

# PINE WEST SUBDIVISION

LOCATED IN:  
THE NW 1/4 OF SECTION 10, T37S, R2W, WM.  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

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

KNOW ALL MEN BY THESE PRESENTS, that, MT. VALLEY ASSOC., LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and additional street right-of-way for West Pine Street 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 additional street right-of-way as shown hereon, together with those easements labeled as public utility easements, and does hereby create an easement for access over Lots 2 and 4, for the benefit of the owners, heirs and assignees of Lots 1-4, and does hereby designate said subdivision as PINE WEST SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 15<sup>th</sup> day of APRIL, 2004.

MT. VALLEY ASSOC., LLC:

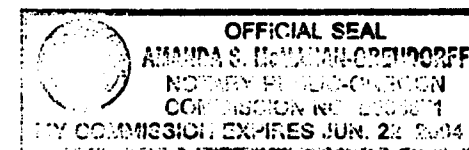
  
LARRY KELLEMS, MANAGING MEMBER  
OF MT. VALLEY ASSOC., LLC

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2004, by Larry Kellems, known to me as the person who executed the within instrument on behalf of MT. VALLEY ASSOC., LLC, freely and voluntarily.

Before me:

  
Notary



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

STATE OF OREGON )  
County of Jackson ) ss.

I, DARRELL L. HUCK, 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 a point for the most Easterly corner of Lot 1 of Block 6, WEST PINE VILLA SUBDIVISION, in the City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Northwesterly right-of-way line of West Pine Street; thence North 35°12'11" West (Record North 35°08'30" West) along the boundary of said subdivision, a distance of 10.00 feet to a brass disc for the INITIAL POINT OF BEGINNING; thence continue along the boundary of said subdivision, North 35°12'11" West (Record North 35°08'30" West) 169.03 feet; thence North 38°04'16" East (Record North 38° 10'50" East) 245.14 feet to a point on the Southwesterly boundary of tract described per Instrument No. 01-31519 of the Deed Records of said Jackson County; thence leaving said Subdivision boundary, South 70°54'27" East along said Southwesterly boundary, 50.13 feet to a point on the Easterly boundary of tract described per Instrument No. 98-22029 said Deed Records; thence South 00°04'15" West (Record SOUTH) along said Easterly boundary, 255.74 feet to a point on the aforementioned Northwesterly right-of-way line of West Pine Street; thence South 54°45'20" West along said right-of-way line 116.34 feet to the aforementioned most Easterly corner of Lot 1 of Block 6, WEST PINE VILLA SUBDIVISION; thence North 35°12'11" West (Record North 35°08'30" West) along the boundary of said subdivision, 10.00 feet to the INITIAL POINT OF BEGINNING.

  
SURVEYOR

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

Examined and approved by the City of Central Point Planning Department this 16<sup>th</sup> day of April, 2004.

  
Planning Director

Examined and approved this 15<sup>th</sup> day of April, 2004.

  
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of April 20<sup>th</sup>, 2004.

  
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 April 20, 2004, 2004.

  
Deputy Tax Collector

AFFIDAVITS OF CONSENT FOR SUBDIVISION:

FROM DAN SAKRADIA AND LOUISE SAKRAIDA, PER INSTRUMENT NO. 2004-019879 J.C.D.R.

FROM WAYNE AND GERALDINE HOWLAND, PER INSTRUMENT NO. 2004-019881 J.C.D.R.

FROM MIKLOS GYENES, PER INSTRUMENT NO. 2004-019880 J.C.D.R.

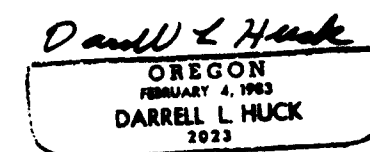
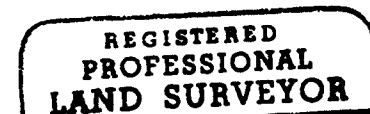
For order of the County Court approving this plat see Volume 206, Page 234-236 of County Commissioners Journal of Proceedings.

RECORDING:

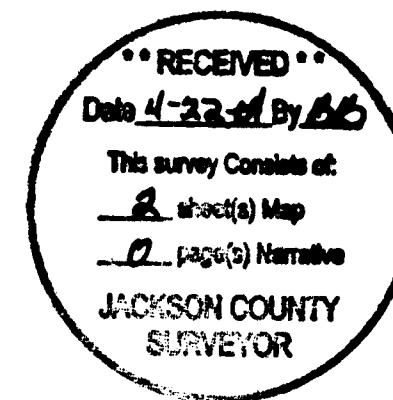
Filed for record this 22<sup>nd</sup> day of April, 2004 at 10:26 O'Clock A.M. and recorded in Volume 30 of Plats at Page 24 of Records of Jackson County, Oregon.

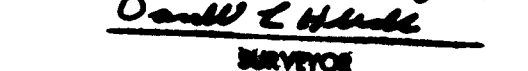
  
County Clerk

  
Deputy



RENEWS 6/30/05



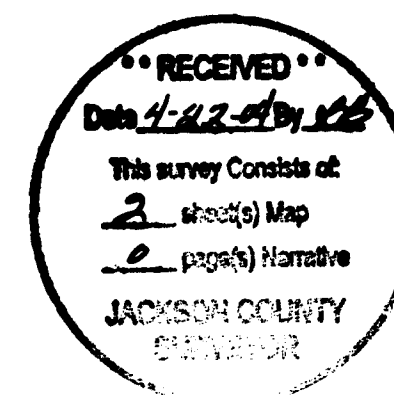
I certify this plat to be an exact photocopy of the original.  
  
SURVEYOR

(02346s1.dwg)  
SHEET 1 OF 2

# PINE WEST SUBDIVISION

LOCATED IN:  
THE NW 1/4 OF SECTION 10, T37S, R2W, WM.  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR:  
**MT. VALLEY ASSOC., LLC**  
1758 SISKIYOU BLVD.  
ASHLAND, OREGON 97520



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

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF PINE WEST SUBDIVISION PER CITY OF CENTRAL POINT PLANNING AND PER THE CLIENT'S REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 10219, 10254, 15979 AND 16514 AND PLAT OF WEST PINE VILLA SUBDIVISION FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 98-22029 OF THE DEED RECORDS WAS USED TO DETERMINE BOUNDARY OF SUBJECT PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

**NOTES**

- INITIAL POINT-SET 3" BRASS DISC IN TOP OF 1 FOOT HIGH RETAINING WALL STAMPED "INITIAL POINT PINE WEST SUBD. LS 2023".
- SHARED ACCESS AREA AND PUE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	18°09'36"	50.00	15.85	15.78	N18°22'18"W
2	4°31'03"	50.00	3.94	3.94	N7°01'56"W
3	43°18'44"	40.00	30.21	29.50	N33°13'08"E
4	89°58'19"	31.00	48.66	43.82	N80°10'20"W
5	22°40'38"	50.00	19.79	19.66	S16°06'46"E

**HOFFBUHR & ASSOCIATES, INC.**

3155 ALAMEDA STREET, # 201 MEDFORD, OREGON 97504  
(541) 779-4641

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1" = 30' DATE: MARCH 26, 2004  
BASIS OF BEARING: FILED SURVEY NO. 10219

- = Set 5/8"x24" rebar with plastic cap stamped "D.HUCK 2023".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.HUCK 2023".
- △ = Set 5/8"x24" rebar with 3" metal cap stamped "LS 2023".
- = Found 5/8" iron pin per S/N 10219, unless otherwise noted.

PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

S/N = Filed Survey Number

▨ = Shared Access Easement Being Created Hereon.

—○—○— = Fence Line

**LOT SIZE**

LOT NO.	SQUARE FEET
1	13,289
2	10,945
3	8,090
4	8,060

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

RENEWS 6/30/05

I certify this plat to be an exact photocopy of the original.  
*Darrell L. Huck*  
SURVEYOR

(02346s2.dwg)  
SHEET 2 OF 2

