

# CENTRAL POINT EAST SUBDIVISION, PHASE 3

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

RECEIVED  
Date 11/1/01 By *AS*  
This survey consists of  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
53	8296	68	9857
54	8506	69	9380
55	10308	70	9447
56	18364	71	10452
57	14619	72	7780
58	10451	73	7410
59	10570	74	7752
60	7560	75	7410
61	6468	76	8458
62	7795	77	14776
63	6870	78	12990
64	6930	79	13962
65	7227	80	7786
66	10188	81	10070
67	10222	82	9046

- NOTES:
- RIGHTS OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENTS RECORDED IN VOLUME 216, PAGE 697, VOLUME 363, PAGE 147 AND VOLUME 361, PAGE 191 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. (NO SPECIFIC LOCATION GIVEN)
  - EASEMENT FOR RELOCATING IRRIGATION FACILITIES, AND RIGHTS IN CONNECTION THEREWITH, GRANTED TO JACKSON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY INSTRUMENT RECORDED JUNE 22, 1976 AS NO. 76-10370 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS A STRIP OF LAND 55 FEET IN WIDTH LYING ON THE NORTHERLY SIDE OF THE CENTERLINE OF BIDDLE ROAD)
  - RIGHT OF ROGUE RIVER VALLEY IRRIGATION DISTRICT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF MAINTAINING ITS WATER DISTRIBUTION SYSTEM, AS SET OUT IN DEED RECORDED OCTOBER 22, 1979 AS NO. 79-23693 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS A STRIP OF LAND ALONG BIDDLE ROAD SOUTHERLY OF DASHED LINE SHOWN)
  - 15' EASEMENT GRANTED TO THE CITY OF CENTRAL POINT FOR STORM DRAINAGE FACILITIES AND TO BEAR CREEK VALLEY SANITARY AUTHORITY PER DOCUMENT NO. 00-44467, OFFICIAL RECORDS OF JACKSON COUNTY FOR SANITARY SEWER FACILITIES.
  - 15' TEMPORARY SANITARY SEWER EASEMENT GRANTED BEAR CREEK VALLEY SANITARY AUTHORITY FOR SEWER LINES ALONG THE FUTURE STREET ROUTING PER DOCUMENT NO. 99-12306, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. TO REMAIN IN EFFECT UNTIL THE STREET IS CONSTRUCTED AND RIGHT-OF-WAY GIVEN TO THE CITY.
  - TEMPORARY EASEMENT FOR ACCESS TO AND INSTALLATION OF UTILITY FACILITIES GRANTED PACIFICORP, U.S. WEST COMMUNICATIONS, FALCON COMMUNICATIONS AND AVISTA UTILITIES PER DOC. NO. 00-20466, OFFICIAL RECORDS OF JACKSON COUNTY, EXTINGUISHED UPON THE FILING OF THIS FINAL PLAT.

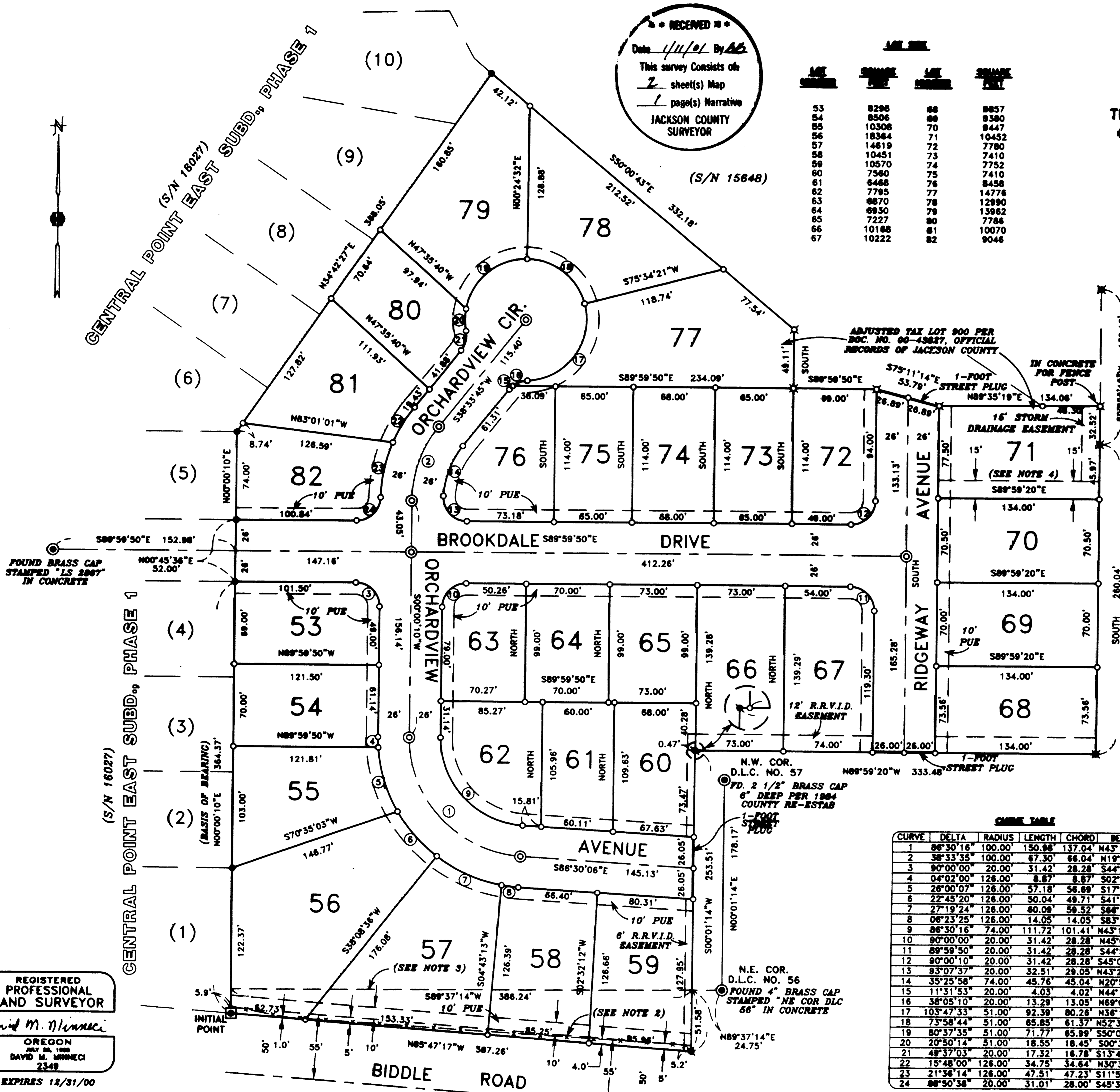
I certify this plat to be an exact photocopy of the original.  
*David M. Minnecci*  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECCI RPLS NO. 2349  
SCALE: 1 INCH = 80' OCTOBER 31, 2000  
BASIS OF BEARING: SURVEY NUMBER 16027 (EAST LINE)

CHORD TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	86°30'16"	100.00	150.96	137.04	N45°14'58"W
2	36°33'35"	100.00	67.30	66.04	N19°16'57"E
3	90°00'00"	20.00	31.42	28.28	S44°59'50"E
4	04°02'00"	128.00	8.87	8.87	S02°00'51"E
5	26°00'07"	128.00	57.18	56.69	S17°01'54"E
6	22°45'20"	128.00	50.04	49.71	S41°24'58"E
7	27°19'24"	128.00	60.09	59.52	S66°27'00"E
8	08°23'25"	128.00	14.05	14.05	S83°18'24"E
9	86°30'16"	74.00	111.72	101.41	N45°14'58"W
10	90°00'00"	20.00	31.42	28.28	N45°00'10"E
11	89°59'50"	20.00	31.42	28.28	S44°59'55"E
12	90°00'10"	20.00	31.42	28.28	S45°00'05"W
13	93°07'37"	20.00	32.51	28.05	N45°28'02"W
14	35°25'56"	74.00	45.78	45.04	N20°50'46"E
15	11°31'53"	20.00	4.03	4.02	N44°19'41"E
16	38°05'10"	20.00	13.29	13.05	N68°08'13"E
17	103°47'33"	51.00	92.39	80.26	N38°17'02"E
18	73°58'44"	51.00	65.85	61.37	N52°36'07"W
19	80°37'35"	51.00	71.77	65.99	S50°05'44"W
20	20°50'14"	51.00	18.55	18.45	S00°38'11"E
21	49°37'03"	20.00	17.32	16.78	S13°45'13"W
22	15°48'00"	126.00	34.75	34.64	N30°39'45"E
23	21°36'14"	126.00	47.51	47.23	S11°57'38"W
24	86°50'58"	20.00	31.01	28.00	S45°34'50"W

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- ⊙ = SET BRASS DISC STAMPED "INITIAL POINT LS 2349" IN CONCRETE.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "RAMDY L. FITCH LS 2867" PER S/N 16027.
- ⊕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER S/N 15648.
- ⊗ = FOUND 5/8" IRON PIN DESTROYED BY FENCE CONSTRUCTION. SET 5/8" x 30" IRON PIN STAMPED "D. MINNECCI LS 2349".
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349"
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS, ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT
- x- = EXISTING FENCELINE



REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 28, 1989  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/00

SURVEY NO 16771

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

Survey for: DeCarlow Homes, Inc.  
814 Last Jackson St.  
Medford, Oregon 97504

Location: The Southwest one-quarter (1/4) of Section 1, Township 37 South,  
Range 2 West, Willamette Meridian, City of Central Point, Jackson  
County, Oregon.

Purpose: To survey, monument and file a Subdivision Plat for CENTRAL  
POINT EAST SUBDIVISION, PHASE 3.

Procedure: Utilizing control and found monuments from Survey No. 15648 and  
16027, done previously by this Office, I set monuments as shown  
on the accompanying Subdivision Plat.

Basis of  
Bearing: East line of Survey No. 16027.

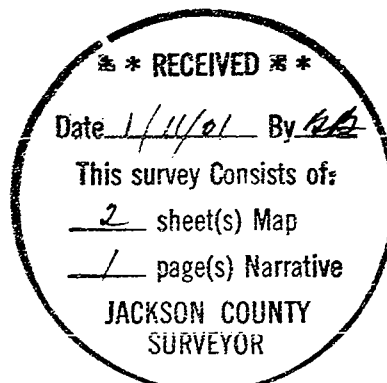
Date: October 31, 2000

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

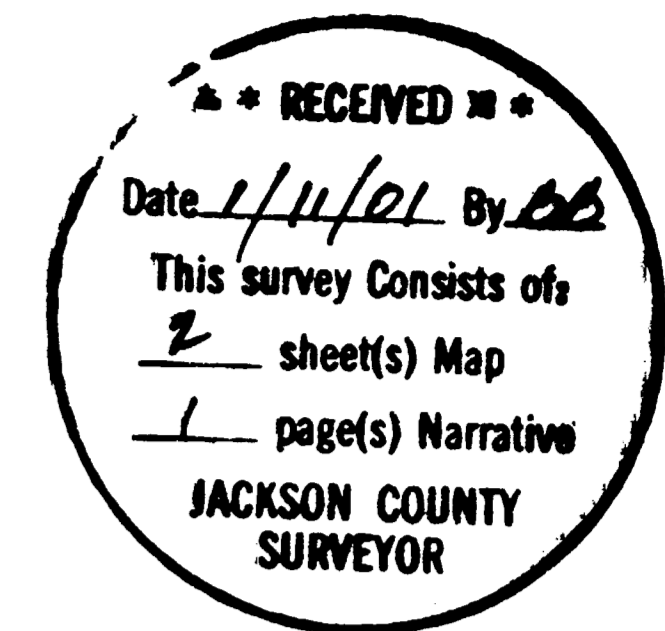
OREGON  
JULY 26, 1968  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/00  
1062 E. Jackson Street  
Medford, Oregon 97504



# CENTRAL POINT EAST SUBDIVISION, PHASE 3

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



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

KNOW ALL MEN BY THESE PRESENTS, THAT DECARLOW HOMES, INC. AN OREGON CORPORATION IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE 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. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE ROGUE RIVER VALLEY IRRIGATION DISTRICT THE 6-FOOT AND 12-FOOT EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF IRRIGATION FACILITIES. WE HEREBY GRANT TO THE CITY OF CENTRAL POINT THE 15-FOOT EASEMENT SHOWN HEREON FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF STORM DRAINAGE FACILITIES. WE HEREBY GRANT TO THE CITY OF CENTRAL POINT IN FEE SIMPLE, THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT STREET PLUGS. BY ITS APPROVAL OF THIS PLAT, THE CITY OF CENTRAL POINT DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY DESIGNATE SAID SUBDIVISION AS CENTRAL POINT EAST SUBDIVISION, PHASE 3.

IN WITNESS WHEREOF, SIGNED THIS 6<sup>TH</sup> DAY OF ~~NOVEMBER~~ DECEMBER, 2000.

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

Steve Decarlow  
DECARLOW HOMES, INC.  
STEVE DECARLOW, PRESIDENT

PERSONALLY APPEARED THE ABOVE NAMED STEVE DECARLOW, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF DECARLOW HOMES, INC. AN OREGON CORPORATION, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED THIS 6<sup>TH</sup> DAY OF ~~NOVEMBER~~ DECEMBER, 2000.

BEFORE ME:

Cheri Ferris  
NOTARY



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

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

I, DAVID M. MINNECI, 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 BOUNDARY LINES.

BEGINNING AT THE SOUTHEAST CORNER OF CENTRAL POINT EAST SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT BEING MARKED BY A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF BEGINNING OF CENTRAL POINT EAST SUBDIVISION, PHASE 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-43827, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°00'10" EAST 364.37 FEET; THENCE NORTH 00°45'36" EAST 52.00 FEET; THENCE NORTH 00°00'10" EAST 74.00 FEET; THENCE NORTH 34°42'27" EAST 368.05 FEET; THENCE SOUTH 50°00'43" EAST 332.18 FEET; THENCE SOUTH 48.11 FEET; THENCE SOUTH 80°58'50" EAST 88.00 FEET; THENCE SOUTH 75°11'14" EAST 53.79 FEET; THENCE NORTH 80°35'19" EAST 134.06 FEET; THENCE SOUTH 00°06'18" WEST 32.52 FEET; THENCE SOUTH 260.04 FEET; THENCE NORTH 80°58'20" WEST 333.48 FEET; THENCE SOUTH 00°01'14" WEST 253.51 FEET; THENCE NORTH 85°47'17" WEST 387.26 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minneci  
SURVEYOR

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

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT THIS 21<sup>ST</sup> DAY OF December, 2000.

[Signature]  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 5<sup>TH</sup> DAY OF December, 2000.

Roger Roberts  
COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 5<sup>TH</sup> DAY OF January, 2000.

[Signature]  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 5<sup>TH</sup> DAY OF January, 2000.

Jamice Clark Deputy  
TAX COLLECTOR

RECORDING:

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 11 DAY OF January, 2001 AT 9:23 O'CLOCK A. M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 23 OF RECORDS OF JACKSON COUNTY, OREGON.

William S. Beckel  
COUNTY CLERK

[Signature]  
DEPUTY

I certify this plat to be an exact photocopy of the original  
David M. Minneci  
SURVEYOR

