

# SHASTA MEADOWS SUBDIVISION

LOCATED IN

D.L.C. No. 46 and the S.E. 1/4 of Sec. 3, T36S, R1W, W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON.

I certify this plat to be an exact photocopy of the original.  
*[Signature]*  
SURVEYOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, RiverSun Construction Company, 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 size of the lots and 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 shown hereon, together with all easements as shown hereon, and we hereby designate said subdivision as Shasta Meadows Subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2<sup>nd</sup> day of April, 1980.

*Robert W. McNeely*  
Robert W. McNeely, President  
*James Hickman*  
James Hickman, Secretary

STATE OF OREGON )  
County of Jackson) ss.

*D. Y. Heath*  
D. Y. HEATH  
NOTARY PUBLIC - OREGON  
My Commission Expires 3/13/83

Personally appeared Robert W. McNeely who, being duly sworn, said that he is the president of RiverSun Construction Company, Incorporated, and that the foregoing instrument was signed on behalf of said corporation by authority of its board of directors, and he acknowledged said instrument to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2<sup>nd</sup> day of April, 1980.

STATE OF OREGON )  
County of Jackson) ss.

*D. Y. Heath*  
D. Y. HEATH  
NOTARY PUBLIC - OREGON  
My Commission Expires 3/13/83

Personally appeared James Hickman who, being duly sworn, said that he is the secretary of RiverSun Construction Company, Incorporated, and that the foregoing instrument was signed on behalf of said corporation by authority of its board of directors, and he acknowledged said instrument to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2<sup>nd</sup> day of April, 1980.

Examined and approved this 11<sup>th</sup> day of APRIL, 1980.

*Robert B. Wiegand*  
City Engineer

I certify that, pursuant to authority granted to us by the Eagle Point City Council in open meeting of April 8, 1980, the above plat is hereby approved by the Eagle Point City Council. Dated this 8<sup>th</sup> day of April, 1980.

*Steven R. Butcher*  
Mayor  
*Juanita S. Howell*  
Secretary

I hereby certify that all charges on the tax roll which have a lien for this calendar year have been paid. Examined and approved this 15 of April, 1980.

*Ray Stewart*  
Deputy  
Director of Assessment and Taxation  
*NOTE: If my approval is noted for this calendar year only - 1980.*

## SURVEYOR'S CERTIFICATE

STATE OF OREGON )  
County of Jackson) ss.

I, Dennis N. 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.

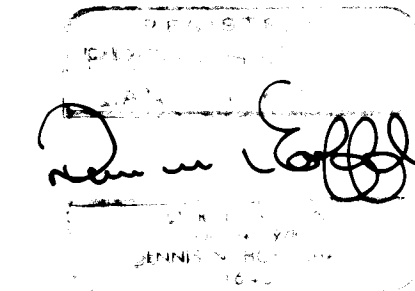
Commencing at the Southeast corner of Donation Land Claim No. 45 in Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 89° 56' 38" West along the Southerly line of said Donation Land Claim No. 45, a distance of 659.32 feet (Record 660 feet) to a point on the Southeasterly right of way line of Shasta Avenue; thence along said right of way line South 46° 31' 16" West 730.73 feet (Record 730.1 feet); thence South 43° 24' 14" East 242.45 feet (Record 242.5 feet) to a brass cap set in a concrete monument for the initial point of beginning of Shasta Meadows Subdivision; thence South 43° 24' 14" East 169.59 feet; thence South 46° 31' 54" West 51.57 feet; thence South 43° 28' 44" East 430.32 feet; thence South 46° 29' 17" West 154.49 feet; thence North 43° 25' 07" West 99.77 feet (Record 99.50 feet); thence South 66° 09' 31" West 108.02 feet (Record 108.0 feet); thence South 55° 32' 58" West 74.50 feet; thence North 45° 00' 00" West 591.15 feet; thence North 49° 28' 17" East 93.39 feet; thence North 43° 32' 00" West 110.00 feet to intersect the Southeasterly right of way line of Shasta Avenue; thence along said Southeasterly right of way line North 49° 26' 00" East 38.22 feet; thence South 43° 28' 44" East 114.45 feet to a point of curve; thence along the arc of a 1520.00 foot radius curve to the right (the long chord bears South 42° 49' 42" East 34.52 feet) a distance of 34.53 feet; thence leaving said curve on a nontangent line North 46° 31' 16" East 60.39 feet; thence South 43° 28' 44" East 93.00 feet; thence North 46° 31' 16" East 205.84 feet to the point of beginning.

*Dennis N. Hoffbuhr*  
Surveyor

Subscribed and sworn to before me this 2<sup>nd</sup> day of April, 1980.



*Carolyn Fadness*  
CAROLYN FADNESS  
NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES 10-20-83



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

*Ruby A. Poling*  
Deputy  
*Haldene Terry*  
County Clerk

Filed for record this the 24<sup>th</sup> day of April, 1980, at 11:52 O'Clock A.M and recorded in Volume 14 of Plats at Page 23 of Records of Jackson County, Oregon.

*Ruby A. Poling*  
Deputy  
*Haldene Terry*  
County Clerk

SURVEY NO. 8347

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: RiverSun Construction Co., Inc.  
532 C North Main  
Gresham, Oregon 97030

LOCATION: Donation Land Claim No. 46 and the Southeast  
one-quarter (1/4) of Section 3, Township 36  
South, Range 1 West, Willamette Meridian,  
City of Eagle Point, Jackson County, Oregon

PURPOSE: Subdivision monumentation

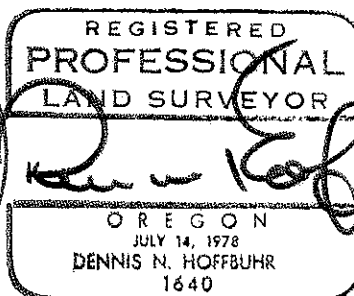
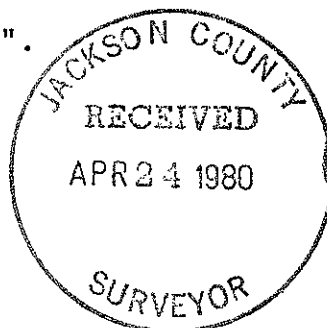
PROCEDURE: Existing monumentation was located and tied down  
by closed traverse. The 1/2 inch pipes found on the Southeasterly  
boundary of Lot 7 of Block 1 were held as controlling over the two  
5/8 inch pins which were set on Survey 7466. The location of these  
pins in relation to the 1/2 inch pipes agreed with the bearings and  
distances shown on the map of Survey 7466. To eliminate any owner-  
ship problems, the client plans to deed the approximately 10 feet x  
52 feet strip between the 1/2 inch pipes and the 5/8 inch pins to  
the adjoining land owner.

No 5/8 inch iron pin was found in the vicinity of the initial  
point, as indicated by Survey 7466.

A search of the deed records of the subject parcel and the  
adjoiners to the Southwest indicated two different bearings (S43°  
32'E vs. S45°00'00"E) along the Southeasterly 255 feet of the South-  
westerly boundary. To eliminate this problem, the line was held  
as previously monumented and the client intends to deed to the ad-  
joiner to the Southwest any interest in the land lying Southwest  
of the monumented line.

This being a narrative to accompany a subdivision plat, and  
the plat at the time of this writing having already been filed with  
the County Clerk, I will herein attempt to correct an error on the  
plat. On page 2, in the curve data schedule, Curve No. 3 should  
read "Delta = 91°31'16", Radius = 20.00', Arc Length = 31.95', and  
Chord = 28.66'".

April 28, 1980



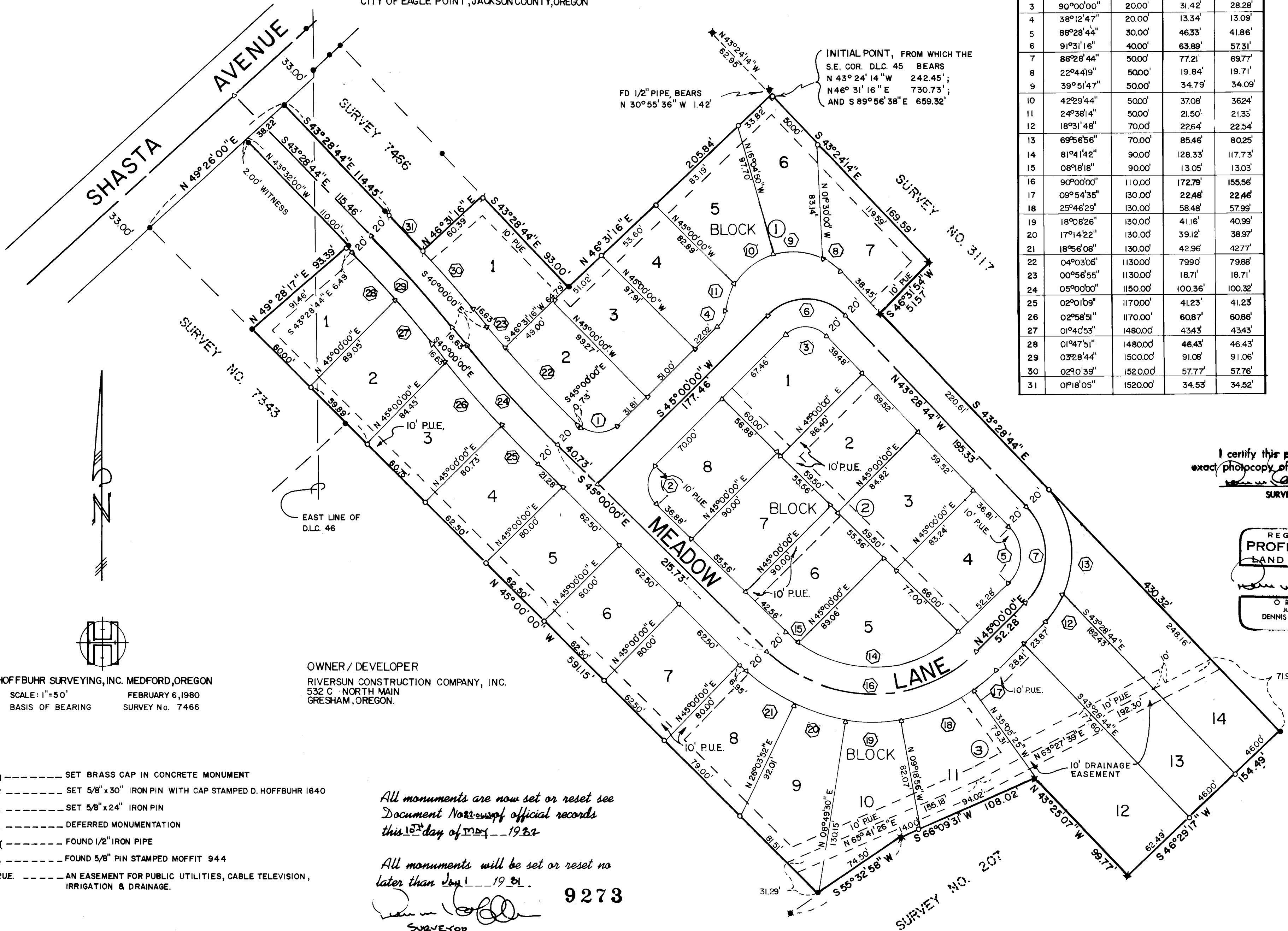
Dennis N. Hoffbuhr  
Hoffbuhr Surveying, Inc.  
219 North Oakdale  
Medford, Oregon 97501

# SHASTA MEADOWS SUBDIVISION

LOCATED IN  
DLC. No. 46 and the SE. 1/4 of Sec. 3, T36S, R1W, WM.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

## CURVE DATA

No.	DELTA	RADIUS	ARC LENGTH	CHORD
1	90°00'00"	20.00'	31.42'	28.28'
2	90°00'00"	20.00'	31.42'	28.28'
3	90°00'00"	20.00'	31.42'	28.28'
4	38°12'47"	20.00'	13.34'	13.09'
5	88°28'44"	30.00'	46.33'	41.86'
6	91°31'16"	40.00'	63.89'	57.31'
7	88°28'44"	50.00'	77.21'	69.77'
8	22°44'19"	50.00'	19.84'	19.71'
9	39°51'47"	50.00'	34.79'	34.09'
10	42°29'44"	50.00'	37.08'	36.24'
11	24°38'14"	50.00'	21.50'	21.33'
12	18°31'48"	70.00'	22.64'	22.54'
13	69°56'56"	70.00'	85.46'	80.25'
14	81°41'42"	90.00'	128.33'	117.73'
15	08°18'18"	90.00'	13.05'	13.03'
16	90°00'00"	110.00'	172.79'	155.56'
17	09°54'35"	130.00'	22.48'	22.46'
18	25°46'29"	130.00'	58.48'	57.99'
19	18°08'26"	130.00'	41.16'	40.99'
20	17°14'22"	130.00'	39.12'	38.97'
21	18°56'08"	130.00'	42.96'	42.77'
22	04°03'05"	1130.00'	799.0'	798.8'
23	00°56'55"	1130.00'	18.71'	18.71'
24	05°00'00"	1150.00'	100.36'	100.32'
25	02°01'09"	1170.00'	41.23'	41.23'
26	02°58'51"	1170.00'	60.87'	60.86'
27	01°40'53"	1480.00'	43.43'	43.43'
28	01°47'51"	1480.00'	46.43'	46.43'
29	03°28'44"	1500.00'	91.08'	91.06'
30	02°10'39"	1520.00'	57.77'	57.76'
31	01°18'05"	1520.00'	34.53'	34.52'



I certify this plat to be an exact photocopy of the original.

*Dennis N. Hoffbuhr*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dennis N. Hoffbuhr*

OREGON  
JULY 14, 1978  
DENNIS N. HOFFBUHR  
1640

JACKSON COUNTY  
RECEIVED  
APR 24 1980  
SURVEYOR

All monuments are now set or reset see Document No. 9273 of official records this 10<sup>th</sup> day of May 1982

All monuments will be set or reset no later than Jan 1 1981.