

# TIMBERLINE KKB LAND SURVEYING

Kerry K. Bradshaw LS  
P.O. Box 3064 / Central Point, Oregon 97502 / (541)664-7510 / (541)944-6692  
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SURVEY NO. 18571

## Survey Narrative to Comply with OR.S. 209.250

Pittview Village  
Vol. 31 Pg. 1  
Book 16 pg. 38  
13R/96

SURVEY FOR: Paul Grout  
P.O. Box 8210  
Medford, Oregon 97501

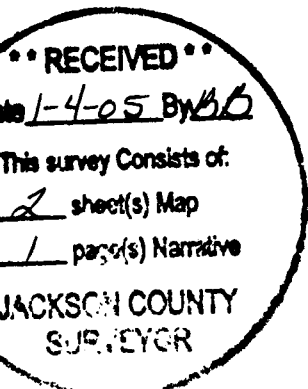
**BASIS OF BEARING:** Filed Survey No. 18269, West line of Donation Land Claim No. 58.

**LOCATION:** Portion of Lots 20 and 23 of the Amended Plat of Pitt View Subdivision in the Northeast 1/4 of Section 11, Township 37 South, Range 2 West, W.M., City of Central Point, Jackson County, Oregon.

**PURPOSE OF SURVEY:** To survey the boundary of the subject parcels and to subdivide and monument said parcels per client instruction and per approval of the City of Central Point.

**PROCEDURE:** A field control traverse was previously established in the subject area using a Wild T-1000 total station. Survey No. 7820 had essentially resurveyed Pitt View Subdivision and found monuments from said survey and street centerline control monuments from Surveys 17019 and 12224 were utilized to control the outside boundary. Ties to the Donation Land Claim (DLC) corners were from previous work by this office on Easy Street Subdivision. The subdivision lots were computed and monumented as shown on the attached plat.

DATE: December 23, 2004





### PITTVIEW VILLAGE

(A PLANNED UNIT DEVELOPMENT)

BEING A PORTION OF LOTS 20 AND 23 OF THE  
"AMENDED PLAT OF PITT VIEW SUBDIVISION"

located in the

NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH,  
RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DECEMBER 23, 2004

SURVEY BY:



**TIBERLINE, INC.**  
LAND SURVEYING

KERRY K. BRADSHAW, L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT, OREGON 97502  
(541)664-7510 CELL 944-6642

RECEIVED  
Date 1-4-05 By *bb*  
This survey consists of  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SURVEY FOR:

GROUT & ASSOCIATES, LLC  
2511 FAIRFIELD DRIVE  
MEDFORD, OREGON 97504

and

PAUL GROUT  
P.O. BOX 30210  
MEDFORD, OREGON 97501

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT GROUT & ASSOCIATES, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AS 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 DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON, AND DO HEREBY GRANT TO THE CITY OF CENTRAL POINT THE 5-FOOT WIDE WATERLINE EASEMENT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE, AS SHOWN HEREON, AND DO HEREBY CREATE THE 20-FOOT WIDE ACCESS STRIP EASEMENT, INCLUDING INGRESS/EGRESS ACROSS CATHEDRAL WAY (A PRIVATE STREET) TO SAID ACCESS STRIP, FOR THE BENEFIT OF THE PARCEL OF LAND LOCATED SOUTHERLY AND ADJACENT TO THAT TRACT OF LAND DESCRIBED IN INSTRUMENT No. 2004-072899 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS SHOWN HEREON, AND DO HEREBY CREATE THE 20.00-FOOT WIDE INGRESS/EGRESS AND PARKING EASEMENT ACROSS LOT 12 FOR THE BENEFIT OF LOT 1, AS SHOWN HEREON, AND DO HEREBY DESIGNATE SAID SUBDIVISION AS "PITTVIEW VILLAGE".

*Paul A. Grout*  
PAUL A. GROUT, REGISTERED AGENT  
GROUT & ASSOCIATES, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF DECEMBER, 2004 BY PAUL A. GROUT, AS REGISTERED AGENT OF GROUT & ASSOCIATES, LLC, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

*Barbara J Shaw*  
NOTARY PUBLIC  
BARBARA J SHAW - NOTARY PUBLIC - OREGON  
COMMISSION NO. 354767  
COMMISSION EXPIRES: FEB 13, 2006

## CONSENT AFFIDAVITS

FOR CONSENT TO PLAT AFFIDAVIT FROM TIMOTHY M. & KATHRYN M. McCARTNEY, AS BENEFICIARIES, SEE INSTRUMENT No. 04-075088 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR CONSENT TO PLAT AFFIDAVIT FROM DAVID ARTHUR GROUT, AS BENEFICIARY, SEE INSTRUMENT No. 04-075086 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR CONSENT TO PLAT AFFIDAVIT FROM STANLEY & MARLENE GROUT, AS BENEFICIARIES, SEE INSTRUMENT No. 04-075087 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

## TAX STATEMENT

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 30<sup>th</sup> DAY OF DECEMBER, 2004

*William Johnson*, Deputy  
ASSESSOR  
12-30-2004  
DATE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 30 DAY OF December, 2004.

*Shirley Smalling*, Deputy  
TAX COLLECTOR  
12/30/04  
DATE

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

## 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:

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" WEST, 784.47 FEET TO A BRASS CAP MARKING THE SOUTH-SOUTHEAST CORNER OF DLC NO. 56; THENCE CONTINUING ALONG SAID WEST LINE, ALSO BEING THE CENTERLINE OF BURSSELL ROAD, SOUTH 00°04'13" EAST, 886.91 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF PITTVIEW AVENUE; THENCE, LEAVING SAID WEST LINE, SOUTH 89°56'23" EAST, ALONG THE CENTERLINE OF PITTVIEW AVENUE, 1055.38 FEET; THENCE, LEAVING SAID CENTERLINE, NORTH 00°03'37" EAST 30.00 FEET TO A 5/8" IRON PIN, ON THE NORTH RIGHT-OF-WAY OF PITTVIEW AVENUE, MARKING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT No. 99-09903 OF THE OFFICIAL RECORDS OF SAID COUNTY AND THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°56'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY, 110.00 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 20 OF THE "AMENDED PLAT OF PITTVIEW SUBDIVISION", NOW OF RECORD; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 00°10'14" WEST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 240.60 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°56'23" WEST 93.00 FEET; THENCE SOUTH 00°10'19" EAST 4.00 FEET; THENCE NORTH 89°56'23" WEST 5.00 FEET; THENCE NORTH 00°10'19" WEST 4.00 FEET; THENCE NORTH 89°56'23" WEST 27.90 FEET TO A POINT ON THE EAST LINE OF CODY ESTATES SUBDIVISION, NOW OF RECORD; THENCE NORTH 00°10'14" WEST, ALONG SAID EAST LINE, 175.09 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID CODY ESTATES SUBDIVISION, SAID CORNER BEING ON THE NORTH LINE OF SAID LOT 20; THENCE SOUTH 89°53'07" EAST, ALONG SAID LOT 20 NORTH LINE AND THE NORTH LINE OF SAID TRACT, 235.90 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°10'14" EAST, ALONG THE EAST LINE OF SAID TRACT, 415.47 FEET TO THE POINT OF BEGINNING.

*Kerry K. Bradshaw*  
SURVEYOR

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY 4<sup>th</sup> OF JANUARY, 2004 AT 12:00 O'CLOCK P M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 1 OF THE RECORDS OF JACKSON COUNTY, OREGON.

*Kathleen S Bedett*  
COUNTY CLERK

*Barbara J Shaw*  
DEPUTY

## APPROVALS

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF December, 2004.

*Roger Roberts*  
JACKSON COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kerry K. Bradshaw*  
OREGON  
JULY 16, 1987  
KERRY K. BRADSHAW  
2271

EXP. 12-31-05

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF December, 2004 BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT. (PLANNING COMMISSION RESOLUTION No. 616)

*Tim*  
CITY OF CENTRAL POINT PLANNING DIRECTOR

FOR ORDER OF COUNTY COMMISSIONERS APPROVING THIS PLAT, SEE VOLUME 212, PAGE 17-19 OF COMMISSIONERS JOURNAL OF PROCEEDINGS.