

# VISTA VIEW SUBDIVISION

LOCATED IN SEC. 10, T. 36 S., R. 4 W., W.M., JACKSON COUNTY, OREGON

APRIL 1971

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, David Kirkwood, JoAnn Kirkwood, Sidney H. Sanders, Elsie Faye Sanders 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 size of the lots and the lengths 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 hereby grant to the County of Jackson in fee simple those areas portrayed and dedicated hereon as street plugs, by its approval of this plat the said County undertakes that upon the approved dedication of the extension of an affected street, it will deed the street plug for public street purposes and we do hereby designate said subdivision as:  
VISTA VIEW SUBDIVISION

IN WITNESS WHEREOF we have set our hands and seals this 27 day of April 1971

David Kirkwood  
JoAnn Kirkwood

Sidney H. Sanders  
Elsie Faye Sanders

STATE OF OREGON }  
County of Jackson } SS

April 27 A.D. 1971

Personally appeared the above named Sidney H. Sanders and Elsie Faye Sanders, David Kirkwood and JoAnn Kirkwood and acknowledged the foregoing instrument to be their voluntary act and deed.

My Commission expires the 18 day of May 1972

Examined and approved by the Jackson County Planning Commission

July 1971. Attest: Gary A. Scott  
Secretary

Examined and approved this 16<sup>th</sup> day of July 1971

All taxes paid in full to date this 16 day of July 1971

Examined and recommended for approval of the County Court JULY 20, 1971.

For order of the County Court approving this plat see Volume      Page      of County Commissioners Journal of Proceedings

Filed for record this the 21<sup>st</sup> day of July 1971 at O'Clock 10:36, A.M. and recorded in Volume 11 of Plats at Page 37 of Records of Jackson County, Oregon

Examined and approved for the use of individual wells and individual sewage disposal facilities this 14 day of May 1971

## ENGINEER'S CERTIFICATE

D. Bryce W. Townley, a duly registered Engineer of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with 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 Section Corner common to Sections 3, 4, 9 and 10, T. 36 S., R. 4 W., W.M., Jackson County, Oregon; thence South 243.45 Feet; thence East 269.78 Feet to a 2"x36" galv. Iron Pipe at the intersection of the East line of East Evans Creek Road with the Northline of Manganita Drive being the Initial Point of Beginning; thence South 86° 25' 40" East 1057.15 Feet to the North-South Centerline of the Northwest Quarter of said Section 10; thence North 0° 35' 32" West along last said line 21.6 Feet; thence South 89° 47' East 156.00 Feet; thence North 0° 35' 32" West 220.00 Feet to the Northline of Section 10; thence along said Northline 587.42 Feet; thence South 89° 47' East 156.00 Feet; thence North 0° 35' 32" West 220.00 Feet to the North-South Centerline of the Southeast Quarter of Section 10; thence North 87° 34' 01" West along the Centerline of Section 10, 267.25 Feet to said Centerline of the Northwest Quarter; thence North 0° 35' 32" West 220.00 Feet to a point that is 364.75 Feet south of the Northline of said Section; thence North 86° 25' 40" West 1057.15 Feet to the East line of East Evans Creek Road; thence North 22° 01' East 63.25 Feet to the Initial Point of Beginning.

Subscribed and sworn to before me this 3 day of May 1971 Sarah J. McQuat Notary Public for Oregon My Commission expires the 18 day of May 1972

Before me: Sarah J. McQuat  
Notary Public for Oregon

this the 20<sup>th</sup> day of

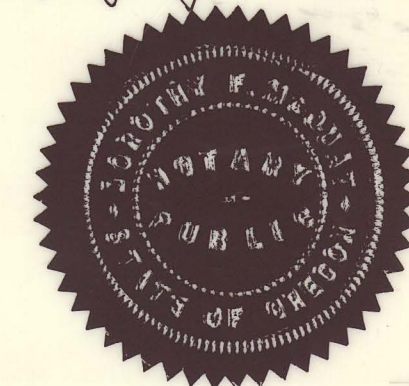
D. W. P. Philips

Chairman  
Ray C. Stewart  
County Assessor

W. G. Anderson  
County Sheriff

W. E. Boudin  
County Surveyor

H. J. Chipman  
County Clerk



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

Bryce W. Townley  
Engineer

Edmund Chipman  
County Clerk

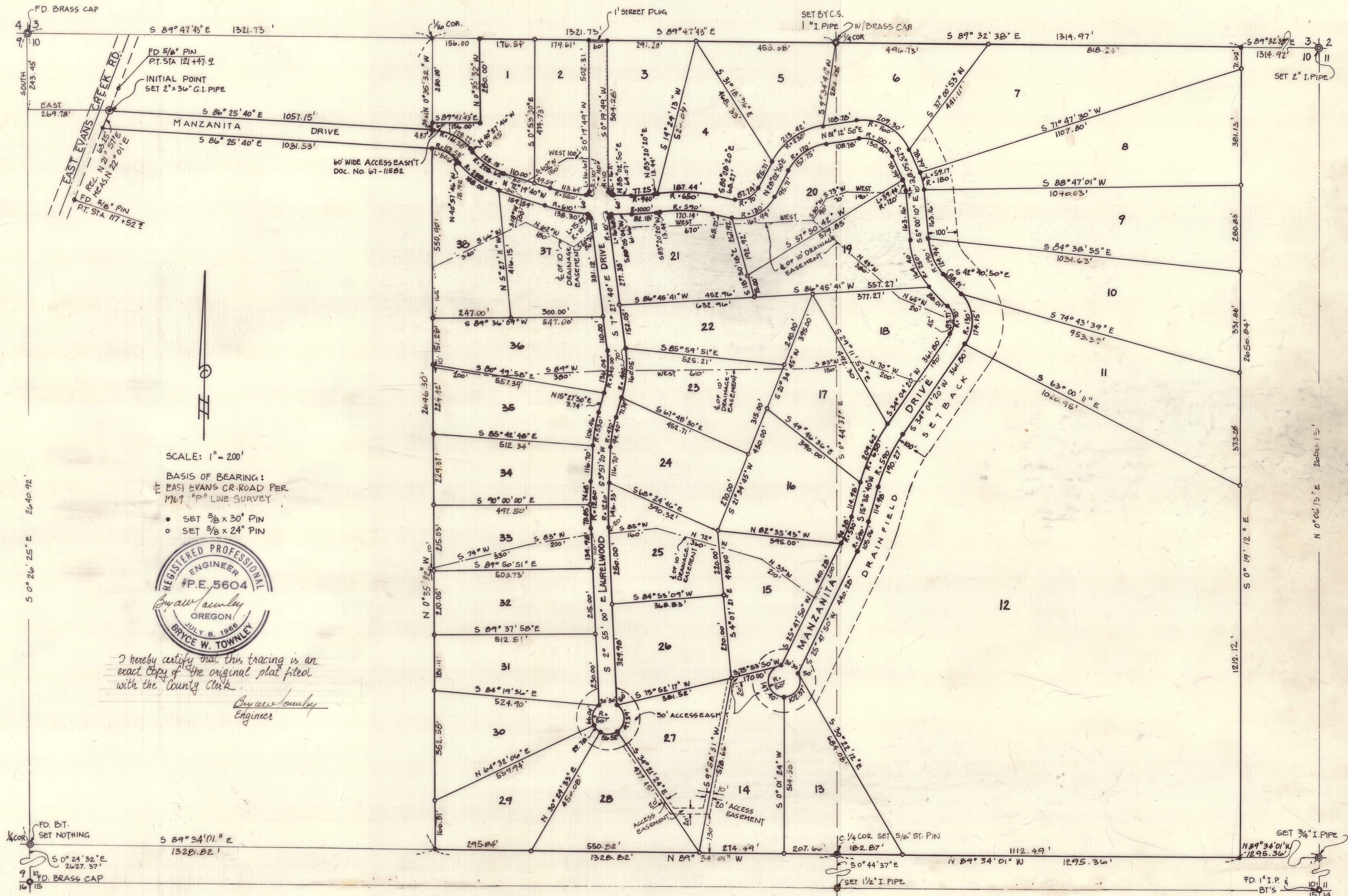
Russ Merkell, M.D.  
County Health Officer





# VISTA VIEW SUBDIVISION

LOCATED IN SEC. 10, T. 36 S., R. 4 W., W.M., JACKSON COUNTY  
OREGON, APRIL 1971





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

SURVEY FOR: David Kirkwood  
Rogue River, Oregon

PURPOSE: To subdivide section for Vista View Subdivision.

LOCATION: The East one-half of the Northwest One-quarter and the West One-half of the Northeast One-quarter of Section 10, T 36 S, R 4 W, of the Willamette Meridian in Jackson County, Oregon.

PROCEDURE: Corner common to Sections 3, 4, 9 and 10; found brass-capped Monument and B.T.s. Traversed to West Quarter corner and corner common to Sections 9, 10, 15 and 16; found brass-capped Monument, 24" deep at Section Corner.

Quarter corner 9 and 10, found 14" dia. W. Oak B.T. with CS visible. Corner bears South 59° 30' West, 131.0 feet per re-established notes, and will fall in Evans Creek.

Found: Wit. Cor. 100.84 feet East of Quarter corner, with brass-capped Monument, from which a 26" yellow Pine bears North 9° 20' East 19.1 feet; a 17" yellow Pine bears North 86° 19' East 42.9 feet.

Traversed to corner 10, 11, 14 and 15; found 1" pipe and the following Bearing Trees:

- 8" W. Oak South 13° 30' W 49.45 feet
- 6" W. Oak North 64° 30' W 29.50 feet
- 6" W. Oak North 77° 00' E 49.30 feet

Quarter corner 10 and 15, calculated location of mid point on South line; found Maple shoots from old stool, which is the only evidence of Maple in the area. Found large Laurel stump that fits the location of original tree. Quarter corner bears North 45° 38' 48" East, 38.21 feet from mid point.

Set 1 1/2" Pipe from which

- 6" Madrone bears South 35° 25' 20" E 13.68 feet
- 6" Madrone bears North 50° 54' 20" W 18.81 feet

Trees are marked with 1/4 in upper blaze and B.T. in lower blaze. Also found dry branch mentioned in the original notes to be 13 ft. W. from corner set, but there is evidence that it could have been 8 feet from corner at one time due to abrupt 3 foot drop in elevation at that point.

Traversed East line of Section to verify location of East Quarter corner apparently set by BLM or PP&L.

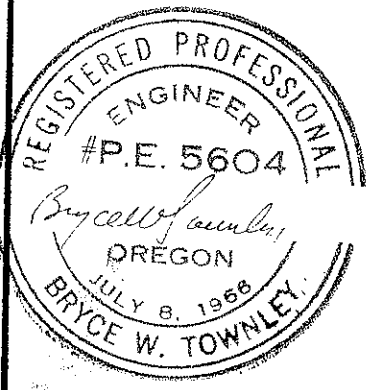
Found: Hub with guard stake marked Quarter corner, also downed tree with scribe visible and stump hole believed to be 12" B.O. North 21° West, 14 feet; also two 4" Laurel with single blazes, recent; also two 6" Laurel with single blazes, old.

Set 3/4" G.I.P. 36" long from which 4" Laurel bears North 75° 02' West, 8.5 feet and 4" Laurel bears South 79° 40' East, 6.5 feet. (B.T. in lower blazes)

Traversed North line Section 10.

Traversed to corner common to Sections 2, 3, 10 and 11, found 1 1/2" tree limb exposed 2.5 feet out of the ground supported by two Hubs.

Found: Original Laurel, now 20" with axe marks, bears North 29° 09' West, 29.2 feet, Laurel stool with 8" to 10" sprouts bears North 39° 42' East, 13.9 feet, a 30" B.O. with scribe visible, bears South 52° 20' West, 63.2 feet.



Set 2" I.Pipe 36" long in place of tree limb.  
Blazed three new B.T.'s:

- 4" B.O. North 50° 23' West 22.3 feet
- 8" B.O. North 81° 37' East 17.6 feet
- 20" Laurel South 15° 18' West 27.4 feet

Trees are marked with B.T. in lower blaze.

Quarter corner of 3 and 10, calculated location of mid point on North line. Found evidence of original Bearing Trees and set corner from them.

Corner bears North 49° 49' 40" East, 8.90 feet from mid point. 1" I.Pipe with brass cap set by Jackson County Surveyor.

Two new Bearing Trees were scribed as follows:

- 12" Douglas Fir North 73° 49' 20" West 41.30 feet
- 12" Black Oak South 15° 15' 20" East 50.85 feet

Set 5/8" diameter steel pins for road rights-of-way, and for parcel boundaries as shown on attached map.

The basis of bearing is North 21° 53' 10" East along the "P" Line centerline of East Evans Creek Road between stations 75+60.31 and 79+27.78 (survey performed by Jackson County in 1969). Found spike on centerline at both stations and 5/8" iron pin 30.00 feet right of Station 75+60.31 (PT Station 117+52.9 per County location map of 1938). Later found 5/8" pin at PC Station 121+47.9 per same location map and set initial point at the intersection of this old alignment and the North line of the 60 foot right-of-way referred to in Circuit Court case # 65-221-E. The two 1/2" iron pins referred to in this court case were shown to be on a bearing of South 84° East with the most westerly pin which was to be on the East right-of-way of East Evans Creek Road being 1.57 feet westerly of the right-of-way as shown on said location map. I checked with the Attornies who handled the court case and found that S. S. Smythe prepared the legal description for the court case and evidently set the 1/2" iron pins. Rotating his bearing of South 84° East to South 86° 25' 40" East checks with what we find for distance from Sec. Cor. to 1/2" I. Pin.

Set 5/8"x36" steel pin for C 1/4 corner and scribed two bearing trees w/B.T. in lower blaze.

- 10" Laurel North 57° 14' East 10.9 ft.
- 6" Laurel South 20° 46' West 13.6 ft.

