

# Paloma Estates

LYING WITHIN  
THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

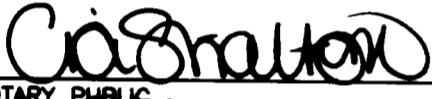
## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT GUNJAK, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 AND SIZE 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 EASEMENT (PUE), AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES THOSE AREAS DESIGNATED AS RIGHT-OF-WAY, AS SHOWN HEREON, AND DOES HEREBY CREATE THE 20-FOOT WIDE SHARED DRIVEWAY EASEMENT ACROSS LOT 2 FOR THE BENEFIT OF LOT 1, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO CITY OF CENTRAL POINT FOR PUBLIC USE THE 15-FOOT WIDE PUBLIC WATERLINE EASEMENT ACROSS LOTS 1 AND 2, AS SHOWN HEREON, AND DOES HEREBY DESIGNATE THIS SUBDIVISION AS "PALOMA ESTATES". "PALOMA ESTATES" SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN INSTRUMENT NUMBER 2007-026883 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

  
GARY GUNDERSON, MEMBER OF GUNJAK, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF May, 2007, BY GARY GUNDERSON AS A MEMBER OF GUNJAK, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

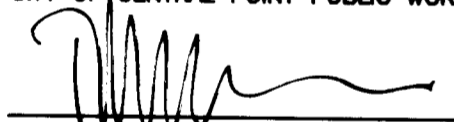
  
NOTARY PUBLIC  
412571  
COMMISSION NO.

  
PRINTED NAME  
TIA STRATTON  
MY COMMISSION EXPIRES



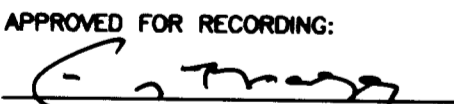
## APPROVALS

  
CITY OF CENTRAL POINT PUBLIC WORKS DIRECTOR (RESOLUTION 694) 5-29-07  
DATE

  
CITY OF CENTRAL POINT COMMUNITY DEVELOPMENT DIRECTOR (RESOLUTION 694) 6-04-07  
DATE

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF May, 2007.

  
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING:  
  
COUNTY COMMISSIONER/ADMINISTRATOR 6/6/07  
DATE

## TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 6, 2007.

TAX COLLECTOR Patty Burdson  
DEPUTY

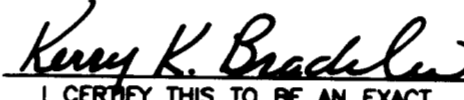
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 6 DAY OF JUNE, 2007.

DAN ROSS  
ASSESSOR Nona Crawford  
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  $\frac{3}{8}$  INCH REBAR MONUMENTING THE NORTHWEST CORNER OF LOT 88 OF BLUEGRASS DOWNS, PHASE 2 RECORDED NOVEMBER 16, 2005 IN VOLUME 31 OF PLATS AT PAGE 67 OF THE RECORDS OF JACKSON COUNTY, OREGON LOCATED IN SECTION 35, TOWNSHIP 36 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, SAID COUNTY, SAID REBAR ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2007-003514 OF THE OFFICIAL RECORDS OF SAID COUNTY AND THE INITIAL POINT OF THIS SUBDIVISION; THENCE NORTH 89°55'10" WEST 639.315 FEET, ALONG THE NORTH LINE OF SAID PARCEL, TO THE EAST RIGHT-OF-WAY OF GEBHARD ROAD; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°06'40" EAST 112.00 FEET, ALONG SAID EAST RIGHT-OF-WAY, TO THE NORTHWEST CORNER OF BLUEGRASS DOWNS, PHASE 1 RECORDED JANUARY 6, 2005 IN VOLUME 31 OF PLATS AT PAGE 2 OF THE RECORDS OF SAID COUNTY; THENCE, LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 89°55'10" EAST 639.29 FEET, ALONG THE NORTH BOUNDARY OF SAID PHASES 1 AND 2, TO AN ANGLE POINT IN LOT 87 OF SAID PHASE 2; THENCE NORTH 00°05'55" WEST 112.00 FEET, ALONG THE EXTERIOR BOUNDARY OF SAID LOTS 87 AND 88, TO THE INITIAL POINT OF BEGINNING.

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



## RECORDING STATEMENT

FILED FOR RECORD THIS 6<sup>TH</sup> DAY OF JUNE, 2007 AT 2:46 O'CLOCK P M. AND RECORDED IN  
VOLUME 33 OF PLATS AT PAGE 34 OF THE RECORDS OF JACKSON COUNTY, OREGON.

  
COUNTY CLERK

  
DEPUTY

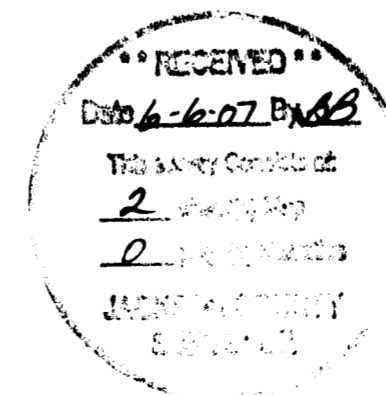
## NARRATIVE

**PURPOSE:**  
TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2007-003514 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION (RESOLUTION NO. 694).

**PROCEDURE:**  
A WILD T-1000 TOTAL STATION AND A NIKON DTM TOTAL STATION WERE USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 18105, 18573 AND 18969. SAID FOUND MONUMENTS WERE USED TO CONTROL THE BOUNDARY, AS SHOWN HEREON. THE LOTS AND STREET RIGHT-OF-WAY WERE MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.

## AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM HENRY H. DORIG AND GEARL DEAN DORIG, TRUSTEES OF THE HENRY H. DORIG AND GEARL DEAN DORIG LIVING TRUST, SEE INSTRUMENT No. 2007-026882 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



TIMBERLINE LAND SURVEYING, INC.  
LAND SURVEYING-WATER RIGHTS  
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.

P.O. BOX 3084  
CENTRAL POINT, OREGON 97502  
PHONE: (541) 664-2878  
FAX: (541) 664-7863

JOB #: 05-083  
DATE: 05-17-07  
DRAWN BY: TEB  
CHECKED BY: KKB

PREPARED FOR:  
**GUNJAK, LLC**  
406 SOUTH RIVERSIDE AVENUE  
MEDFORD, OREGON 97501

FILE NAME: 200505-083 Jakabosky/final.dwg

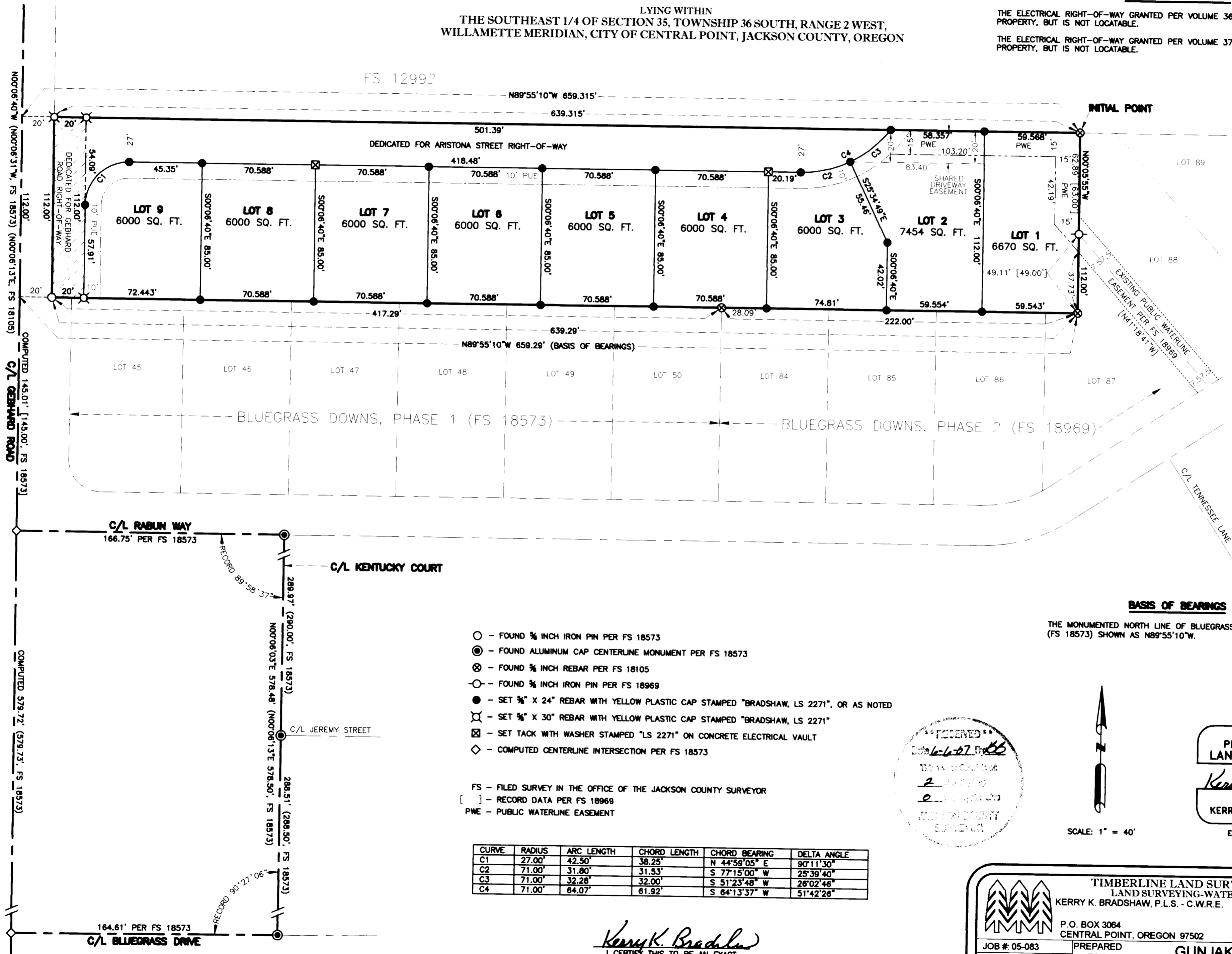
SHEET 1 OF 2

# Paloma Estates

LYING WITHIN  
THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

### ENCUMBRANCE NOTES

THE ELECTRICAL RIGHT-OF-WAY GRANTED PER VOLUME 361, PAGE 192 MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.  
THE ELECTRICAL RIGHT-OF-WAY GRANTED PER VOLUME 378, PAGE 105 MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.



- - FOUND 3/8 INCH IRON PIN PER FS 18573
- ⊙ - FOUND ALUMINUM CAP CENTERLINE MONUMENT PER FS 18573
- ⊗ - FOUND 3/8 INCH REBAR PER FS 18105
- - FOUND 3/8 INCH IRON PIN PER FS 18969
- - SET 3/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271", OR AS NOTED
- ⊗ - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊗ - SET TACK WITH WASHER STAMPED "LS 2271" ON CONCRETE ELECTRICAL VAULT
- ◇ - COMPUTED CENTERLINE INTERSECTION PER FS 18573

FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
[ ] - RECORD DATA PER FS 18969  
PWE - PUBLIC WATERLINE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.00'	42.50'	38.25'	N 44°59'05" E	90°11'30"
C2	71.00'	31.80'	31.53'	S 77°15'00" W	25°39'40"
C3	71.00'	32.28'	32.00'	S 51°23'48" W	26°02'46"
C4	71.00'	84.07'	61.92'	S 64°13'37" W	51°42'26"

### BASIS OF BEARINGS

THE MONUMENTED NORTH LINE OF BLUEGRASS DOWNS, PHASE 1 (FS 18573) SHOWN AS N89°55'10"W.

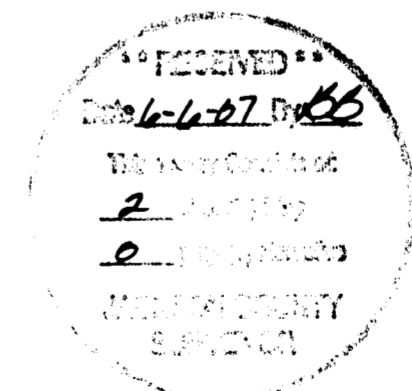


SCALE: 1" = 40'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kerry K. Bradshaw*  
OREGON  
JULY 18, 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.  
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FILE NAME: 200505-083 Jakboskyfinal.dwg  
SHEET 2 OF 2