch iron pin monumenting the southeast corner of said tract; thence North 0°04'17" West, along the east line of said tract, 83.00 feet, to a 5/8 inch iron pin monumenting the most northerly northwest corner of that tract described in Instrument No. 97-46938 of said Official Records; thence South 89°56'05" East, along the north line of said tract, 254.66 feet, to a brass disk monumenting the northwest corner of Valley Point, according to the Official Plat, recorded in Volume 20, Page 5 of the Plat Records of said County; thence South 0°04'20" East (record South 0°03'47" East), along the west line of said Valley Point and the west line of Valley Point, Phase II, according to the Official Plat, recorded in Volume 20, Page 10 of said Plat Records, 750.09 feet, to a 5/8 inch iron pin monumenting the southeast corner of said Valley Point, Phase II, on the north line of Beall Lane; thence North 89°56'05" West, along said north line, 235.57 feet, to a 5/8 inch iron pin monumenting the southeast corner of that tract described in Instrument No. 95-20511 of said Official Records; thence North 0°04'20" West (record North 0°03'47" West), along the east line of said tract, 125.00 feet, to a 5/8 inch iron pin monumenting the northeast corner of said tract; thence North 89°56'05" West (record North 89°55'32" West), along the north line of said tract and the north line of Parcel 2 of Partition Plat No. P-5-1997, Index Volume 8, Page 5, Jackson County Surveyor's File No. 15262, 89.01 feet, to a 5/8 inch iron pin monumenting the southeast corner of Parcel 1 of said Partition Plat; thence North 0°04'44" West (record North 0°04'11" West), along the east line of said Parcel 1 and its northerly extension, 245.80 feet, to a 5/8 inch iron pin monument on the south line of that tract described in Volume 218, Page 248 of the Deed Records of said County; thence South 89°56'05" East (record East), along said south line, 89.12 feet, to a 5/8 inch iron pin monumenting the southeast corner of said tract; thence North 0°04'44" West (record North), along the west line of said tract and its northerly extension, 193.37 feet, to a 5/8 inch iron pin monumenting the northeast corner of that tract described in Instrument No. 97-46944 of said Official Records; thence North 89°56'05" West, along the north line of said tract, 239.12 feet, to said east line of Bursell Road; thence North 0°04'44" West, along said east line, 102.92 feet, to the Initial POINT OF BEGINNING.

[Signature]  
Herbert A. Farber, PLS 2189



### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 RENEWAL DATE 12-31-99

Purpose: To survey and monument Shelterwood, a subdivision as approved by the City of Central Point Planning Department. Resolution No. \_\_\_\_\_

Procedure: Utilizing control established during the performance of filed Survey No's. 14710 and 15626 and establishing additional control on the interior of the project, I monument the Lots and streets as shown.

I hereby certify that this is an exact copy of the original.

[Signature]

### Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Michael E. Sullivan and Sandra M. Sullivan and Jamie K. Sullivan are the owners of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon and size of the lots and the lengths 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 use, the public utility easements and streets and pedestrian access easements shown hereon and to the City of Central Point that easement shown hereon as storm drain easement for ingress and egress to construct and maintain said storm drain. We hereby grant the private storm drain easements as shown hereon for the benefit of the adjoining lots within the subdivision and that tract described in Instrument No. 97-46944 of the Official Records of Jackson County, Oregon, lying South of Lot 14 as shown hereon and the private sanitary sewer easement for the benefit of said tract described in Instrument No. 97-46944 of said Official Records as shown hereon and hereby grant to the City of Central Point in fee simple, that area portrayed and designated hereon as street plug. By its approval of the plat, the City of Central Point declares that by upon the approved extension of the affected street, it thereby dedicates that street plug for public street purposes. We hereby designate said Subdivision as Shelterwood.

[Signature]  
Michael E. Sullivan

State of Oregon )  
                          ) ss  
County of Jackson )

Personally appeared the above named Michael E. Sullivan, and acknowledge the foregoing to be his voluntary act and deed.

Before me: [Signature] Farber 10-1-98  
Notary Public, State of Oregon

[Signature]  
Sandra M. Sullivan

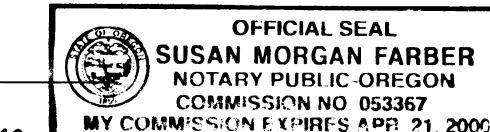


State of Oregon )  
                          ) ss  
County of Jackson )

Personally appeared the above named Sandra M. Sullivan, and acknowledge the foregoing to be her voluntary act and deed.

Before me: [Signature] Farber 10-1-98  
Notary Public, State of Oregon

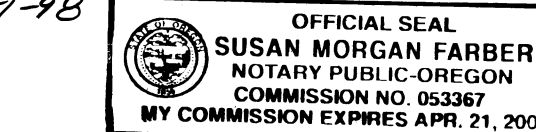
[Signature]  
Jamie K. Sullivan  
[Signature] Jaimi K. Aderson



State of Oregon )  
                          ) ss  
County of Jackson )

Personally appeared the above named Jamie K. Sullivan, and acknowledge the foregoing to be her voluntary act and deed.

Before me: [Signature] Farber 10-1-98  
Notary Public, State of Oregon



### Deferred Monumentation Statement:

All monuments will be set on or before the first day of January 1, 1999.  
All monuments are now set this 16<sup>th</sup> day of February 2000, 1999.  
Document No. 00-04490 of the Official Records of Jackson County, Oregon.  
(SEE SN 16416)

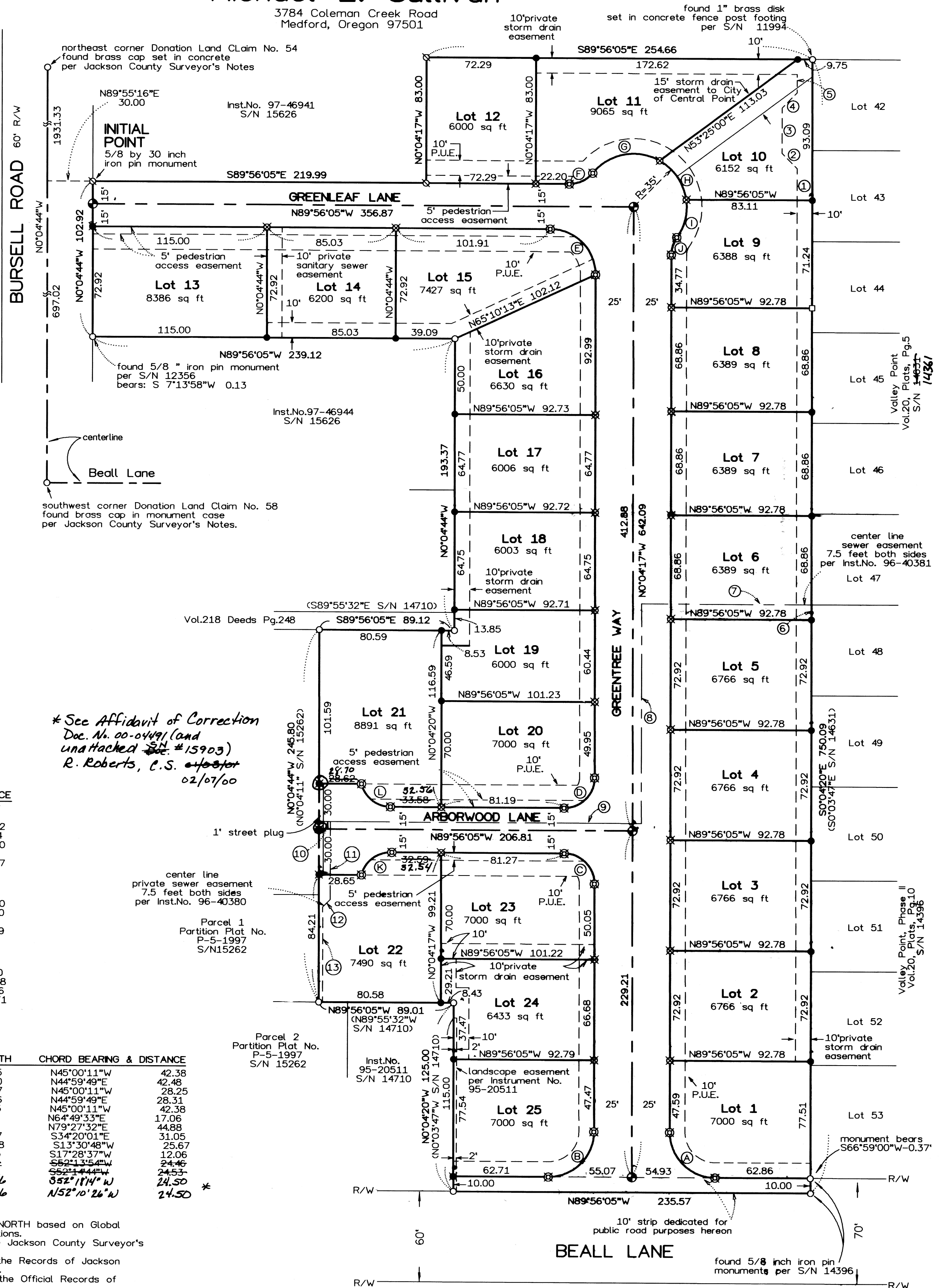
[Signature]  
County Surveyor

# Shelterwood

A subdivision  
Located in the southeast quarter of Section 11, Township 37  
South, Range 2 West of the Willamette Meridian, City of  
Central Point, Jackson County, Oregon.

## for Michael E. Sullivan

3784 Coleman Creek Road  
Medford, Oregon 97501



I hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

*\* See Affidavit of Correction  
Doc. No. 00-04491 (and  
unattached ~~Doc. No. 00-04490~~ #15903)  
R. Roberts, C.S. 02/07/00*

### Tangent Data:

TANGENT	TANGENT BEARING & DISTANCE
<b>PRIVATE STORM DRAIN</b>	
1	N 0°04'20"W 20.92
2	N45°04'20"W 14.14
3	N 0°04'20"W 30.00
4	N44°55'40"E 14.14
5	N 0°04'20"W 12.17
<b>SEWER EASEMENT PER INST.No.96-40381</b>	
6	N 0°04'20"W 10.00
7	N89°56'05"W 112.00
8	S 0°04'44"E 145.00
9	N89°56'05"W 212.59
<b>PRIVATE SEWER EASEMENT PER INST.No.96-40380</b>	
10	S89°56'05"E 7.50
11	S 0°04'44"E 51.48
12	S45°00'00"W 7.06
13	S 0°04'44"E 62.71

### Curve Data:

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
A	30.00	89°51'48"	47.05	N45°00'11"W 42.38
B	30.00	90°08'12"	47.20	N44°59'49"E 42.48
C	30.00	89°51'48"	31.37	N45°00'11"W 28.25
D	20.00	90°08'12"	31.46	N44°59'49"E 42.38
E	30.00	89°51'48"	47.05	N45°00'11"W 42.38
F	20.00	50°28'44"	17.62	N64°49'33"E 17.06
G	35.00	79°44'43"	48.71	N79°27'32"E 44.88
H	35.00	52°40'10"	32.17	S34°20'01"E 31.05
I	35.00	43°01'28"	26.28	S13°30'48"W 25.67
J	20.00	35°05'48"	12.25	S17°28'37"W 12.06
K	20.00	75°22'42"	26.34	S62°13'54"W 24.46
L	20.00	75°49'08"	26.41	S62°14'44"W 24.53
M	20.00	75°31'22"	26.36	S52°11'14"W 24.50
N	20.00	75°31'21"	26.36	N52°10'26"W 24.50

### Legend:

- Basis of bearing is NAD-83 True NORTH based on Global Positioning Satellite observations.
- S/N is filed survey number at the Jackson County Surveyor's Office, Oregon.
- Vol., Pg. is volume and page of the Records of Jackson County, Oregon as indicated.
- Inst. No. is Instrument Number of the Official Records of Jackson County, Oregon.
- P.U.E. is public utility easement for storm drain, water, electric, gas, sanitary sewer, telephone and cable television.
- ( ) is record data as indicated.
- found 5/8 inch iron pin monument per S/N 14710 or as indicated.
- ⊗ found 5/8 inch iron pin monument per S/N 15626.
- ⊠ found 4"x4" wood post monument
- set 5/8 by 24 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189"
- set 5/8 by 30 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189"
- ⊕ set 2 1/2 inch brass disk marked "FARBER PLS 2189" in 8 by 24 inch concrete monument with a 5/8 by 24 inch iron rod placed within.
- ⊗ deferred monument 5/8 x 24 inch iron pin with a yellow plastic cap marked "FARBER PLS 2189".
- ⊕ deferred monument 5/8 x 30 inch iron pin with a yellow plastic cap marked "FARBER PLS 2189".

*SEE AFFIDAVIT OF DEFERRED MONUMENTATION Doc. No. 00-04490 (SN 16416)*

REGISTERED PROFESSIONAL LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 26, 1995  
HERBERT A. FARBER  
2189  
RENEWAL DATE 12-31-99

Surveyed by:  
**FARBER & SONS, INC.**  
dba FARBER SURVEYING  
(541) 776-0846

OFFICE LOCATION:  
120 MISTLETOE  
MEDFORD, OREGON 97501

MAILING ADDRESS:  
P.O. BOX 5286  
CENTRAL POINT, OREGON 97502

SCALE: 1" = 50'  
DATE: SEPTEMBER 30, 1998  
JOB NO. 0472-95  
FILE: BEALLPUD/SUBPLAT.FLX

11:09

5  
11  
6 SUR.

AFFIDAVIT OF CORRECTION

I, Herbert A. Farber, a registered Professional Land Surveyor in the State of Oregon, having surveyed Shelterwood subdivision as recorded as Volume 24 of Plats on Page 43 of the Plat records of Jackson County, Oregon, acknowledge the following drafting error's in said Plat:

- Northerly most line of lot 22 with a length of 32.59 feet should read 32.54 feet.
- Southerly line of lot 21 with a length of 28.62 feet should read 28.70 feet.
- Southerly most line of lot 21 with a length of 33.58 feet should read 32.56 feet.
- Southwest corner of lot 21 marked with a 5/8 by 30 inch iron pin with yellow plastic cap now marked with a witness corner bearing S89°56'05"E 0.25 feet.
- Northwest corner of lot 22 marked with a 5/8 by 30 inch iron pin with yellow plastic cap now marked with a witness corner bearing S89°56'05"E 0.25 feet.
- Northwest corner of lot 13 marked with a 5/8 by 30 inch iron pin with yellow plastic cap now marked with a witness corner bearing S0°04'44"E 0.50 feet.
- Said monuments being marked with a 5/8 by 30 inch iron pin with 1 1/2 inch aluminum cap marked "FARBER PLS 2189 WC"

Line K of the curve data table having a delta of 75°22'42", length of 26.31, and chord bearing & distance of S52°13'54"W 24.46, should have a delta of 75°31'22", length of 26.36, and chord bearing & distance of S52°18'14" 24.50.

Line L of the curve data table having a delta of 75°40'00", length of 26.41, and chord bearing & distance of S52°14'44"W 24.54, should have a delta of 75°31'21", length of 26.36, and chord bearing & distance of N52°10'26"W 24.50.

This affidavit is to comply with Chapter 92.170 of the Revised Statutes of the State of Oregon

*Herbert A. Farber*  
Herbert A. Farber

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-2001

February 7, 2000

State of Oregon )  
                          )SS  
County of Jackson )

Personally appeared the above named, Herbert A. Farber, and acknowledged the foregoing to be his voluntary act and deed.

Before me: Susan Morgan Farber

OFFICIAL SEAL  
SUSAN MORGAN FARBER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 053367  
MY COMMISSION EXPIRES APR. 21, 2000

Examined and approved this 7<sup>TH</sup> day of FEBRUARY, 2000.

*Roger R. Poterite*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

FEB 07 2000

11:09 AM  
*[Signature]*  
COUNTY CLERK