

LONE REDWOOD GROVE

LYING WITHIN
THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

•• RECEIVED ••
 Date 7-6-06 By KKB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

- ⊗ - FOUND 3/4" IRON ROD PER MAZAMA VILLAGE
- △ - FOUND 5/8" IRON PIN PER FS 2598
- ⊕ - FOUND 5/8" REBAR PER FS 18357
- ⊙ - FOUND CENTERLINE BRASS DISC
- - SET 3/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- - SET 3/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"

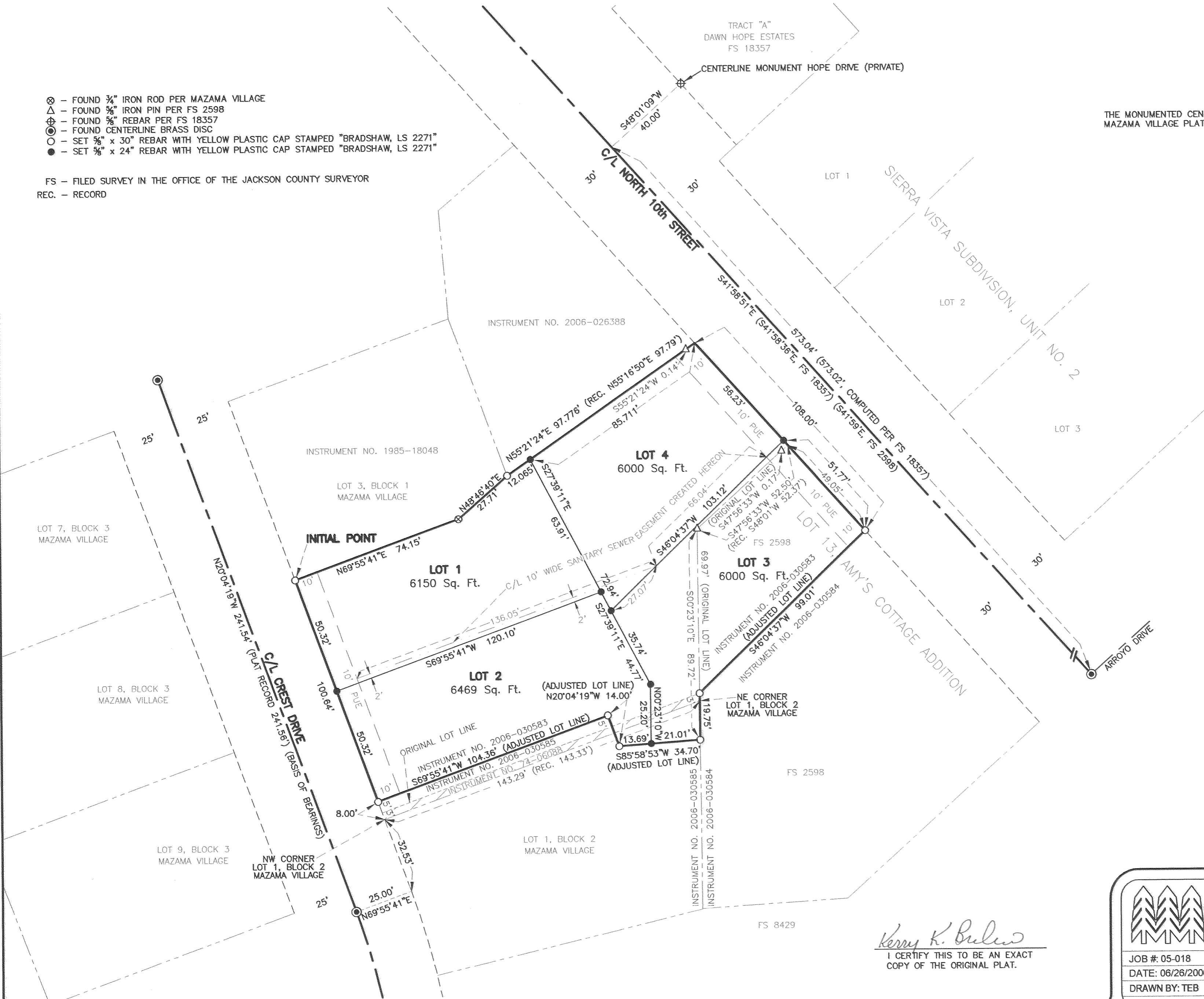
FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
 REC. - RECORD

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF CREST DRIVE SHOWN AS N20°04'19"W ON THE MAZAMA VILLAGE PLAT.



SCALE: 1" = 30'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 16, 1987
 KERRY K. BRADSHAW
 2271
 EXP. 12-31-07

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

		TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHTS KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S. CELL: 541-944-6692 CELL: 541-778-6629	
		P.O. BOX 3064 CENTRAL POINT, OREGON 97502 PHONE: (541) 664-7510 FAX: (541) 664-7863	
JOB #: 05-018	PREPARED FOR:	BRAD A. PARMENTER	
DATE: 06/26/2006	1610 JASMINE AVENUE, MEDFORD, OREGON 97501		
DRAWN BY: TEB	FILE NAME:	Projects\2005\05-018 Parmenter\final.dwg	SHEET 2 OF 2
CHECKED BY: KKB			

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THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DECLARATION

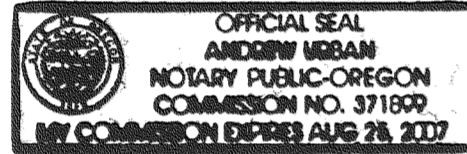
KNOW ALL MEN BY THESE PRESENTS THAT I, BRAD A. PARMENTER, AM THE OWNER OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 10-FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND DO HEREBY CREATE THE 10-FOOT WIDE SANITARY SEWER EASEMENT ACROSS LOTS 1 THROUGH 4 FOR THE BENEFIT OF LOTS 3 AND 4, AS SHOWN HEREON, AND DO HEREBY DESIGNATE THIS SUBDIVISION AS "LONE REDWOOD GROVE".

Brad A. Parmenter
BRAD A. PARMENTER

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF June, 2006, BY BRAD A. PARMENTER AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC Andrew Urban



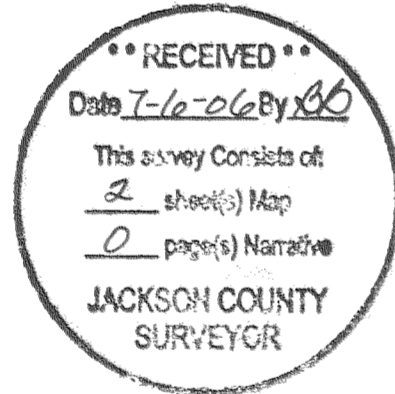
APPROVALS

[Signature] 6-30-06
CITY OF CENTRAL POINT PLANNING DEPARTMENT (RESOLUTION NO. 695) DATE

[Signature] 6-28-06
CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT DATE

EXAMINED AND APPROVED THIS 26th DAY OF June, 2006.
[Signature]
JACKSON COUNTY SURVEYOR

[Signature] July 6th 2006
COUNTY COMMISSIONER/ADMINISTRATOR DATE



TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 6, 2006.

[Signature] 7-6-06 [Signature] 7-6-06
TAX COLLECTOR DEPUTY

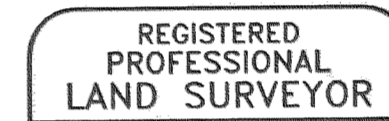
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 6th DAY OF July, 2006.

DAN ROSS [Signature]
ASSESSOR DEPUTY

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, MAZAMA VILLAGE IN SECTION 3 OF TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE NORTH 69°55'41" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 74.15 FEET; THENCE, CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 48°46'40" EAST 27.71 FEET TO THE MOST EASTERLY-SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2006-026388 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 55°21'24" EAST (RECORD NORTH 55°16'50" EAST), ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, 97.776 FEET (RECORD 97.79 FEET) TO THE SOUTHWESTERLY RIGHT-OF-WAY OF NORTH TENTH STREET AND THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 41°58'51" EAST (RECORD SOUTH 41°59' EAST), ALONG SAID RIGHT-OF-WAY, 108.00 FEET TO THE MOST NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2006-030584 OF SAID OFFICIAL RECORDS; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 46°04'37" WEST 99.01 FEET, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 74-06088 OF SAID OFFICIAL RECORDS; THENCE SOUTH 00°23'10" EAST, ALONG THE WEST LINE OF SAID PARCEL, THE EAST LINE OF SAID TRACT AND THE EAST BOUNDARY OF LOT 1, BLOCK 2 OF SAID MAZAMA VILLAGE, 19.75 FEET TO THE MOST EASTERLY-NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2006-030585; THENCE, LEAVING SAID WEST LINE AND SAID EAST BOUNDARY, SOUTH 85°58'53" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, 34.70 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY LINE, NORTH 20°04'19" WEST 14.00 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 69°55'41" WEST 104.36 FEET TO THE EASTERLY RIGHT-OF-WAY OF CREST DRIVE AND THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 20°04'19" WEST, ALONG SAID RIGHT-OF-WAY, 100.64 FEET TO THE INITIAL POINT OF BEGINNING.



Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-07

RECORDING STATEMENT

FILED FOR RECORD THIS 6th DAY OF July, 2006 AT 11:54 O'CLOCK A. M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 51 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett
COUNTY CLERK

Barbara J SHAW
DEPUTY

NARRATIVE

PURPOSE:
TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2006-030583 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT (RESOLUTION NO. 695).

PROCEDURE:
A WILD T-1000 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 2598, 18357 AND MAZAMA VILLAGE. SAID FOUND MONUMENTS AND DEED RECORD WERE USED TO ESTABLISH THE EXTERIOR BOUNDARY AS SHOWN HEREON. MONUMENTS WERE SET AS SHOWN HEREON AND THIS PLAT PREPARED.

AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM JULIE FISCHER STORMS SEE INSTRUMENT No. 2006-034541 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

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		KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CELL: 541-944-6692	CHARLES R. SMITH, P.L.S. CELL: 541-778-6629
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