

NOTICE TO BUYERS:

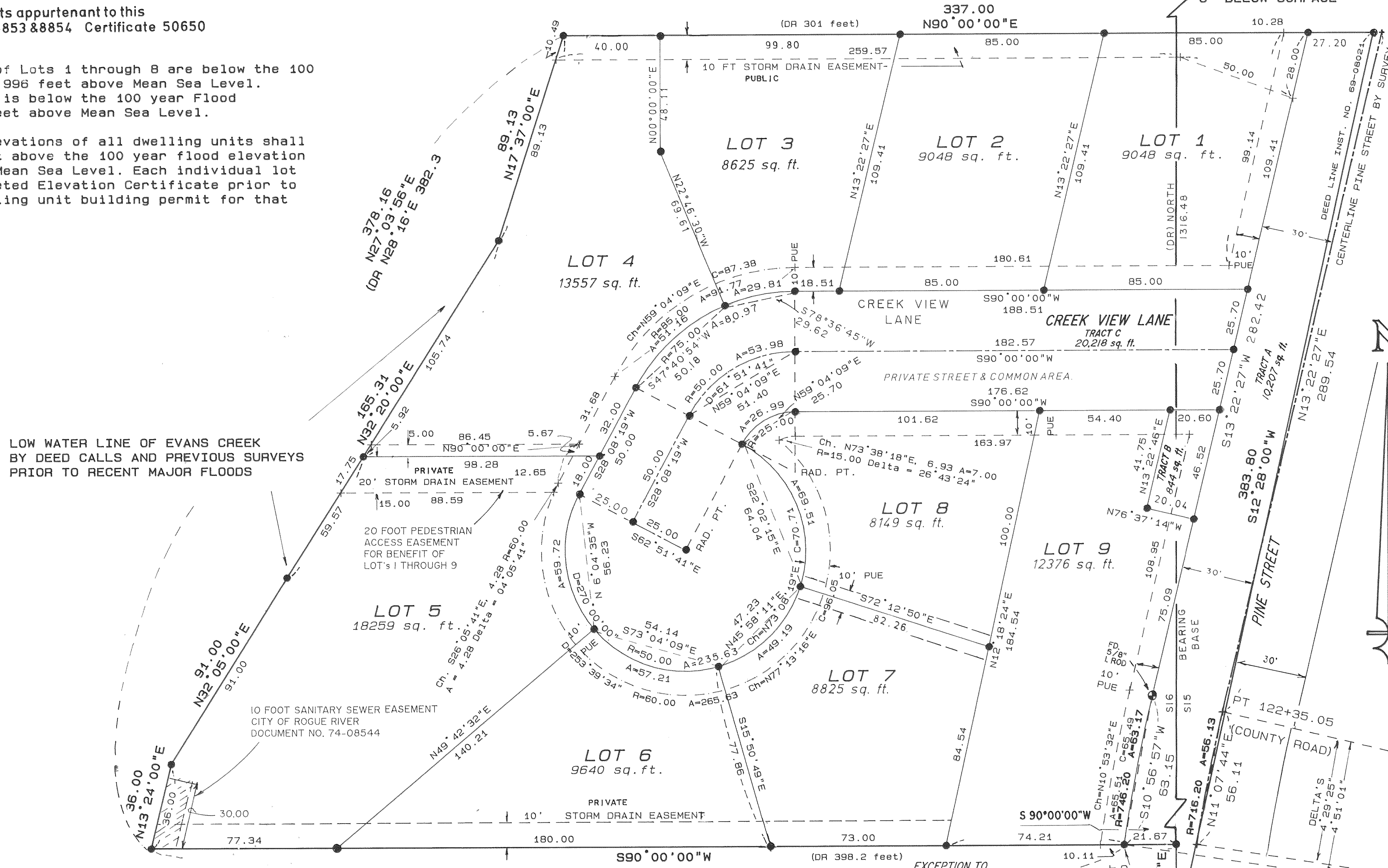
1. There are water rights appurtenant to this property. Permit No's. 6853 & 8854 Certificate 50650

2. The elevations of Lots 1 through 8 are below the 100 Flood Elevation of 996 feet above Mean Sea Level. A portion of Lot 9 is below the 100 year Flood Elevation of 996 feet above Mean Sea Level.

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DOCUMENT BOOK 360, PAGE 45

N 1/16th S16 | S15  
FD 3/4" IRON PIPE  
6" BELOW SURFACE



# A PLANNED UNIT DEVELOPEMENT CREEK VIEW CLASSIC ESTATES SUBDIVISION PUD

LOCATED IN THE NE 1/4, S.16 & NW 1/4, S.15  
T.36 S., R.4.W., W.M., City of Rogue River  
Jackson County, Oregon  
November 15, 1991 Scale: 1 inch = 30 feet

SURVEYED FOR: Jon and Marlan Coughtry SURVEYED BY: West Con, Inc.  
P.O. Box 1740 Malcolm N. Clark, L.S. 601  
Rogue River, OR 97537 406 NE "E" Street  
Grants Pass, OR 97526  
Tel: 503-864-2808

EXPIRES: 12/31/95  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Malcolm N. Clark*  
OREGON  
JULY 12, 1983  
MALCOLM N. CLARK  
601

- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET 5/8" x 30" IRON ROD & RED CAP MKD CLARK LS 601
  - + COMPUTED POSITION
  - PUE PUBLIC UTILITY EASEMENT
  - DR DEED RECORD

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT  
*Malcolm N. Clark LS 601*  
MALCOLM N. CLARK RPLS 601  
FD JACKSON CO. B. CAP 1/4th COR S16 | S15

EXPIRES: 12/31/95

REGISTERED PROFESSIONAL LAND SURVEYOR

Malcolm N. Clark

OREGON JULY 2, 1933 MALCOLM N. CLARK 601

A PLANNED UNIT DEVELOPEMENT

CREEK VIEW CLASSIC ESTATES SUBDIVISION PUD

LOCATED IN THE NE 1/4, S.16 & NW 1/4, S.15 T.36 S., R.4.W., W.M., City of Rogue River Jackson County, OR November 15, 1991

SURVEYOR'S CERTIFICATE

I, Malcolm N. Clark, a Registered Land Surveyor in the State of Oregon, License Number 601, do hereby certify that I have correctly surveyed according to Chapter 92 of the Oregon Revised Statutes and have marked with the proper monuments as provided by law, the tract of land shown and described hereon and the following description is an accurate description of the exterior boundaries of that tract of land.

Beginning at the One-quarter Corner common to Sections 15 and 16 in Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence North 00°00'00" East, 588.00 feet along the Section line between said Sections 15 and 16 to the TRUE POINT OF BEGINNING of this described tract of land; thence North 00°00'00" East, 38.00 feet along said Section line; thence South 90°00'00" West, 21.67 feet to the INITIAL POINT, said INITIAL POINT being a 5/8" by 30" iron rod with a red plastic map marked "CLARK LS 601"; thence South 90°00'00" West, 404.55 feet to the old low water mark of Evans Creek; thence following said old low water mark the following courses and distances; thence North 13°24'00" East, 36.00 feet; thence North 32°05'00" East, 91.00 feet; thence North 32°20'00" East, 165.31 feet; thence North 17°37'00" East, 89.13 feet (Deed Record, old low water mark, North 28°16' East, 382.3 feet); thence leaving said old low water mark North 90°00'00" East, 337.00 feet (Deed Record, 301 feet); thence South 12°28'00" West, 383.80 feet to a point on the Section line between said Sections 15 and 16 and the afore said TRUE POINT OF BEGINNING; thence North 00°00'00" East, 38.00 feet; thence South 90°00'00" West, 21.67 feet to the INITIAL POINT, containing 2.93 acres.

Malcolm N. Clark LS601

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS that James Marlan Coughtry and Joanna Coughtry, husband and wife as tenants by the entirety, are the owners of the tract of land described in the Surveyor's Certificate and have caused this land to be subdivided, according to the provisions of O. R. S. Chapter 92, into the Lots and the Tracts with the easements as shown hereon. Tract A is hereby conveyed to the public forever. Tract B is hereby conveyed to the City of Rogue River, Oregon. Tract C, Creek View Lane, is hereby conveyed to the owners of Lots 1 through 9 with an equal and undivided interest. The Storm Drain Easement along the North side of Lots 1 through 4, is hereby granted to the City of Rogue River, Oregon and the County of Jackson, Oregon for storm drainage purposes. An ingress and egress easement is granted over Creek View Lane, a private street, to the public safety and welfare agencies. Reciprocal easements are granted over Creek View Lane for the purpose of ingress and egress for the benefit of Lots 1 through 9. Creek View Lane, a private street, and the public utility easements as shown hereon are granted as Public Utility Easements to the public utility companies of Oregon, including cable television. A pedestrian access easement is granted over the Storm Drainage Easement between Lots 4 and 5 for the benefit of Lots 1 through 9, for the purpose of pedestrian only access from Creek View Lane to Evans Creek. Creek View Lane, a private street, the water distribution system, the sanitary sewer collection system, the sanitary sewer pumping equipment and the underground storm drainage system is hereby conveyed with an equal and undivided interest to the the owners of Lots 1 through 9 and the owners of Lots 1 through 9 are solely responsible for the maintenance and repairs of above named facilities.

James Marlan Coughtry

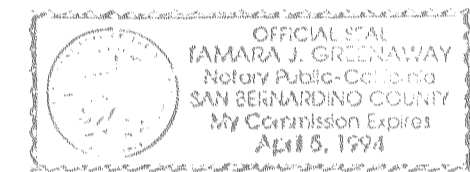
Joanna Coughtry

1-17-92 Date

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

Notary Public for CHINO, CALIFORNIA



This is to certify that on the 17th day of JANUARY, 1992 before me personally appeared James Marlan Coughtry and Joanna Coughtry, known to be the identical persons in and who executed the foregoing dedication. They acknowledge the foregoing instrument to be their voluntary act and deed.

NARRATIVE

PURPOSE: The purpose of this survey is to subdivide the land described in Warranty Deed, Instrument Number 91-146101, Jackson County Records and hereon in the Lots and Tracts as shown.

PROCEDURE: Record deed bearings were used along the Section line between Section 15 and 16. Record deed bearings were held for the North, East and South lines of the described parcel. The old low water line was established by prior surveys and a visual inspection.

BASIS OF BEARING: The Deed record bearing of North 00°00'00" East along the Section Line between the One-quarter Corner common to Sections 15 and 16 and the North One-sixteenth Corner between Sections 15 and 16.

EQUIPMENT: Wild T1600 and Wild DI 2000.

DATE: All monuments except the center line of Creek View Lane were set on November 15, 1991. The center line monuments of Creek View Lane were set June 4, 1994. All monuments set on November 15, 1991 were found, checked and reset on June 4, 1994, if needed, to the computed Plat position.

A Subdivision Plat Consent Affidavit by Green River Clinical Pathologists, PC Money Purchase Pension Plan & Trust, Beneficiary under Deed of Trust recorded June 23, 1993, as Document No. 93-20415, Official Records of Jackson County, Oregon, has been recorded as Document No. 94-27485. Official Records of Jackson County, Oregon.

A Subdivision Plat Consent Affidavit by Ron Thomas, Beneficiary under Deed of Trust recorded September 23, 1993, as Document No. 93-31757, Official Records of Jackson County, Oregon, has been recorded as Document No. 94-27486. Official Records of Jackson County, Oregon.

APPROVALS

EXAMINED and APPROVED the CITY of ROGUE RIVER. By [Signature] City Recorder 7/18/94 Date

EXAMINED and APPROVED as required by O.R.S. 92.100 as of July 22, 1994 [Signature] Deputy County Assessor

ALL TAXES, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 22nd day of July, 1994 [Signature] Tax Collector

EXAMINED and APPROVED this 25th day of July, 1994 [Signature] County Surveyor

Filed for record this 26 day of July, 1994 at 4:25 o'clock, P.M. and recorded in Volume 19 of Plats at page 32 of records of Jackson County, OR

[Signature] County Clerk

[Signature] Deputy

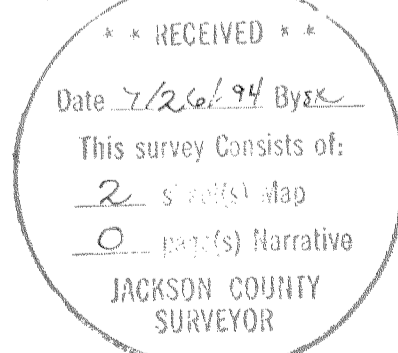
For order of the County Court approving this plat see Volume \_\_, Page \_\_ of the Commissioner's Journal of Proceedings.

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SURVEYED FOR: Jon and Marlan Coughtry P.O. Box 1740 Rogue River, OR 97537

SURVEYED BY: West Con, Inc. Malcolm N. Clark 406 NE "E" Street Grants Pass, OR 97526 Tel: 503-864-2808



MAP SHEET ONE OF TWO

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT MALCOLM N. CLARK

TAX MAP 36 4W 16A TAX LOT 3200