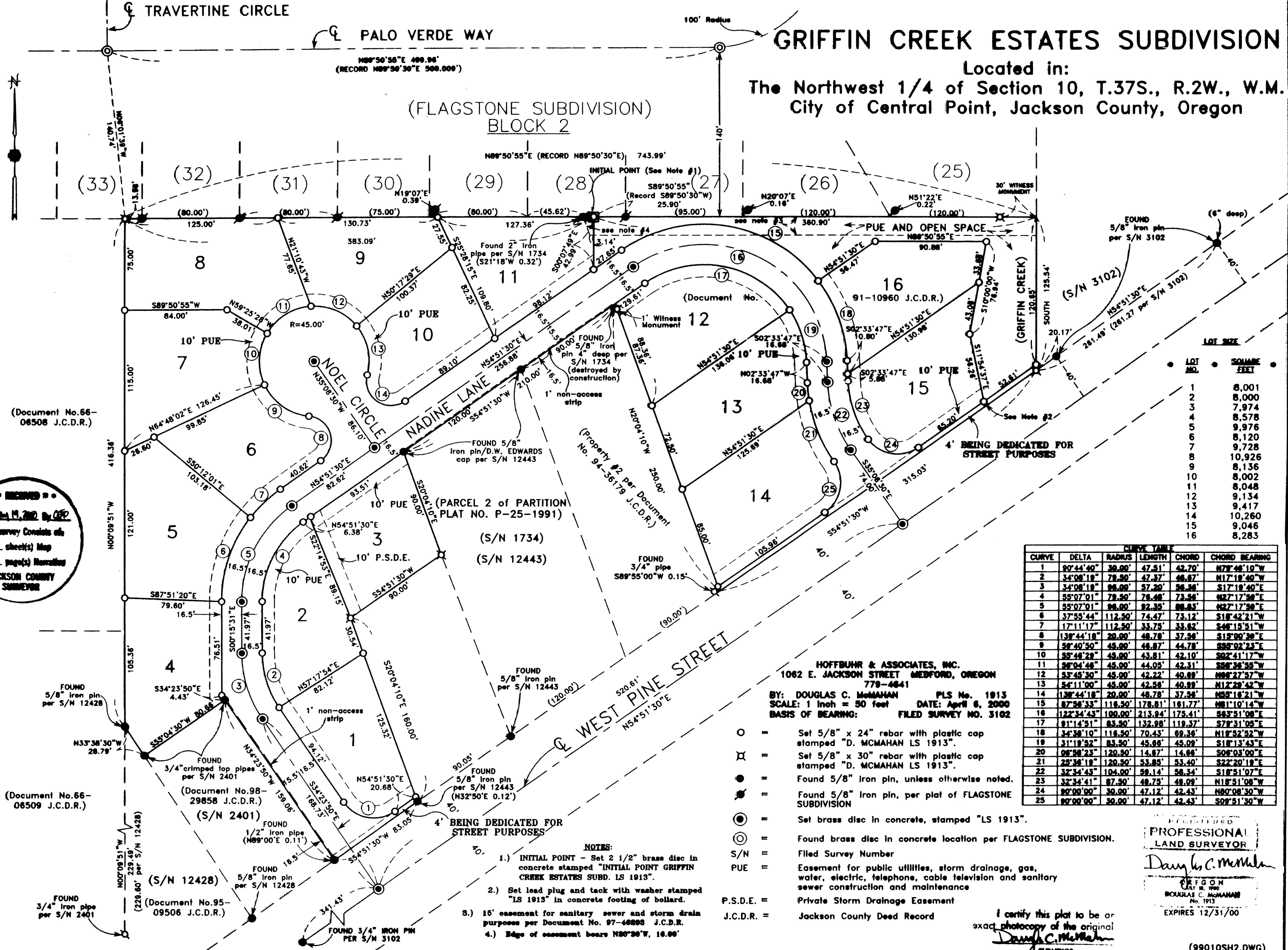


# GRIFFIN CREEK ESTATES SUBDIVISION

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



**LOT SIZE**

LOT NO.	SQUARE FEET
1	8,001
2	8,000
3	7,974
4	8,578
5	9,976
6	8,120
7	9,728
8	10,926
9	8,136
10	8,002
11	8,048
12	9,134
13	9,417
14	10,260
15	9,046
16	8,283

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°44'40"	39.00'	47.51'	42.70'	N77°48'10"W
2	34°08'19"	79.50'	47.37'	46.87'	N17°19'40"W
3	34°08'19"	96.00'	57.30'	56.36'	S17°19'40"E
4	55°07'01"	79.50'	78.46'	73.56'	N27°17'50"E
5	55°07'01"	96.00'	82.35'	88.63'	N27°17'50"E
6	37°55'44"	112.50'	74.47'	73.12'	S16°42'21"W
7	17°11'17"	112.50'	33.75'	33.62'	S46°15'51"W
8	139°44'18"	20.00'	48.78'	37.56'	S15°00'30"E
9	58°40'50"	45.00'	46.87'	44.78'	S85°02'35"E
10	58°40'50"	45.00'	43.81'	42.10'	S92°41'17"W
11	58°04'46"	45.00'	44.05'	42.31'	S88°58'59"W
12	53°45'30"	45.00'	42.22'	40.89'	N88°27'57"E
13	54°11'00"	45.00'	42.56'	40.89'	N12°29'42"W
14	139°44'18"	20.00'	48.78'	37.56'	N85°16'21"W
15	87°56'33"	116.50'	178.81'	181.77'	N81°10'14"W
16	122°34'43"	100.00'	213.94'	175.41'	S63°51'08"E
17	81°14'51"	83.50'	132.88'	119.37'	S78°31'09"E
18	34°38'10"	116.50'	70.43'	69.36'	N18°52'52"W
19	31°18'52"	83.50'	45.86'	45.09'	S18°13'43"E
20	90°58'23"	120.50'	14.87'	14.86'	S00°03'00"E
21	28°58'19"	120.50'	53.85'	53.40'	S22°20'19"E
22	32°34'43"	104.00'	59.14'	58.34'	S16°51'07"E
23	32°34'43"	87.50'	48.75'	48.09'	N16°51'08"W
24	80°00'00"	30.00'	47.12'	42.43'	N80°08'30"W
25	80°00'00"	30.00'	47.12'	42.43'	S08°51'30"W

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 50 feet DATE: April 6, 2000  
BASIS OF BEARING: FILED SURVEY NO. 3102

- = Set 5/8" x 24" rebar with plastic cap stamped "D. McMAHAN LS 1913".
- ⊗ = Set 5/8" x 30" rebar with plastic cap stamped "D. McMAHAN LS 1913".
- = Found 5/8" iron pin, unless otherwise noted.
- ⊙ = Found 5/8" iron pin, per plat of FLAGSTONE SUBDIVISION.
- ⊛ = Set brass disc in concrete, stamped "LS 1913".
- ⊙ = Found brass disc in concrete location per FLAGSTONE SUBDIVISION.
- S/N = Filled Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- P.S.D.E. = Private Storm Drainage Easement
- J.C.D.R. = Jackson County Deed Record

- NOTES:**
- INITIAL POINT - Set 2 1/2" brass disc in concrete stamped "INITIAL POINT GRIFFIN CREEK ESTATES SUBD. LS 1913".
  - Set lead plug and tack with washer stamped "LS 1913" in concrete footing of bollard.
  - 15' easement for sanitary sewer and storm drain purposes per Document No. 97-46893 J.C.D.R.
  - Edge of easement bears N80°30'W, 16.80'

PROFESSIONAL  
LAND SURVEYOR  
Douglas C. McMahan  
EXPIRES 12/31/00

I certify this plat to be an exact photocopy of the original  
SURVEYOR

(99010SH2.DWG)  
Sheet 2 of 2

**RECEIVED**  
Date Rec'd: 4.20.00 By: [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

SURVEY FOR: ETLN INC.  
767 South Riverside Avenue  
Medford, Oregon 97501

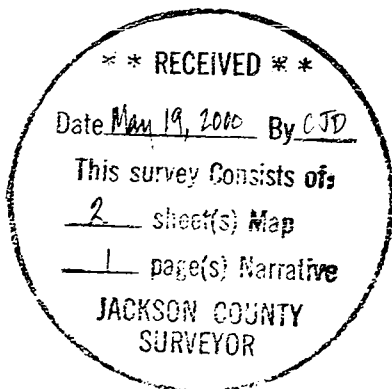
LOCATION: In the Northwest One-Quarter (1/4) of Section 10, Township 37 South,  
Range 2 West, Willamette Meridian, City of Central Point, Jackson  
County, Oregon.

PURPOSE: To survey, monument and prepare final plat of GRIFFIN CREEK  
ESTATES SUBDIVISION, per conditions of approval by City of Central  
Point and per the clients request.

PROCEDURE: Utilizing found monumentation per filed Survey Numbers 1734, 2401,  
3102, 12428, and 12443, and per plat of FLAGSTONE SUBDIVISION,  
as shown on accompanying map for control, I establish proper  
monumentation also as shown on accompanying map. An electronic total  
station was used to make all measurements.

BASIS OF  
BEARING: Filed Survey No. 3102

DATE: April 6, 2000



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/00  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504



# GRIFFIN CREEK ESTATES SUBDIVISION

Located In:

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

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that, ETLN INC., an Oregon Corporation is the owner in fee simple of the lands hereon described, and have subdivided the same into lots and streets 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, and does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and does hereby create the private storm drainage easement for storm drainage and related facilities as shown hereon across Lot 3 for the benefit of the owners, heirs and assignees of the property adjoining the Southeastly boundary of said Lot 3, and does hereby grant to the City of Central Point in fee simple, those areas portrayed and designated hereon as one foot non-access strips. ETLN INC. does hereby designate said subdivision as GRIFFIN CREEK ESTATES SUBDIVISION.

ETLN INC.:

IN WITNESS WHEREOF, and signed this 15<sup>th</sup> day of May, 2000.

E.T. Branch  
E.T. BRANCH, Secretary-Treasurer  
ETLN INC.

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2000, by E.T. Branch, known to me as the person who executed the within instrument as, Secretary-Treasurer on behalf of ETLN INC., freely and voluntarily.

Before me: K. Rochelle Lake  
Notary



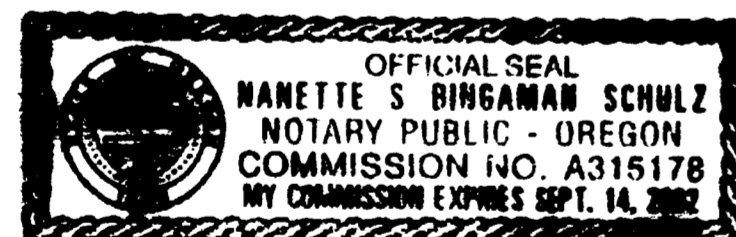
The VALLEY OF THE ROGUE BANK, the undersigned beneficiary of a certain Trust Deed recorded March 6, 2000, as Document No. 00-08251 Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as described to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss

By: F. Billovits  
Title: Credit Officer

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2000, by F. Billovits, known to me as the person who executed the within instrument as, Credit Officer on behalf of Valley of the Rogue Bank, freely and voluntarily.

Before me: Nanette J. Binghamman Schulz  
Notary



For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of the County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 19 day of May, 2000 at 8:19 O'Clock A.M. and recorded in Volume 26 of Plats at page 16 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

John Kelley  
Deputy

PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan

DOUGLAS C. McMAHAN  
No. 1913

Expires 12/31/00

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract.

Commencing at the Southwest corner of Lot 27 in Block 2 of FLAGSTONE SUBDIVISION, in the City of Central Point according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 89°50'55" West (Record South 89°50'30" West) along the Southerly boundary of said subdivision, 25.90 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence North 89°50'55" East (Record North 89°50'30" East) along said Southerly boundary of FLAGSTONE SUBDIVISION, 360.90 feet to the Southeast corner thereof; thence leaving said boundary, SOUTH 125.54 feet to a point on the Northwesterly right-of-way line of West Pine Street; thence South 54°51'30" West along said right-of-way line, 315.03 feet; thence leaving said right-of-way line North 20°04'10" West 250.00 feet; thence South 54°51'30" West 90.00 feet to the Northeast corner of Parcel No. 2 of Partition Plat recorded March 25, 1991 as Partition Plat No. P-25-1991 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12443 in the office of the Jackson County Surveyor; thence continue South 54°51'30" West, along the Northwesterly boundary of said Parcel No. 2, a distance of 120.00 feet to the Northwest corner thereof; thence South 20°04'10" East along the Southwesterly boundary of said Parcel No. 2, a distance of 90.00 feet; thence leaving said boundary South 54°51'30" West 90.00 feet; thence South 20°04'10" East 160.00 feet to a point on the aforementioned Northwesterly right-of-way line of West Pine Street; thence South 54°51'30" West along said right-of-way line 83.05 feet; thence leaving said right-of-way line, North 34°23'50" West 159.06 feet; thence South 55°04'30" West 80.66 feet; thence North 33°38'30" West 28.79 feet; thence North 00°09'51" West 416.36 feet to a point on the aforementioned Southerly boundary of FLAGSTONE SUBDIVISION; thence North 89°50'55" East (Record North 89°50'30" East) along said Southerly boundary, 383.09 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

\*\*\* APPROVALS \*\*\*

Examined and approved by the City of Central Point Planning Department this 15<sup>th</sup> day of May, 2000.

Thomas J. [Signature]  
Planning Director

Examined and approved this 12<sup>th</sup> day of May, 2000.

Robert Roberts  
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of MAY 15, 2000.

Paul [Signature] DEPUTY  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of May 15, 2000.

Lynda [Signature]  
Tax Collector