

# CALLIE PARKS ESTATES

(A PLANNED UNIT DEVELOPMENT)

Located in Lots 1 and 2 of CASCADE ACRES SUBDIVISION and in the S.W. 1/4 of Section 21, T.36S.,R.1W.,W.M. Jackson County, Oregon

July 6, 2006

**SURVEY FOR:**

Steve Parks  
995 Upper Applegate Road  
Jacksonville, OR. 97530

**SURVEY BY:**

Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

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

I, Bary 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:

Beginning at a 5/8" rebar with plastic cap found set for the Northeast corner of Lot 1 of CASCADE ACRES SUBDIVISION a recorded subdivision located in Jackson County, Oregon, for THE INITIAL POINT OF BEGINNING; thence along the Westerly right-of-way line of Cascade Court, South 0' 03' 50" East (record = South 0' 03' 33" East), 272.20 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of Lot 2 of said CASCADE ACRES SUBDIVISION; thence South 89' 55' 50" West, 320.168 feet (record = 320.14 feet) to a 5/8" rebar with plastic cap found set for the Southwest corner of said Lot 2; thence along the Easterly right-of-way line of 27th Street as follows: North 0' 03' 50" West, 5.035 feet; thence 28.294 feet along the arc of a 80.00 foot radius curve to the right (long chord bears North 10' 04' 05" East, 28.146 feet); thence North 20' 12' 00" East, 102.911 feet; thence 41.888 feet along the arc of a 120.00 foot radius curve to the left (long chord bears North 10' 12' 00" East, 41.676 feet); thence North 0' 12' 00" West, 101.912 feet to the Northwest corner of tract described in Instrument No. 2006-026126 of the Official Records of said County; thence leaving said 27th Street line along the North boundary of Lot 1 of said CASCADE ACRES SUBDIVISION, North 89' 55' 50" East, 271.678 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-07

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

Examined and approved this 7<sup>th</sup> day of August, 20 06.

Paul Roberts  
JACKSON COUNTY SURVEYOR

Examined and approved, by the Jackson County Department of Planning and Development this 9<sup>th</sup> day of August, 20 06. JCDPD File No. SUB2005-00027.

Thomas Bigan  
JACKSON COUNTY PLANNING

Examined and approved as required by O.R.S. 92.100 this 14<sup>th</sup> day of AUGUST, 20 06.

William Johnson, 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 the 14<sup>th</sup> day of August, 20 06.

James Clark, Deputy  
TAX COLLECTOR

Approved by a Majority for Recording.

David P. A. 8/16/06  
COUNTY COMMISSIONER/ADMINISTRATOR Date

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

Known all men by these presents that, STEVEN E. PARKS and NANCY J. PARKS, as tenants by the entirety, are the owners of the lands hereon described, and have caused the same to be subdivided into lots 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. We hereby dedicate to the public for public use the public utility easements (PUE) as shown on Sheet 2. We also hereby create that 5-foot wide private storm drain easement across Lots 2, 6 and 10 benefiting Lots 6, 7 and 10, and that 30-foot wide ingress-egress easement and private utility easement across Lot 10 benefiting Lot 6 shown on sheet 2 as NANCY WAY, a private street, and that 30-foot wide ingress-egress easement across Lot 10 benefiting Lot 6 as shown on sheet 2. We hereby designates said subdivision as CALLIE PARKS ESTATES.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 7<sup>th</sup> DAY, OF August, 20 06.

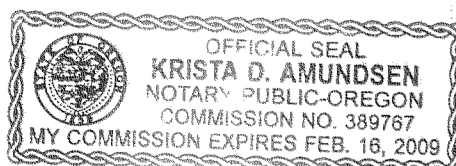
Steven E. Parks  
STEVEN E. PARKS

Nancy J. Parks  
NANCY J. PARKS

STATE OF OREGON )  
COUNTY OF JACKSON )  
ss

Personally appeared the above named STEVEN E PARKS and NANCY J. PARKS and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 7<sup>th</sup> day of August, 20 06.



(SIGN) Krista D Amundsen  
Krista D Amundsen NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 389767  
MY COMMISSION EXPIRES 2/16/2009

\*\* RECEIVED \*\*  
Date 8-17-06 By MS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D Kaiser  
SURVEYOR

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record, this 17<sup>th</sup> day of August, 20 06, at 10:59 o'clock A.m, and recorded in Volume 32 of Plats on page 66 of the Records of Jackson County, Oregon.

By: Kathleen S Beckett Barbara J Shaw  
COUNTY CLERK DEPUTY

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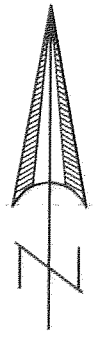
July 6, 2006

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**SURVEY BY:**  
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### EASEMENTS

1. Property could be subject to easements, right of ways, reservations and restrictions reserved by U.S.A. in Vol. 325, Page 83 D.R. and Vol. 326, Page 135 D.R.
2. Power line easement described in Vol. 445, Page 460 D.R. could not be located. Existing overhead power lines are located in Cascade Court right-of-way as shown.
3. Property could be subject to covenants, conditions, restrictions and/or easements recorded in Vol. 563, Page 117 D.R.



SCALE: 1" = 40'

### LEGEND

- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- △ = Found 5/8" Rebar with Plastic Cap CAS - Unless Otherwise Noted
- = Found 5/8" Rebar with Aluminum Cap - MM
- = Found 5/8" Rebar with Plastic Cap - S.N. 19220
- ∅ = Found Monument as Indicated
- ✕ = Found 5/8" Rebar With Plastic Cap CHERIE NISTLER ESTATES

S.N. = Filed Survey Number  
County Surveyors Office

ASE2 = AGATE SUBDIVISION EXTENSION NO. 2

CAS = CASCADE ACRES SUBDIVISION

MM = MIRACLE MEADOW

( ) = Record/ASE2

(( )) = Record/CAS

PSDE = PRIVATE STORMDRAIN EASEMENT

— \* — = Fence

— P — = Power Lines

### CURVE DATA

Δ	R	L	LC	§
① 3'17'27"	120.00'	6.892'	S1'50'44"W, 6.891'	
② 16'42'33"	120.00'	34.996'	S11'50'44"W, 34.872'	
③ 3'26'06"	120.00'	7.194'	S18'28'57"W, 7.193'	
④ 20'15'50"	80.00'	28.294'	N10'04'05"E, 28.146'	
⑤ 89'44'30"	20.00'	31.326'	S45'04'15"W, 28.22'	
⑥ 20'00'00"	100.00'	34.907'	N10'12'00"E, 34.73'	17.633'
⑦ 20'15'50"	100.00'	35.367'	N10'04'05"E, 35.183'	17.87'
⑧ 20'00'00"	120.00'	41.888'	N10'12'00"E, 41.676'	

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

PURPOSE: Subdivision of tracts described in Inst. Nos. 2006-026126 O.R. and 2006-026127 O.R.

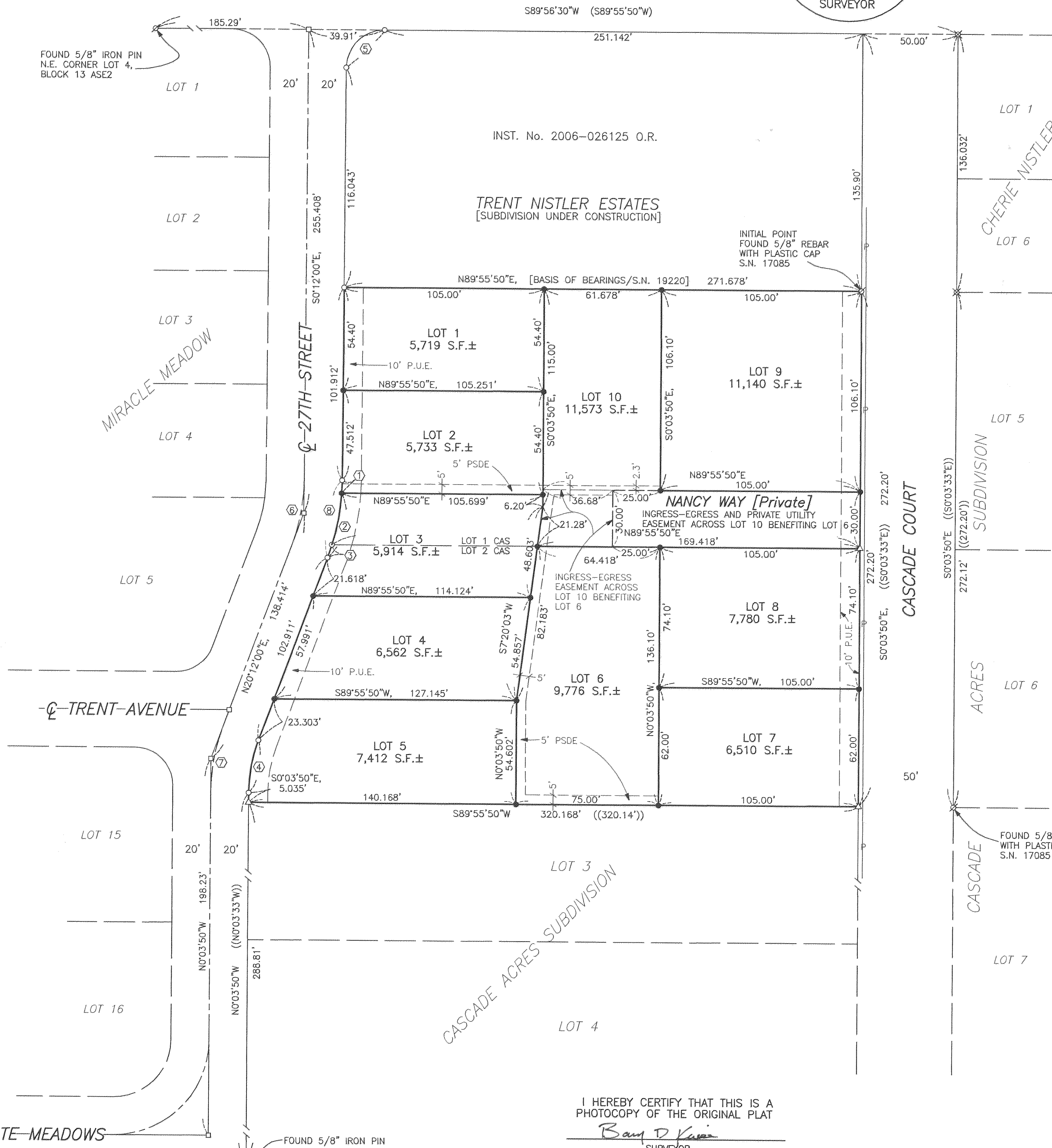
PROCEDURE: The boundaries of the subject properties were located using information from Inst. Nos. 2006-026126 O.R. and 2006-026127 O.R., Filed Survey Nos. 17085, 19194 and 19220 and the Plats of MIRACLE MEADOW, AGATE SUBDIVISION EXTENSION NO. 2 and CASCADE ACRES SUBDIVISION.

**\*\* RECEIVED \*\***  
Date 8-17-06 By BB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Bary D Kaiser*

OREGON  
JULY 15, 2003  
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