

TIMBERLINE LAND SURVEYING

Kerry K. Bradshaw LS

P.O. Box 3064 / Central Point, Oregon 97502 / (541)664-7510 / (541)944-6692

Fax (541)664-7863 / Email kkbls@charter.net / Oregon License No. 2271 / Ca 6058

Easy Street Subdivision

February 10, 2004

SURVEY NO. 18269

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

SURVEY FOR: David Spruill
3458 Bursell Road
Central Point, Oregon 97502

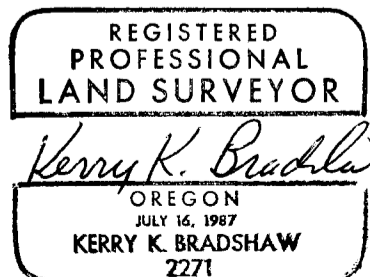
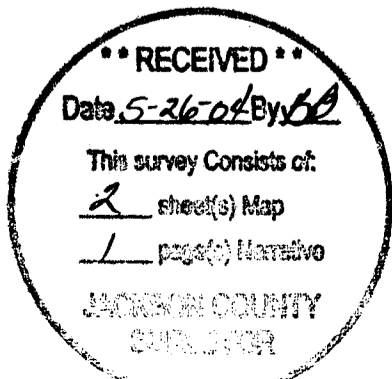
*Vol. 30 pg. 28
Book 15 pg 82
13R/40*

LOCATION: Southeast 1/4 of Section 11, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

PURPOSE: To define and mark the boundary of the subject tract described in Document No. 92-29807 of the Official Records of Jackson County, Oregon and subdivide said tract into lots as directed by the client and with approval of the City of Central Point.

PROCEDURE: A control traverse was established in the subject area using a Wild T-1000 total station. Found monuments from previous control, as well as from Filed Surveys 7280, 10609, 11194, 12947 and the plats of Sydney Estates Subdivision, and Forest Glen Subdivision were tied in an "open ended" control traverse. Filed Survey 11194 had essentially determined the boundary of Lot 3 of the Amended Plat of Lot 3 to 10 Inclusive Pittview Subdivision from original evidence, however had located the Bursell Road right of way approximately .80 feet east of the current accepted surveyed position. Investigation revealed that said Survey 11194 had held a straight line from the NW corner of DLC 56, through the SSE corner of DLC 56 to the SW corner of DLC 58 for the centerline of Bursell Road. Measurements during this survey show an angle point at the SSE corner of DLC 56, thus the discrepancy. Since subsequent surveys had located the right of way using the angle point (although they may not have been aware of it or detailed it on their map) and it has been held for many years, the latter right of way line was held for this survey. The remaining boundary was held as determined by said Survey No. 11194 and the lots laid out as shown on the plat.

BASIS OF BEARING: Centerline of Bursell Road, as shown on Filed Survey No. 11194 and shown as N00°04'13"W.



EASY STREET SUBDIVISION

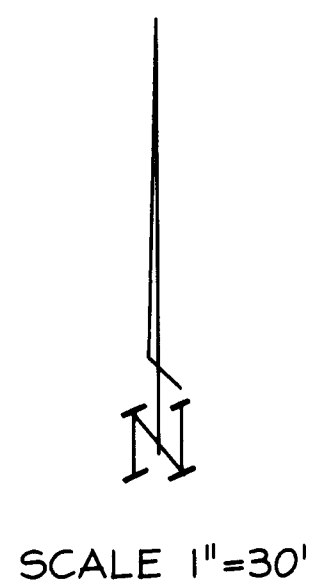
A REPLAT OF LOT 3 OF THE "AMENDED PLAT OF PITVIEW SUBDIVISION"
LOCATED IN LOT 3 OF THE "AMENDED PLAT OF PITVIEW SUBDIVISION" IN THE NORTHEAST 1/4 OF SECTION 11
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OR.
FEBRUARY 10, 2004

SURVEY FOR:
DAVID SPRUILL
3458 BURSELL ROAD
CENTRAL POINT, OR. 97502

SURVEY BY:
**TIMBERLINE
KKB
LAND SURVEYING**
KERRY E. BRADSHAW L.S. 2271
P.O. BOX 2064
CENTRAL POINT OREGON 97502
(541)864-7510 CELL 944-8898

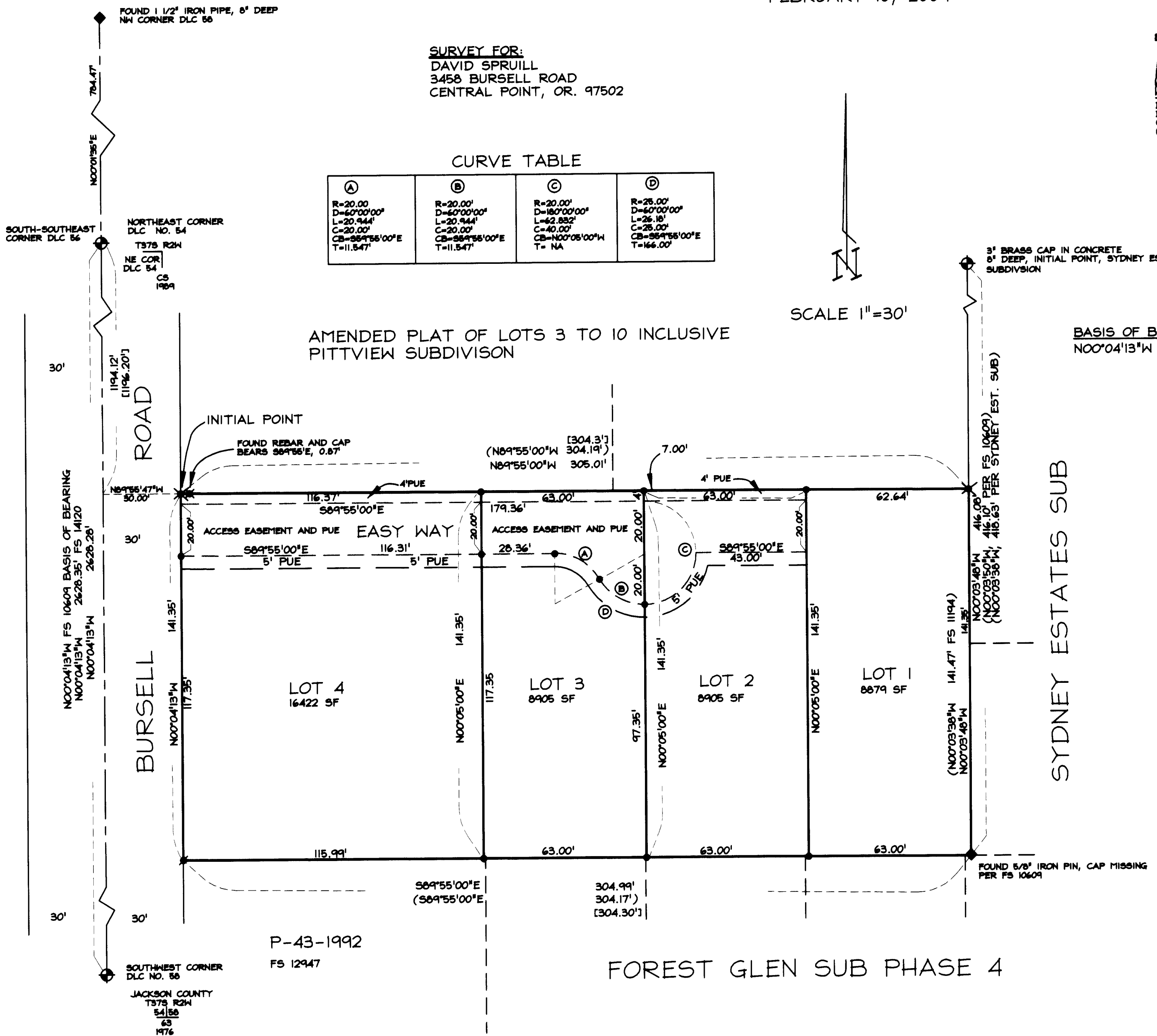
RECEIVED
Date 5-26-04 By EB
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CURVE TABLE			
A	B	C	D
R=20.00' D=60°00'00" L=20.944' C=20.00' CB=55°55'00"E T=11.547'	R=20.00' D=60°00'00" L=20.944' C=20.00' CB=55°55'00"E T=11.547'	R=20.00' D=180°00'00" L=62.832' C=40.00' CB=N00°05'00"W T=NA	R=25.00' D=60°00'00" L=25.19' C=25.00' CB=55°55'00"E T=166.00'



AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE
PITVIEW SUBDIVISION

BASIS OF BEARINGS DERIVED FROM FILED SURVEY NO. 10609, SHOWN AS
N00°04'13"W ALONG THE CENTERLINE OF BURSELL ROAD.



- ◆ FOUND BRASS CAP MONUMENT AS NOTED
 - ◆ FOUND MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
 - ✕ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 2189" PER FS 12947 (P-43-1992)
 - ✕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FRIAR RPL5 961" PER FS 11194
- FS = FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR'S OFFICE
DLC = DONATION LAND CLAIM
SF = SQUARE FEET
(.....) = RECORD DATA PER FS 10609
[.....] = RECORD DATA PER AMENDED PLAT OF PITVIEW SUBDIVISION
- PUE = PUBLIC UTILITY EASEMENT, FOR THE INSTALLATION, RECONSTRUCTION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM DRAINS, ELECTRIC, GAS, TELEPHONE AND CABLE TV.

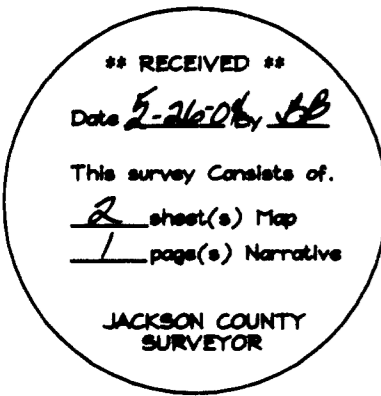
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 18, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-05

FOREST GLEN SUB PHASE 4

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT
Kerry K. Bradshaw
SURVEYOR

EASY STREET SUBDIVISION

A REPLAT OF LOT 3 OF THE "AMENDED PLAT OF PITVIEW SUBDIVISION"
LOCATED IN LOT 3 OF THE "AMENDED PLAT OF PITVIEW SUBDIVISION" IN THE NORTHEAST 1/4 OF SECTION 11
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OR.
FEBRUARY 10, 2004



SURVEY FOR:
DAVID SPRUILL
3458 BURSELL ROAD
CENTRAL POINT, OREGON 97502

SURVEY BY:

TIMBERLINE
KKB
LAND SURVEYING
KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541)664-7610 CELL 944-6692

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DAVID SPRUILL AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS SHOWN HEREON AND THAT 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 I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE EASEMENTS LABLED AS PUBLIC UTILITY EASEMENTS (PUE), AND I DO HEREBY CREATE THE 20 FOOT WIDE ACCESS EASEMENT OVER AND ACROSS LOTS 2, 3 AND 4 AS SHOWN HEREON, FOR THE BENEFIT AND USE OF LOTS 1 THROUGH 4. I HEREBY DESIGNATE SAID SUBDIVISION AS "EASY STREET SUBDIVISION".

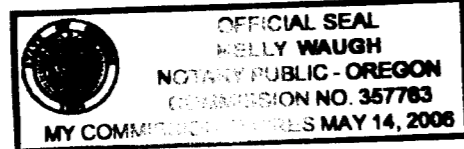
DAVID SPRUILL

IN WITNESS WHEREOF, SIGNED THIS 17 DAY OF May, 2004.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY, OF May, 2004 BY DAVID SPRUILL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY



TALENT INSURANCE AGENCY
301 E. Wagner
P.O. Box 486
Talent, Oregon 97540
(541) 535-5565 Fax 535-7731

APPROVALS

CITY OF CENTRAL POINT PLANNING DIRECTOR 5/17/04 DATE

JACKSON COUNTY SURVEYOR May 17, 2004 DATE

TAX STATEMENT

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 17th DAY OF May, 2004

ASSESSOR, DEPARTMENT OF ASSESSMENT 5/17/04 DATE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 17th DAY OF May, 2004.

TAX COLLECTOR 5-17-04 DATE

I CERTIFY THIS TO AN EXACT COPY OF THE ORIGINAL PLAT

SURVEYOR

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED PROFESSIONAL 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:

LOT 3 OF THE AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE, PITVIEW SUBDIVISION, NOW OF RECORD IN JACKSON COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM (DLC) NO. 58, IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID DLC NO. 58, SOUTH 00°01'35" EAST, 784.47 FEET TO A BRASS CAP MARKING THE SOUTH-SOUTHEAST CORNER OF DLC NO. 56; THENCE CONTINUE ALONG SAID WEST LINE, ALSO BEING THE CENTER LINE OF BURSELL ROAD, SOUTH 00°04'13" EAST, 1194.12 FEET (PLAT RECORD 1196.2'); THENCE NORTH 89°55'47" EAST, 30.00 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT OF WAY LINE OF SAID BURSELL ROAD AND THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID AMENDED PLAT OF PITVIEW SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 89°55'00" EAST, 305.01 FEET (RECORD 304.3 FEET) TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°03'48" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 141.35 FEET (RECORD 141.8') TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°55'00" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 304.99 FEET (RECORD 304.3') TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF BURSELL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00°04'13" WEST, A DISTANCE OF 141.35 FEET (RECORD 141.8') TO THE POINT OF BEGINNING.



KERRY K. BRADSHAW
2271
EXP. 12-31-05

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY 26th OF May, 2004.

AT 8:12 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-28-2004

OF THE "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 30 PAGE 28

COUNTY CLERK

DEPUTY

FOR THE ORDER OF THE COURT APPROVING THIS PLAT SEE VOLUME 207, PAGE 239 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.