

VALLEY VISTA ESTATES UNIT NUMBER 1 SUBDIVISION

LOCATED IN SECTION 28, T.35 S., R.2 W., W.M.
JACKSON COUNTY, OREGON
SCALE: 1" = 200'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, *VALLEY VISTA ESTATES, INCORPORATED*, an Oregon corporation, are the owners in fee simple of the lands hereon described and that we have subdivided the same into lots, and streets as shown hereon, and the number and the size of the lots and the length of all lines are plainly set forth, and that this plat is a correct representation of the same subdivision, and we do hereby dedicate to the public for public use all streets and easements as shown hereon, and we do hereby designate said subdivision as *VALLEY VISTA ESTATES UNIT NUMBER ONE SUBDIVISION*.

IN WITNESS WHEREOF we have set our hands and seals this 8th day of June, 1968

L. F. Ledder
President

P. F. Holt
Vice President

STATE OF OREGON }
County of Jackson }

June, 8 A.D. 1968.

Personally appeared the above named L. F. Ledder, President, and Phillip F. Holt, Vice President, of *VALLEY VISTA ESTATES, INCORPORATED*, and acknowledged the foregoing instrument to be their voluntary act and deed.

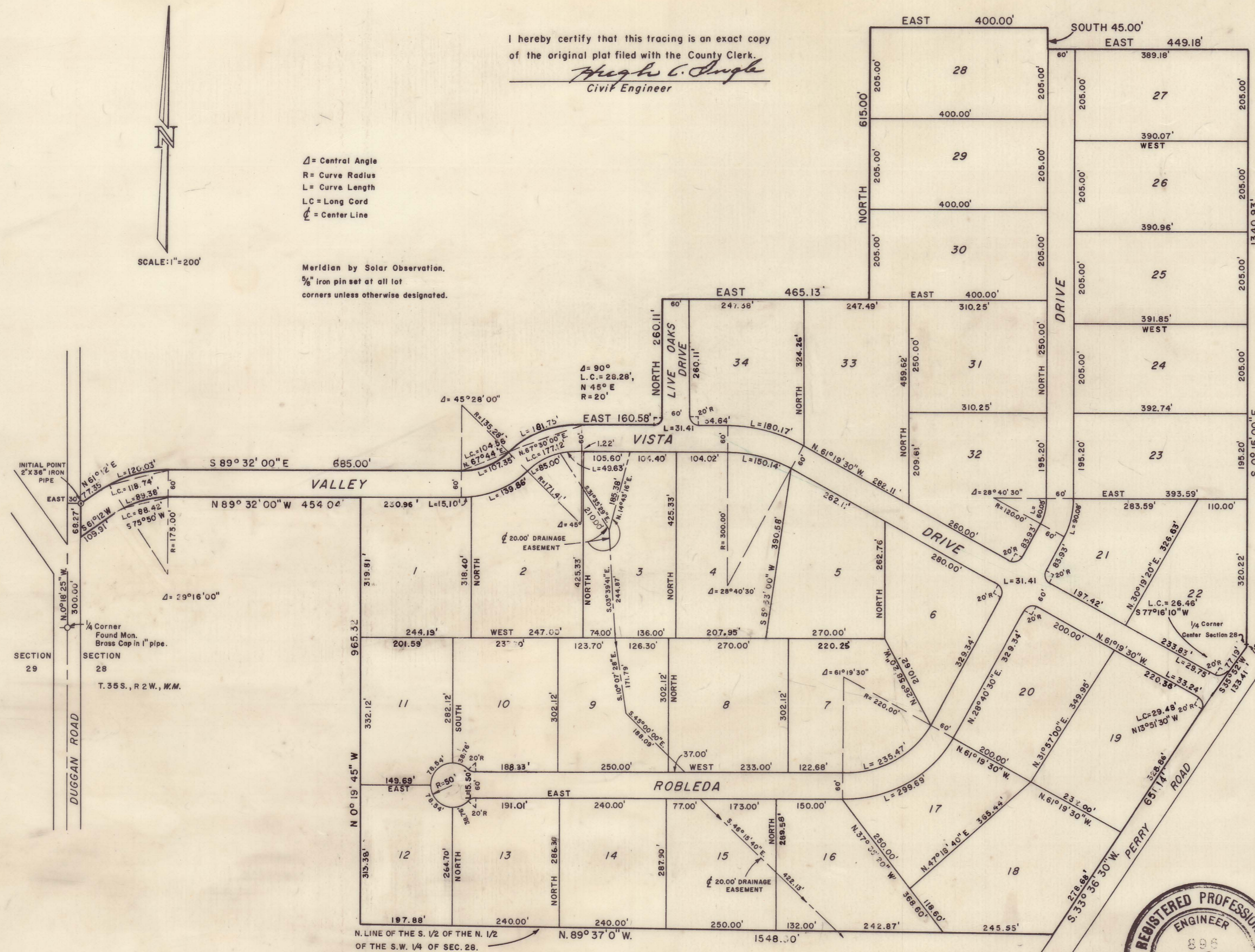
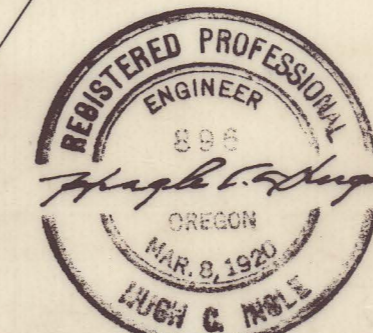
Before me Richard L. Henschman
Notary Public for Oregon

My Commission expires the 18th day of November, 1971.

ENGINEER'S CERTIFICATE

STATE OF OREGON }
County of Jackson }

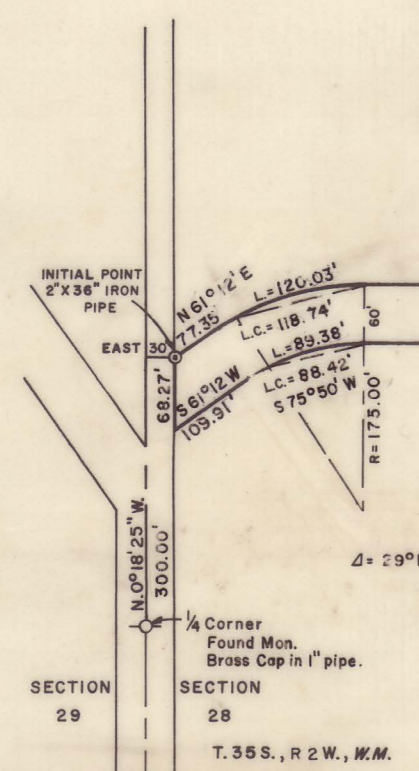
I, H.C. INGLE, a duly Registered Civil Engineer of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land hereon shown and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines: Commencing at the Quarter corner common to Sections 28 and 29, Township 35 South, Range 2 West, *Willamette Meridian*, Jackson County, Oregon; thence North 0° 18' 25" West along the Section line between said Sections, 300.00 feet; thence East 30 feet to a 2 inch wide, 36 inch long iron pipe, located on the Easterly boundary of Duggan Road as described in Volume 188, page 394 of Deed Records of Jackson County, Oregon, said pipe being the Initial Point of Beginning; thence North 61° 12' 00" East 77.35 feet to the beginning of a curve; thence 120.03 feet along the arc of a curve right, with a radius of 235.00 feet and a central angle of 29° 16', the long chord of which bears North 75° 50' East 118.74 feet; thence South 89° 32' 00" East 685.00 feet to the beginning of a curve; thence 107.35 feet along the arc of a curve left, with a radius of 135.28 feet and a central angle of 45° 28' 00", the long chord of which bears North 67° 30' 00" East 177.12 feet; thence East 160.58 feet; thence South 260.11 feet; thence East 465.13 feet; thence North 615.00 feet; thence East 400.00 feet; thence South 45.00 feet; thence East 449.18 feet to the North-South center line of said Section 28; thence South 0° 15' 00" East along said center line 1340.93 feet to a 5/8 inch steel pin on the Westerly boundary of Perry Road; thence South 33° 32' West 121.00 feet and South 33° 36' 30" West 63.14 feet along said road boundary; thence North 89° 37' 00" West 1548.00 feet; thence North 0° 19' 45" West 965.32 feet; thence North 89° 32' 00" West along road boundary 454.04 feet to the beginning of a curve; thence 89.38 feet along the arc of a curve left, with a radius of 175.00 feet and a central angle of 29° 16', the long chord of which bears South 75° 50' 00" West 88.42 feet; thence South 61° 12' 00" West 109.91 feet to the Easterly boundary of said Duggan Road; thence North 0° 18' 25" West along said boundary 63.27 feet to the Initial Point of Beginning.



I hereby certify that this tracing is an exact copy of the original plat filed with the County Clerk.
Hugh C. Ingle
Civil Engineer

Δ = Central Angle
R = Curve Radius
L = Curve Length
LC = Long Cord
C = Center Line

Meridian by Solar Observation.
3/8" iron pin set at all lot corners unless otherwise designated.



Examined and approved for the use of community water facilities and individual sewage disposal facilities this 27 day of June, 1968.
William Merkel, M.D.
County Health Officer

Examined and approved by the County Planning Commission this 17th day of FEBRUARY, 1968.
Douglas P. Philip Chairman
Gary A. Scott Secretary

Examined and approved this 19th day of June, 1968.
Raymond C. Barker
County Assessor

For Order of the County Court approving this plat see Volume _____, page _____, of the Commissioner's Journal of Proceedings.
Emmell
County Clerk

All taxes paid in full to date this 19th day of June, 1968.
Raymond Ingle
County Sheriff

Filed for record this 19th day of February, 1968 at 9:43 o'clock A.M. and recorded in Volume 11 of Plats at page 121 of Records of Jackson County, Oregon.
Emmell
County Clerk

Examined and recommended for approval by the County Court this 13th day of FEBRUARY, 1968.
Mark E. Boyden
County Surveyor

For Deed Restrictions applying to *VALLEY VISTA ESTATES UNIT NUMBER 1 SUBDIVISION* see Official Record _____ of Jackson County, Oregon.

Hugh C. Ingle
Civil Engineer

Subscribed and sworn to before me this 10th day of June, 1968.
Jessie L. Carver
Notary Public for Oregon

My Commission expires the 5th day of September, 1970

Survey Narrative to Comply with O. R. S. 209 - 250

Survey for Valley Vista Estates, Inc., Central Point, Oregon

BASIS OF BEARINGS

Polaris and Solar

LOCATION OF SURVEY

West Portion Section 28, T. 35 S., R. 2 W., W.M.

PURPOSE OF SURVEY

To subdivide into tracts of 2 acres, more or less, a portion of the Northwest quarter of and the Northeast quarter of the Northwest quarter of the Southwest quarter, and that portion of the North Half of the Northeast Quarter of the Southwest quarter, lying West of Perry Road in Section 28, Township 35 South, Range 2 West of Willamette Meridian, in Jackson County.

PROCEDURE

Controls and orientation of the survey were from ties to the North, South, and West Quarter Section corners and the Northwest corner of Section 28, all corners being identified by notes of records. The North-South and East-West center lines of the section had been run by Verlyn D. Thomas as shown on filed survey #3314 and center of section was set by him. Checking of distances and bearings by me were found to agree.

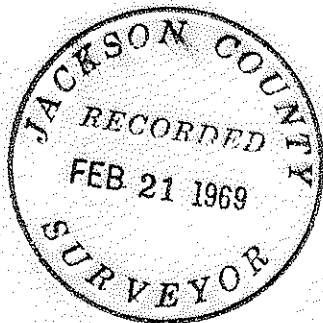
The road boundary on the west side of Perry Road was established to agree with traverse line established by the Road department. The West boundary was to meet the Easterly right-of-way line of Dugan Road. Initial point of survey was referenced to the West Quarter section corner of Section 28.

Traverse of road lines across the tract were used in verification of boundary traverse.

The southerly boundary on the 1/16th line was determined by proportionate measurement of known distances between center of section and South Quarter corner and between West Quarter corner and Southwest corner of Section and corresponding to proportionate bearing interval.

West boundary of property in North half of Northeast quarter of Northwest quarter of Southwest quarter was determined by proportioning distance between center line of Section and West line of Section and by proportioning of record bearings.

Topography was taken over all the Northwest quarter and road lines and profiles made for construction of roads. Tentative road lines and subdivision lines were made to include subsequent extension of the subdivision.



Hugh C. Ingle

