

# WEST PINE VILLA SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we N. A. Mead and Rachel M. Mead are the owners in fee simple of the lands hereon described and that we have subdivided the same into lots, blocks, and streets as shown hereon, and the number and size of the lots and the length of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision, and we do hereby dedicate to the public for public use all streets hereon together with all easements as shown hereon and we do hereby designate said subdivision as WEST PINE VILLA SUBDIVISION.

*N. A. Mead*  
N. A. MEAD

*Rachel M. Mead*  
RACHEL M. MEAD

STATE OF OREGON }  
County of Jackson } SS

August 11 A. D. 1966.

Personally appeared the aboved named N. A. Mead and Rachel M. Mead and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

*Larry G. Schade*  
Notary Public for Oregon

My Commission expires the 22<sup>nd</sup> day of June 1968.

Examined and approved by the City of Central Point Planning Commission in regular session this 29<sup>th</sup> day of March 1966.

*Norman R. Bruce*  
Secretary

*Lewis J. Co*  
President

Examined and approved by the Rogue River Valley Irrigation District in regular session this 6<sup>th</sup> day of Sept. 1966.

*Lorraine A. Beard*  
Acting Secretary

*Otto Bohmert*  
President

Examined and approved this 13<sup>th</sup> day of September 1966.

*Thos. W. Hatten*  
County Assessor

All taxes paid in full to date this the 14<sup>th</sup> day of Sept. 1966.

*Ar. Arnold Light*  
County Sheriff

Examined and recommended for approval by the County Court this the 20<sup>th</sup> day of Sept. 1966.

*Jack E. Boyd*  
County Surveyor

For order of the County Court approving this plat see Volume \_\_\_\_\_ page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

*Ermy Adell*  
County Clerk

By \_\_\_\_\_  
Deputy

Filed for record this the 30<sup>th</sup> day of September 1966, at 10:39 O' Clock A. M and recorded in Volume 10 of plats at page 46 of Records of Jackson County, Oregon.

*Ermy Adell*  
County Clerk

By \_\_\_\_\_  
Deputy

## SURVEYOR'S CERTIFICATE

STATE OF OREGON }  
County of Jackson } SS

I, J. A. Hoffbuhr a duly registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:-

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 53 IN TOWNSHIP 37 SOUTH RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 0° 04' 15" WEST 917.40 FEET TO A BRASS DISC SET IN CONCRETE FOR THE INITIAL POINT AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 49' 15" EAST 939.84 FEET; THENCE SOUTH 0° 04' 15" WEST 991.4 FEET; THENCE SOUTH 89° 55' 45" EAST 139.27 FEET; THENCE SOUTH 0° 04' 15" WEST 558.56 FEET; THENCE SOUTH 38° 10' 50" WEST 322.12 FEET; THENCE SOUTH 35° 08' 30" EAST 179.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PINE STREET; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 54° 51' 30" WEST 499.73 FEET; THENCE NORTH 35° 08' 30" WEST 20.00 FEET; THENCE SOUTH 54° 51' 30" WEST 59.41 FEET; THENCE SOUTH 35° 08' 30" EAST 20.00 FEET; THENCE SOUTH 54° 51' 30" WEST 20.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 290.44 FOOT RADIUS CURVE TO THE LEFT 76.90 FEET, (THE LONG CHORD WHICH BEARS SOUTH 47° 16' 24" WEST 76.67 FEET); THENCE NORTH 0° 04' 15" EAST 144.41 FEET; THENCE NORTH 89° 55' 45" WEST 435.60 FEET; THENCE NORTH 0° 04' 15" EAST 14.52 FEET; THENCE NORTH 89° 55' 45" WEST 18.48 FEET; THENCE NORTH 0° 04' 15" EAST 1280.40 FEET TO THE INITIAL POINT. (EXCEPTING THEREFROM THE 1 FOOT RESERVED STRIPS OFF THE NORTHERLY ENDS OF DONNA WAY AND BRAD WAY AS DELINEATED HEREON.)

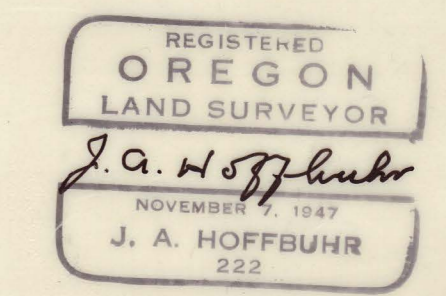


*J. A. Hoffbuhr*  
Surveyor

Subscribed and sworn to before me this 9<sup>th</sup> day of August 1966.

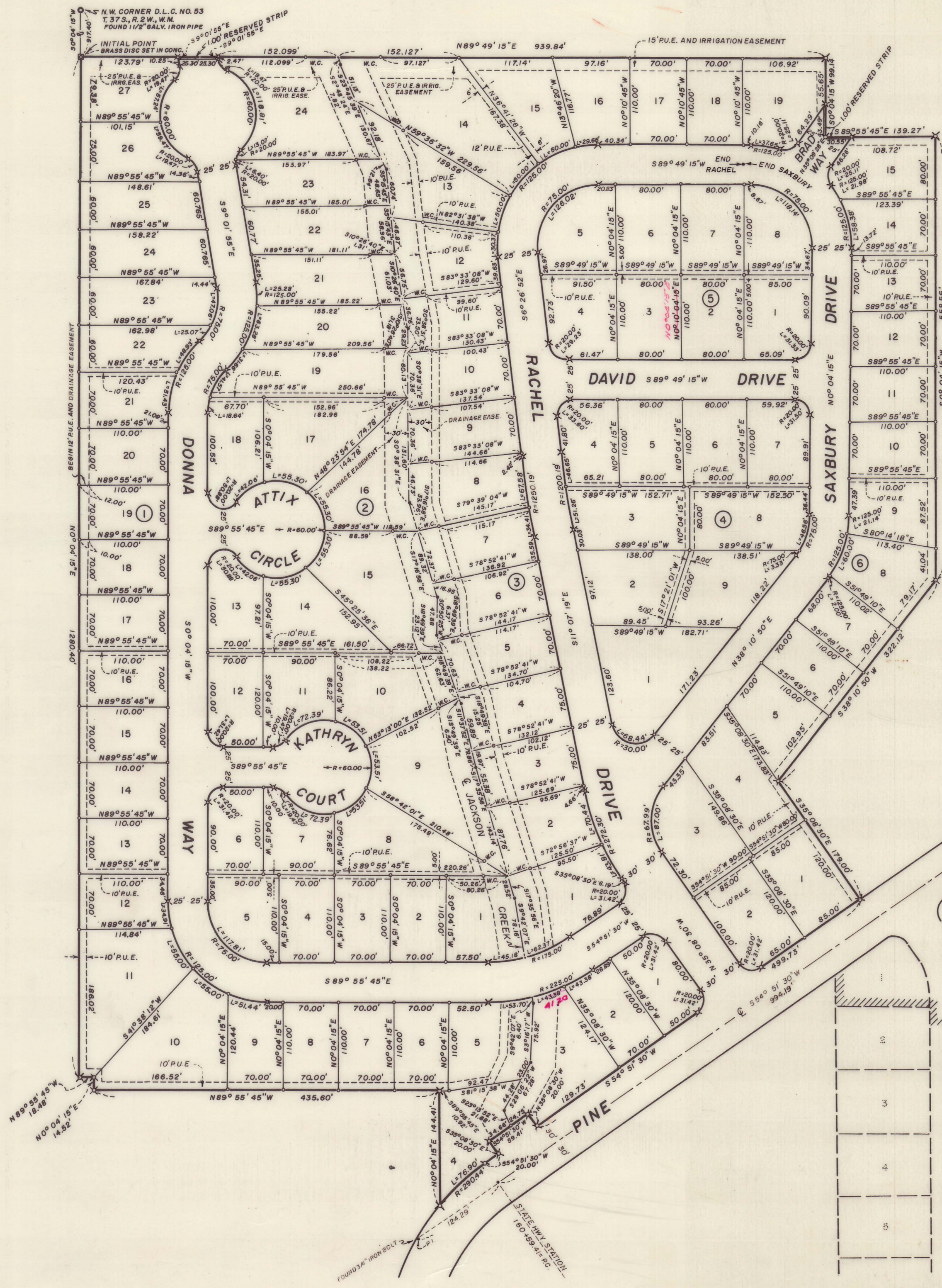
*Larry G. Schade*  
Notary Public for Oregon

My Commission expires the 22<sup>nd</sup> day of June 1968.



I hereby certify that this tracing is an exact copy of the original plat filed with the County Clerk

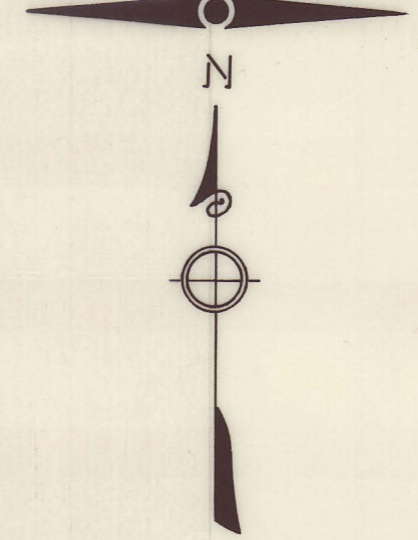
*J. A. Hoffbuhr*  
Surveyor



FOR ORDER FOR PLAT  
CORRECTION SEE  
OFFICIAL RECORDS  
DOC. NO. 67-00816  
R.E. BOYDEN 2/14/67  
L.P.

# WEST PINE VILLA SUBDIVISION

LOCATED IN THE  
NORTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST  
OF THE WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

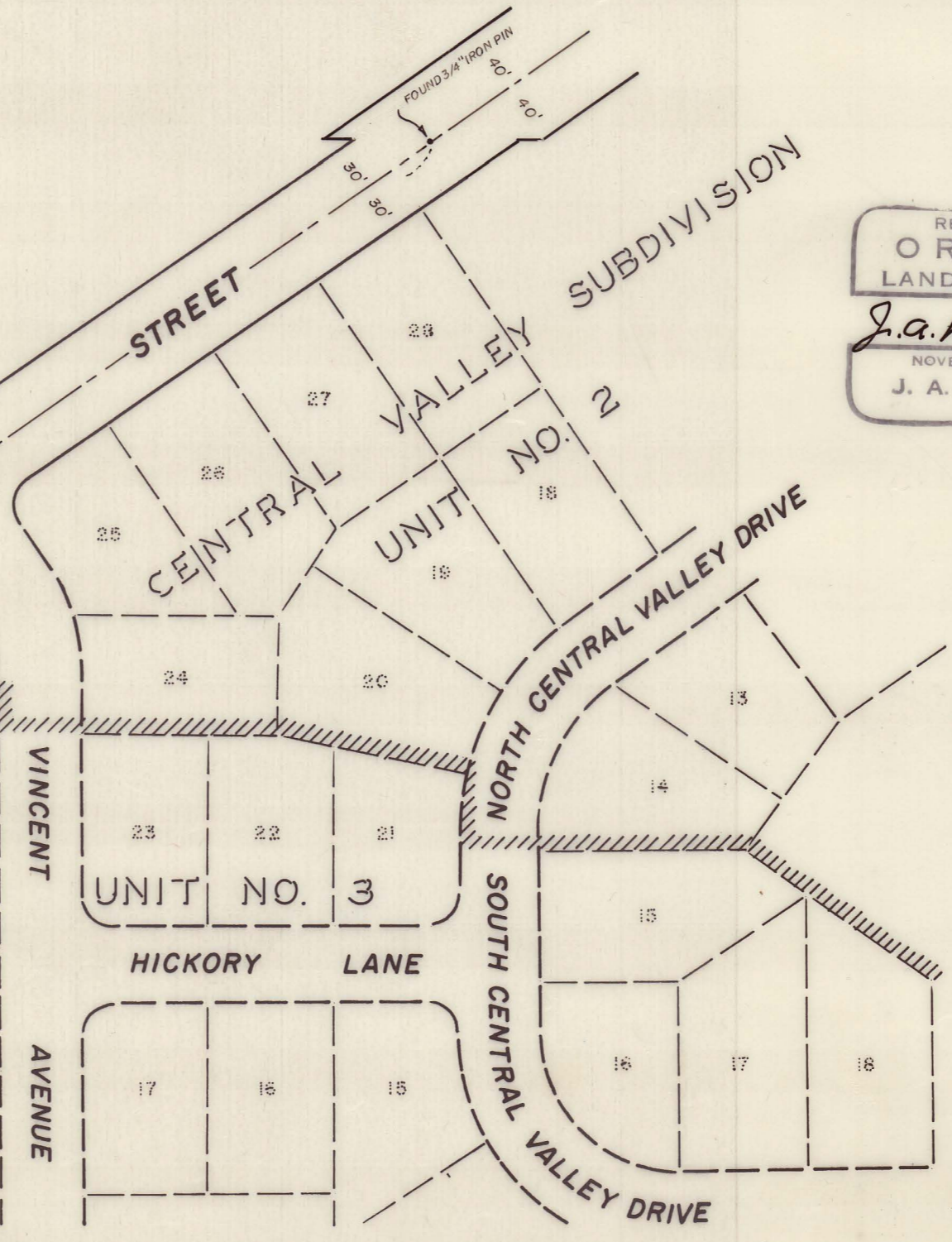


SCALE: 1"=100'

**NOTE**

○ SET 5/8" X 24" IRON PIN  
 ✕ SET 5/8" X 30" IRON PIN BLOCK CORNERS  
 W.C. - SET 5/8" X 24" IRON PIN WITNESS CORNER  
 BASIS OF BEARING:--CENTRAL VALLEY SUBDIVISION UNIT NO. 1

REGISTERED  
OREGON  
LAND SURVEYOR  
*J.A. Hoffbuh*  
NOVEMBER 7, 1947  
J. A. HOFFBUHR  
222



I hereby certify that this tracing is an  
exact copy of the original plat filed  
with the County Clerk

*J.A. Hoffbuh*  
Surveyor

Survey Narrative To Comply With Paragraph 209.250  
Oregon Revised Statutes

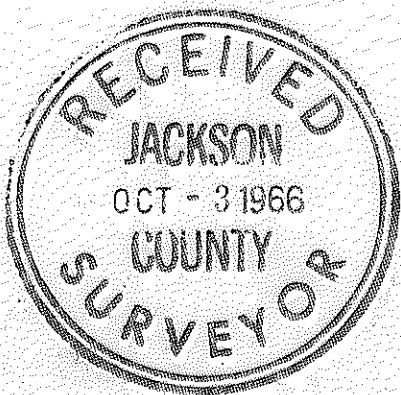
**SURVEY FOR:** Mr. N.A. Mead  
Central Point Realty  
321 East Pine Street  
Central Point, Oregon

**LOCATION:** Tract situated in the Northwest One Quarter (1/4)  
of Section 10, Township 37 South, Range 2 West,  
Willamette Meridian, Jackson County, Oregon.

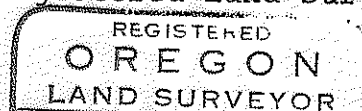
**PURPOSE:** To subdivide into Lots and Blocks the tract of  
land as described and shown on the plat of WEST  
PINE VILLA SUBDIVISION.

**PROCEDURE:** The survey control of Recorded Survey No. 3074  
and CENTRAL VALLEY SUBDIVISION was used as a basis for this survey,  
Recorded Survey No. 3074 was used for control of the North line and  
CENTRAL VALLEY SUBDIVISION for the alignment of Pine Street as indi-  
cated. The control traverse of Recorded Survey No. 3074 originated  
at the found 1-1/2 inch galvanized iron pipe. No evidence of Re-  
corded Survey No. 1078 was found. The bearing of the North line was  
held parallel to the North line of Donation Land Claim No. 53 and  
the East and West lines were oriented to the record angle of the  
descriptions. Record calls for distances were held where possible.  
Basis of bearings--Recorded Survey No. 2452.

September 13, 1966



J.A. Hoffbuhr  
Registered Land Surveyor



*J.A. Hoffbuhr*

