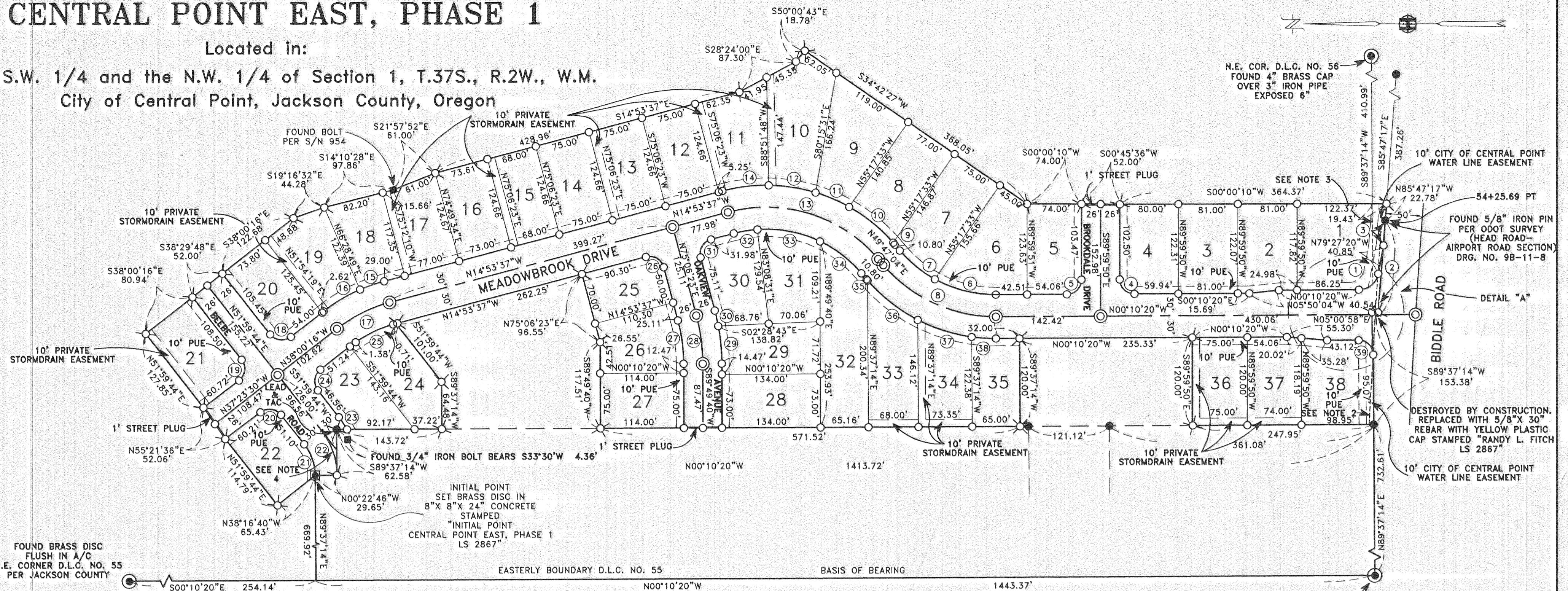


# CENTRAL POINT EAST, PHASE 1

Located in:

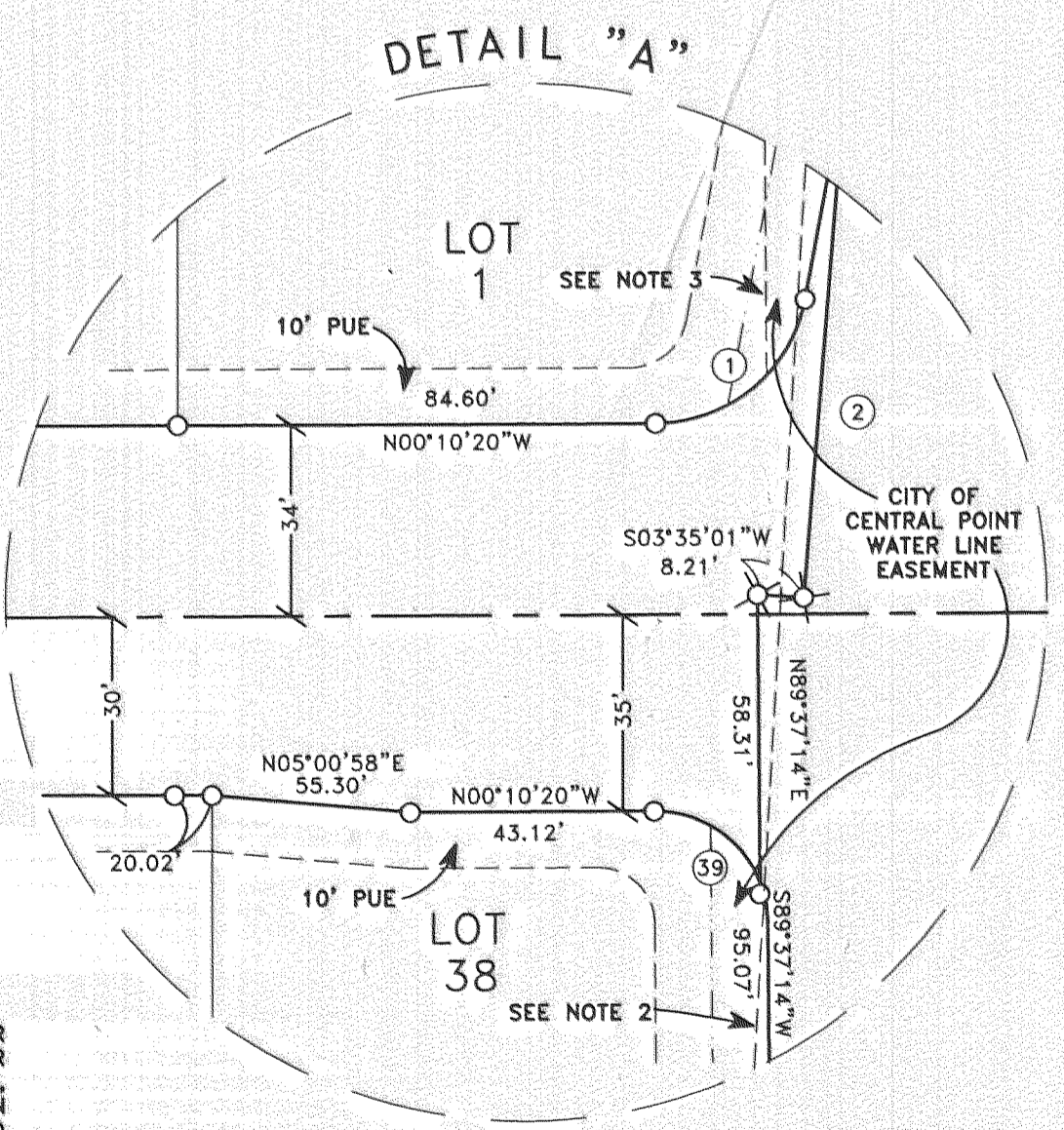
The S.W. 1/4 and the N.W. 1/4 of Section 1, T.37S., R.2W., W.M.  
City of Central Point, Jackson County, Oregon



CURVE TABLE				
No.	Delta	Radius	Length	Chord Distance
1	79°17'01"	25.00'	34.59'	31.90'
2	00°37'42"	1509.16'	126.22'	126.21'
3	00°10'15"	1509.16'	34.34'	34.34'
4	90°10'30"	20.00'	31.48'	28.33'
5	89°49'30"	20.00'	31.35'	28.24'
6	29°14'31"	170.00'	86.76'	85.82'
7	20°42'53"	170.00'	61.46'	61.13'
8	49°57'24"	200.00'	174.38'	168.91'
9	00°56'23"	230.00'	3.77'	3.77'
10	19°19'54"	230.00'	77.60'	77.24'
11	12°26'03"	230.00'	49.91'	49.82'
12	16°07'05"	230.00'	64.70'	64.49'
13	64°40'41"	200.00'	225.77'	213.97'
14	15°51'16"	230.00'	63.64'	63.44'
15	08°39'44"	230.00'	34.77'	34.74'
16	14°26'55"	230.00'	58.00'	57.85'
17	23°06'39"	200.00'	80.67'	80.13'
18	90°00'00"	20.00'	31.42'	28.28'
19	90°36'46"	20.00'	31.63'	28.44'
20	89°23'14"	20.00'	31.20'	28.13'
21	37°37'30"	70.00'	45.97'	45.15'
22	32°49'24"	100.00'	57.29'	56.51'
23	08°52'39"	130.00'	20.14'	20.12'
24	90°00'00"	20.00'	31.42'	28.28'
25	23°06'39"	170.00'	68.57'	68.11'
26	90°00'00"	20.00'	31.42'	28.28'
27	14°43'17"	234.00'	60.12'	59.96'
28	14°43'17"	260.00'	66.80'	66.62'
29	10°24'31"	286.00'	51.96'	51.88'
30	04°18'46"	286.00'	21.53'	21.52'
31	90°00'00"	20.00'	31.42'	28.28'
32	11°00'40"	170.00'	32.67'	32.62'
33	29°32'49"	170.00'	87.67'	86.70'
34	24°07'12"	170.00'	71.57'	71.04'
35	00°33'01"	230.00'	2.21'	2.21'
36	21°50'10"	230.00'	87.66'	87.13'
37	19°19'05"	230.00'	77.55'	77.18'
38	08°15'08"	230.00'	33.13'	33.10'
39	89°47'34"	20.00'	31.34'	28.23'

LOT TABLE			
LOT	SQ. FT.	LOT	SQ. FT.
1	13,600	20	9,185
2	9,697	21	10,296
3	9,897	22	8,851
4	9,708	23	8,154
5	9,055	24	9,765
6	12,044	25	7,635
7	11,537	26	9,334
8	10,909	27	8,550
9	12,361	28	9,782
10	13,637	29	9,331
11	11,036	30	9,337
12	9,350	31	9,497
13	9,350	32	14,983
14	9,350	33	11,537
15	8,477	34	9,680
16	9,138	35	7,826
17	9,205	36	9,000
18	8,644	37	8,862
19	9,629	38	11,306

- NOTES:
- RIGHT(S) 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(S) RECORDED IN VOLUME 216, PAGE 597, VOLUME 353, PAGE 147 AND VOLUME 361, PAGE 191 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. (NO SPECIFIC LOCATION GIVEN)
  - EASEMENT FOR RELOCATING IRRIGATION FACILITIES, AND RIGHTS IN CONNECTION THEREWITH, GRANTED TO JACKSON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, BY INSTRUMENT RECORDED JUNE 22, 1976 AS NO. 76-10370 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS A STRIP OF LAND 55 FEET IN WIDTH LYING ON THE NORTHERLY SIDE OF THE CENTERLINE OF BIDDLE ROAD)
  - CENTER OF ROGUE RIVER VALLEY IRRIGATION DISTRICT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF MAINTAINING ITS WATER DISTRIBUTION SYSTEM, AS SET OUT IN DEED RECORDED OCTOBER 22, 1979 AS NO. 79-25363 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS A STRIP OF LAND ALONG BIDDLE ROAD SOUTHERLY OF DASHED LINE SHOWN)
  - CURVE P.I. (POINT OF INTERSECTION) FOR CURVE NO. 22 FALLS OUTSIDE OF PHASE 1 BOUNDARY, AND WILL BE SET ON PHASE 2, NOW UNDER DEVELOPMENT.



- = 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" iron pin per survey number 15648
- ⊙ = Found brass disc monument
- ⊕ = Set brass disc monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

FOUND BRASS DISC 9" DEEP IN PVC SLEEVE  
S.E. CORNER D.L.C. NO. 55 PER JACKSON COUNTY  
RE-ESTABLISHMENT NOTES

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

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541) 779-4641

BY: RANDY L. FITCH PLS No. 2867  
SCALE: 1 inch = 100' November 3, 1998  
BASIS OF BEARING: FILED SURVEY NUMBER 15648

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

# CENTRAL POINT EAST SUBDIVISION, PHASE 1

Located in:

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

### \*\*\* DECLARATION \*\*\*

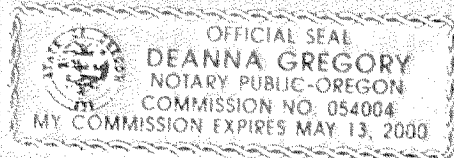
KNOW ALL MEN BY THESE PRESENTS, that We, DeCARLOW HOMES, INC. an Oregon Corporation is the owner in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, 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 for construction, maintenance and use of water facilities an easement across Lots 1 and 38 as shown hereon, and we also 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 1.

IN WITNESS HEREOF, signed this 27<sup>th</sup> day of January, 1999

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 27<sup>th</sup> day of January, 1999  
Before me:



Deanna Gregory  
Notary

U.S. 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 HEREOF, Signed this 27<sup>th</sup> day of January, 1999

By: [Signature]  
Title: U.P.

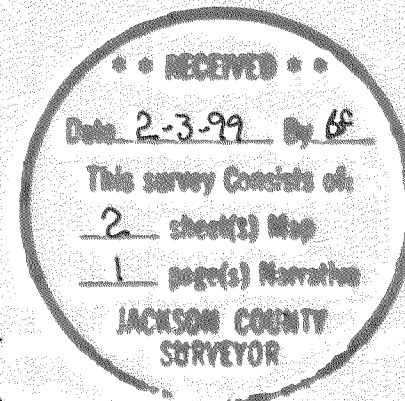
STATE OF OREGON )  
County of Jackson) ss

The foregoing instrument was acknowledged before me this 27<sup>th</sup> 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:



Becky Meloy  
Notary



REGISTERED PROFESSIONAL LAND SURVEYOR

Randy L. Fitch  
OREGON  
JULY 14, 1998  
RANDY L. FITCH  
2887

Expires 12/31/99

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

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

Randy L. Fitch  
SURVEYOR

### \*\*\* 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 the INITIAL POINT being 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 North 38°16'40" West 65.43 feet; thence North 51°59'44" East 114.79 feet; thence North 55°21'36" East 52.06 feet; thence North 51°59'44" East 127.85 feet; thence South 38°00'16" East 80.94 feet; thence South 38°29'48" East 52.00 feet; thence South 38°00'16" East 122.68 feet; thence South 19°16'32" East 44.28 feet; thence South 14°10'28" East 97.86 feet; thence South 21°57'52" East 61.00 feet; thence South 14°53'37" East 428.96 feet; thence South 28°24'00" East 87.30 feet; thence South 50°00'43" East 18.78 feet; thence South 34°42'27" West 368.05 feet; thence South 00°00'10" West 74.00 feet; thence South 00°45'36" West 52.00 feet; thence South 00°00'10" West 364.37 feet to a point on the Northerly right-of-way line of Bidle Road; thence North 85°47'17" West 22.78 feet; thence along the arc of a 11509.16 foot radius tangent curve to the left (the long chord to which bears North 86°06'08" West 126.21 feet) an arc distance of 126.22 feet; thence North 03°35'01" East 8.21 feet to a point on the Northerly boundary of Donation Land Claim No. 56, said Township and Range; thence continue South 89°37'14" West along said right-of-way line and along said Northerly boundary a distance of 153.38 feet to a point 732.60 feet Easterly of, when measured at right angles to, the Easterly boundary of the aforementioned Donation Land Claim No. 55; thence North 00°10'20" West, parallel to said boundary, a distance of 247.95 feet; thence South 89°59'50" East 120.00 feet; thence North 00°10'20" West 235.33 feet; thence South 89°37'14" West 120.00 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 North 00°10'20" West, parallel to said boundary, a distance of 571.52 feet; thence North 89°49'40" East 117.51 feet; thence North 75°06'23" East 96.55 feet; thence North 14°53'37" West 262.25 feet; thence South 51°59'44" West 101.00 feet; thence South 89°37'14" West 64.48 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 North 00°10'20" West, parallel to said boundary, a distance of 143.72 feet; thence South 89°37'14" West 62.58 feet; thence North 00°22'46" West 29.65 feet to the Initial Point of Beginning.

Randy L. Fitch  
SURVEYOR

### \*\*\* APPROVALS \*\*\*

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

[Signature]  
Planning Director

Examined and approved this 25<sup>th</sup> day of January, 1999.

[Signature]  
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of January 21, 1999

[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 January 29, 1999.

[Signature]  
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 2:54 O'clock P.M. and recorded in Volume 25 of Plats at page 7 of records of Jackson County, Oregon.

[Signature]  
County Clerk

[Signature]  
Deputy

SURVEY NO. 16027

**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

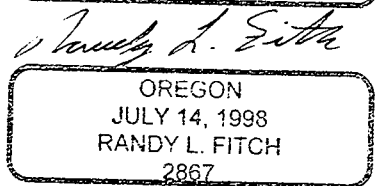
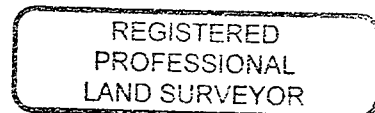
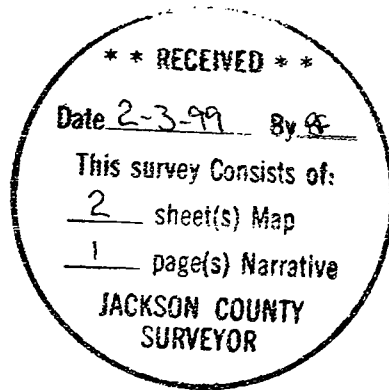
LOCATION: The Southwest One-Quarter (1/4) and the Northwest One-Quarter (1/4) of  
Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of  
Central Point, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of CENTRAL POINT EAST  
SUBDIVISION, PHASE 1 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



EXPIRES: 12-31-99

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