

GEMINI ESTATES SUBDIVISION

IN THE CITY OF PHOENIX, OREGON

LOCATED IN THE S.E. 1/4 OF SECTION 9, T.38S., R.1W., W. M. JACKSON COUNTY, OREGON

JULY 10, 1978

I, WALTER J. MARQUESS, CITY ENGINEER AND MARK E. BOYDEN, PLAT SURVEYOR DO ACKNOWLEDGE THAT THIS FINAL PLAT SUBSTANTIALLY CONFORMS TO THE PRELIMINARY PLAT AS APPROVED BY THE PHOENIX PLANNING COMMISSION.

SURVEYOR'S CERTIFICATE

STATE OF OREGON SS
COUNTY OF JACKSON

I, MARK E. BOYDEN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY CERTIFY THAT THE TRACT OF LAND HERON SHOWN HAS BEEN CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF ITS BOUNDARY LINES:

COMMENCING AT THE SOUTH-SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 41, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 378.65 FEET AND EAST 961.70 FEET TO THE MOST NORTHERLY CORNER OF LOT 8 OF FREEDOM SUBDIVISION (RECORDED), NOW MONUMENTED WITH AN 8 INCH DIAMETER BY 24 INCH LONG CONCRETE POST WITH BRONZE DISK SET 6 INCHES BELOW THE GROUND SURFACE FOR THE INITIAL POINT OF BEGINNING; THENCE NORTH 44° 38' 20" WEST 10.000 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE EASEMENT FOR ROAD PURPOSES DESCRIBED IN VOLUME 335, PAGE 79 OF THE DEED RECORDS OF SAID COUNTY; THENCE ALONG SAID EASEMENT LINE NORTH 45° 41' 35" EAST (RECORD-NORTH 45° 42' EAST) 324.34 FEET TO A 1-1/8 INCH IRON PIN FOUND, THENCE ALONG THAT BOUNDARY ESTABLISHED BY AGREEMENT AS DESCRIBED IN INSTRUMENT NO. 78 - 15939 OF THE OFFICIAL RECORDS OF SAID COUNTY SOUTH 44° 18' 25" EAST 104.00 FEET; THENCE ALONG SAID AGREEMENT BOUNDARY NORTH 45° 32' 00" EAST 357.30 FEET; THENCE ALONG THAT BOUNDARY ESTABLISHED BY AGREEMENT AS DESCRIBED IN INSTRUMENT NO. 78 - 15918 OF THE OFFICIAL RECORDS OF SAID COUNTY SOUTH 0° 50' WEST 103.65 FEET; THENCE ALONG THE LAST MENTIONED AGREEMENT BOUNDARY SOUTH 89° 10' EAST 15.87 FEET TO THE NORTH-WESTERLY CORNER OF LOT 2, BLOCK 7 OF THE ORIGINAL TOWNSITE OF PHOENIX, OREGON (RECORDED); THENCE ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 7 AND THE SOUTHERLY PROJECTION THEREOF SOUTH 0° 29' 30" WEST 194.67 FEET; THENCE TO AND ALONG THE SOUTHWESTERLY BOUNDARY OF BLOCK 6 OF SAID TOWNSITE SOUTH 37° 33' 45" EAST 59.82 FEET; THENCE SOUTH 52° 26' 15" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE LEFT 30.50 FEET (THE LONG CHORD BEARS NORTH 47° 16' 10" WEST 30.35 FEET) TO AN INTERSECTION WITH THE WEST BOUNDARY OF DONATION LAND CLAIM NO. 42, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID CLAIM BOUNDARY SOUTH 0° 05' 25" WEST 40.725 FEET TO THE NORTHWESTERLY BOUNDARY OF THE TRACT DESCRIBED IN VOLUME 180, PAGE 36 OF THE DEED RECORDS OF SAID COUNTY; THENCE ALONG SAID TRACT BOUNDARY SOUTH 52° 27' WEST (RECORD-SOUTH 52° 20' WEST) 166.76 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT SOUTH 37° 10' 35" EAST (RECORD-SOUTH 37° 16' EAST) 0.95 FEET TO INTERSECT THE NORTHEASTERLY PROJECTION OF THE SOUTHEASTERLY BOUNDARY OF FREEDOM SUBDIVISION (RECORDED); THENCE ALONG SAID BOUNDARY PROJECTION SOUTH 53° 00' 15" WEST 219.68 FEET TO THE MOST EASTERLY CORNER OF SAID FREEDOM SUBDIVISION; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION NORTH 44° 38' 20" WEST 320.02 FEET TO THE INITIAL POINT OF BEGINNING.

POST MONUMENTATION CERTIFICATE

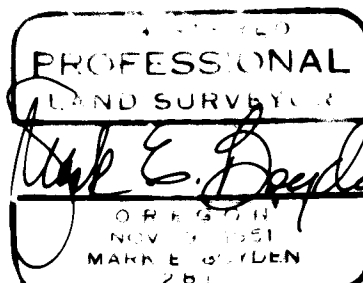
ALL MONUMENTS WILL BE SET ON OR BEFORE THE 10th DAY OF JULY, 1978.

ALL MONUMENTS ARE NOW SET ON THIS 25th DAY OF JULY, 1978.
SEE DOCUMENT NO. 79-12958 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

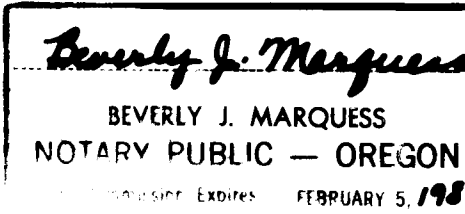
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Mark E. Boyden
PLAT SURVEYOR



Janet E. Brown
11-7-81



SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF July, 1978.

Janet E. Brown MY COMMISSION EXPIRES THE 7th DAY OF Nov., 1981.
NOTARY PUBLIC for the STATE OF OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHURCH STREET PARTNERS, OREGON LTD., ARE THE CONTRACT PURCHASERS OF THE LANDS HERON DESCRIBED, AND THAT THEY HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE LOTS AND LENGTHS AND BEARINGS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID SUBDIVISION AND THEY DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL STREETS AND UTILITY EASEMENTS SHOWN HEREON AND THEY DO HEREBY DESIGNATE SAID SUBDIVISION AS "GEMINI ESTATES SUBDIVISION".

IN WITNESS WHEREOF, THEY HAVE SET THEIR HANDS AND SEALS THIS 18 DAY OF July, 1978.
Robert A. Adler *H. Don Christy* *Fred W. Stilwell*
ROBERT A. ADLER H. DON CHRISTY FRED W. STILWELL

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF JACKSON

THIS CERTIFIES THAT ON THIS 18th DAY OF July, 1978, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT A. ADLER, H. DON CHRISTY AND FRED W. STILWELL, WHO FIRST BEING DULY SWORN, DID SAY THAT THEIR SIGNATURES AFFIXED TO THE FOREGOING INSTRUMENT WERE THEIR FREE ACTS AND DEEDS.

Beverly J. Marquess MY COMMISSION EXPIRES 2-5-82
NOTARY PUBLIC for the STATE OF OREGON

APPROVALS

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 17th DAY OF July, 1978.

Walter J. Marquess
CITY ENGINEER

WE CERTIFY PURSUANT TO AUTHORITY GRANTED TO US BY THE PHOENIX CITY COUNCIL IN OPEN MEETING OF July 17, 1978 THE ATTACHED PLAT IS HEREBY APPROVED BY THE PHOENIX CITY COUNCIL.

DATE July 17 *Jack W. Workman* PRESIDENT *Frances Stevenson* SECRETARY

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW WHICH WILL BECOME A LIEN DURING THE 1978 CALENDAR YEAR HAVE BEEN PAID.

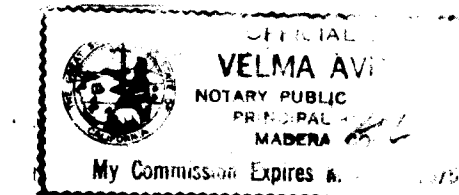
DATE July 21, 1978 *Home Mendes* *Ray Stewart*
DIRECTOR OF ASSESSMENT and TAXATION

FOR ORDER OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THIS PLAT SEE VOLUME 13 PAGE 47 OF THE COUNTY COMMISSIONERS' JOURNAL OF PROCEEDINGS.

BY _____ DEPUTY COUNTY CLERK

FILED FOR RECORD THIS THE 3 DAY OF August, 1978, AT 10:29 O'CLOCK A.M. AND RECORDED IN VOLUME 13 OF PLATS AT PAGE 47 OF RECORDS OF JACKSON COUNTY, OREGON.

BY *Betty Key* DEPUTY *Pat Watson* COUNTY CLERK



I HEREBY CERTIFY THAT THIS IS A COPY OF THE ORIGINAL PLAT

Mark E. Boyden
SURVEYOR

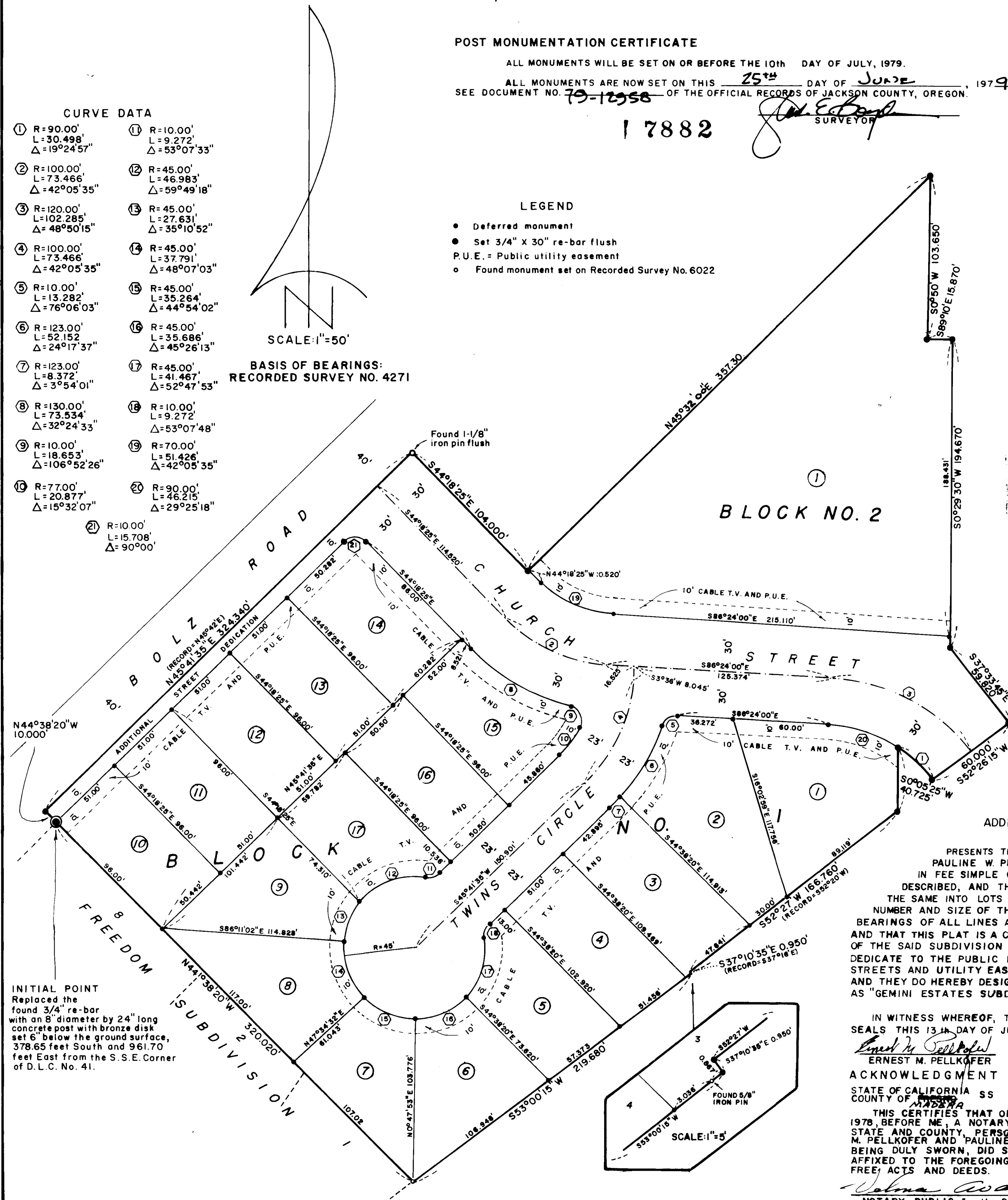
MY COMMISSION EXPIRES MAY 18, 1979

- CURVE DATA**
- ① R=90.00', L=30.498', Δ=19°24'57"
 - ② R=100.00', L=73.466', Δ=42°05'35"
 - ③ R=120.00', L=102.285', Δ=48°50'15"
 - ④ R=100.00', L=73.466', Δ=42°05'35"
 - ⑤ R=10.00', L=13.282', Δ=76°06'03"
 - ⑥ R=123.00', L=52.152', Δ=24°17'37"
 - ⑦ R=123.00', L=18.372', Δ=3°54'01"
 - ⑧ R=130.00', L=73.534', Δ=32°24'33"
 - ⑨ R=10.00', L=18.653', Δ=106°52'26"
 - ⑩ R=77.00', L=20.877', Δ=15°32'07"
 - ⑪ R=10.00', L=15.708', Δ=90°00'
 - ⑫ R=45.00', L=9.272', Δ=53°07'33"
 - ⑬ R=45.00', L=46.983', Δ=59°49'18"
 - ⑭ R=45.00', L=27.631', Δ=35°10'52"
 - ⑮ R=45.00', L=37.791', Δ=48°07'03"
 - ⑯ R=45.00', L=35.264', Δ=44°54'02"
 - ⑰ R=45.00', L=35.686', Δ=45°26'13"
 - ⑱ R=45.00', L=41.467', Δ=52°47'55"
 - ⑲ R=10.00', L=9.272', Δ=53°07'48"
 - ⑳ R=70.00', L=51.426', Δ=42°05'35"
 - ㉑ R=90.00', L=48.915', Δ=29°25'18"

BASIS OF BEARINGS:
RECORDED SURVEY NO. 4271

SCALE: 1"=50'

- LEGEND**
- Deferred monument
 - Set 3/4" x 30" re-bar flush
 - P.U.E. = Public utility easement
 - o Found monument set on Recorded Survey No. 6022



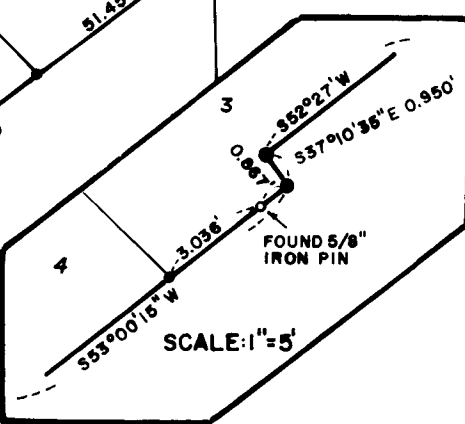
INITIAL POINT
Replaced the found 3/4" re-bar with an 8" diameter by 24" long concrete post with bronze disk set 6" below the ground surface, 378.65 feet South and 961.70 feet East from the S. S.E. Corner of D.L.C. No. 41.

IN WITNESS WHEREOF, THEY HAVE SET HANDS AND SEALS THIS 13th DAY OF JULY, 1978.
Ernest M. Pellkofer *Pauline W. Pellkofer*
ERNEST M. PELLKOFER PAULINE W. PELLKOFER

ACKNOWLEDGMENT
STATE OF CALIFORNIA SS
COUNTY OF MADERA

THIS CERTIFIES THAT ON THIS 13th DAY OF JULY, 1978, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERNEST M. PELLKOFER AND PAULINE W. PELLKOFER, WHO FIRST BEING DULY SWORN, DID SAY THAT THEIR SIGNATURES AFFIXED TO THE FOREGOING INSTRUMENT WERE THEIR FREE ACTS AND DEEDS.

Velma A. Adoff
NOTARY PUBLIC for the STATE OF CALIFORNIA



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