

# SUMMERFIELD SUBDIVISION

Located in the N.E. 1/4 of Sec. 3,  
T. 37 S., R. 2 W., W.M. City of Central Point  
Jackson County, Oregon

SURVEY FOR:

GREAT AMERICAN HOMES  
2811 LEONARD AVENUE  
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOC., P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

### LEGEND:

- - FOUND 5/8" IRON PIN PER PINECREST SUBDIVISION.
- ⊙ - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER RS12243.
- ⊗ - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. R.BATH LSI069 PER RS14390.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ - SET 1.5" BRASS DISK IN CONCRETE MKD. L.J. FRIAR & ASSOC.
- PUE - PUBLIC UTILITY EASEMENT, INCLUDING POWER, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV, FOR CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. SF - SQUARE FEET.
- JCDR - JACKSON COUNTY DEED RECORDS. WC - WITNESS CORNER.
- PR - PLAT RECORD PER PINECREST SUBDIVISION.
- RS - RECORDED SURVEY #. CI LI LI - SEE COURSE DATA TABLE ON SHEET 3.

BASIS OF BEARINGS: SURVEY NO. 12243 AS SHOWN HEREON.

DATE: MAY 14, 1998

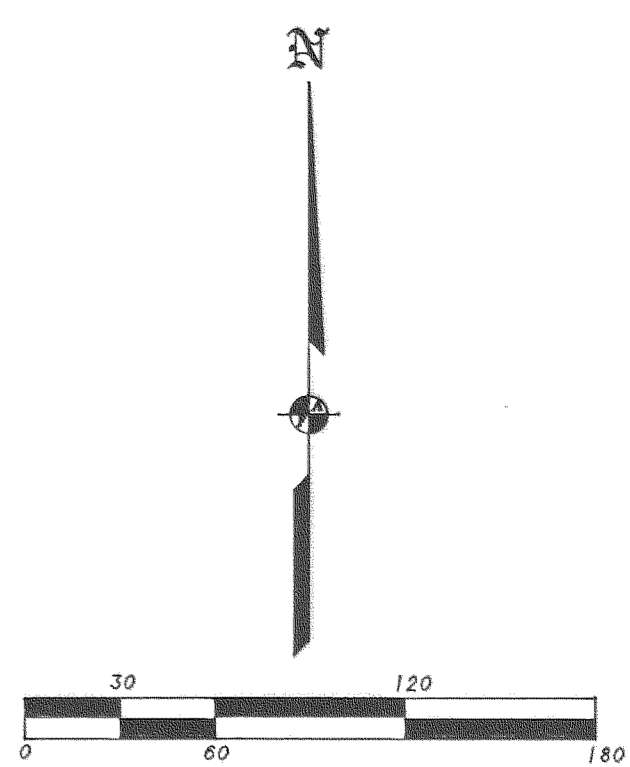
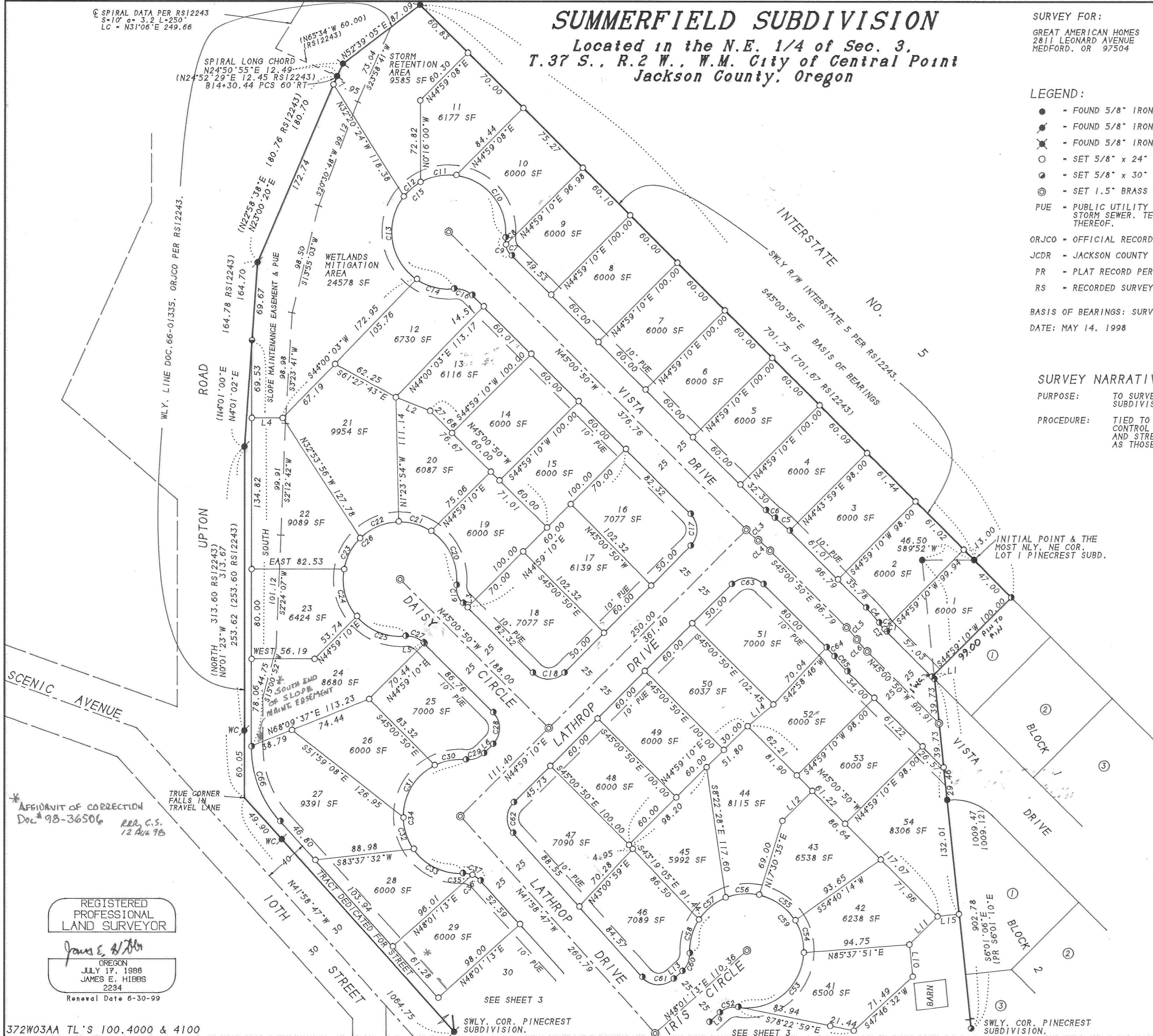
UNIT OF MEASUREMENT: FEET

SCALE: 1" = 60'

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF SUMMER MEADOWS SUBDIVISION.

PROCEDURE: TIED TO MONUMENTS SET BY PINECREST SUBDIVISION AND RS12243 TO CONTROL THE EXTERIOR OF THIS SUBDIVISION. COMPUTED THE LOT CORNERS AND STREET R/W AND MONUMENTED SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.



\*AFFIDAVIT OF CORRECTION  
Doc # 98-36506  
R.R. C.S.  
12 Aug 98

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

I HEREBY DECLARE THAT THIS IS AN EXACT  
COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR

APPROVALS

EXAMINED AND APPROVED by the City of Central Point Planning Commission in open session this 2nd day of July, 1998.

Attest: Tommy [Signature] Director, Deanna Gregory [Signature] Secretary

EXAMINED AND APPROVED this 24th day of June, 1998.

Roger Roberts [Signature] County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of July 7th, 1998.

Ron Ludwig [Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 7, 1998.

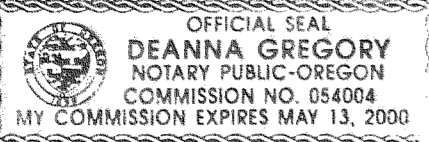
Lynne Admitt [Signature] Deputy Tax Collector

DECLARATION

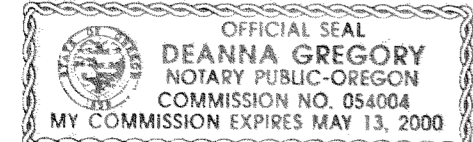
Know all men by these presents that we, ERNEST J. LATHROP and GREGORY M. LATHROP, Co-Trustees of the Lathrop Living Trust, WILBUR E. EICHER, Trustee for the Wilbur E. Eicher Revocable Living Trust, GEORGE COTA and TERRY BUNTIN, are the owners in fee simple of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and that we have subdivided the same into the Lots and Streets as shown, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision and that we hereby dedicate to the public for public use the Streets shown hereon, together with those easements shown hereon, labeled as Public Utility Easement (PUE), and that we do dedicate to the City of Central Point, the Storm Retention Area, the Wetlands Mitigation Area and the area shown hereon labeled Tract Dedicated for Street. We do hereby establish the Mutual Driveway Easements shown hereon for exclusive use of the Lots as shown. We do hereby establish the Private Utility Easement shown on Sheet 3 for the exclusive use of Lot 55. We do hereby designate said Subdivision as SUMMER-MEADOWS SUBDIVISION.

George Cota [Signature], Terry Buntin [Signature], Ernest J. Lathrop [Signature] Trustees

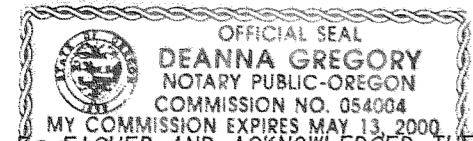
Gregory M. Lathrop [Signature], Wilbur E. Eicher [Signature] Trustees



STATE OF OREGON) ss. COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED GEORGE COTA AND TERRY BUNTIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. DATED THIS 1st DAY OF July, 1998.



BEFORE ME: Deanna Gregory [Signature] 5/13/98 NOTARY PUBLIC OF OREGON. STATE OF OREGON) ss. COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED ERNEST J. LATHROP AND GREGORY M. LATHROP AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. DATED THIS 1st DAY OF July, 1998.



BEFORE ME: Deanna Gregory [Signature] 5-13-00 NOTARY PUBLIC OF OREGON. STATE OF OREGON) ss. COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED WILBUR E. EICHER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. DATED THIS 1st DAY OF July, 1998.

BEFORE ME: Deanna Gregory [Signature] 5/13/00 NOTARY PUBLIC OF OREGON.

372W03AA TL'S 100.4000 & 4100

SUMMERFIELD SUBDIVISION

Located in the N.E. 1/4 of Sec. 3, T.37 S., R.2 W., W.M. City of Central Point Jackson County, Oregon

RECORDER'S CERTIFICATE

For order of the County Court approving this plat see Volume 24, Page 26 of the County Commissioner's Journal of Proceedings.

Filed for record this 09 day of July, 1998, at 2:41 o'clock P.M., and recorded in Volume 24 of Plats at Page 26 of the records of Jackson County, Oregon.

Rachleen S. Beckett [Signature] County Clerk

Geraldine Cutting [Signature] Deputy

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at a 5/8 inch iron pin marking the Northeasterly corner of Lot 1, Block 1 of PINECREST SUBDIVISION, according to the official plat thereof, now of record, in Volume 10, Page 48 of Plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the Northeasterly line of said Lot 1, South 45°00'50" East, 47.00 feet; thence South 44°59'10" West, 100.00 feet to the South line of said Lot 1; thence along said South line, South 45°00'50" East, 3.00 feet to the West line said SUBDIVISION; thence along said West line, South 06°01'06" East (record South 06°01'10" East), 902.78 feet to the a 5/8 inch iron pin at the Southwesterly corner of said SUBDIVISION; thence along the Southwesterly lines of those tracts described in Volume 544, Page 524, Jackson County Deed Records and Document No. 66-01335, Official Records of Jackson County, Oregon, North 41°58'47" West, 1064.75 feet to the Southwesterly corner of said tract described in Document No. 66-01335, said Official Records; thence along the Westerly line of said tract the following five (5) courses: North 00°01'23" West, 313.67 feet to a 5/8 inch iron pin; thence North 04°01'02" East, 164.70 feet to a 5/8 inch iron pin; thence North 23°00'20" East, 180.70 feet to a 5/8 inch iron pin; thence along the arc of a spiral curve to the right, the long chord of which bears North 24°50'55" East, 12.49 feet to a 5/8 inch iron pin; thence North 52°39'05" East, 87.09 feet to a 5/8 inch iron pin on the Southwesterly right of way of Interstate No. 5; thence along said right of way line, South 45°00'50" East, 701.75 feet to the INITIAL POINT OF BEGINNING.

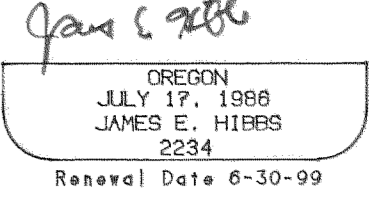
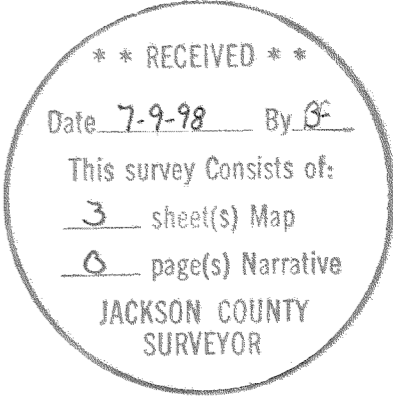
James E. Hibbs [Signature] SURVEYOR

AFFIDAVITS OF CONSENT

FROM BANK OF SOUTHERN OREGON RECORDED AS DOC. \*98-30711, ORJCO. FROM GERALD A. SCHATZ & NETTIE J. SCHATZ RECORDED AS DOC. \*98-30712, ORJCO. FROM ROGUE FEDERAL CREDIT UNION RECORDED AS DOC. \*98-30710, ORJCO.

\* AFFIDAVIT OF CORRECTION Doc # 98-36506 RRL, C.S. 12 AUG 98

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

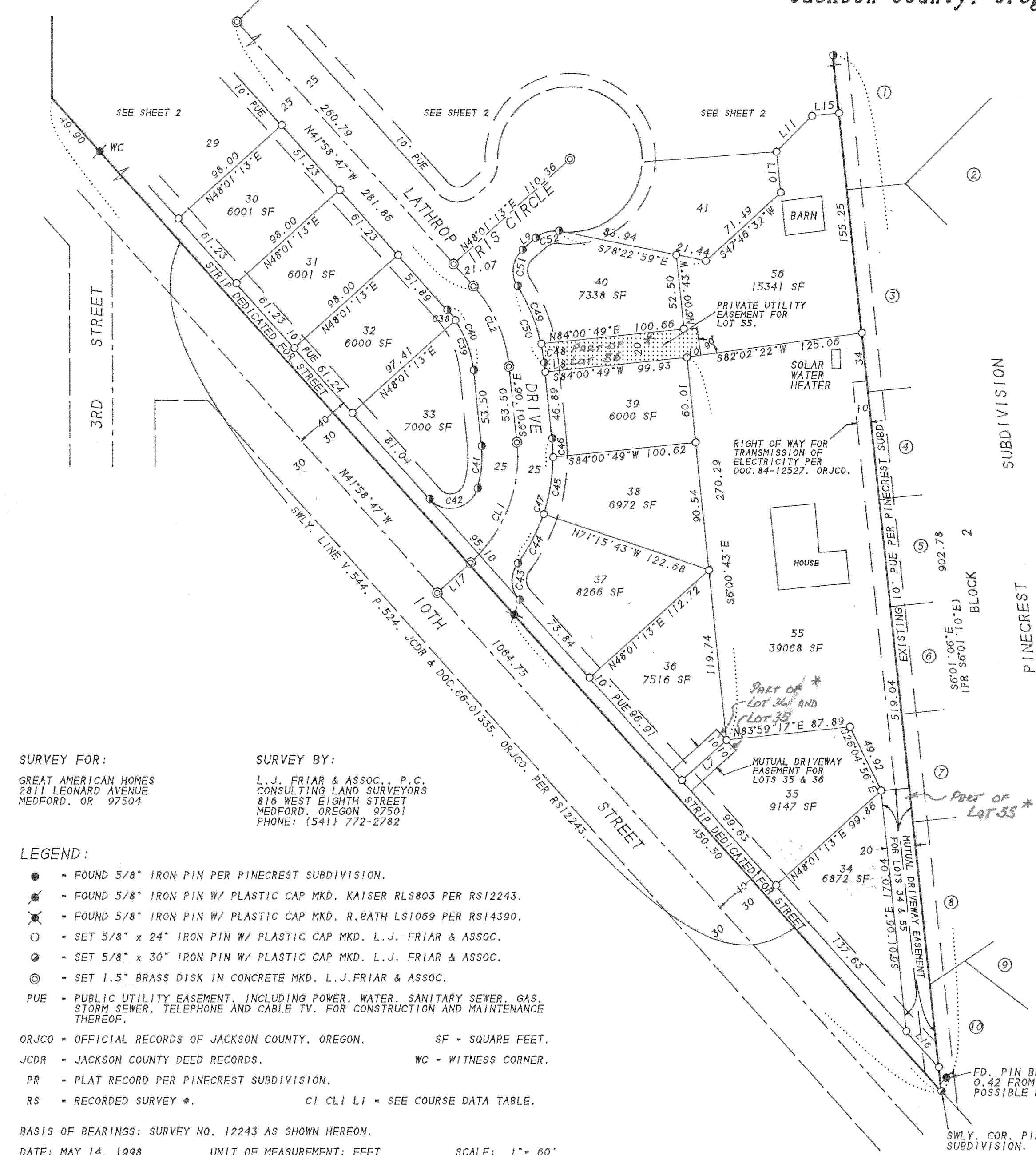


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SURVEY BY: L.J. FRIAR & ASSOC., P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

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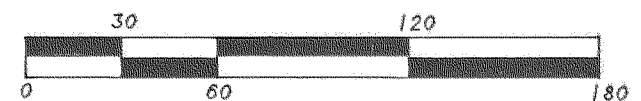


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  - PR - PLAT RECORD PER PINECREST SUBDIVISION.
  - RS - RECORDED SURVEY \*.
  - CI CL1 LI - SEE COURSE DATA TABLE.

BASIS OF BEARINGS: SURVEY NO. 12243 AS SHOWN HEREON.  
DATE: MAY 14, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 60'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

\*AFFIDAVIT OF CORRECTION  
Doc. #98-36506 REC. C.S.  
12 AUG 98

CURVE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	75.00	02°16'14"	2.97	N43°52'43"W 2.97
C2	75.00	05°50'21"	7.64	N39°49'26"W 7.64
C3	75.00	08°06'35"	10.61	N40°57'33"W 10.61
C4	125.00	08°06'35"	17.69	N40°57'33"W 17.68
C5	125.00	08°06'35"	17.69	N49°04'07"W 17.68
C6	75.00	08°06'35"	10.62	N49°04'07"W 10.61
C7	20.00	31°53'54"	11.135	N29°03'53"W 10.99
C8	20.00	18°46'14"	6.555	N03°43'49"W 6.52
C9	20.00	50°40'08"	17.69	N19°40'46"W 17.12
C10	51.00	87°59'06"	78.32	N38°20'15"W 70.85
C11	51.00	37°24'40"	33.30	S78°57'52"W 32.71
C12	51.00	22°28'08"	20.00	S49°01'28"W 19.87
C13	51.00	93°56'20"	83.61	S09°10'46"E 74.56
C14	51.00	39°32'01"	35.19	S73°54'57"E 34.50
C15	51.00	281°20'15"	250.42	S44°59'16"W 64.65
C16	20.00	50°40'08"	17.69	S70°20'54"E 17.12
C17	20.00	90°00'00"	31.42	S00°00'50"E 28.28
C18	20.00	90°00'00"	31.42	S89°59'10"W 28.28
C19	20.00	50°40'08"	17.69	N19°40'46"W 17.12
C20	51.00	62°21'14"	55.50	N25°31'20"W 52.80
C21	51.00	34°41'58"	30.89	N74°02'55"W 30.42
C22	51.00	43°22'28"	38.61	S66°54'52"W 37.69
C23	51.00	35°26'15"	31.54	S27°30'30"W 31.04
C24	51.00	50°34'51"	45.02	S15°30'03"E 43.58
C25	51.00	54°53'29"	48.86	S68°14'13"E 47.01
C26	51.00	281°20'15"	250.42	S44°59'10"W 64.65
C27	20.00	50°40'08"	17.69	S70°20'54"E 17.12
C28	20.00	90°00'00"	31.42	S00°00'50"E 28.28
C29	20.00	50°40'08"	17.69	S70°19'14"W 17.12
C30	51.00	32°25'59"	28.87	S79°26'18"W 28.49
C31	51.00	64°50'49"	57.72	S30°47'54"W 54.69
C32	51.00	33°42'12"	30.00	S18°28'36"E 29.57
C33	51.00	57°19'12"	51.02	S63°59'18"E 48.92
C34	51.00	188°18'12"	167.61	S01°30'12"W 101.73
C35	20.00	24°55'13"	8.70	S80°11'18"E 8.63
C36	20.00	25°44'55"	8.99	S54°51'15"E 8.91
C37	20.00	50°40'08"	17.69	S67°18'51"E 17.12
C38	75.00	07°09'43"	9.37	S38°23'55"E 9.37
C39	75.00	28°47'58"	37.70	S20°25'05"E 37.30
C40	75.00	35°57'41"	47.07	S23°59'57"E 46.30
C41	75.00	22°55'35"	30.01	S05°26'41"W 29.81
C42	20.00	121°06'44"	42.28	S77°27'51"W 34.83
C43	20.00	78°41'49"	27.47	N02°37'52"W 25.36
C44	125.00	17°58'45"	39.22	N27°43'40"E 39.06
C45	125.00	18°43'55"	40.87	N09°22'20"E 40.69
C46	125.00	06°01'28"	13.14	N03°00'22"W 13.14
C47	125.00	42°44'08"	93.23	N15°20'58"E 91.09
C48	125.00	06°08'55"	13.41	N09°05'34"W 13.41
C49	125.00	20°18'00"	44.32	N22°19'26"W 44.09
C50	125.00	26°27'45"	57.73	N19°14'58"W 57.22
C51	20.00	80°30'04"	28.10	N07°46'11"E 25.85
C52	20.00	50°40'08"	17.69	N73°21'17"E 17.12
C53	51.00	96°19'58"	85.75	N50°31'22"E 76.00
C54	51.00	34°18'36"	30.54	N14°47'55"W 30.09
C55	51.00	45°44'17"	40.71	N54°49'21"W 39.64
C56	51.00	34°12'21"	30.45	S85°12'19"W 30.00
C57	51.00	35°14'03"	31.36	S50°29'07"W 30.87
C58	51.00	35°31'00"	31.61	S15°06'36"W 31.11
C59	51.00	281°20'15"	250.42	N41°58'47"W 64.65
C60	20.00	50°40'08"	17.69	S22°41'09"W 17.12
C61	20.00	90°00'00"	31.42	N86°58'47"W 28.28
C62	20.00	86°57'57"	30.36	N01°30'12"E 27.53
C63	20.00	90°00'00"	31.42	N89°59'10"E 28.28
C64	75.00	08°06'35"	10.62	S40°57'33"E 10.61
C65	125.00	08°06'35"	17.69	S40°57'33"E 17.68
C66	100.00	41°58'47"	73.27	N20°59'24"W 71.64
CL1	100.00	54°02'19"	94.32	N21°00'04"E 90.86
CL2	100.00	35°57'41"	62.76	N23°59'57"W 61.74
CL3	100.00	08°06'35"	14.15	N49°04'07"W 14.14
CL4	100.00	08°06'35"	14.15	N49°04'07"W 14.14
CL5	100.00	08°06'35"	14.15	N40°57'33"W 14.14
CL6	100.00	08°06'35"	14.15	N40°57'33"W 14.14
L1				S45°00'50"E 3.00
L2				N68°25'39"W 33.11
L3				N45°00'50"W 5.76
L4				EAST 27.47
L5				S45°00'50"E 1.33
L6				S44°59'10"W 11.49
L7				S48°01'13"W 42.40
L8				N06°01'06"W 6.61
L9				N48°01'13"E 12.43
L10				N06°01'06"W 28.87
L11				N44°59'10"E 35.57
L12				S44°59'10"W 37.86
L13				S48°01'13"W 10.44
L14				S49°39'35"W 30.10
L15				N83°58'54"E 19.21
L16				N41°58'47"W 34.06
L17				N48°01'13"E 31.58

**EASEMENTS PER TITLE REPORT**

- 1) RIGHTS OF WAY FOR TRANSMISSION OF ELECTRICITY PER V.242, P.314; V.293, P.214; V.340, P.113; & V.474, P.81. JCDR ARE NOT SPECIFICALLY DESCRIBED.
- 2) ACCESS RESTRICTION TO INTERSTATE 5 PER V.469, P.281 & V.472, P.208. JCDR.
- 3) RESTRICTIVE COVENANTS ON PINECREST SUBDIVISION PER DOC.71-02706. ORJCO AFFECTS LOTS 1 & 2 OF THIS SUBDIVISION.
- 4) RIGHT OF WAY FOR TRANSMISSION OF ELECTRICITY PER DOC.71-12258. ORJCO DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 5) TEMPORARY PUE PER DOC. 98-21907. ORJCO WILL BE EXTINGUISHED WHEN THIS PLAT IS RECORDED.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR



