

ROGUEWOODS ESTATES SUBDIVISION

LOCATED IN SEC. 31 and THE NW 1/4

SEC. 32, T. 35 S. R. 1 W., W.M.

JACKSON COUNTY, OREGON

MAY 12, 1976

30 29
31 32
Sec. Cor.
2" G.I. Pipe

INITIAL POINT OF BEGINNING
Set on 8" diam. x 24" concrete monument
with bronze disk set 6" below the ground
surface

€ 20' WIDE POWER TRANSMISSION
LINE EASEMENT INST. No. 67-10997, O.R.

20.55 Ac. ±

6

SCALE 1"=200'
BASIS OF BEARINGS
RECORDED SURVEY No. 5328
○ FD. 3/4" I. PIN UNLESS OTHERWISE INDICATED
● SET 3/4" x 24" IRON PIN FLUSH
● SET 3/4" x 30" IRON PIN FLUSH
W.C. = WITNESS CORNER

FOR REVOCATION OF PRIVATE WAY
SEE INST. No. 76-07222, O.R.

EAST
WEST
ROGUEWOODS DRIVE (PRIVATE ROAD APPROVED FEB. 25, 1976 FILE No. 76-6E)

30.95 Ac. ±

1

€ 25' WIDE POWER TRANSMISSION LINE
EASEMENT DEED VOL. 229, PAGE 275

8.16 Ac. ±

5

8.25 Ac. ±

4

8.32 Ac. ±

3

8.58 Ac. ±

2

20' WIDE POWER TRANS
EASEMENT DEED VOL. 508, PAGE 528

MISSION LINE

APPROX LOCATION 1984
ADJUSTED FLOOD LINE

N. 1/16 COR.
SEC. 31 & 32
PER. R.S. 688
FD. 3/4" L.P.P.E.
IN CONC. FLUSH

PER R.S. 629
W.C. FD. 5/8"
RE-BAR FLUSH

ROGUE RIVER

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.

Frank E. Boylan
SURVEYOR

ROGUE

6361

Frank E. Boylan

ROGUEWOODS ESTATES SUBDIVISION

LOCATED IN SEC. 31 and THE NW. 1/4 SEC. 32,

T. 35 S. R. 1 W., W.M.

JACKSON COUNTY, OREGON

MAY 12, 1976

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we Albert C. Allen, Jr. and Eva Mae Allen husband and wife are the owners in fee simple of the lands hereon described and that we have subdivided same into lots as shown hereon, and the number and size of the lots and lengths of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision. Said subdivision being subject to the existing utility easements and the drainage easement shown hereon, and we do designate said subdivision as ROGUEWOODS ESTATES SUBDIVISION.

The private road, designated "private road", shown on this plat has been created for the purposes expressed in Oregon Revised Statutes 92.014 and the Private Road Ordinance of Jackson County, Oregon, to provide access to the parcels shown hereon and the undersigned agrees, in consideration of approval of his private road creation and this subdivision plat by the Jackson County Planning Commission, that he will use the private road shown hereon for said purposes.

IN WITNESS WHERE OF we have hereunto set our hands and seals this 13th day of May, 1976

Albert C. Allen Jr.
Albert C. Allen Jr.

Eva Mae Allen
Eva Mae Allen

STATE OF OREGON }
COUNTY OF JACKSON } SS

May 13 A.D. 1976

Personally appeared the above-named Albert C. Allen Jr. and Eva Mae Allen, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Patricia Stanton
Notary Public for Oregon

My commission expires the 6 day of Aug., 1979

Examined and approved for the use of Individual Wells and Individual Sewage Disposal Facilities 17 day of May, 1976

Esther A. Wright
County Health Officer

Pursuant to O.R.S. 92.095, this plat has been examined and approved this 28th day of MAY, 1976

Ray E. Stewart Raymond D. Hild
Director of Assessment and Taxation deputy

Filed for record this 2nd day of June, 1976 at 2:09 o'clock P.M. and recorded in Volume 12 of plats on page 61 of records in Jackson County, Oregon.

County Clerk Harry Chipman by Thomas W. Jewett
Deputy

I hereby certify that this is a photocopy of the original plat
Mark E. Boyden
Surveyor

SURVEYOR'S CERTIFICATE

STATE OF OREGON }
COUNTY OF JACKSON } SS

I, Mark E. Boyden, a duly registered surveyor of the State of Oregon, being first duly sworn, do hereby certify that under my direction, the tract of land hereon shown has been correctly surveyed and marked with proper monuments, 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 Northeast corner of Section 31, Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the East boundary of said Section, South 0° 09' 30" East, 429.88 feet (record 429.93 feet) to the southeast corner of tract described in Instrument No. 75-15144 of the Official Records of said County and the initial point of beginning, said initial point being monumented with an 8" diameter concrete monument with bronze disk; thence continue along said Section boundary, South 0° 09' 30" East 899.89 feet to a 3/4" iron pipe in concrete found to be set for the North one-sixteenth section corner common to Section 31 and Section 32, said Township and Range; thence South 49° 28' 30" East (record South 49° 30' 00" East) along the southwesterly boundary of tract described in Instrument No. 72-13757, said Official Records 275.01 feet to the right bank water's edge of Rogue River; thence along said water's edge as follows South 53° 44' 15" West 506.42 feet; South 53° 18' 40" West 831.25 feet; South 58° 48' 40" West 169.60 feet; South 58° 25' 00" West 505.11 feet; thence leaving said water's edge North 36° 16' 30" West, along the northeasterly boundary of tract described in Instrument No. 74-01774 and Instrument No. 75-16612, said Official Records, 803.97 feet to the most northerly northeast corner thereof; thence North 89° 58' 50" West, along the north boundary of said tract described in said Instrument No. 75-16612, a distance of 1785.81 feet to the southeasterly right-of-way line of Modoc (County) Road; thence along said road line, North 23° 05' 00" East 75.61 feet; thence along said road line, 623.78 feet on the arc of a 2904.79 foot radius curve left (the long chord bears North 16° 55' 55" East 622.59 feet) to a 3/4" iron pin found; thence East 1757.80 feet to a 3/4" iron pin found; thence 42.27 feet on the arc of a 70.00 foot radius curve left (the long chord bears North 72° 42' 00" East 41.63 feet); thence North 55° 24' 00" East 919.51 feet; thence 76.56 feet on the arc of a 50.00 foot radius non-tangent curve right (the long chord bears North 46° 08' 05" East 69.30 feet); thence North 330.08 feet to the south boundary of tract described in Instrument No. 73-01365, said Official Records; thence North 89° 57' 40" East (record North 89° 56' 20" East) 884.90 feet, to the initial point of beginning.

Mark E. Boyden
Surveyor

Subscribed and sworn to before me this 13th day of May, 1976

Patricia Stanton
Notary Public for Oregon

My commission expires the 6 day of Aug., 1979

Examined and approved by the Jackson County Planning Commission this the 28th day of MAY, 1976, and this plat is in conformance with the tentative plat.

Henry L. Lary
Secretary

Dorothy Simpson
President

Examined and recommended for approval by the Board of County Commissioners this 24th day of MAY, 1976

E.P. McSinty or C.O. Hudson
County Surveyor Deputy

For order of the Board of County Commissioners approving this plat see Volume _____, page _____, of County Commissioners Journal of Proceedings.

County Clerk _____ by _____ Deputy

6361