



# KENSINGTON COURT (A Planned Community Subdivision)

Located in Lots 6, 7 and 8 of AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE  
PITT VIEW SUBDIVISION and in the N.E. 1/4 of Section 11, T.37S.,R.2W., W.M.,  
City of Central Point, Jackson County, Oregon

September 8, 2003



SCALE: 1" = 30'

**LEGEND**

- ⊙ = Centerline Monument  
Brass Disk in Concrete
- = Found 5/8" Rebar with  
Plastic Cap - S.N. 16059
- △ = Found 5/8" Rebar with  
Plastic Cap - S.N. 17550
- = Found 5/8" Rebar with  
Plastic Cap - S.N. 7820
- ✱ = Set 5/8" x 30" Rebar  
with Aluminum Cap marked  
"KAISER RLS 803"
- = Set 5/8" x 24" Rebar  
with Plastic Cap marked  
"KAISER RLS 803"

W.C. = Witness Corner

S.N. = Filed Survey Number  
County Surveyors Office

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.

PVA = AMENDED PLAT OF LOTS 3  
TO 10 INCLUSIVE PITT VIEW  
SUBDIVISION

( ) = Record/S.N. 17550

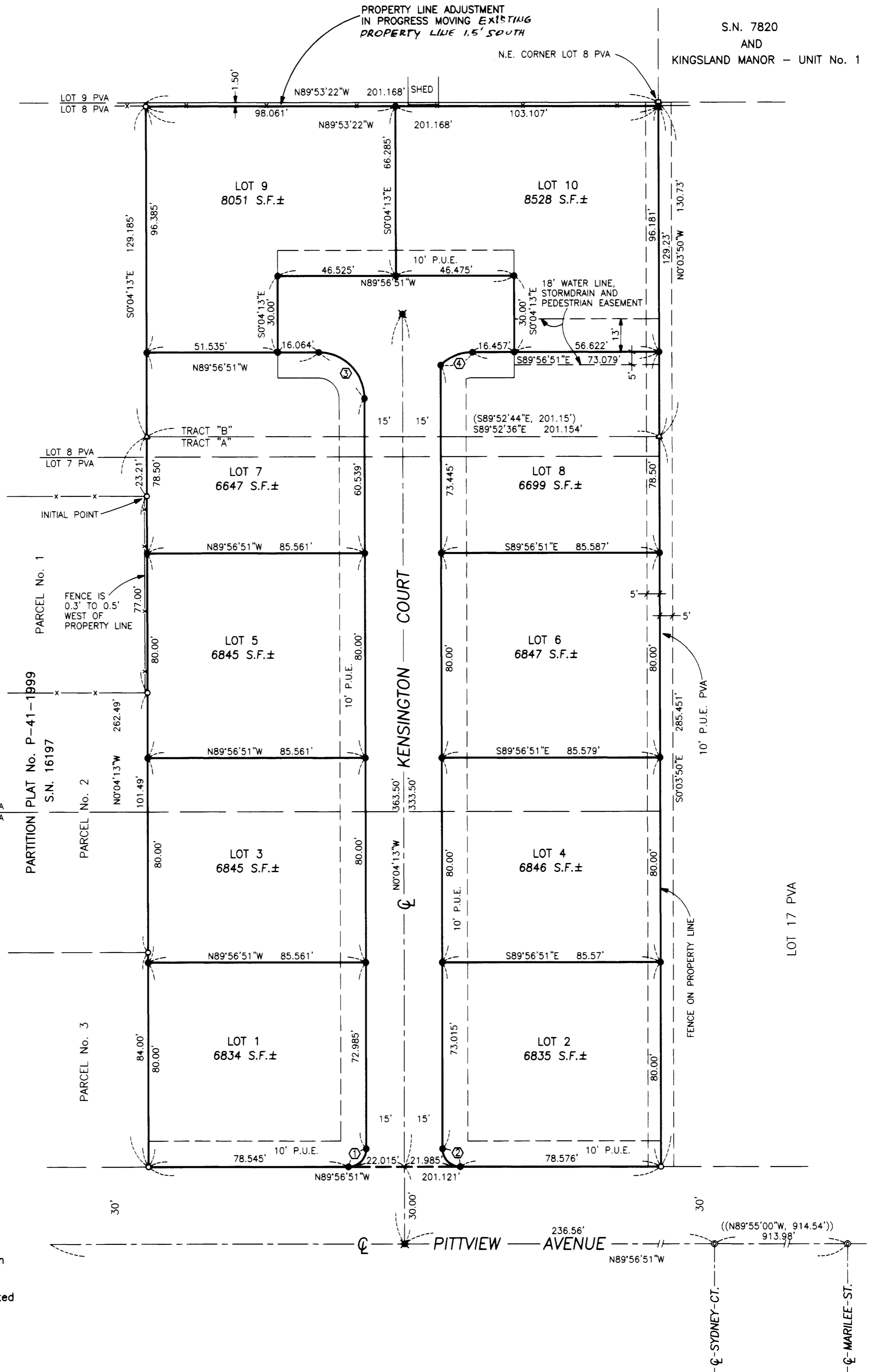
(( )) = Record/S.N. 14351

—x—x— = Fence

W.C. = Witness Corner

**SURVEY FOR:**  
Jim Cochran  
1523 Satellite Drive  
Medford, OR. 97504

**SURVEY BY:**  
Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524



**CURVE DATA**

Δ	R	L	LC
①	90°07'22"	7.00'	11.011' N44°59'28"E, 9.91'
②	89°52'38"	7.00'	N45°00'32"W, 9.889'
③	89°52'38"	18.00'	N45°00'32"W, 25.429'
④	44°00'45"	18.00'	S68°02'46"W, 13.489'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*G.D.K.*

OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803  
EXP. 6-30-05

RECEIVED

Date 9-19-03 By 162

This survey consists of:

2 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

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

PURPOSE: Subdivision of Tax Lot Nos. 372W 11AC - 300 & 400.

PROCEDURE: The outside boundary was located from information on Filed Survey Nos. 17550, 16197 and 16059. See Narrative for Filed Survey No. 16059 explaining location used for Lot lines in PVA and centerline of Pittview Avenue.

The interior Lot boundaries were located per the clients direction.

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**\*\*\* 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 on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

**TRACT "A":**  
Beginning at a 5/8" rebar with plastic cap found set for the Northeast corner of Parcel No. 1 of Partition Plat recorded July 8, 1999 as Partition Plat No. P-41-1999 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 16197 in the Office of the County Surveyor; thence North 0° 04' 13" West, 23.21 feet to a found 5/8" rebar with plastic cap located at the ELL corner on the Southerly Boundary of the tract described in Instrument No. 02-16750 of the Official Records of said county; thence South 89° 52' 36" East, 201.154 feet (Record = South 89° 52' 44" East, 201.15 feet) to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract, also being on the Easterly boundary of Lot 8 of the Amended Plat of Lots 3 to 10 inclusive, of PITT VIEW SUBDIVISION, a recorded subdivision in the City of Central Point, said county and state; thence South 0° 03' 50" East, 285.451 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of Lot 6 of said Amended Plat; thence along the Northerly right-of-way line of Pittview Avenue, being 30.00 feet Northerly at right angles from the monumented centerline thereof, North 89° 56' 51" West, 201.121 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of Parcel No. 3 of said Partition Plat No. P-41-1999; thence along the Easterly boundary of said Partition Plat, North 0° 04' 13" West, 262.49 feet to the point of beginning.

**TRACT "B":**  
Commencing at a 5/8" rebar with plastic cap found set for the Northeast corner of Parcel No. 1 of Partition Plat recorded July 8, 1999 as Partition Plat No. P-41-1999 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 16197 in the Office of the County Surveyor; thence North 0° 04' 13" West, 23.21 feet to a 5/8" rebar with plastic cap located at the ELL corner on the Southerly boundary of tract described in Instrument No. 02-16750 of the Official Records of said county for THE TRUE POINT OF BEGINNING; thence South 89° 52' 36" East, 201.154 feet (Record = South 89° 52' 44" East, 201.15 feet) to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract, also being on the Easterly boundary of Lot 8 of the Amended Plat of Lots 3 to 10, inclusively, of PITT VIEW SUBDIVISION, a recorded subdivision in the City of Central Point, said county and state; thence along the Easterly boundary of said Lot 8, North 0° 03' 30" West, 129.23 feet to a 5/8" rebar with aluminum cap set; thence North 89° 53' 22" West, 201.168 feet; thence South 0° 04' 13" East, 129.185 feet to THE TRUE POINT OF BEGINNING.

Y.O.K.  
SURVEYOR

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

Known all men by these presents, that JAMES A. COCHRAN and TAMARA L. COCHRAN, as tenants by the entirety as to tract "A", and COCHRAN HOLDING COMPANY LLC, an Oregon Limited Liability Company, as to Tract "B", are the owners of the lands hereon described, and have caused the same to be subdivided into lots and street as shown on Sheet 2, 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 also hereby dedicate to the public for public use the street and the public utility easements (P.U.E.) as shown on Sheet 2. We also hereby dedicate to the City of Central Point the 18-foot wide water line, stormdrain and pedestrian easement shown on Sheet 2. We hereby designate said subdivision as KENSINGTON COURT - a Planned Community Subdivision.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY,  
OF \_\_\_\_\_, 20 \_\_\_\_.

James A. Cochran  
JAMES A. COCHRAN  
Tamara L. Cochran  
TAMARA L. COCHRAN  
James A. Cochran  
JAMES A. COCHRAN, Member Cochran Holding Company, LLC

STATE OF OREGON )  
                          )ss  
COUNTY OF JACKSON )

Personally appeared the above named JAMES A. COCHRAN and TAMARA L. COCHRAN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 9 day of September 20 03.

Shirley Wolfe  
Shirley Wolfe NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 347496  
MY COMMISSION EXPIRES July 5, 2005



We, MELVIN L. SPIRES and MARILYN A. SPIRES, or the survivor thereof, are the undersigned beneficiaries of a certain Trust Deed dated June 5, 2003 and recorded June 9, 2003, as Instrument No. 03-37268, Official Records of Jackson County, Oregon, affecting Tract "B", 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 11th day of September, 20 03.

Melvin L. Spires      Marilyn A. Spires  
MELVIN L. SPIRES      MARILYN A. SPIRES

Before me:

Lori A. Billings  
Lori A. Billings NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 352746  
MY COMMISSION EXPIRES 1/20/06

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

Examined and approved this 12th day of SEPTEMBER, 20 03.  
Ross Roberts  
JACKSON COUNTY SURVEYOR

Examined and approved by the City of Central Point Planning Department this 11th day of September, 20 03.

William  
PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 12th day of SEPTEMBER, 20 03.

Christopher Francis Seider  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 12th day of September, 20 03.

Janda Adsett, Deputy  
TAX COLLECTOR

**\*\*\* RECORDERS CERTIFICATE \*\*\***

Filed for Record this 19 day of SEPTEMBER, 20 03 at 8:00 O'clock, AM, and Recorded as Partition Plat No. \_\_\_\_\_ of the Records of Jackson County, Oregon. Index Volume 29, Page 38.

KATHLEEN S. BECKETT      CHERYL AUGERIS  
COUNTY CLERK      DEPUTY

For order of the County Commissioners approving this plat see Volume 205, Page 1557-1559 of County Commissioners Journal of Proceedings.

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

