

CENTRAL POINT EAST SUBDIVISION, PHASE 2

Located in:

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

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, DeCARLOW HOMES, INC. an Oregon Corporation, and PARTNERS TRUST COMPANY, 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 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 we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Central Point in fee simple, that area portrayed and designated hereon as a one foot street plug. 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 plug for public street purposes. We hereby designate said Subdivision as CENTRAL POINT EAST SUBDIVISION, PHASE 2.

IN WITNESS WHEREOF, signed this 27th day of January, 1999.

DeCARLOW HOMES, INC.:



Steve DeCarlow
DeCarlow Homes, Inc.
Steve DeCarlow, President

STATE OF OREGON)
COUNTY OF JACKSON) ss

Personally appeared the above named Steve DeCarlow, known to me as the person who executed the within instrument as President of DeCarlow Homes, Inc. an Oregon Corporation, and acknowledged the foregoing instrument to be his voluntary act and deed this 27th day of January, 1999
Before me:

Deanna Gregory
Notary

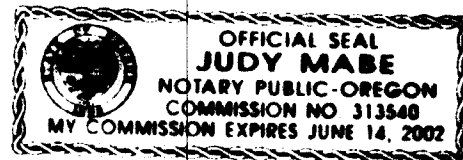
PARTNERS TRUST CO.:

STATE OF OREGON)
COUNTY OF JACKSON) ss

Personally appeared the above named T. R. Nygren, known to me as the person who executed the within instrument as President of Partners Trust Company, an Oregon Corporation, and acknowledged the foregoing instrument to be his voluntary act and deed this 27th day of January, 1999
Before me:

T.R. Nygren
Partners Trust Co.
T. R. Nygren, President

Judy Mabe
Notary



US BANK NATIONAL ASSOCIATION, the undersigned beneficiary of a certain Trust Deed recorded July 24, 1998 as Document No. 98-34157, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

IN WITNESS WHEREOF, Signed this 27th day of January, 1999.

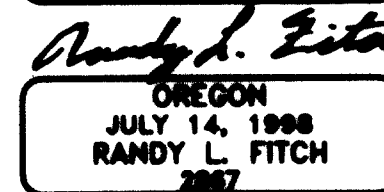
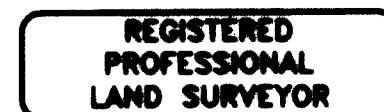
By: Richard D. Clark
Title: V.P.

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 27th day of January, 1999, by Richard D. Clark, known to me as the person who executed the within instrument as, Vice President, on behalf of U.S. Bank, freely and voluntarily.

Before me:

Betsy Meloy
Notary
#207293



I certify this plat to be a true and correct copy of the original.
Randy L. Fitch
SURVEYOR

Declaration of Conditions and Restrictive Covenants recorded in Instrument No. 98-59056 of the Official Records of Jackson County, Oregon.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Randy L. Fitch, 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 boundary lines.

BEGINNING at a brass disc, set in concrete, which bears North 00°10'20" West 1443.37 feet and North 89°37'14" East 669.92 feet from a brass disc monumenting the Southeast corner of Donation Land Claim No. 55 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°22'46" East 29.65 feet; thence North 89°37'14" East 62.58 feet to a point 732.60 feet Easterly of, when measured at right angles to, the Easterly boundary of said Donation Land Claim No. 55; thence South 00°10'20" East, parallel to said boundary, a distance of 143.72 feet; thence South 89°37'14" West 438.94 feet; thence North 00°13'57" West 110.37 feet; thence South 89°37'14" West 238.07 feet; thence along the arc of a 27.00 foot radius tangent curve to the left (the long chord to which bears South 44°41'39" West 38.14 feet) an arc distance of 42.34 feet to a point on the Easterly right-of-way line of Hamrick Road; thence North 00°13'57" West along said right-of-way line, 206.06 feet; thence North 89°37'14" East 550.74 feet; thence South 38°16'40" East 147.17 feet to the Point of Beginning.

Randy L. Fitch
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 27th day of January, 1999.

Thomas E. ...
Planning Director

Examined and approved this 25th day of January, 1999.

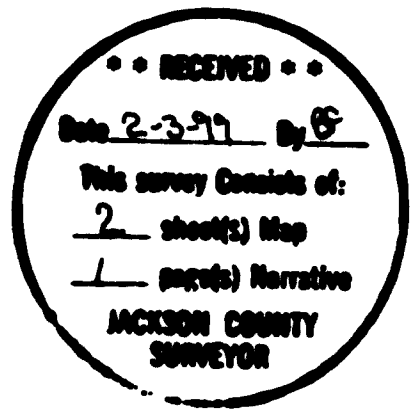
Randy L. Fitch
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of January 27, 1999

Tom Andrew Dept
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 27, 1999

Barbara E. Weider
Tax Collector



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

Filed for record this 03 day of February, 1999 at 2:40 o'clock P.M. and recorded in Volume 25 of Plats at page 49 of records of Jackson County, Oregon.

Kathleen S. Beckel
County Clerk

Christy J. Walker
Deputy

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

SURVEY FOR: DeCarlow Homes, Inc.
814 East Jackson Street, Suite A
Medford, Oregon 97504

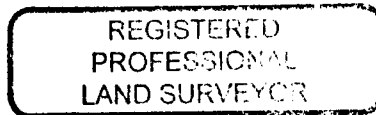
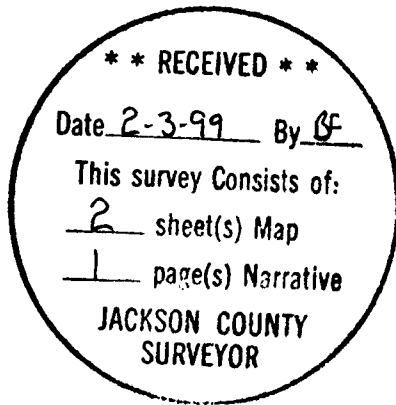
LOCATION: The Northwest One-Quarter (1/4) of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of CENTRAL POINT EAST SUBDIVISION, PHASE 2 per City of Central Point Planning File No. 97010 and per client's request.

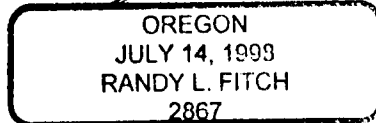
PROCEDURE: Utilizing found monuments per Filed Survey No. 15648 for control, I monumented new streets and lots as shown on the accompanying plat.

BASIS OF BEARING: Filed Survey No. 15648

DATE: November 3, 1998



Randy L. Fitch



EXPIRES 12-31-99

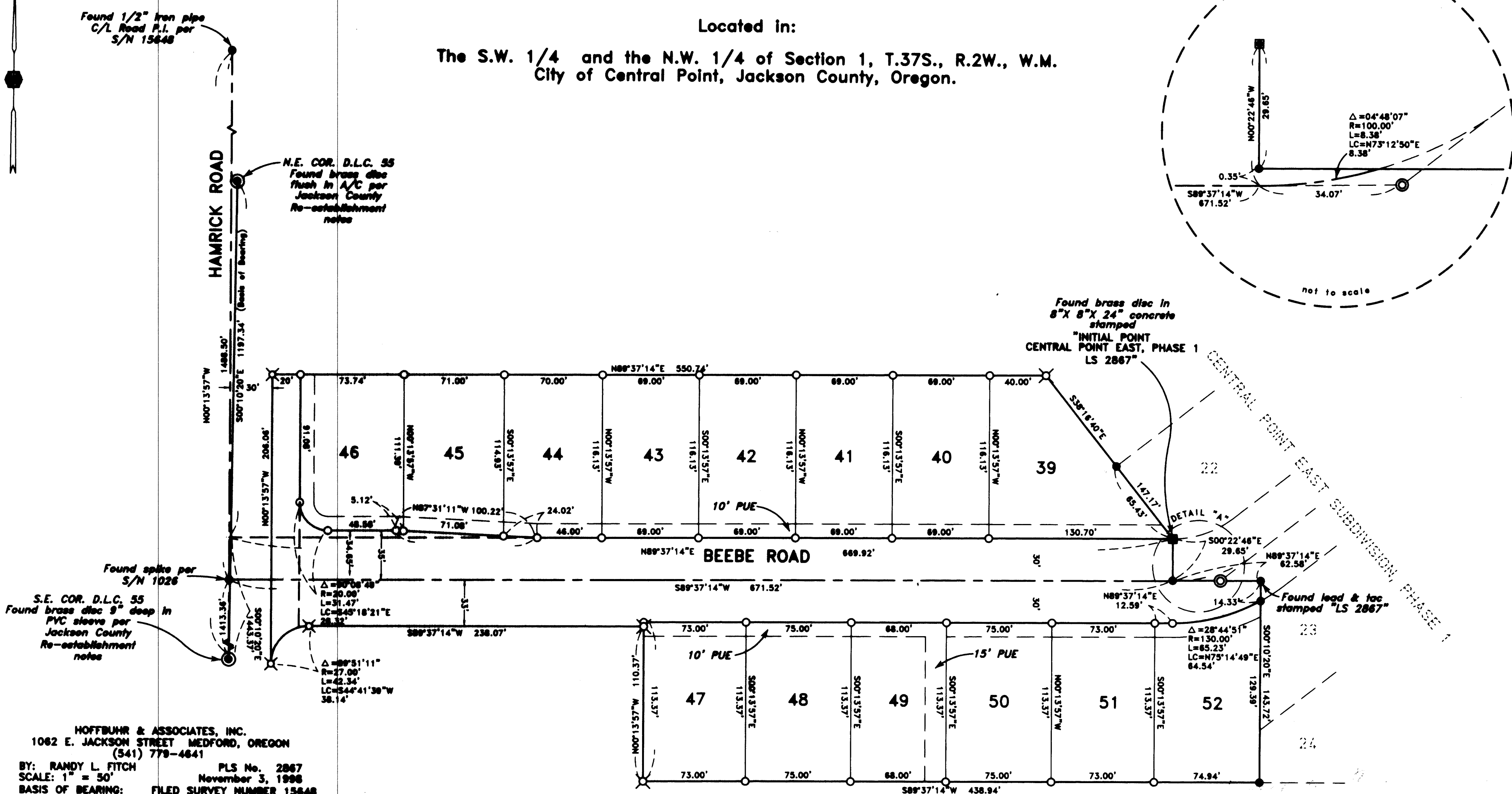
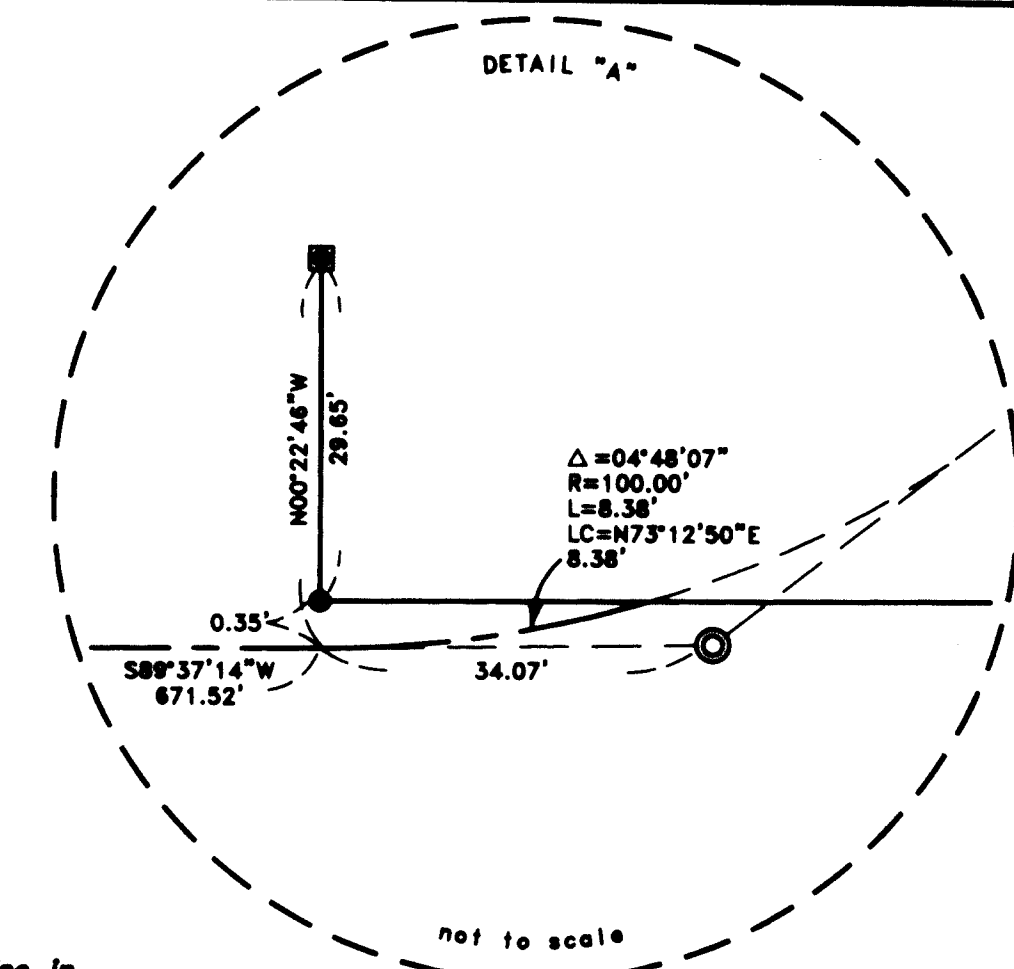
*Vol 125/pg 6
Book 12/09 59
124/29*

Randy L. Fitch
L.S. 2867 - Oregon
Expires 12/31/99
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Hoffbuhr & Associates, Inc.

CENTRAL POINT EAST SUBDIVISION, PHASE 2

Located in:

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



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641
BY: RANDY L. FITCH PLS No. 2867
SCALE: 1" = 50' November 3, 1998
BASIS OF BEARING: FILED SURVEY NUMBER 15648

- = Set 5/8"x24" iron pin with plastic cap stamped "RANDY L. FITCH LS 2867".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "RANDY L. FITCH LS 2867".
- = Found 5/8"x 30" iron pin per CENTRAL POINT EAST, PHASE 1 Plat or noted otherwise.
- ⊙ = Found brass disc monument
- ⊙ = Set brass disc monument
- S/N = Filed Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

LOT NO.	SQUARE FEET
39	8,912
40	8,013
41	8,013
42	8,013
43	8,013
44	8,118
45	8,038
46	8,109
47	8,276
48	8,585
49	7,789
50	8,585
51	8,276
52	8,527

NOTES:
1. Right-of-way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon Corporation, or its predecessor in interest, by instrument recorded in Volume 361, Page 191, of the Deed Records of Jackson County, Oregon. (no specific location given)

REGISTERED PROFESSIONAL LAND SURVEYOR
Randy L. Fitch
OREGON
JULY 14, 1998
RANDY L. FITCH
2867
Expires 12/31/99

I certify this plat to be an exact photocopy of the original.
Randy L. Fitch
SURVEYOR