

COUNTRY MEADOW ESTATES SUBDIVISION

UNIT No.1, PHASE I

CITY OF CENTRAL POINT PLANNING ACTION PW #97026

LOCATED IN
S.W. 1/4 SEC. 10, T37S, R2W, W.M.

CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON
AUGUST 26, 1998

VOL. 369, PAGE 48 D.R.

SURVEY FOR: BURL J. BRIM
534 CROWSON ROAD
ASHLAND, OREGON 97520

Hardey Engineering & Associates, Inc.



P.O. BOX 1625
MEDFORD, OREGON
97501-0124
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: hardey@wave.net

LEGEND

- = SET 5/8" x 24" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- = SET 5/8" x 30" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- △ = DEFERRED MONUMENT
- PUE = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS CABLE TELEVISION, SANITARY SEWER AND STORM DRAIN.
- C.P.S.D.E. = CENTRAL POINT STORM DRAIN EASEMENT (EXCLUSIVE USE)
- S/N = FILED SURVEY NUMBER

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN DEC. 15, 1999

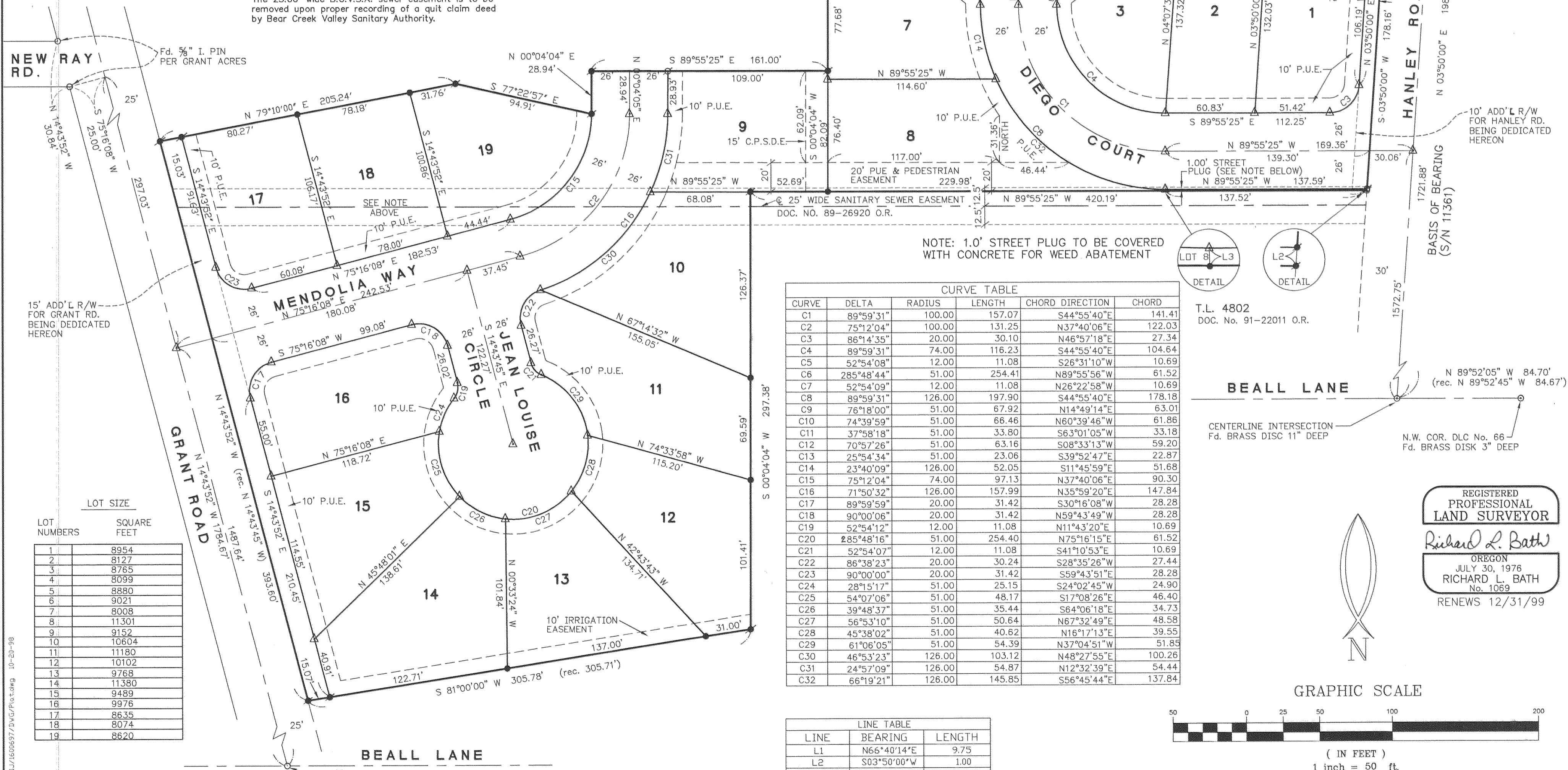
Richard L. Bath
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT No. 99-24761 OF OFFICIAL RECORDS THIS 5th DAY OF May, 1999 A.D.

APPROVED: *Richard L. Bath* 1/19/00
JACKSON COUNTY SURVEYOR

NOTE: Re: LOTS 17, 18, & 19

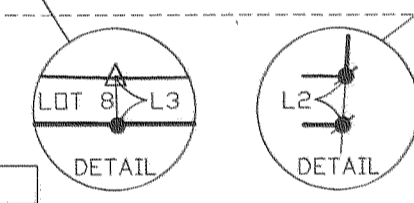
The 25.00' wide B.C.V.S.A. sewer easement is to be removed upon proper recording of a quit claim deed by Bear Creek Valley Sanitary Authority.



NOTE: 1.0' STREET PLUG TO BE COVERED WITH CONCRETE FOR WEED ABATEMENT

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	89°59'31"	100.00	157.07	S44°55'40"E	141.41
C2	75°12'04"	100.00	131.25	N37°40'06"E	122.03
C3	86°14'35"	20.00	30.10	N46°57'18"E	27.34
C4	89°59'31"	74.00	116.23	S44°55'40"E	104.64
C5	52°54'08"	12.00	11.08	S26°31'10"W	10.69
C6	285°48'44"	51.00	254.41	N89°55'56"W	61.52
C7	52°54'09"	12.00	11.08	N26°22'58"W	10.69
C8	89°59'31"	126.00	197.90	S44°55'40"E	178.18
C9	76°18'00"	51.00	67.92	N14°49'14"E	63.01
C10	74°39'59"	51.00	66.46	N60°39'46"W	61.86
C11	37°58'18"	51.00	33.80	S63°01'05"W	33.18
C12	70°57'26"	51.00	63.16	S08°33'13"W	59.20
C13	25°54'34"	51.00	23.06	S39°52'47"E	22.87
C14	23°40'09"	126.00	52.05	S11°45'59"E	51.68
C15	75°12'04"	74.00	97.13	N37°40'06"E	90.30
C16	71°50'32"	126.00	157.99	N35°59'20"E	147.84
C17	89°59'59"	20.00	31.42	S30°16'08"W	28.28
C18	90°00'06"	20.00	31.42	N59°43'49"W	28.28
C19	52°54'12"	12.00	11.08	N11°43'20"E	10.69
C20	285°48'16"	51.00	254.40	N75°16'15"E	61.52
C21	52°54'07"	12.00	11.08	S41°10'53"E	10.69
C22	86°38'23"	20.00	30.24	S28°35'26"W	27.44
C23	90°00'00"	20.00	31.42	S59°43'51"E	28.28
C24	28°15'17"	51.00	25.15	S24°02'45"W	24.90
C25	54°07'06"	51.00	48.17	S17°08'26"E	46.40
C26	39°48'37"	51.00	35.44	S64°06'18"E	34.73
C27	56°53'10"	51.00	50.64	N67°32'49"E	48.58
C28	45°38'02"	51.00	40.62	N16°17'13"E	39.55
C29	61°06'05"	51.00	54.39	N37°04'51"W	51.83
C30	46°53'23"	126.00	103.12	N48°27'55"E	100.26
C31	24°57'09"	126.00	54.87	N12°32'39"E	54.44
C32	66°19'21"	126.00	145.85	S56°45'44"E	137.84

LINE	BEARING	LENGTH
L1	N66°40'14"E	9.75
L2	S03°50'00"W	1.00
L3	N00°04'35"E	1.00



T.L. 4802
DOC. No. 91-22011 O.R.

BEALL LANE

CENTERLINE INTERSECTION
Fd. BRASS DISC 11" DEEP

N.W. COR. DLC No. 66
Fd. BRASS DISK 3" DEEP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/99



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LOT NUMBERS	SQUARE FEET
1	8954
2	8127
3	8765
4	8099
5	8880
6	9021
7	8008
8	11301
9	9152
10	10604
11	11180
12	10102
13	9768
14	11380
15	9489
16	9976
17	8635
18	8074
19	8620

37 2W 10C TAX LOTS 4804 & PORTIONS OF 4801 AND 4803

SHEET 2 of 2

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LOCATED IN

S.W. 1/4 SEC. 10, T37S, R2W, W.M.

CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

AUGUST 26, 1998

*** DECLARATION ***

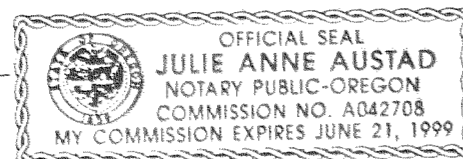
KNOW ALL MEN BY THESE PRESENTS, that we BURL JOHN BRIM JR. and VERONICA BRIM, Husband and Wife as tenants by the entirety are the owners in fee simple of the lands hereon described, and have caused the same to be surveyed and subdivided into lots as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision. We do hereby dedicate to the public, for public use, those areas designated hereon for street right of way purposes, together with those areas designated hereon as public utility easements (P.U.E.). We hereby dedicate a public pedestrian easement through Lots 8 and 9, as shown hereon. We do hereby grant to the City of Central Point those areas designated as "C.P.S.D.E." for their exclusive use for storm drain facilities and we further grant, in fee simple, that area portrayed and designated as a 1.0' street plug. By its approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected street, it will thereby dedicate that portion of the street plug necessary for public street purposes. We do hereby designate said subdivision as COUNTRY MEADOW ESTATES SUBDIVISION, UNIT No. 1, PHASE I IN WITNESS WHEREOF, Signed this 3rd day of Nov, 1998.

BY: Burl Brim
BURL JOHN BRIM JR.
By: Veronica Brim
VERONICA BRIM

STATE OF OREGON)
County of Jackson) SS

Personally appeared the above named BURL JOHN BRIM JR. and VERONICA BRIM, who being duly sworn, did say that they are the owners in fee simple of the lands hereon described, and acknowledge the foregoing instrument to be their voluntary act and deed. Before me this 3rd day of Nov, 1998.

Julie Anne Austad
Notary Public for Oregon



APPROVALS:

City of Central Point Planning Department
Examined and approved this 4th day of December, 1998

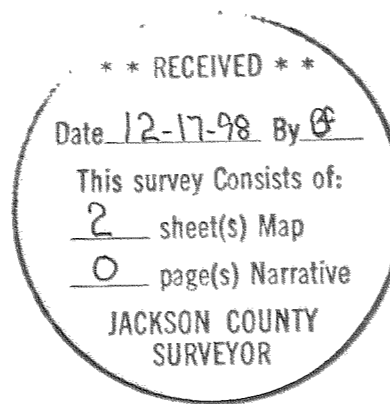
David Ryt
Planning Director
Date 12/4/98

County Surveyor
Examined and approved this 7th day of December, 1998

Robert Roberts
County Surveyor

AFFIDAVIT of CONSENT

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s). 98-51616
Official Records, Jackson County, Oregon.



*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, License No., 1069, hereby certify that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that this plat and survey conform with the ordinances of the City of Central point and the statutes of the State of Oregon, and that the following is an accurate survey and title description of the outside boundary of said tract:

Commencing at a brass disc monument being the northwest corner of Donation Land Claim No. 66, in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence North 89°52'05" West 84.70 feet (record North 89°52'45" West 84.67 feet) to a brass disc monument marking the centerline of HANLEY ROAD, thence North 3°50'00" East, along said centerline, 1721.88 feet, thence North 86°10'00" West 30.00 feet to a 5/8" iron pin marking the point of beginning of a certain boundary line established by agreement as recorded in Instrument No. 97-44116 of the Official Records of Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence South 03°50'00" West, along the western right-of-way line of HANLEY ROAD, 178.16 feet to the northeast corner of the tract described in deed recorded as No. 91-22011 of said Official Records; thence North 89°55'25" West 420.19 feet to the northwest corner thereof; thence South 00°04'04" West 297.38 feet to the southwest corner thereof; thence South 81°00'00" West, along the southern line of the tract described in deed recorded as No. 88-22262 of said Official Records, 305.78 feet (record 305.71 feet) to the southwest corner thereof; thence North 14°43'52" West (record North 14°43'45" West), along the eastern right-of-way line of GRANT ROAD, 393.60 feet; thence North 79°10'00" East 205.24 feet; thence South 77°22'57" East 94.91 feet; thence North 00°04'04" East 28.94 feet; thence South 89°55'25" East 161.00 feet; thence North 00°04'04" East 245.01 feet to the southwest corner of the tract described in Volume 369, Page 48 of the Deed Records of Jackson County, Oregon; thence South 89°55'25" East (record East) 194.02 feet to the northwest corner of TRACT B described in deed recorded as No. 70-09932 of said Official Records; thence South 03°50'00" West 126.00 feet to the southwest corner thereof, said point being the point of terminus of that certain aforesaid boundary line established by agreement recorded in Instrument No. 97-44116 of said Official Records; thence along said agreement line, South 51°45'08" East 12.16 feet to a 5/8" iron pin; thence South 84°55'37" East 184.60 feet to the initial point of beginning.

Richard L. Bath
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH OR.S. 209,250

Purpose: To survey and monument the outside boundary of Country Meadows Estates Subdivision, Unit No.1, Phase 1 as approved by City of Central Point Planning Commission.

Procedure: Using control established by S/N 11361, 11623, and subsequent deeds of record, the outside boundary was determined for Unit No.1, Phase 1. A boundary line agreement was recorded along the north line of Lots 1, 2, and 3 to perpetuate the location of an existing fence line.

Examined and approved as required by O.R.S. 92.100 this 10th day of DECEMBER, 1998

Jeff Lundquist
Assessor
Date 12-10-98

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 12-10-98, 1998.

Lynnda Adsett, Deputy
Tax Collector
Date 12-10-98

RECORDER'S CERTIFICATE:

Filed for record this 17 day of December, 1998 at 9:30 O'Clock, A m., and recorded in Volume 24 of Plats at page 48 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk
Barbara Kelley
Deputy

For Order of the County Court approving this plat see Vol. _____, Page _____ of the Commissioners Journal of Proceedings.