

# GRANITE RIDGE

(A PLANNED UNIT DEVELOPMENT & PROPERTY LINE ADJUSTMENT)

LYING WITHIN  
THE SOUTHEAST 1/4 OF SECTION 31,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT GREEN CABANA, INC., AN OREGON CORPORATION, IS THE OWNER OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS 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 DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND DOES HEREBY DESIGNATE THIS SUBDIVISION AS "GRANITE RIDGE".

Terry Toner  
TERRY TONER, PRESIDENT OF GREEN CABANA, INC.

STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF December, 2006, BY TERRY TONER AS PRESIDENT OF GREEN CABANA, INC., AN OREGON CORPORATION, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Suzanne M. O'Neill  
NOTARY PUBLIC



## APPROVALS

Scott C. [Signature] 1/19/07  
CITY OF JACKSONVILLE PLANNING DEPARTMENT DATE

EXAMINED AND APPROVED THIS 15th DAY OF December, 2006.

[Signature]  
JACKSON COUNTY SURVEYOR

[Signature] 1-22-07  
APPROVED FOR RECORDING: 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 1-22, 2007.

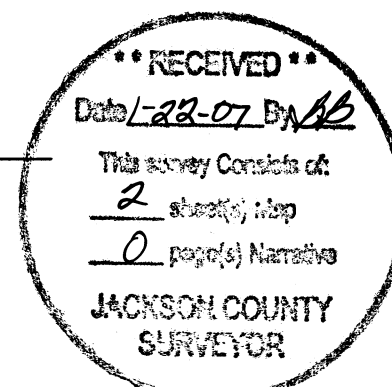
\_\_\_\_\_  
TAX COLLECTOR

[Signature]  
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22ND DAY OF JANUARY, 2007.

William Johnson, Deputy  
ASSESSOR

[Signature] 1-22-2007  
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:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON; THENCE SOUTH 00°02'56" EAST, ALONG THE EAST LINE OF SAID SECTION, 314.54 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 89°58'08" WEST 101.67 FEET TO A 1/8 INCH IRON PIN ON THE WESTERLY RIGHT-OF-WAY OF APPLIGATE STREET AND THE INITIAL POINT OF BEGINNING, SAID PIN BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2006-055610 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 03°39'00" EAST, ALONG SAID RIGHT-OF-WAY AND THE EXTERIOR BOUNDARY OF SAID PARCEL, 33.01 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND SAID BOUNDARY, SOUTH 15°23'00" WEST 80.41 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND SAID BOUNDARY, SOUTH 34°32'00" WEST 173.33 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND SAID BOUNDARY, SOUTH 27°21'00" WEST 216.88 FEET (RECORD 216.68 FEET); THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND SAID BOUNDARY, SOUTH 00°01'00" EAST 2.86 FEET (RECORD 2.89 FEET) TO AN ANGLE POINT IN THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2006-055611 OF SAID RECORDS; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 27°21'00" WEST, ALONG SAID BOUNDARY AND SAID NORTHERLY LINE, 50.81 FEET; THENCE, CONTINUING ALONG SAID BOUNDARY AND SAID LINE, NORTH 62°39'00" WEST 98.41 FEET; THENCE, CONTINUING ALONG SAID BOUNDARY AND SAID LINE, NORTH 89°57'16" WEST (RECORD NORTH 89°58'37" WEST) 131.93 FEET; THENCE, CONTINUING ALONG SAID BOUNDARY AND SAID LINE, NORTH 63°34'17" WEST 112.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG SAID BOUNDARY AND SAID WEST LINE, NORTH 00°00'09" WEST 321.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HILL STREET; THENCE, LEAVING SAID WEST LINE, NORTH 71°53'38" EAST, ALONG SAID BOUNDARY AND SAID RIGHT-OF-WAY, 1.12 FEET (RECORD 1.00 FEET); THENCE, CONTINUING ALONG SAID BOUNDARY AND SAID RIGHT-OF-WAY, NORTH 79°53'38" EAST 143.01 FEET; THENCE, CONTINUING ALONG SAID BOUNDARY AND SAID RIGHT-OF-WAY, NORTH 52°38'38" EAST 84.53 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 89°58'08" EAST, ALONG SAID BOUNDARY, 351.15 FEET (RECORD 351.13 FEET) TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXP. 12-31-07

## RECORDING STATEMENT

FILED FOR RECORD THIS 22 DAY OF JANUARY, 2006 AT 2:26 O'CLOCK P M. AND RECORDED IN

VOLUME 33 OF PLATS AT PAGE 06 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett  
COUNTY CLERK

Barbara Shaw  
DEPUTY

## NARRATIVE

### PURPOSE:

TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2006-055610 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT.

### PROCEDURE:

A WILD T-1000 TOTAL STATION AND A NIKON DTM-520 TOTAL STATION WERE USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 1673, 6620, 11791 AND 18577. SAID FOUND MONUMENTS AND DEED RECORD WERE USED TO ESTABLISH THE EXTERIOR BOUNDARY AS SHOWN HEREON. THE LOTS WERE THEN MONUMENTED, AS SHOWN HEREON, AND THIS PLAT PREPARED.

## AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM PREMIER WEST BANK SEE INSTRUMENT No. 2007 003697 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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 # 05-003	PREPARED FOR:
DATE: 11-07-06	GREEN CABANA, INC.
DRAWN BY: TEB	P.O. BOX 894, JACKSONVILLE, OREGON 97530
CHECKED BY: KKB	FILE NAME: 200505-003 Granite Ridge final.dwg
SHEET 1 OF 2	

INITIAL POINT NOTE

FOUND PIN FROM FS 6620 SHOWN ON FS 9227 AS BEING S00°02'56"E 314.54' & S89°58'08"W 101.67' FROM EAST 1/4 CORNER OF SECTION 31.

GRANITE RIDGE

(A PLANNED UNIT DEVELOPMENT & PROPERTY LINE ADJUSTMENT)

LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

LAUREL STREET

- Legend for monument types: FOUND 3/8 INCH IRON PIN PER FS 6620, FOUND 3/8 INCH IRON PIN PER FS 11791, FOUND 3/8 INCH IRON PIN PER FS 18577, DEFERRED MONUMENT, 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", FOUND 1 INCH IRON PIN, ORIGIN UNKNOWN.

BASIS OF BEARINGS

THE MOST NORTHERLY MONUMENTED LINE OF "PARCEL ONE" PER FILED SURVEY NO. 6620 SHOWN AS N89°58'08"E.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C22 with their respective measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L4 with their bearings and distances.

ALL DEFERRED MONUMENTS WILL BE SET OR RESET NO LATER THAN MAY 31, 2007.

Signature of Kerry K. Bradshaw, SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 200-7-036426 OF OFFICIAL RECORDS THIS 21st DAY OF August, 2007. (See CS 19728)

APPROVED: Signature of Jackson County Surveyor

ENCUMBRANCE NOTES

THE EASEMENTS GRANTED THE CALIFORNIA OREGON POWER COMPANY PER DOCUMENTS RECORDED IN VOLUME 291, PAGE 235 AND VOLUME 456, PAGE 450 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THIS PROPERTY, BUT ARE NOT LOCATABLE.

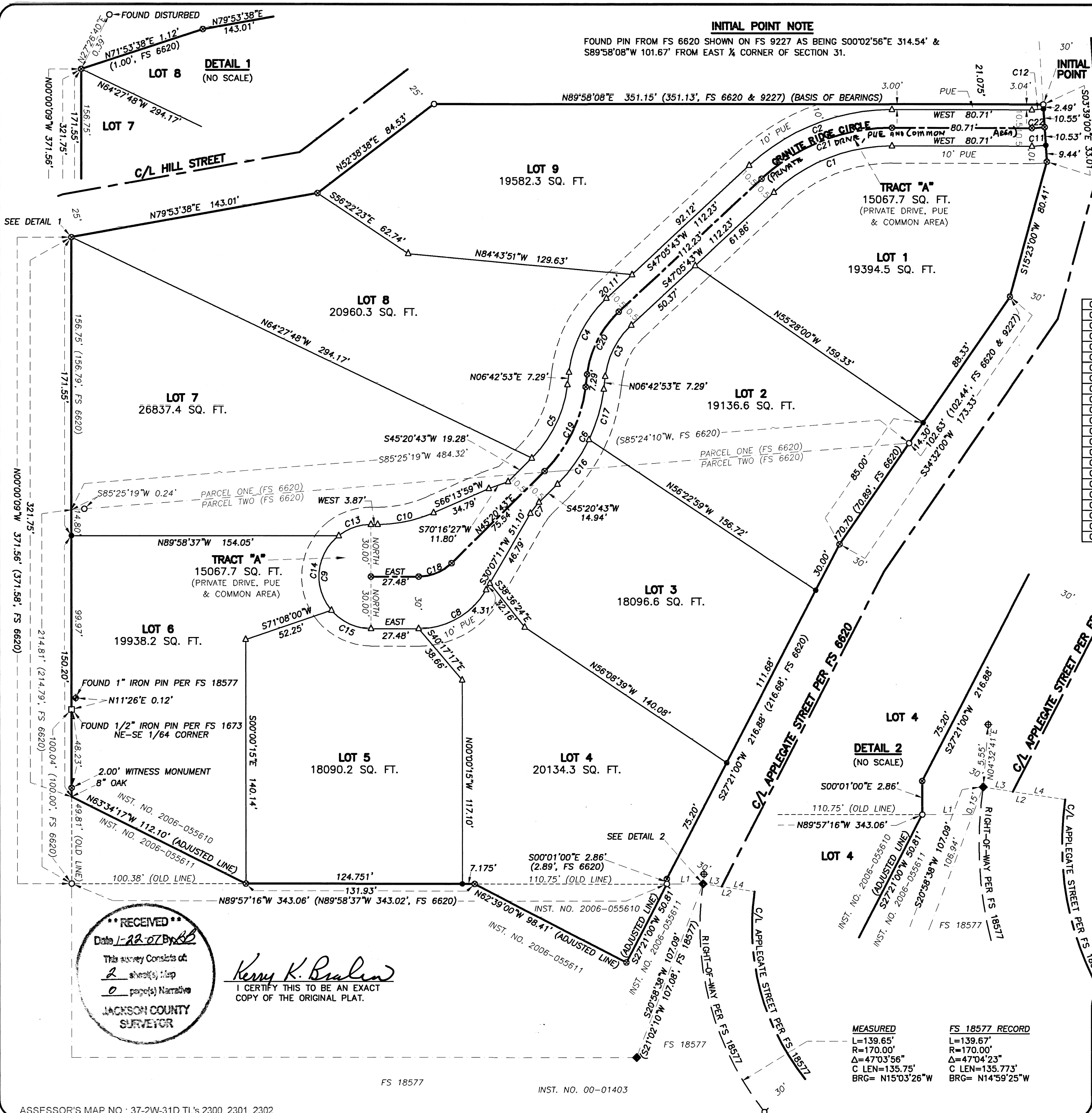
REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXP. 12-31-07

SCALE: 1" = 40'

Professional seal and contact information for Timberline Land Surveying, Inc. and Green Cabana, Inc. Includes job number, date, and sheet information.



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

RECEIVED stamp with date 1-22-07 and signature of Kerry K. Bradshaw