

GRIFFIN OAKS

A REPLAT OF A PORTION OF PARCEL 2
PARTITION PLAT NO. P-31-1997

A subdivision located in
SOUTHWEST ONE-QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

for
W.L. MOORE CONSTRUCTION, LLC

1461 E McANDREWS ROAD
MEDFORD, OREGON 97504

LEGEND

- ✦ = FOUND 3" BRASS CAP - SECTION CORNER
 - ⊗ = FOUND 2 1/2" BRASS CAP - 1/4 SECTION CORNER
 - ⊕ = SET 2" BRASS CAP - STREET CENTERLINE, OR AS INDICATED
 - = FOUND 5/8" IRON PIN PER S/N 15340, OR AS INDICATED
 - ◇ = FOUND 5/8" IRON PIN w/ 1 1/2" ALUMINUM CAP PER S/N 15340
 - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET TACK WITH WASHER MARKED "LS 2189"
 - S/N = RECORD FILED SURVEY NUMBER
 - PCR = POINT OF CURB RETURN
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, STORM DRAIN, SANITARY SEWER, GAS, TELEPHONE, AND CABLE TV.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

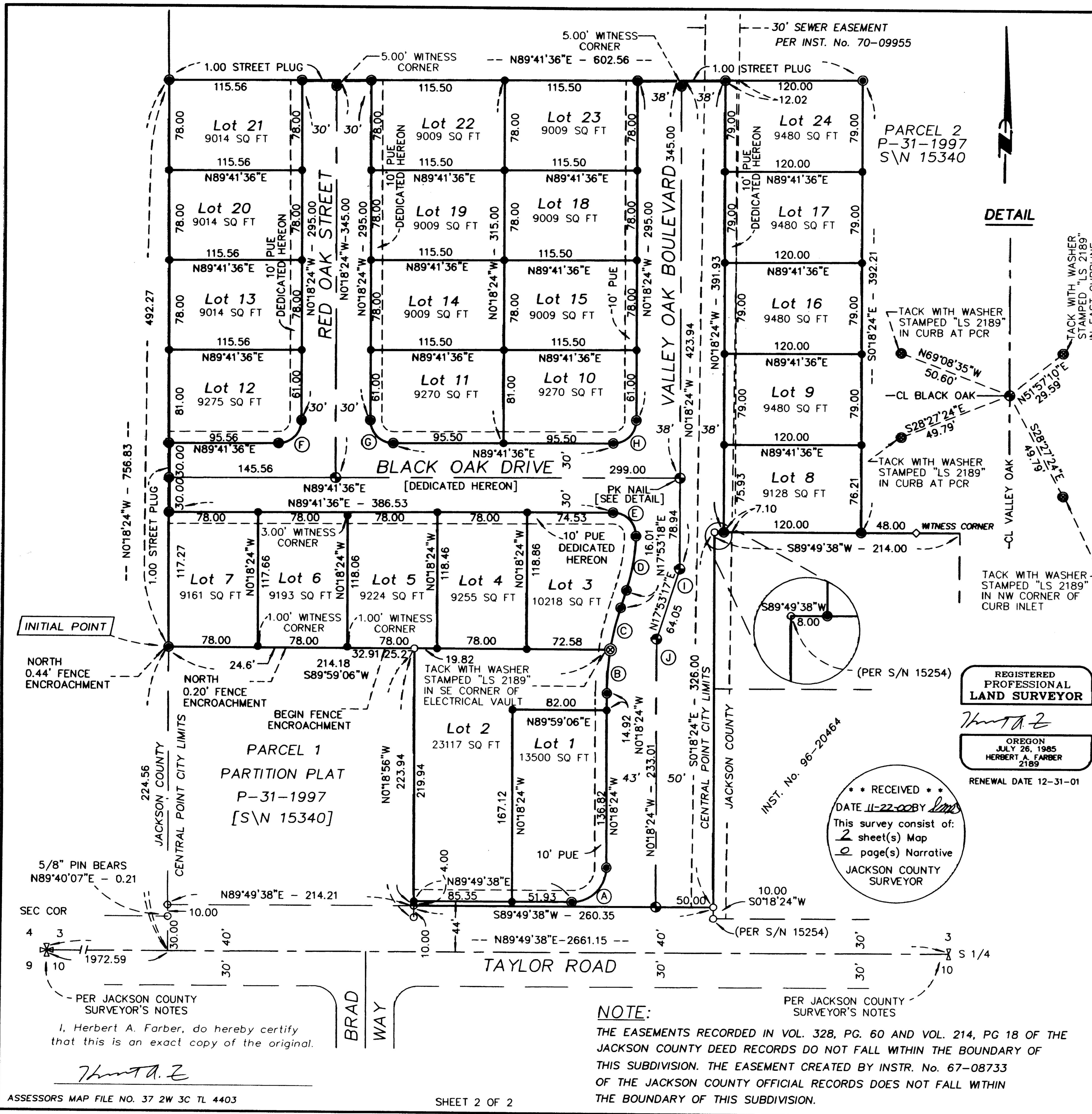
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING AND DISTANCE
A	90°08'03"	30.00	47.19		N44°45'37"E - 42.48
B	9°06'12"	238.00	37.81		S04°16'47"W - 37.77
C	9°03'25"	238.00	37.62		S13°21'35"W - 37.58
D	16°56'54"	162.00	47.92		N09°24'50"E - 47.75
E	91°14'47"	20.00	31.85		N44°41'01"W - 28.59
F	90°00'00"	20.00	31.42		N44°41'36"E - 28.28
G	90°00'00"	20.00	31.42		S45°18'24"E - 28.28
H	90°00'00"	20.00	31.42		N44°41'36"E - 28.28
I	18°11'42"	200.00	63.51	32.025	N08°47'26"E - 63.25
J	18°11'42"	200.00	63.51	32.025	N08°47'26"E - 63.25

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" = 60'
DATE: OCTOBER 11, 2000
JOB NO.: 0549-96C
DRAWING FILE: JOBS\GRANT6\GOFINAL.FLX



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1985 HERBERT A. FARBER 2189 RENEWAL DATE 12-31-01

RECEIVED
DATE 11-22-00 BY [Signature]
This survey consist of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

NOTE:
THE EASEMENTS RECORDED IN VOL. 328, PG. 60 AND VOL. 214, PG 18 OF THE JACKSON COUNTY DEED RECORDS DO NOT FALL WITHIN THE BOUNDARY OF THIS SUBDIVISION. THE EASEMENT CREATED BY INSTR. No. 67-08733 OF THE JACKSON COUNTY OFFICIAL RECORDS DOES NOT FALL WITHIN THE BOUNDARY OF THIS SUBDIVISION.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

[Signature]

*Affidavit of Correction
Doc. No. 01-00053 (see #16715)
R. Roberts, C.S. 01/03/01

GRIFFIN OAKS

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A subdivision located in

SOUTHWEST ONE-QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

for

W.L. MOORE CONSTRUCTION, LLC

1416 E McANDREWS ROAD
MEDFORD, OREGON 97504

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that W. L. Moore ^{*Properties} Construction, LLC, an Oregon Limited Liability Company, and John A. Duke, Trustee of the John A. Duke Trust, as tenants in common, are owners of the lands hereon described, and have subdivided the same into lots and streets as shown hereon, and the number and size of the lots and the courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the Subdivision, and do hereby dedicate to the public, for public use, as shown hereon, the streets and public utility easements, and hereby grant to the City of Central Point, in fee simple, those areas portrayed and designated hereon as street plugs. By its approval of this plat, the City of Central Point declares that upon the approved extension of the affected streets, it thereby dedicates those street plugs for public street purposes. We do hereby designate said subdivision as Griffin Oaks.

Bret A. Moore
W. L. Moore Construction, LLC
Bret A. Moore, Member

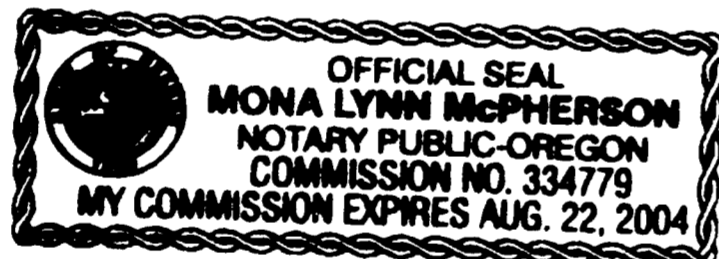
John A. Duke
John A. Duke, Trustee

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 16th day of October, 2000, by Bret A. Moore, member of W. L. Moore Construction, LLC.

Notary Public for Oregon Monna Lynn McPherson

My commission expires 8/22/04

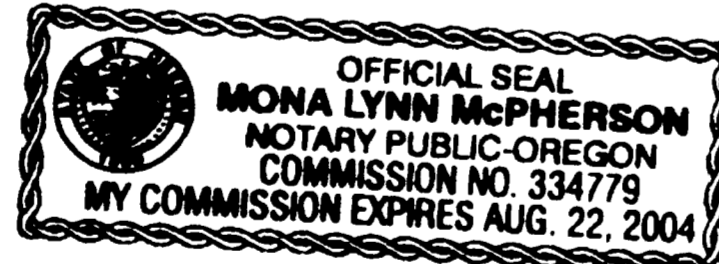


State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 16th day of October, 2000, by John A. Duke, Trustee of the John A. Duke Trust.

Notary Public for Oregon Monna Lynn McPherson

My commission expires 8/22/04



Survey Narrative To Comply With O.R.S. 209.250

Purpose: To survey and monument Griffin Oaks, a subdivision as approved by the City of Central Point.

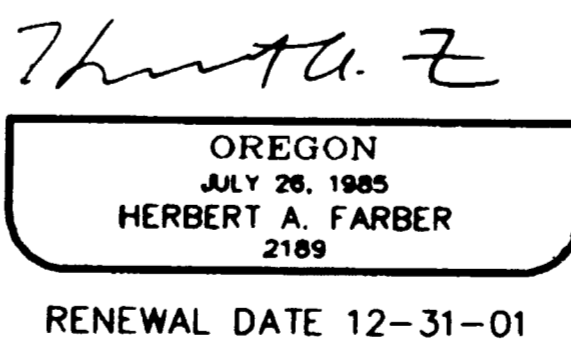
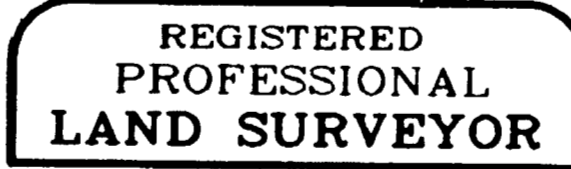
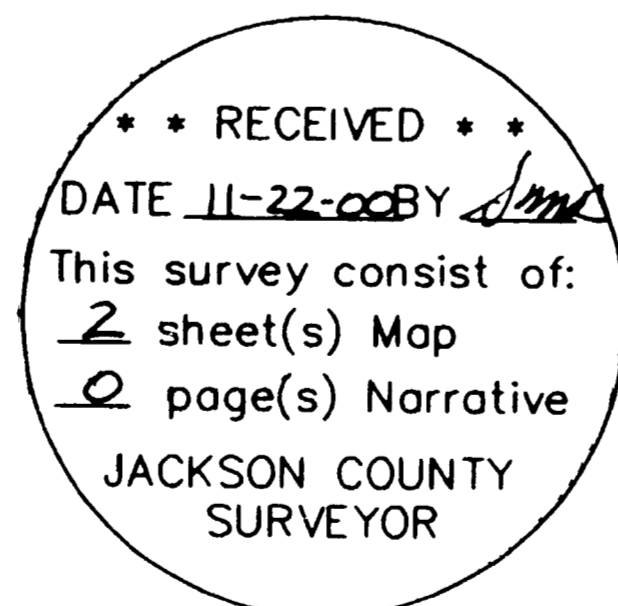
Procedure: Utilizing control established during the performance of filed Survey No. 15340, I monumented the lots and streets as shown hereon.

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 Section 3, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°49'38" East 1972.59 feet along the centerline of Taylor Road to a point, which bears South 0°18'24" East 30.00 feet from a point on the north right-of-way of Taylor Road, from which a 5/8 inch iron pin bears North 89°40'07" East 0.21 feet; thence North 0°18'24" West 30.00 feet to said point; thence continuing North 0°18'24" West 10.00 feet to a 5/8 inch iron pin monumenting the southwest corner of Parcel 1, recorded in Partition Plat P-31-1997 of the Plat Records of Jackson County, Oregon; thence continuing North 0°18'24" West 224.56 feet along the west boundary of said Parcel 1 to a 5/8 inch iron pin monumenting the northwest corner of said Parcel 1, said point being the INITIAL POINT of this Subdivision and the POINT OF BEGINNING; thence continuing North 0°18'24" West 492.27 feet to a 5/8 inch iron pin; thence North 89°41'36" East 602.56 feet to a 5/8 inch iron pin; thence South 0°18'24" East 392.21 feet to a 5/8 inch iron pin on the north boundary of that parcel described in Instrument No. 96-20464 of the Official Records of Jackson County, Oregon; thence South 89°49'38" West 128.00 feet along the boundary of said parcel to a 5/8 inch iron pin monumenting the northwest corner of said parcel; thence South 0°18'24" East 326.00 feet along the west boundary of said parcel to a 5/8 inch iron pin on the north right-of-way of Taylor Road; thence South 89°49'38" West 260.35 feet along said right-of-way to a 5/8 inch iron pin monumenting the southeast corner of said Parcel 1; thence North 0°18'24" West 223.94 feet along said east boundary to a 5/8 inch iron pin monumenting the northeast corner of said Parcel 1; thence along the north boundary of said Parcel 1, South 89°59'06" West 214.18 feet to the INITIAL POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189



Approvals:

Examined and approved by the City of Central Point this 9th day of November, 2000.

[Signature]
Planning Director

[Signature]
Secretary

Examined and approved by the Jackson County Surveyor this 12th day of October, 2000.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 11-13-00

[Signature]
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 13th day of NOVEMBER, 2000.

[Signature]
Assessor

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 22 day of November, 2000, at 3:00 clock P. M. and recorded in Volume 26 at Page 45 of the Plat Records of Jackson County, Oregon

[Signature]
County Clerk

[Signature]
Deputy

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber