

**SURVEYOR'S CERTIFICATE:**

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 53, LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH, A DISTANCE OF 989.34 FEET; THENCE WEST, A DISTANCE OF 340.43 FEET (RECORD 339.24 FFF); THENCE SOUTH 0°00'23" WEST (RECORD SOUTH), A DISTANCE OF 563.82 FEET (RECORD 564.30 FEET), TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 356, PAGE 170 OF THE DEED RECORDS OF SAID COUNTY AND STATE AND THE INITIAL POINT OF BEGINNING; THENCE SOUTH 0°00'23" WEST, ALONG THE EAST LINE OF SAID TRACT AND THE EAST LINE OF PARCEL 2 OF PARTITION PLAT NUMBER P-57-2006, A DISTANCE OF 483.57 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 84°14'23" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 167.90 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 6°39'56" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 109.40 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 84°16'46" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 15.07 FEET; THENCE LEAVING SAID LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 49°14'55", A LENGTH OF 61.89 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 59°39'18" EAST, 60.00 FEET, TO A POINT ON THE NORTH LINE OF COOK LANE AS SHOWN ON SAID PARTITION PLAT NUMBER P-57-2006; THENCE SOUTH 84°16'46" WEST, ALONG SAID LINE, A DISTANCE OF 225.72 FEET, TO THE EASTERLY RIGHT OF WAY OF GRANT ROAD; THENCE ALONG SAID RIGHT OF WAY, NORTH 14°40'27" WEST, A DISTANCE OF 214.02 FEET; THENCE NORTH 2°08'10" EAST, A DISTANCE OF 175.52 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 356, PAGE 170 OF THE DEED RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 89°59'54" EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 385.29 FEET TO THE INITIAL POINT OF BEGINNING.

Fred A. Frantz 6-21-23  
FRED A. FRANTZ, PLS 50077 DATE

**APPROVAL:**

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT THIS 21<sup>st</sup> DAY OF June, 2023

Chris Clark PUBLIC WORKS DIRECTOR  
Stephanie Holley COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 26 DAY OF June, 2023

Scott Fein  
COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100

AS OF June, 28, 2023

By and for Chad Hollister  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF 28th of June, 2023.

(Joel Diaz) Deputy  
TAX COLLECTOR

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT W.L. MOORE CONSTRUCTION, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED AND SAID OWNER HAS CAUSED THIS TRACT OF LANDS TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN HEREON AND THE NUMBER AND SIZE OF LOTS AND THE COURSES AND LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION, AND SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND CREATE THE 10 FOOT PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2, AND THE 15 FOOT PUBLIC STORM DRAIN EASEMENT TO THE CITY OF CENTRAL POINT AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS "MAYBERRY PLACE".

Bret Moore  
BRET MOORE, PRESIDENT, W.L. MOORE CONSTRUCTION, INC.

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON)

ON THIS, THE 22<sup>nd</sup> DAY OF June, 2023, BEFORE ME APPEARED BRET MOORE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: Bradley L Hebert  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 11/12/27  
Commission No: 1032095

**APPROVED FOR RECORDING:**

Danny Jordan 6/28/23  
COUNTY COMMISSIONER / ADMINISTRATOR DATE

**MAYBERRY PLACE**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR  
W.L. MOORE CONSTRUCTION, INC.  
P.O. BOX 3577  
CENTRAL POINT, OREGON 97502

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 29<sup>th</sup> DAY OF June, 2023,  
AT 8:27 O'CLOCK A.M., AND RECORDED IN VOLUME 49  
OF PLATS AT PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK  
Samuel S. Morgan DEPUTY

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

**PURPOSE:** TO SURVEY AND MONUMENT MAYBERRY PLACE A SUBDIVISION APPROVED BY THE CITY OF CENTRAL POINT (PLANNING FILE SUB-20003) OF THOSE TRACTS DESCRIBED IN INSTRUMENT NUMBERS 2019-18053 AND 2019-18391 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**PROCEDURE:** UTILIZING A TRIMBLE S6 ROBOTIC TOTAL STATION AND TRIMBLE TSC2 DATA COLLECTOR I TIE THE MONUMENTS AS FOUND AND SET THE SUBDIVISION MONUMENTS AS SHOWN. THE MONUMENTS SET FOR COUNTRY MEADOW ESTATES, UNIT No. 2, PHASE 2 AND UNIT No. 3, ALONG WITH THOSE MONUMENTS SET PER PARTITION PLAT No. P-57-2006 WERE HELD FOR THE EXTERIOR BOUNDARY AND THE DIFFERENCE OF THE DEED TIE PER INSTRUMENT NUMBER 2019-018053 IS SHOWN AND AGREES REASONABLY WITH MEASUREMENTS PER SAID PARTITION PLAT. CENTER LINE MONUMENTS SET PER SURVEY NUMBER 18929 WERE TIED AND HELD FOR THE CENTER LINE OF GRANT ROAD AS SHOWN. THE EASTERLY PORTION OF COOK LANE PER SAID PARTITION PLAT WAS VACATED PER INSTRUMENT NUMBER 2021-038172 AND THE PUBLIC UTILITY EASEMENT PER SAID PARTITION PLAT WAS ADDRESSED IN ISSUE 3 IN THE REVISED PUBLIC WORKS STAFF REPORT ATTACHMENT "F", DATED NOVEMBER 3, 2020.

FILED  
DATE 6/29/23 BY SS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL

Fred A. Frantz  
FRED A. FRANTZ, PLS 50077

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Fred A. Frantz  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-23

SURVEYOR  
TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS  
270 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB No. 1267-19

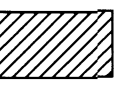
# MAYBERRY PLACE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR

W.L. MOORE CONSTRUCTION, INC.  
P.O. BOX 3577  
CENTRAL POINT, OREGON 97502

### LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND 5/8" IRON PIN MONUMENT PER S/N 16342.
- ⊗ FOUND 5/8" IRON PIN MONUMENT PER S/N 16803.
- ⊗ FOUND 5/8" IRON PIN MONUMENT PER S/N 19226.
- FOUND 5/8" IRON PIN MONUMENT PER S/N 18929 OR AS INDICATED.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- SET 5/8" BY 30" IRON PIN WITH 1 1/2" ALUMINUM CAP MARKED "LS 50077".
- SET LEAD AND TACK WITH 3/4" BRASS WASHER MARKED "LS 50077" TO REPLACE THE FOUND 5/8" IRON PIN SET PER S/N 19226 AND DESTROYED BY CONSTRUCTION.
- R1 RECORD DATA PER S/N 16342.
- R2 RECORD DATA PER S/N 16803.
- R3 RECORD DATA PER S/N 19226.
- R4 RECORD DATA PER S/N 18929.
- R5 RECORD DATA PER S/N 7139.
- R6 RECORD DATA PER INST. No. 2019-018053.
-  ROAD DEDICATION PER PARTITION PLAT No. P-57-2007
- THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS PER S/N 18929 AND SHOWN HEREON. SAID BEARING BEING S02°08'10"W.

**SURVEYOR'S NOTES:**  
IN REGARDS TO THAT PUBLIC RECORDS REPORT PREPARED BY 1ST AMERICAN TITLE INSURANCE COMPANY DATED MAY 8, 2023, ORDER No. 7169-3549200:  
ITEM 10 IS BLANKET IN NATURE.  
ITEM 11 IS FOR A CANAL EASEMENT AND REPLACED BY THE IRRIGATION PIPE LINE EASEMENT AS SHOWN HEREON.  
ITEM 12 IS FOR IRRIGATION PIPE LINE EASEMENT AND IS NOT APPLICABLE TO THIS PROPERTY.  
ITEM 14 IS FOR A FIRE APPARATUS ACCESS EASEMENT AND IS NOT APPLICABLE WITH THE COMPLETION OF MAYBERRY LANE.

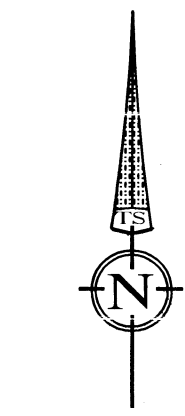
LINE	BEARING	DISTANCE
L1	N89°59'55"E	10.01'
L2	N89°59'41"E	2.52'
L3	N84°16'46"E	15.07'
L4	S71°20'24"W	40.93'
L7	N06°39'56"W	13.59'
L8	S70°35'31"E	8.49'
L9	N86°05'44"E	137.80'
L10	N06°23'42"E	98.21'
L11	N00°18'03"E	382.78'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00	92°08'27"	48.24	S43°56'04"E	43.21'
C2	72.00	38°28'46"	48.35	N70°45'54"W	47.45'
C3	72.00	32°35'08"	40.95	N35°13'57"W	40.40'
C4	72.00	18°55'52"	23.79	N09°28'23"W	23.68'
C5	72.00	89°59'53"	113.09	N45°00'21"W	101.82'
C6	46.00	89°59'53"	72.25	N45°00'21"W	65.05'
C7	20.00	89°59'53"	31.42	N45°00'21"W	28.28'
C8	72.00	27°47'50"	34.93	N13°53'29"E	34.59'
C9	72.00	23°29'29"	29.52	N39°32'08"E	29.31'
C10	72.00	32°59'53"	41.47	N67°46'49"E	40.90'
C11	72.00	49°14'55"	61.89	N59°39'18"E	60.00'
C12	46.00	84°17'10"	67.67	N42°08'10"E	61.73'
C13	20.00	84°17'10"	29.42	N42°08'10"E	26.84'
C14	20.00	98°57'12"	34.54	S34°48'09"W	30.41'
C15	20.00	81°02'48"	28.29	S55°11'50"E	25.99'
C16	30.00	104°40'09"	54.80	S37°39'38"W	47.50'

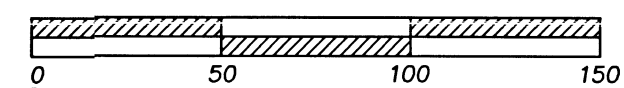
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REGISTERED PROFESSIONAL LAND SURVEYOR  
*Fred A. Frantz*  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-23



DATE: 5-04-23  
SCALE: 1" = 50'



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*Fred A. Frantz*  
FRED A. FRANTZ, PLS 50077

