

NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2

Located in:
The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon

SECTION CORNER
Found Brass Cap
Marked "T36S R2W
33 34
4 3
T37S
C.S.
1986"



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°32'44"	30.00'	47.41'	42.63'	S45°00'10"W
2	89°27'16"	30.00'	46.84'	42.22'	N44°59'50"W
3	90°29'46"	20.00'	31.59'	28.41'	N44°58'41"E
4	89°30'14"	20.00'	31.24'	28.16'	S45°01'19"E
5	90°29'46"	20.00'	31.59'	28.41'	S44°58'41"W
6	89°30'14"	20.00'	31.24'	28.16'	N45°01'19"W
7	16°45'21"	151.00'	44.16'	44.00'	S08°38'52"E
8	23°11'50"	99.00'	40.08'	39.81'	S11°52'07"E
9	16°41'20"	151.00'	43.98'	43.83'	S25°22'13"E
10	10°14'51"	99.00'	17.71'	17.68'	S28°35'28"E
11	90°00'00"	20.00'	31.42'	28.28'	S78°42'53"E
12	49°37'03"	20.00'	17.32'	16.78'	N31°28'35"E
13	53°37'16"	51.00'	47.73'	46.01'	S33°28'42"W
14	60°42'09"	51.00'	54.03'	51.54'	N89°21'36"W
15	44°59'30"	51.00'	40.05'	39.03'	N36°30'47"W
16	68°27'05"	51.00'	60.93'	57.37'	N20°12'31"E
17	51°28'06"	51.00'	45.81'	44.29'	N80°10'07"E
18	49°37'03"	20.00'	17.32'	16.78'	S81°05'38"W
19	90°00'00"	20.00'	31.42'	28.28'	S11°17'07"W
20	54°46'16"	74.00'	70.74'	68.08'	N61°06'01"W
21	11°45'59"	126.00'	25.88'	25.83'	S39°35'53"E
22	20°12'46"	126.00'	44.45'	44.22'	S55°35'15"E
23	24°28'34"	126.00'	53.83'	53.42'	S77°55'55"E
24	56°27'19"	100.00'	98.53'	94.60'	S61°56'33"E
25	33°26'41"	125.00'	72.97'	71.93'	S16°59'33"E
26	1°41'03"	74.00'	2.18'	2.18'	N89°19'41"W

LOT NO.	SQUARE FEET
55	7,183
56	7,653
57	7,657
58	7,211
59	7,498
60	6,656
61	7,072
62	7,072
63	6,556
64	6,988
65	7,566
66	7,846
67	8,913
68	12,126
69	8,294
70	9,123
71	7,730
72	7,705
73	7,235
74	6,872
75	8,765
76	9,713
77	7,108
78	7,085
79	7,085
80	7,085
81	7,085
82	10,920
83	8,568
84	8,483
85	7,509
86	7,338

(NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMah
OREGON
JULY 18, 1990
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/00

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 60' September 28, 1999
BASIS OF BEARING: NORTH VALLEY ESTATES SUBDIVISION,
UNIT NO. 1 (centerline Northwood Drive)

- = Set 5/8"x24" rebar with plastic cap stamped "D. McMAHAN LS 1913"
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D. McMAHAN LS 1913", unless otherwise noted
- = Found 5/8" rebar with plastic cap stamped "D. McMAHAN LS 1913" per plat of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1
- ⊙ = Found brass cap monument stamped "LS 1913" per plat of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1
- ⊕ = Set 2 1/2" brass disc monument in concrete stamped "D. McMAHAN LS 1913"
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- = Initial Point, set 2-1/2" brass disc in concrete, over 5/8" iron pin, stamped "INITIAL POINT NORTH VALLEY ESTATES SUBD. NO. 2 LS 1913"
- P.S.D.E. = Private Storm Drainage Easement

I certify this plat to be an exact photocopy of the original.
Douglas C. McMah
SURVEYOR

- Notes:
- Right-of-way for the transmission and distribution of electricity, and for other purposes, granted to the California Oregon Power Company, a California corporation, by Instrument recorded March 12, 1954 in Volume 391, Pages 407 and 415 of the deed records of Jackson County, Oregon. (No specific location given)
 - Easement for electrical power lines and rights in connection therewith, granted to Condor Water and Power Co., by Volume 50, Page 220 of the Deed Records of Jackson County, Oregon, may affect this property, specific location unable to be determined.

SURVEY NO. 16347

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: PacTrend, Inc.
1014 N. Riverside Avenue
Medford, Oregon 97501

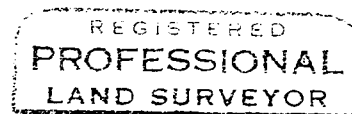
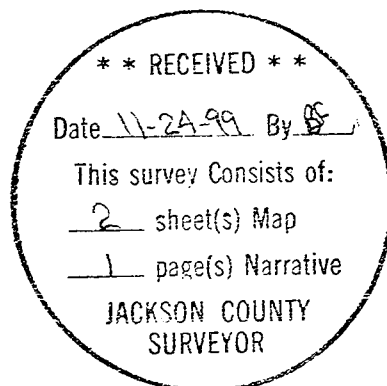
LOCATION: The Northwest One-Quarter (1/4) of Section 3, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of **NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2**, per City of Central Point Planning File No. 97013 and per client's request.

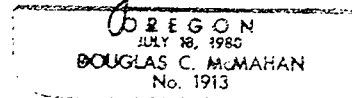
PROCEDURE: Utilizing found monumentation as shown on the accompanying map for control I established monuments also as shown on the accompanying map. The southerly right-of-way line of Scenic Avenue as determined by assistance from Jackson County Surveyor's Office and Jackson County Public Works Department is a line 30 feet southerly of the section line. The construction centerline used for Scenic Avenue improvements was a line established 30 feet southerly of the average centerline of the traveled surface as it existed prior to construction of this project. See alignment as shown on the accompanying map. All measurements were taken with electronic total stations.

BASIS OF BEARING: Plat of North Valley Estates Subdivision, Unit No. 1 (Centerline Northwood Drive)

DATE: September 28, 1999



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/98
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504