

EAST CHERRY ESTATES SUBDIVISION
(A PADLOT DEVELOPMENT)

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

September 19, 2001

SURVEY FOR:

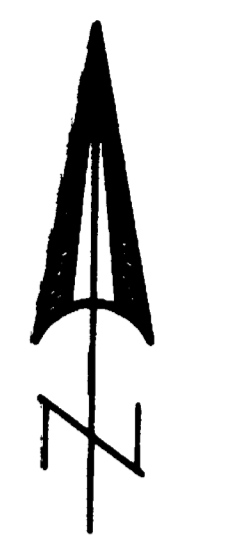
Victor and Daniel Kosmatka
c/o Victor Kosmatka
3094 Wells Fargo Road
Central Point, OR. 97502

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

J.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-03



SCALE: 1" = 30'

NOTE: AN AGREEMENT REGARDING REMOVAL OF FENCE AND A FUTURE PARKING EASEMENT HAS BEEN SIGNED BY THE EAST CHERRY ESTATES DEVELOPER AND THE ADJACENT PROPERTY OWNER. (Doc. No. 01-52375)

INITIAL POINT
1 1/2" G.I. PIPE WITH BR. CAP FOUND SET FOR THE ELL CORNER ON THE WEST BOUNDARY OF D.L.C. No. 55, BEARS NORTH, 303.98' AND EAST, 40.67'

EASEMENTS

A Current Title Report shows power line easements recorded in Vol. 234, Page 280 D.R., Vol. 461, Page 343 D.R. and Vol. 534, Page 487 D.R.. An existing power line located on the Northwestern right-of-way line of Cherry Street is shown hereon. It is unknown which, if any, of the existing easements corresponds to this power line.

CORNER POSITION OCCUPIED BY WOOD CORNER POST. PROPERTY LINES NORTHEASTERLY AND SOUTHEASTERLY ARE ALSO OCCUPIED BY WOOD FENCE

LEGEND

- = Found Brass Disk in Conc.
- = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- () = Record/Inst. No. 79-25776 O.R.
- ()₁ = Record/Inst. No. 93-17974 O.R.
- ()₂ = Record/Inst. No. 94-11924 O.R.
- ()₃ = Record/Inst. No. 87-17530 O.R. and/or S.N. 10591
- S.N. = Filed Survey Number, County Surveyors Office
- W.C. = Witness Corner
- P.U.E. = Public Utility Easement
Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- x- = Fence
- P- = Overhead Power Line

CURVE DATA

Δ	R	L	LC
① 14°03'43"	125.00'	30.678'	N56°48'54"E, 30.601'
② 50°00'09"	20.00'	17.454'	N23°12'35"E, 16.906'
③ 110°03'55"	50.00'	96.05'	N53°14'27"E, 81.948'
④ 6°56'10"	50.00'	6.053'	N1°40'35"E, 6.049'
⑤ 34°22'35"	50.00'	30.00'	N22°20'02"E, 29.552'
⑥ 34°22'35"	50.00'	30.00'	N56°42'30"E, 29.552'
⑦ 34°22'35"	50.00'	30.00'	S88°54'57"E, 29.552'

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

PURPOSE: Subdivision of a portion of tract described in Inst. No. 93-00356 O.R. (Tax Lot No. 372W 2BC - 603).

PROCEDURE: The Northwestern and Southwestern Boundaries of the subject property were located from information on Filed Survey Nos. 1976, 4942, 10591 and 13719.

The Cherry Street R/W was located from information on Filed Survey Nos. 4942 and 13719 plus Inst. No. 93-43758 O.R. and 93-43757 O.R., deeds to the City of Central Point for portions of the Cherry Street cul-de-sac.

The BLUEBIRD HEIGHTS SUBDIVISION Lot corner monuments are either destroyed or disturbed.

The Lots were laid out per the clients direction and the City approval.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

J.D.K.
SURVEYOR

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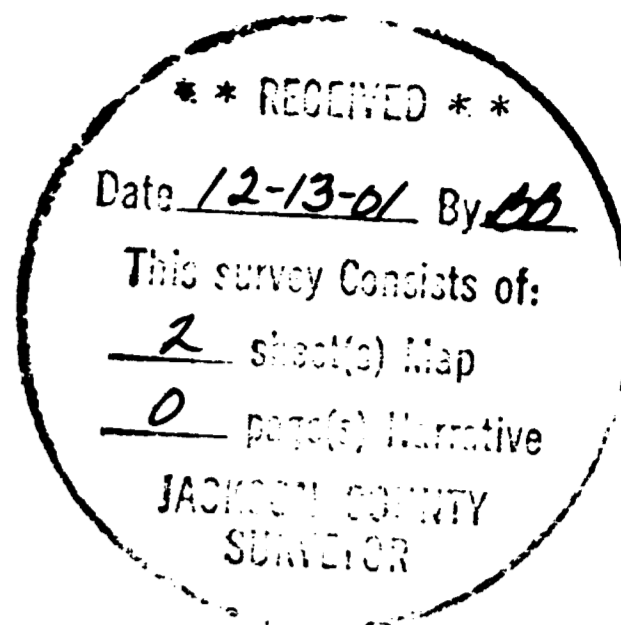
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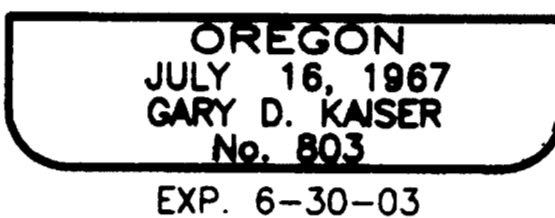
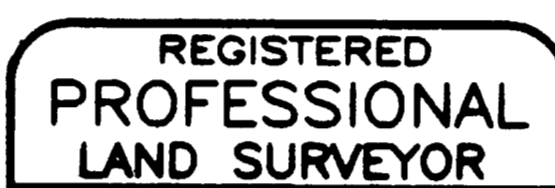
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



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

I, Gary D. Kaiser, 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 shown hereon, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 1 1/2" iron pipe with bronze cap found set for the ELL corner on the West boundary of Donation Land Claim No. 55, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South, 303.98 feet; thence West, 40.67 feet to a point of intersection of the Northerly right-of-way line of the Cherry Street cul-de-sac and the Northwesterly boundary of tract described in Instrument No. 79-25776 of the Official Records of said county, for THE INITIAL POINT OF BEGINNING; thence along said tract boundary, 30.678 feet on the arc of a 125.00-foot radius curve right (the long chord bears North 56° 48' 54" East, 30.601 feet); thence along the Southwesterly boundary of said tract, North 21° 26' 12" West, 96.44 feet (record = North 21° 25' 47" West, 96.43 feet) to the Southeasterly corner of tract described in Instrument No. 84-20385 of said Official Records; thence South 65° 06' 50" West, 117.46 feet to the most Southerly corner of said tract; thence South 48° 16' 40" West, 225.92 feet to the most Westerly corner of tract described in Instrument No. 93-00356 of said Official Records; thence South 42° 15' 30" East, 120.22 feet to the most Southerly corner of said tract; thence along the Northwesterly right-of-way line of said Cherry Street as follows: North 48° 12' 40" East, 176.568 feet; thence 17.454 feet on the arc of a 20.00-foot radius curve left (the long chord bears North 23° 12' 35" East, 16.906 feet); thence 96.05 feet on the arc of a 50.00-foot radius curve right (the long chord bears North 53° 14' 27" East, 81.948 feet to THE INITIAL POINT OF BEGINNING.



***** APPROVALS *****

Examined and approved this 15th day of November, 20 01.

[Signature]
COUNTY SURVEYOR

Examined and approved by the City of Central Point Planning Department this 27th day of November, 20 01.

[Signature]
PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 10th day of DECEMBER, 20 01.

[Signature]
COUNTY ASSESSOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 0 day of Dec, 20 01.

[Signature]
TAX COLLECTOR

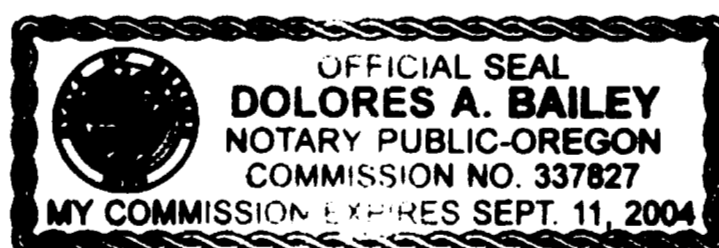
***** RECORDER'S CERTIFICATE *****

Filed for record, this 13 day of December, 20 01, at 1:20 o'clock P m, and recorded in Volume 27 of Plats on page 60 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckett
COUNTY CLERK

[Signature]
DEPUTY

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



***** DECLARATION *****

Known all men by these presents, that DANIEL A. KOSMATKA and VICTOR D. KOSMATKA, as tenants in common, are the owners of the lands hereon described, and have caused the same to be subdivided into lots as shown hereon and the number and size of the lots and course and length 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 shown hereon. We hereby designate said subdivision as EAST CHERRY ESTATES SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 15 DAY, OF NOVEMBER, 20 01.

[Signature]
DANIEL A. KOSMATKA

[Signature]
VICTOR D. KOSMATKA

STATE OR OREGON)
COUNTY OF JACKSON)

Personally appeared the above named DANIEL A. KOSMATKA and VICTOR D. KOSMATKA and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 15th day of November, 20 01.

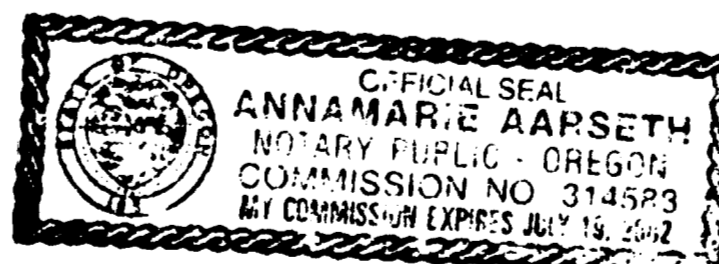
[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

We, WESTERN BANK, are the undersigned beneficiary of certain Trust Deeds dated August 29, 1994 and recorded September 1, 1994 as Document No. 94-31943, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 15 day of November, 20 01.

Before me:

[Signature]
Title: Vice President
[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON



I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
S.O.K.
SURVEYOR