

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-99

# Creekside Estates

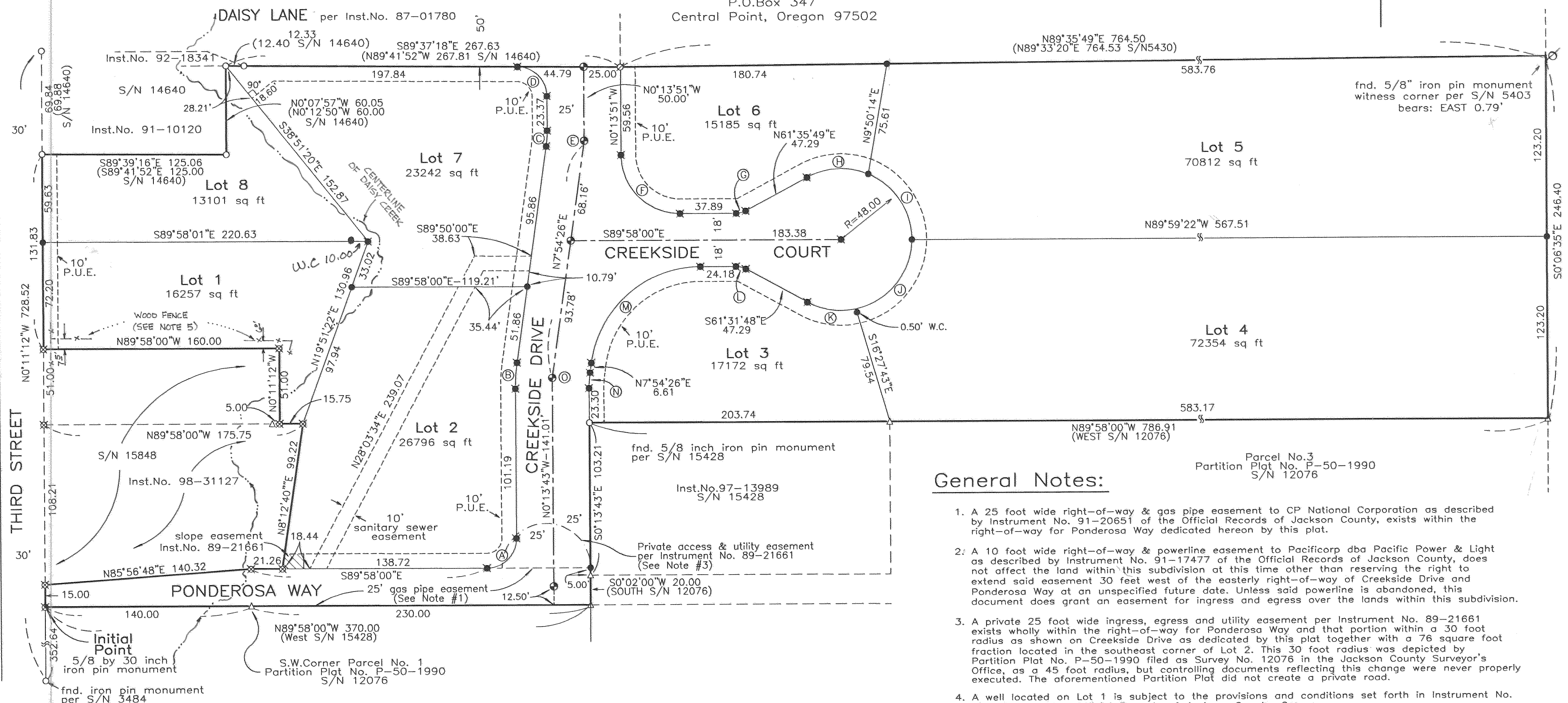
A Planned Community

Located in the southwest quarter of Section 32, Township 37  
South, Range 2 West of the Willamette Meridian, City of  
Jacksonville, Jackson County, Oregon.

for  
**Laz Ayala**

P.O.Box 347  
Central Point, Oregon 97502

Inst. No. 84-12752  
S/N 5430



### General Notes:

1. A 25 foot wide right-of-way & gas pipe easement to CP National Corporation as described by Instrument No. 91-20651 of the Official Records of Jackson County, exists within the right-of-way for Ponderosa Way dedicated hereon by this plat.
2. A 10 foot wide right-of-way & powerline easement to Pacificorp dba Pacific Power & Light as described by Instrument No. 91-17477 of the Official Records of Jackson County, does not affect the land within this subdivision at this time other than reserving the right to extend said easement 30 feet west of the easterly right-of-way of Creekside Drive and Ponderosa Way at an unspecified future date. Unless said powerline is abandoned, this document does grant an easement for ingress and egress over the lands within this subdivision.
3. A private 25 foot wide ingress, egress and utility easement per Instrument No. 89-21661 exists wholly within the right-of-way for Ponderosa Way and that portion within a 30 foot radius as shown on Creekside Drive as dedicated by this plat together with a 76 square foot fraction located in the southeast corner of Lot 2. This 30 foot radius was depicted by Partition Plat No. P-50-1990 filed as Survey No. 12076 in the Jackson County Surveyor's Office, as a 45 foot radius, but controlling documents reflecting this change were never properly executed. The aforementioned Partition Plat did not create a private road.
4. A well located on Lot 1 is subject to the provisions and conditions set forth in Instrument No. 97-08977 of the Official Records of Jackson County, Oregon.
5. TIES TO FENCE MADE AT CORNERS ONLY, FENCE BETWEEN CORNERS IN NEED OF REPAIR AND NOT MEASURABLE.

### Legend:

Basis of Bearing is NAD-83 True North as based on Global Positioning System (GPS) observations.  
S/N is filed survey number at the Jackson County Surveyor's Office, Oregon.  
Inst. No. is Instrument Number of the Official Records of Jackson County, Oregon.  
W.C. is a witness corner monument (distance to corner as indicated)  
○ found monument per S/N 5430.  
△ found monument per S/N 14640 or as indicated.  
△ found monument per S/N 12076.  
⊗ found monument per S/N 15848.  
● 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 atop an 8 by 24 inch concrete monument flush in road surface with an iron rod placed within.

### Curve data:

CURVE	RADIUS	DELTA	ARC	CHORD BEARING/DISTANCE
A	20.00	90°15'43"	31.51	N44°54'08"E 28.35
B	125.00	8°08'09"	17.75	N 3°50'21"E 17.74
C	75.00	8°08'17"	10.65	N 3°50'18"E 10.64
D	20.00	89°23'27"	31.20	N44°55'35"W 28.13
E	100.00	8°08'18"	14.20	S 0°50'22"W 14.19
F	40.00	89°44'09"	62.65	S45°05'56"E 56.44
G	14.00	28°26'11"	6.95	N75°48'54"E 6.88
H	48.00	51°13'31"	42.91	N87°12'36"E 41.50
I	48.00	67°28'29"	56.53	S33°26'24"E 53.32
J	48.00	77°37'59"	65.04	S39°06'48"W 60.18
K	48.00	40°32'22"	33.96	N81°47'59"W 33.26
L	14.00	28°26'12"	6.95	N75°44'54"W 6.88
M	75.00	82°07'34"	107.50	S48°58'13"W 98.53
N	75.00	8°08'09"	10.65	S 3°50'21"W 10.64
O	100.00	8°08'09"	14.20	S 3°50'12"W 14.19

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: OCTOBER 8, 1998  
JOB NO. 0651-97  
FILE: JOBS\CREEKPUD\CRKPLAT.FLX

# Creekside Estates

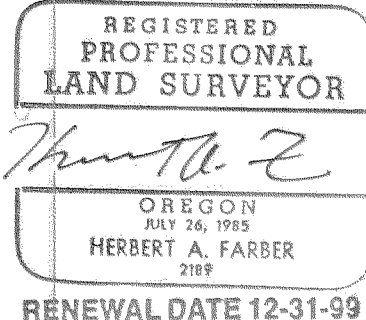
A Planned Community

Located in the southwest quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon.

for

## Laz Ayala

P.O.Box 347  
Central Point, Oregon 97502



### 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 5/8 inch iron pin monumenting the southwest corner of Parcel No. 1 of Partition Plat No. P-50-1990 of the Records of Jackson County, Oregon, Index Volume 1, Page 50, located in the southwest quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, said County; thence North 89°58'00" West, along the south line of that tract described in Instrument No. 98-31126 of the Official Records of said County, 140.00 feet, to a 5/8 by 30 inch iron pin monumenting the most southerly southwest corner of said tract on the east line of Third Street and the initial POINT OF BEGINNING; thence North 0°11'12" West, along said east line, 15.00 feet, to a 5/8 inch iron pin monumenting the southwest corner of that tract described in Instrument No. 98-31127 of said Official Records; thence North 85°56'48" East, along the south line of said tract, 140.32 feet, to a 5/8 inch iron pin monument on said south line; thence South 89°58'00" East, along said south line, 21.26 feet, to a 5/8 inch iron pin monumenting the southeast corner of said tract; thence North 8°12'40" East, along the east line of said tract, 99.22 feet, to a 5/8 inch iron pin monumenting the northeast corner of said tract on the south line of that tract described in Instrument No. 97-03154 of said Official Records; thence North 89°58'00" West (record West), along the south line of said tract, 15.75 feet, to a 5/8 inch iron pin monument; thence North 0°11'12" West (record North), 51.00 feet, to a 5/8 inch iron pin monument; thence North 89°58'00" West (record West), 160.00 feet, to a 5/8 inch iron pin monument on the east line of Third Street; thence North 0°11'12" West (record North), along said east line and the west line of said tract and the west line of that tract described in Instrument No. 92-02893 of said Official Records, 131.83 feet, to a 5/8 inch iron pin monumenting the southwest corner of that tract described in Instrument No. 91-10120 of said Official Records; thence South 89°39'16" East (record East), along the south line of said tract, 125.06 feet (record 125.00 feet), to a 5/8 inch iron pin monumenting the southeast corner of said tract; thence North 0°07'57" West (record North), along the east line of said tract, 60.05 feet (record 60.00 feet), to a 5/8 inch iron pin monumenting the northeast corner of said tract on the south line of that tract described in Instrument No. 92-18341 of said Official Records; thence South 89°37'18" East (record North 89°41'36" East), along said south line and the south line of Daisy Lane as described in Instrument No. 87-01780 of said Official Records, 267.63 feet, to a 5/8 inch iron pin monumenting the southwest corner of that tract described in Instrument No. 84-12752 of said Official Records; thence North 89°35'49" East (record East), along the south line of said tract, 764.50 feet (record 757.51 feet), to the southeast corner of said tract, from which point a 5/8 inch iron pin monument bears, East, 0.79 feet; thence South 0°06'35" East (record South), along the east line of said tract described in Instrument No. 92-02983 and the east line of said tract described in Instrument No. 97-03154, a distance of 246.40 feet, to a 5/8 inch iron pin monumenting the northeast corner of Parcel No. 3 of said Partition Plat No. P-50-1990; thence North 89°58'00" West (record West), along the north line of said Parcel No. 3 and the north line of that tract described in Instrument No. 97-13989 of said Official Records, 786.91 feet, to a 5/8 inch iron pin monumenting the northwest corner of said tract; thence South 0°13'43" East (record South 0°15'43" East), along the west line of said tract, 103.21 feet, to a 5/8 inch iron pin monumenting the southwest corner of said tract; thence South 0°02'00" West (record South), along the most westerly line of said Parcel No. 3, 20.00 feet, to a 5/8 inch iron pin monumenting the most westerly southwest corner of said Parcel No. 3; thence North 89°58'00" West, along the south line of said tract described in Instrument No. 98-31126, a distance of, 370.00 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189

### Declaration:

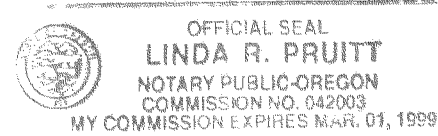
KNOW ALL MEN BY THESE PRESENTS, that Lazaro Ayala and Diana Ayala, husband and wife, as tenants by the entirety, the owners of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do hereby dedicate to the public for public use, the public utility easements and streets shown hereon. We hereby designate said Subdivision as Creekside, A Planned Community.

Laz Ayala  
Lazaro Ayala

State of Oregon )  
County of Jackson )<sup>ss</sup>

Personally appeared the above named Lazaro Ayala, and acknowledged the foregoing to be his voluntary act and deed.

Before me: Linda R. Pruitt  
Notary Public, State of Oregon

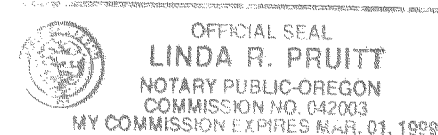


Diana Ayala  
Diana Ayala

State of Oregon )  
County of Jackson )<sup>ss</sup>

Personally appeared the above named Diana Ayala, and acknowledged the foregoing to be her voluntary act and deed.

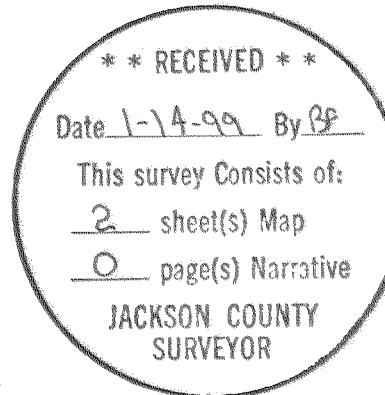
Before me: Linda R. Pruitt  
Notary Public, State of Oregon



### Release Affidavits:

From Allan C. Pachal, as beneficiary, recorded as Instrument No. 99-01614 Official Records of Jackson County, Oregon.

From Gary Miron Page, as beneficiary, recorded as Instrument No. 99-01613 Official Records of Jackson County, Oregon.



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

Purpose: To survey and monument Creekside, A Planned Community as approved by the City of Jacksonville Planning Department.

Procedure: Utilizing control established during the performance of filed Survey No's. 15848, 15428, 12703, 12621 and 12076 and establishing additional control on the interior of this project, I monument the lots and streets as shown.

### Approvals:

Examined and approved by the City of Jacksonville Planning Department this 6<sup>th</sup> day of JANUARY 1999.  
[Signature] Planning Commission Chairman      [Signature] Secretary

Examined and approved by the Jackson County Surveyor this 10<sup>th</sup> day of December 1998.  
[Signature] County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 11, 1999  
[Signature] Tax Collector      January 11, 1999 Date

Examined and approved as required by O.R.S. 92.100 this 11 day of January 1999.  
[Signature] Assessor      January 11, 1999 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 14 day of January, 1999 at 8:00 o'clock A. M. and recorded in Volume 25 at Page 1 of the Plat Records of Jackson County, Oregon

[Signature] County Clerk      [Signature] Deputy