

23167

*** APPROVALS ***

File SUB-18001

EXAMINED AND APPROVED this 13th day of October, 2020

[Signature]
Central Point Planning Department

EXAMINED AND APPROVED this 13th day of October, 2020

[Signature]
Central Point Public Works Department

EXAMINED AND APPROVED this 6th day of October, 2020

[Signature]
Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 as of October 5, 2020

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of October 21st, 2020

[Signature], agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have

been paid as of October 21st, 2020

[Signature], Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that 794 PITTVIEW LLC, an Oregon limited liability company is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and has subdivided the same into the Lots as shown on Sheet 2 and does hereby dedicate to the City of Central Point the Street together with the Public Utility Easements (PUE) and Storm Drainage Easement (SDE1) as shown on Sheet 2.

[Signature]
ANN J. HARRIS, Member
794 PITTVIEW LLC

STATE OF OREGON,)
COUNTY OF LANE) ss. Jackson

PERSONALLY APPEARED THE ABOVE NAMED ANN J. HARRIS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF 794 PITTVIEW LLC.

DATED THIS 1st DAY OF Oct., 2020

[Signature]
Kaydie Steezer NOTARY PUBLIC - OREGON

COMMISSION NO. 964328

MY COMMISSION EXPIRES 7/10/21

VIEW CREST SUBDIVISION

In Lot 17, PITTVIEW SUBDIVISION AMENDED & located in the N.E. 1/4 of Sec. 11, T.37S., R.2W., W.M. City of Central Point Jackson County, Oregon (City File #File SUB-18001)

*** RECORDER'S CERTIFICATE ***

Filed for record this 22 day of October, 2020, at 9:29 o'clock A.M., and recorded in Volume 46 of Plats at Page 23 of the records of Jackson County, Oregon and recorded as Document No. 2020-089343 Official Records of Jackson County, Oregon.

[Signature]
Christine D. Walker
County Clerk

[Signature]
Heather Simpson
Deputy

SURVEY FOR:

794 Pittview LLC
81630 Lost Valley Ln.
Dexter, OR 97431

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
ljfriarandassociates@charter.net

DATE:

September 25, 2020

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 17 of the AMENDED PLAT OF LOTS 3 TO 10, INCLUSIVE, PITTVIEW SUBDIVISION, in Jackson County, Oregon, according to the official plat thereof, recorded in Volume 5, Page 52 of Plat Records.



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

PURPOSE: To survey and monument the Lots and Street of VIEW CREST SUBDIVISION a subdivision of Lot 17 of the Amended Plat of Lots 3 to 10, inclusive, Pittview Subdivision.

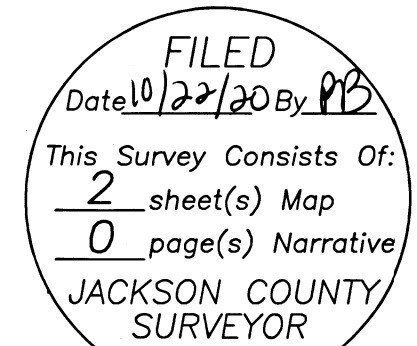
PROCEDURE: Using Trimble R8 & R10 GPS receivers & Trimble S6 Robotic Total Station, made ties to monuments of record as shown hereon to control the exterior of the subject tract as well as the right of way of Pittview Avenue. Computed the interior lot and street right of way corner positions and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

10/22/20
DATE



SHEET 1 OF 2

23167

SURVEY FOR:

794 Pittview LLC
81630 Lost Valley Ln.
Dexter, OR 97431

DATE:

September 25, 2020

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VIEW CREST SUBDIVISION
In Lot 17, PITTVIEW SUBDIVISION AMENDED &
located in the N.E. 1/4 of Sec. 11, T.37S, R.2W., W.M.
City of Central Point Jackson County, Oregon
(City File #File SUB-18001)

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- APPVS = AMENDED PLAT OF LOTS 3-10, INCLUSIVE PITT VIEW SUBD.
- () = RECORD DATA PER APPVS.
- SDE = STORM DRAIN EASEMENT PER DOC. 03-39352, ORJCO.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- SDE1 = PUBLIC STORM DRAIN EASEMENT PER THIS PLAT.
- C1 = SEE COURSE DATA TABLE.
- PWE = PUBLIC WATER FACILITIES EASEMENT PER THIS PLAT.
- PUE1 = PUBLIC UTILITY EASEMENT PER APPVS.
- PI = POINT OF INTERSECTION.
- RM = REFERENCE MONUMENT.
- WC = WITNESS CORNER MONUMENT SET DUE TO OBSTRUCTION.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'00"	31.42	20.00	N45°03'04"E 28.28
C2	90°00'00"	31.42	20.00	S44°56'56"E 28.28
C3	90°00'00"	31.42	20.00	N44°53'22"W 28.28
C4	90°00'00"	31.42	20.00	S45°06'38"W 28.28
C5	15°45'34"	57.76	210.00	S07°55'51"W 57.58
C6	15°42'00"	57.54	210.00	N07°57'38"E 57.36
C7	15°45'34"	64.91	236.00	S07°55'51"W 64.71
C8	14°44'41"	60.73	236.00	S07°25'24"W 60.57
C9	01°00'54"	4.18	236.00	S15°18'11"W 4.18
C10	15°42'00"	50.42	184.00	N07°57'38"E 50.26
C11	15°07'12"	48.56	184.00	N08°15'02"E 48.42
C12	00°34'48"	1.86	184.00	N00°24'02"E 1.86
C13	15°45'34"	50.61	184.00	S07°55'51"W 50.45
C14	02°29'07"	7.98	184.00	S01°17'37"W 7.98
C15	13°16'27"	42.63	184.00	S09°10'25"W 42.53
C16	15°42'00"	64.67	236.00	N07°57'38"E 64.47
C17	02°30'26"	10.33	236.00	N14°33'25"E 10.33
C18	12°44'27"	52.48	236.00	N06°55'59"E 52.37
C19	00°27'08"	1.86	236.00	N00°20'12"E 1.86

BASIS OF BEARINGS:

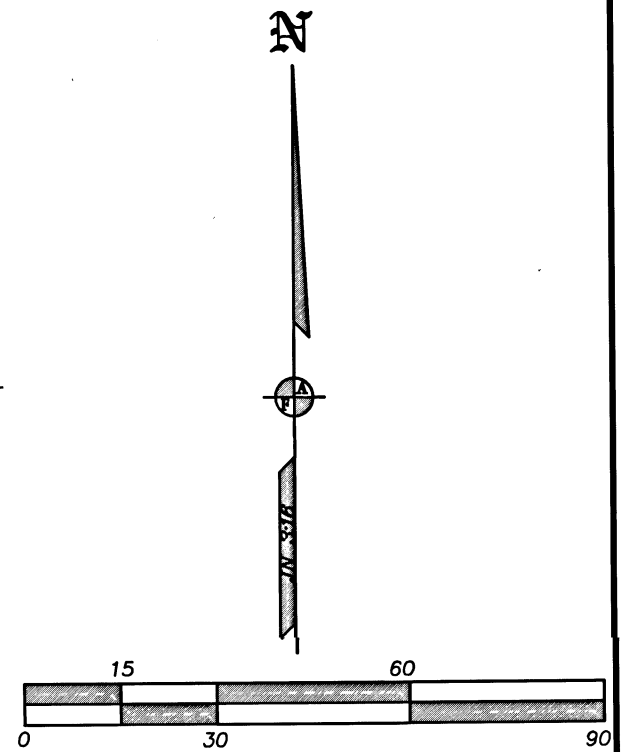
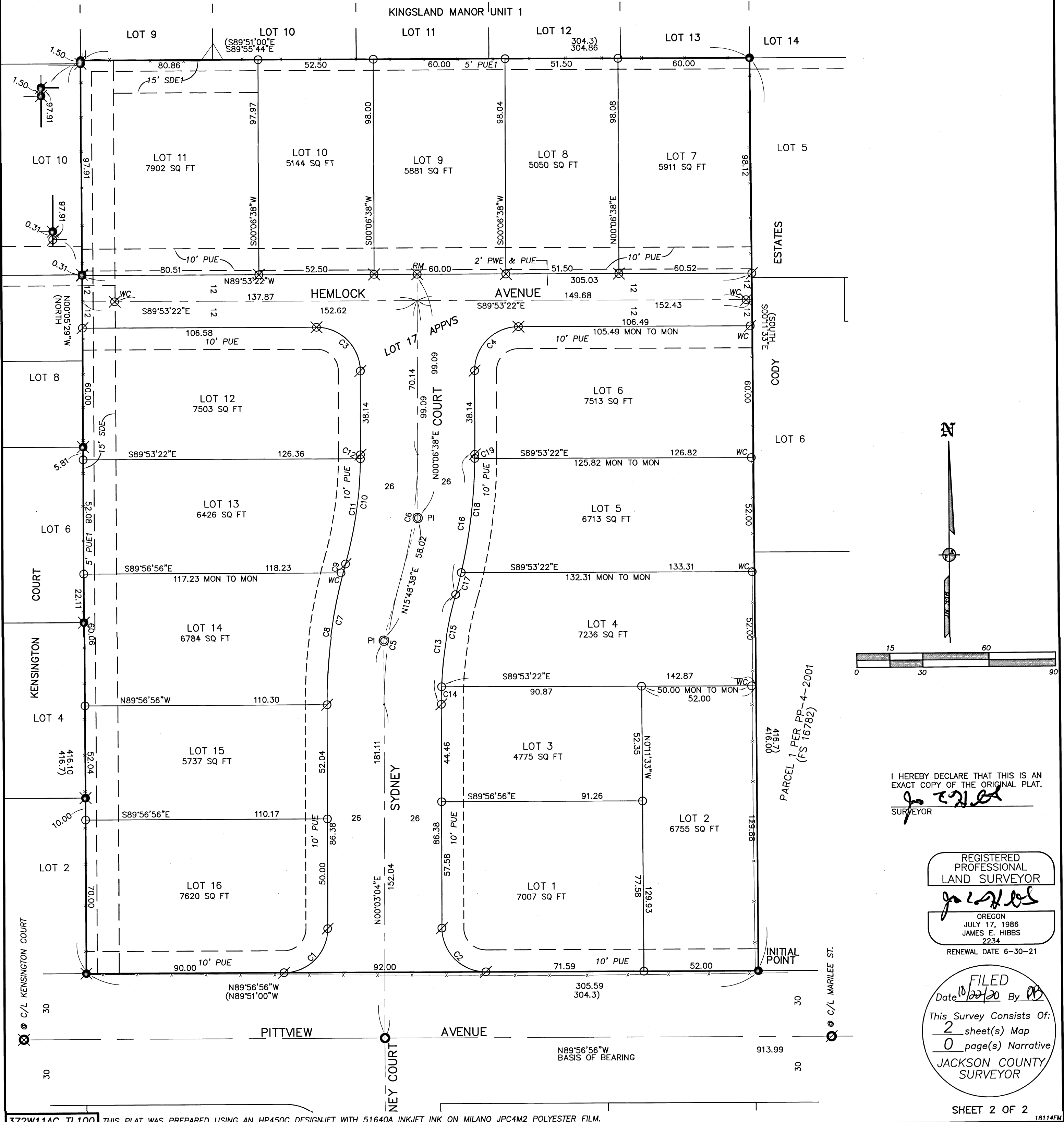
CENTERLINE OF PITTVIEW AVENUE PER FS17019 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

EASEMENTS PER TITLE REPORT

- 1) EASEMENT FOR PUBLIC UTILITIES PER APPVS. SHOWN.
- 2) EASEMENT FOR STORM DRAINAGE PER DOC. 03-39352, ORJCO. SHOWN.

LEGEND:

- ⊙ = FD. BRASS CAP MKD. LS2189 PER FS14098.
- ⊙ = FD. BRASS CAP MKD. LS1913 PER FS12224.
- ⊙ = FD. BRASS CAP MKD. RLS803 PER FS17927.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC. PER FS16782.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FRIAR PLS 961 PER FS7820.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS17972.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1" BERNSTEN BP1P COPPER MARKER MKD. L.J. FRIAR & ASSOC. IN CURB.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
J. E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

J. E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 10/22/20 By J. E. Hibbs
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

23167
17L/72

372W11AC TL100 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.

23167