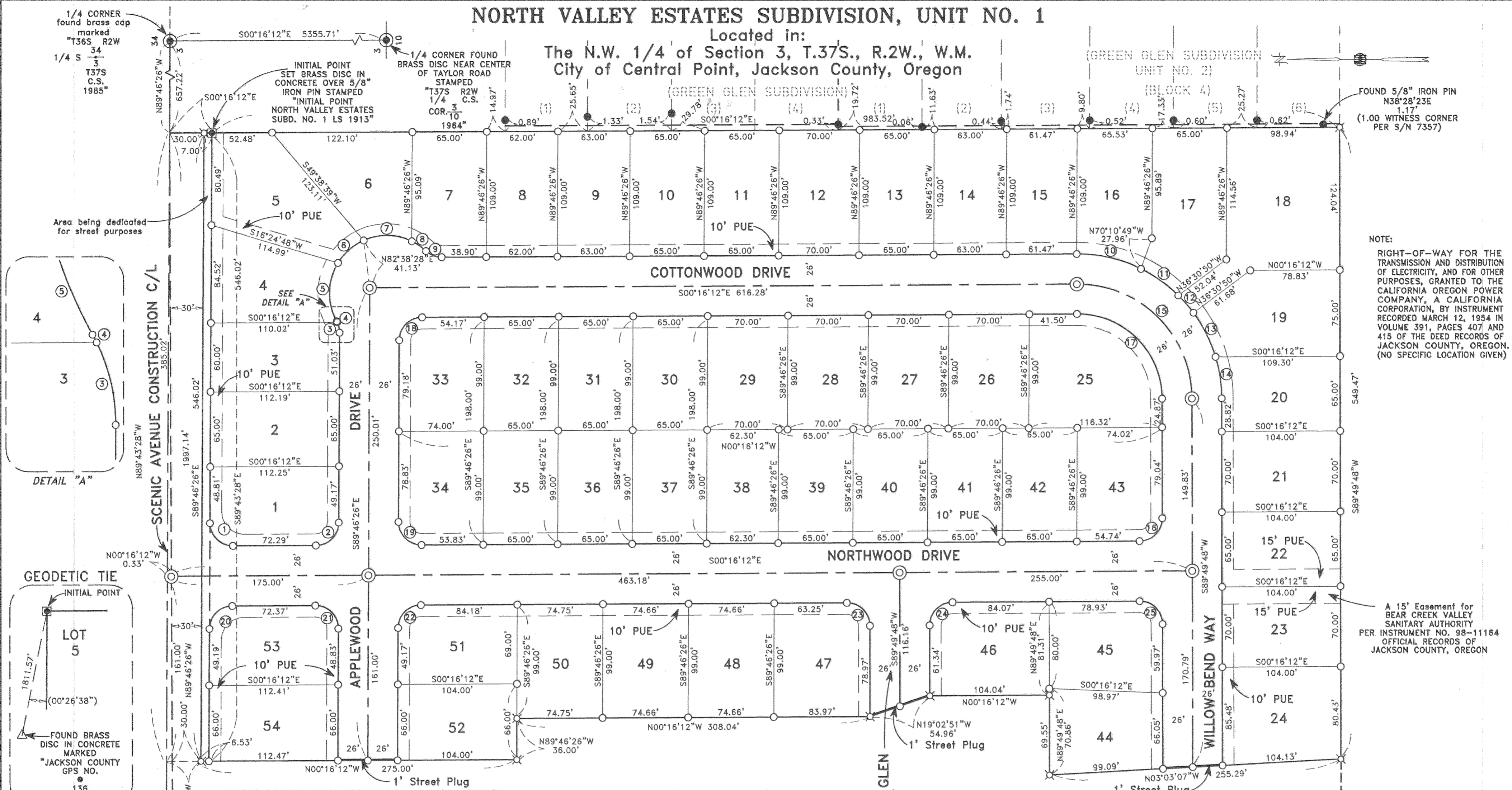


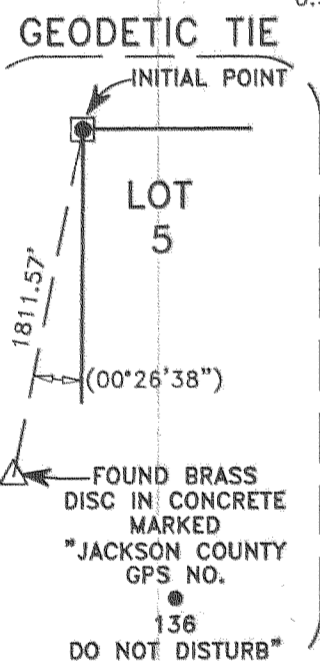
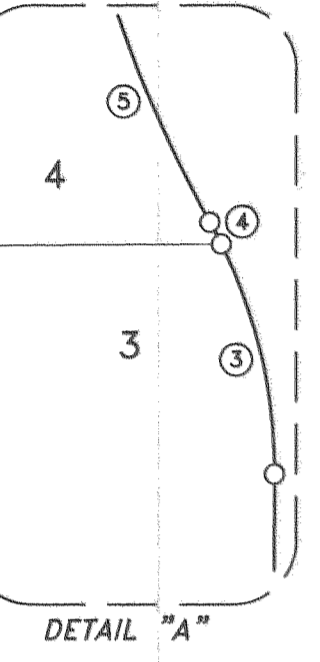
NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1

Located in:
The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon



NOTE:
RIGHT-OF-WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION, BY INSTRUMENT RECORDED MARCH 12, 1954 IN VOLUME 391, PAGES 407 AND 415 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. (NO SPECIFIC LOCATION GIVEN)

A 15' Easement for BEAR CREEK VALLEY SANITARY AUTHORITY PER INSTRUMENT NO. 98-11164 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
1	90°32'44"	20.00'	31.61'	28.42'
2	89°30'14"	20.00'	31.24'	28.16'
3	26°36'09"	20.00'	9.29'	9.20'
4	02°46'21"	20.00'	0.97'	0.97'
5	60°52'57"	50.00'	53.13'	50.67'
6	34°22'39"	50.00'	30.00'	29.55'
7	49°41'03"	50.00'	43.36'	42.01'
8	17°10'05"	50.00'	14.98'	14.93'
9	43°14'00"	20.00'	15.09'	14.74'
10	26°24'23"	126.00'	58.07'	57.56'
11	18°12'59"	126.00'	40.06'	39.89'
12	09°08'00"	126.00'	20.08'	20.06'
13	19°39'41"	126.00'	43.24'	43.03'
14	16°40'58"	126.00'	36.69'	36.56'
15	90°06'00"	100.00'	157.25'	141.54'
16	89°54'00"	20.00'	31.38'	28.26'
17	90°06'00"	74.00'	116.37'	104.74'
18	89°30'14"	20.00'	31.24'	28.16'
19	90°29'46"	20.00'	31.59'	28.41'
20	89°29'16"	20.00'	31.23'	28.15'
21	90°29'46"	20.00'	31.59'	28.41'
22	89°30'14"	20.00'	31.24'	28.16'
23	90°06'00"	20.00'	31.45'	28.31'
24	89°54'00"	20.00'	31.38'	28.26'
25	90°06'00"	20.00'	31.45'	28.31'

LOT SIZE			
LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
1	7,575	28	6,930
2	7,294	29	6,930
3	6,724	30	6,435
4	7,253	31	6,435
5	9,199	32	6,435
6	7,617	33	7,242
7	6,937	34	7,238
8	6,758	35	6,435
9	6,867	36	6,435
10	7,085	37	6,435
11	7,085	38	6,168
12	7,630	39	6,435
13	7,085	40	6,435
14	6,867	41	6,435
15	6,701	42	6,435
16	7,384	43	7,276
17	8,724	44	6,775
18	13,358	45	7,831
19	8,309	46	8,374
20	6,823	47	8,193
21	7,280	48	7,391
22	6,760	49	7,391
23	7,280	50	7,400
24	8,628	51	7,092
25	10,302	52	6,864
26	6,930	53	7,583
27	6,930	54	7,421

I certify this plat to be an exact photocopy of the original
Douglas C. McMah
SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
EXPIRES 12/31/98

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 60' September 23, 1998
BASIS OF BEARING: FILED SURVEY NO. 7357
(N-S C/L SECTION 3)

- = Set 5/8"x24" rebar with plastic cap stamped "D. McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D. McMAHAN LS 1913".
- = Found 5/8" iron pin as shown per plats of GREEN GLEN SUBDIVISION, and GREEN GLEN SUBDIVISION, UNIT NO. 2
- ⊙ = Found brass cap monument as shown
- ⊙ = Set 2 1/2" brass disc monument in concrete stamped "D. McMAHAN LS 1913".
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = File Survey Number

12/17

NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1

Located in:

The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, PACTREND INC., an Oregon Corporation, is the owner in fee simple of the lands hereon described, and have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and does hereby grant to the City of Central Point in fee simple, those areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. Pactrend Inc. does hereby designate said subdivision as NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1.

IN WITNESS WHEREOF, We have set our hands and seals this 25 day of November, 1998.

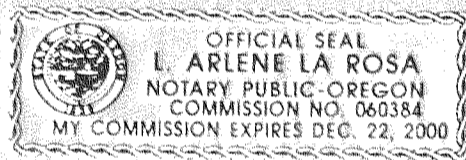
PACTREND INC.:

Louis F. Mahar
Louis F. Mahar, President
PACTREND, INC.

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 25 day of NOVEMBER, 1998, by Louis F. Mahar, known to me as the person who executed the within instrument as, President, on behalf of said Corporation, freely and voluntarily.

Before me:



L. Arlene La Rosa
Notary

BANK OF SOUTHERN OREGON is the undersigned beneficiary of a certain Trust Deed recorded June 12, 1998 as Document No. 98-26635, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

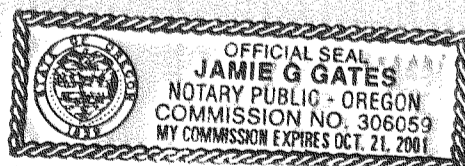
IN WITNESS HEREOF, Signed this 24 day of NOVEMBER, 1998

By: Noel S. Parsons
Title: Loan Officer

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 24 day of NOVEMBER, 1998, by NOEL S. PARSONS, known to me as the person who executed the within instrument as, LOAN OFFICER, on behalf of BANK OF SOUTHERN OREGON, freely and voluntarily.

Before me:



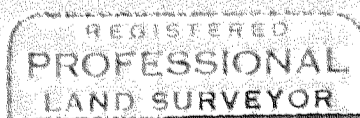
Jamie G. Gates
Notary

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

Filed for record this 3 day of December, 1998 at 1:59 o'clock P.M. and recorded in Volume 24 of Plats at page 47 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Barbara Kelley
Deputy



Douglas C. McMahan
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, 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 plat is a correct representation of the same, and the following is an accurate description of the tract.

Commencing at the Northeast corner of the Northwest One-Quarter (1/4) of Section 3 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 89° 46'26" West along the Northerly boundary of said Section 3, a distance of 657.22 feet; thence South 00°16'12" East 30.00 feet to a point on the Southerly right-of-way line of Scenic Avenue; thence continue South 00°16'12" East 7.00 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence continue South 00°16'12" East 983.52 feet; thence South 89°49'48" West 549.47 feet; thence North 03°03'07" West 255.29 feet; thence North 89°49'48" East 69.55 feet; thence North 00°16'12" West 104.04 feet; thence North 19°02'51" West 54.96 feet; thence North 00°16'12" West 308.04 feet; thence North 89°46'26" West 36.00 feet; thence North 00°16'12" West 275.00 feet to a point on the aforementioned Southerly right-of-way line of Scenic Avenue; thence South 89°46'26" East along said right-of-way line, 546.02 feet; thence South 00°16'12" East 7.00 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 25 day of NOVEMBER, 1998.

[Signature]
Planning Director

Examined and approved this 25 day of November, 1998.

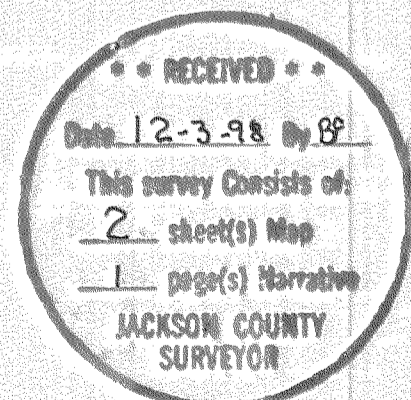
[Signature]
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of Nov 30, 1998

[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Nov 30, 1998

[Signature]
Tax Collector



SURVEY NO. 15968

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Pacfrend, Inc.
1014 N. Riverside Avenue
Medford, Oregon 97501

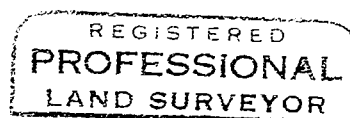
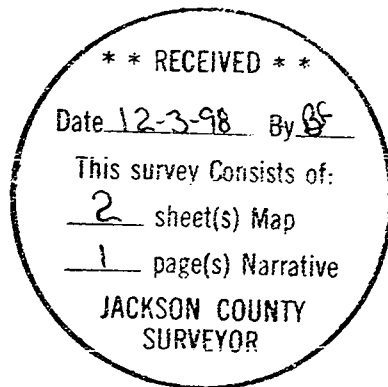
LOCATION: The Northwest One-Quarter (1/4) of Section 3, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of **NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1**, per City of Central Point Planning File No. 97013 and per client's request.

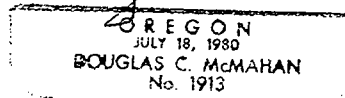
PROCEDURE: Utilizing found monumentation as shown on the accompanying map for control I established monuments also as shown on the accompanying map. The southerly right-of-way line of Scenic Avenue as determined by assistance from Jackson County Surveyor's Office and Jackson County Public Works Department is a line 30 feet southerly of the section line. The construction centerline used for Scenic Avenue improvements was a line established 30 feet southerly of the average centerline of the traveled surface as it existed prior to construction of this project. See alignment as shown on the accompanying map. The easterly boundary of this project was established per deed records and reveals a gap between this easterly boundary and the monumented westerly boundaries of GREEN GLEN SUBDIVISION and GREEN GLEN SUBDIVISION, UNIT NO. 2 as shown on the accompanying map. All measurements were taken with electronic total stations.

BASIS OF BEARING: Filed Survey No. 7357 (N-S centerline of Section 3)

DATE: September 23, 1998



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/98
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504