

CENTRAL POINT EAST DEVELOPMENT, PHASE 5

Located In The Northwest and Southwest One-quarter Of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

Prepared For:

INVESTMENT MARKETING & ACQUISITION CORPORATION
1089 Medford Center #191
Medford, Oregon 97504

EASEMENT "A" TABLE

| BEARING | DISTANCE |
|--------------------|----------|
| Point of Beginning | |
| S00°03'20"W | 1200.64' |
| S61°36'49"W | 17.06' |
| N00°03'20"E | 1175.48' |
| N69°19'15"W | 30.45' |
| N88°05'20"W | 193.07' |
| N47°32'42"E | 22.33' |
| N89°44'10"E | 220.00' |

LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L1 | S51°59'44"W | 34.92' | L7 | N19°28'55"W | 25.59' |
| L2 | N51°59'44"E | 34.92' | L8 | N19°16'32"W | 27.64' |
| L3 | S51°59'44"W | 7.05' | L9 | N19°16'32"W | 16.64' |
| L4 | N51°59'44"E | 20.78' | L10 | N21°57'52"W | 33.21' |
| L5 | N89°56'20"W | 15.00' | L11 | N21°57'52"W | 27.79' |
| L6 | N89°56'20"W | 8.16' | L12 | S0°03'20"W | 5.32' |

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD |
|-------|------------|---------|--------|---------------|--------|
| C1 | 90°00'00" | 20.00' | 31.42' | N83°00'16"W | 28.28' |
| C2 | 49°37'03" | 20.00' | 17.32' | S27°11'13"W | 16.78' |
| C3 | 6°16'34" | 51.00' | 5.59' | S5°30'58"W | 5.58' |
| C4 | 68°09'28" | 51.00' | 60.67' | S42°43'59"W | 57.15' |
| C5 | 32°07'37" | 51.00' | 28.60' | N87°07'29"W | 28.22' |
| C6 | 43°34'43" | 51.00' | 38.79' | N49°16'18"W | 37.86' |
| C7 | 36°59'04" | 51.00' | 32.92' | N8°59'25"W | 32.35' |
| C8 | 42°29'51" | 51.00' | 37.83' | N30°45'03"E | 36.97' |
| C9 | 49°36'49" | 51.00' | 44.16' | N76°48'23"E | 42.80' |
| C10 | 49°37'03" | 20.00' | 17.32' | N76°48'16"E | 16.78' |
| C11 | 90°00'00" | 20.00' | 31.42' | N6°59'44"E | 28.28' |
| C12 | 36°52'12" | 22.00' | 14.16' | N56°26'22"W | 13.91' |
| C13 | 29°18'33" | 38.00' | 19.44' | N60°13'11"W | 19.23' |
| C14 | 112°33'57" | 38.00' | 74.66' | N10°43'04"E | 63.22' |
| C15 | 21°51'53" | 38.00' | 14.50' | N77°55'54"E | 14.41' |
| C16 | 36°52'12" | 22.00' | 14.16' | N70°25'50"E | 13.91' |
| C17 | 90°00'00" | 20.00' | 31.42' | S6°59'44"W | 28.28' |
| C18 | 90°00'00" | 20.00' | 31.42' | N83°00'16"W | 28.28' |
| C19 | 90°00'00" | 20.00' | 31.42' | S6°59'44"W | 28.28' |
| C20 | 90°00'00" | 20.00' | 31.42' | S83°00'16"E | 28.28' |
| C21 | 90°00'00" | 20.00' | 31.42' | N6°59'44"E | 28.28' |
| C22 | 10°22'10" | 326.00' | 59.00' | N32°49'11"W | 58.92' |
| C23 | 8°39'36" | 274.00' | 41.41' | S33°40'28"E | 41.38' |
| C24 | 18°31'21" | 300.00' | 96.98' | S28°44'36"E | 96.56' |
| C25 | 9°51'44" | 274.00' | 47.16' | S24°24'47"E | 47.11' |
| C26 | 8°09'11" | 326.00' | 46.39' | N23°33'31"W | 46.35' |
| C27 | 141°22'51" | 10.00' | 24.68' | S89°49'39"W | 19.87' |
| C28 | 78°35'17" | 51.00' | 69.95' | S58°25'53"W | 64.60' |
| C29 | 37°03'04" | 51.00' | 32.98' | N63°44'57"W | 32.41' |
| C30 | 46°53'28" | 51.00' | 41.74' | N21°46'40"W | 40.58' |
| C31 | 59°11'50" | 51.00' | 52.69' | N31°15'59"E | 50.38' |
| C32 | 61°02'02" | 51.00' | 54.33' | S88°37'06"E | 51.74' |
| C33 | 141°22'51" | 10.00' | 24.68' | N51°12'30"E | 18.87' |
| C14 | 134°25'51" | 38.00' | 85.16' | N21°37'00"E | 70.87' |

* AFFIDAVIT OF CORRECTION
Doc. No. 99-12191, ATTACHED.
R.R. C.S.
26 May 99

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 30th of June, 1999.

All monuments are now set, on this 7th day of July, 1999
Refer to Document Number 99-12190 of the Official Records of Jackson County, Oregon.

Robert V. Neathamer (See SN. 16064)
Jackson County Surveyor



I hereby certify that this is an exact copy of the original.

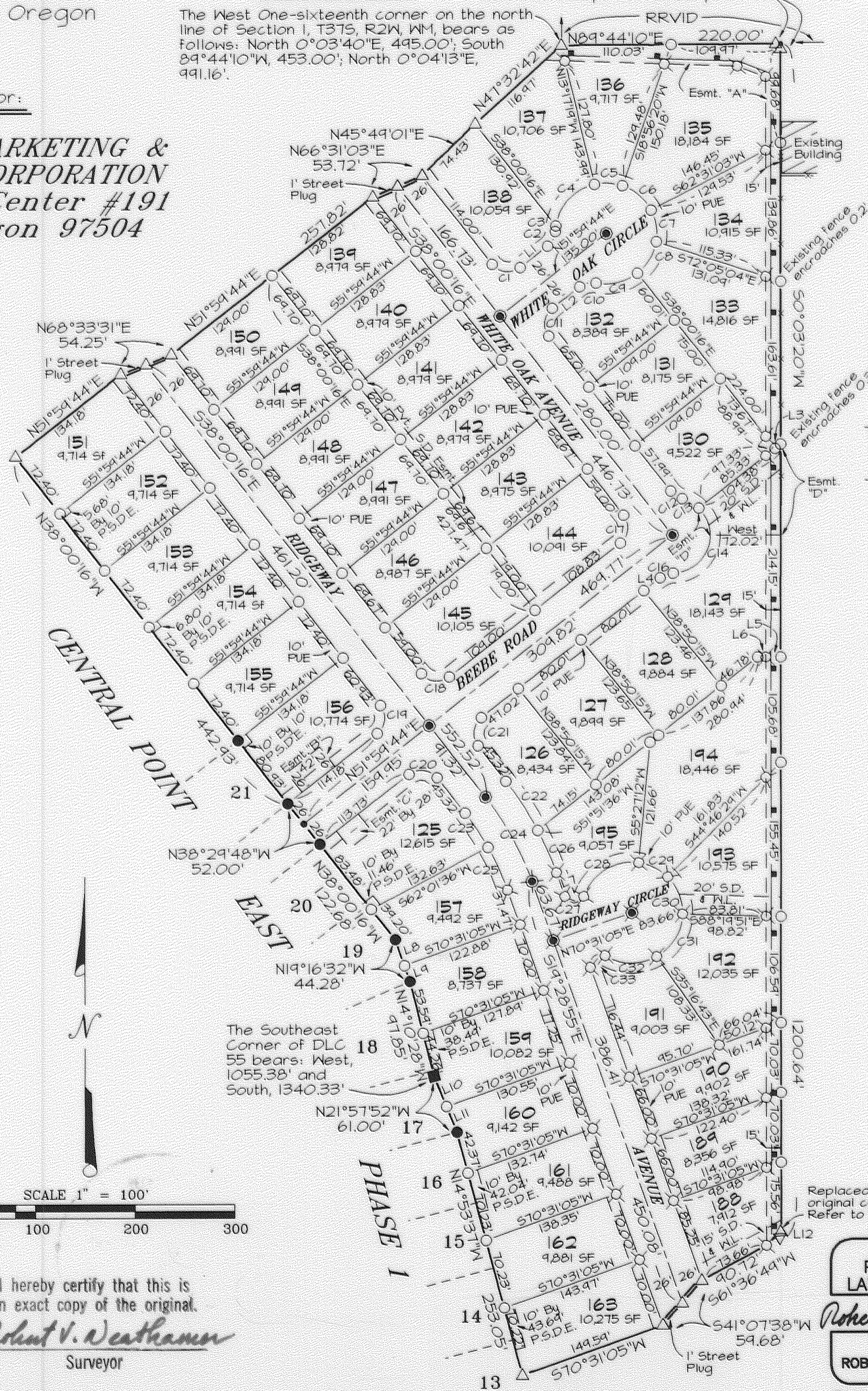
Robert V. Neathamer
Surveyor

INITIAL POINT:

The West One-sixteenth corner on the north line of Section 1, T37S, R2W, WM, bears as follows: North 0°03'40"E, 495.00'; South 89°44'10"W, 453.00'; North 0°04'13"E, 991.16'.

The Northeast Corner of Lot Number 135 is the Point of Beginning for Easement "A". Refer to Easement "A" table hereon.

Corner falls on an irrigation manhole, set witness monument on project boundaries, 5 feet from computed corner position.



LEGEND

- Indicates a 5/8 inch diameter rebar by 24 inches long, with yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- ⊗ Indicates a deferred monument, a 5/8 inch diameter rebar by 24 inches long, with yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- △ Indicates a 5/8 inch diameter rebar by 30 inches long, with yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- Indicates a found 5/8 inch diameter iron pin with a red plastic cap marked "RANDY L. FITCH LS 2867".
- Indicates a found 3/4 inch bolt. Refer to S/N 954.
- ⊙ Indicates a set 2-1/2 inch diameter brass cap, center punched, and marked "C/L MON LS 2675", in a monument case.
- ⊗ Indicates a deferred monument, a set 2-1/2 inch diameter brass cap, center punched, and marked "C/L MON LS 2675", in a monument case.
- Indicates a computed position, nothing found or set.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Esmt. Indicates an easement of record or one being created hereon.
- Pvt. Indicates a private easement being created hereon.
- S.D. Indicates a storm drain easement being created hereon.
- P.S.D.E. Indicates a private storm drain easement being created hereon.
- W.L. Indicates a water line easement being created hereon.
- PUE Indicates a public utility easement being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- Indicates an existing privacy fence within Easement A, being created hereon, and subject to the maintenance requirements associated therewith.
- Indicates an existing fence line.

Basis of Bearings:

The East Line Of DLC 55 located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon. Refer to Filed Survey Number 954.

NOTES:

Easements A, B, C and D, as depicted hereon, are private maintenance easements created herewith, and for the benefit of the Central Point East Development Maintenance Committee, Inc., a non-profit Oregon corporation, established by the Declarants, and as contained in the Covenants, Conditions and Restrictions associated herewith.

25 foot right of way easement as contained in Volume 59, Page 83 of the Deed Records of Jackson County, Oregon, is not definable, being located somewhere in the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian.

Easements for the Rogue River Valley Irrigation District are blanket in nature, along existing facilities, and depicted hereon as RRVID.

The property depicted hereon is subject to a Restrictive Covenant as contained in Document Number 87-13507 of the Official Records of Jackson County, Oregon, binding the subject property as follows:

"The record owners and their heirs, legal representatives, assigns, and lessees, also hereby acknowledge by the placement of this covenant, or the acceptance and recording of this instrument, that the property herein described is within the Airport Concern Overlay District of the Jackson County Airport, and will be subjected to high noise levels during air traffic activity periods. Jackson County shall be a party to this declaration, which cannot be removed or modified without written consent of the County."

Electric Power easement as contained in Document Number 87-18522 of the Official Records of Jackson County, Oregon, is blanket in nature and not definable.

Deferred monuments along the easterly and northerly project boundaries are at the intersection of the affected lot line and the westerly and southerly boundaries of Easement "A".

Replaced damaged original corner monument. Refer to S/N 3231

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/00

PREPARED BY: *Neathamer Surveying, Inc.*
145 South Grape Street
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 97040 DATE: January 20, 1999

Sheet 2 of 2 © RVN

T37 2W 1B Tax Lot 290
T37 2W 1C Tax Lot 100

Drawing C:\CENTRAL POINT PROPERTIES, LLC\WHITE OAK ESTATES\PHASE 5\PHASE 5.PRO

CENTRAL POINT EAST DEVELOPMENT, PHASE 5

Located In The Northwest and Southwest One-quarter Of
Section 1, Township 37 South, Range 2 West, Willamette
Meridian, City of Central Point, Jackson County, Oregon

Prepared For:

**INVESTMENT MARKETING &
ACQUISITION CORPORATION**
1089 Medford Center #191
Medford, Oregon 97504

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that CENTRAL POINT PROPERTIES, L.L.C., an Oregon limited liability company, and DECARLOW HOMES, INC., an Oregon corporation, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named managing members of CENTRAL POINT PROPERTIES, L.L.C., and the following named officer, acting for and on behalf of DECARLOW HOMES, INC., hereby dedicate to the City of Central Point for public use all streets and public utility easements shown hereon. Further, CENTRAL POINT PROPERTIES, L.L.C. and DECARLOW HOMES, INC., conveys in fee simple, to the City of Central Point, those areas portrayed and designated hereon as one foot street plugs as shown on the Subdivision Plat. By the approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected streets, it hereby dedicates the street plugs for public street purposes. CENTRAL POINT PROPERTIES, L.L.C. and DECARLOW HOMES, INC., declare easements A, B, C and D, as depicted hereon, as private maintenance easements created herewith, and for the benefit of Central Point East Development Maintenance Committee, Inc., a non-profit Oregon corporation, established by the Declarants. Central Point East Development Maintenance Committee, Inc. will hold the beneficial interest of said easements affecting the common improvements, and will collect assessments for maintenance of the common improvements. The Declarants, and its Legal Representatives, Successors, Assigns, and Lessees shall at all times maintain said common improvements, in the same or similar manner as originally constructed, and as set forth in the Covenants, Conditions and Restrictions referenced hereinafter. CENTRAL POINT EAST DEVELOPMENT, PHASE 5, shall be subject to the Covenants, Conditions and Restrictions as approved by the City of Central Point on November 13, 1998, and as contained in Document Number 98-58776, recorded December 17, 1998, Official Records of Jackson County, Oregon. CENTRAL POINT PROPERTIES, L.L.C., and DECARLOW HOMES, INC., have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. CENTRAL POINT PROPERTIES, L.L.C., and DECARLOW HOMES, INC., hereby designates this subdivision as CENTRAL POINT EAST DEVELOPMENT, PHASE 5.

IN WITNESS WHEREOF, I set my hand and seal this 26 day of January, 1999.

Steven DeCarlow
Steven DeCarlow, President
Decarlow Homes



STATE OF OREGON } 55
County of Jackson

Personally appeared the above named Steven DeCarlow known to me to be the President of DECARLOW HOMES, Inc., an Oregon corporation, and acknowledged the foregoing instrument, pursuant to authorization by the shareholders of said corporation, to be his voluntary act and deed.

WITNESS my hand and seal this 26th day of January, 1999.

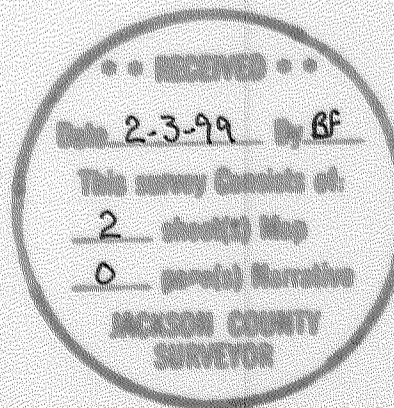
Before me:

Judy Mabe
Notary Public - Oregon

My commission expires: June 14, 2002

I hereby certify that this is
an exact copy of the original.

Robert V. Neathamer
Surveyor



IN WITNESS WHEREOF, we set our hand and seal this 25 day of January, 1999.

Donald E. Grove
Donald E. Grove, Managing Member
Central Point Properties, L.L.C.

Charles F. Larson
Charles F. Larson, Managing Member
Central Point Properties, L.L.C.

STATE OF OREGON } 55
County of Jackson

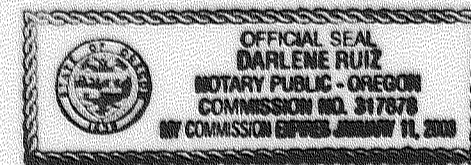
Personally appeared the above named Donald E. Grove and Charles F. Larson known to me to be the managing members of CENTRAL POINT PROPERTIES, L.L.C., an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 25th day of January, 1999.

Before me:

Barlene Ruiz
Notary Public - Oregon

My commission expires: 1-11-2003



SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated in the Northwest and Southwest One-quarters of Section 1, Township 37 South, Range 2 West of the Willamette Meridian in the City of Central Point, Jackson County, Oregon, more particularly described as follows:

Commencing at the West One-sixteenth Corner on the north line of said Section 1; thence South 00°04'13" West, along the west line of the Northeast Quarter of the Northwest Quarter of said Section 1, a distance of 991.16 feet to a 5/8 inch iron pin; thence North 89°44'10" East, a distance of 453.00 feet; thence South 00°03'40" West, a distance of 495.00 feet, to the Initial Point and the True Point of Beginning, being an angle point on the easterly boundary of Partition Plat Number P-34-1998, recorded June 4, 1998, in the Records of Partition Plats in Jackson County, Oregon and filed as Survey Number 15762 in the office of the Jackson County Surveyor; thence North 89°44'10" East, along the boundary of said partition plat, a distance of 220.00 feet; thence South 00°03'20" West, a distance of 1195.32 feet; thence leaving last said boundary and continuing South 00°03'20" West, a distance of 5.32 feet; thence South 61°36'49" West, a distance of 90.72 feet; thence South 41°07'38" West, a distance of 59.68 feet; thence South 70°31'05" West, a distance of 149.59 feet to the east boundary of Central Point East Development, Phase I; thence along last said east boundary, North 14°53'37" West, a distance of 253.05 feet; thence North 21°57'52" West, a distance of 61.00 feet to a found iron bolt which bears North 1340.33 feet and East 1055.38 feet from the southeast corner of Donation Land Claim Number 55; thence North 14°10'28" West, a distance of 97.85 feet; thence North 14°16'32" West, a distance of 44.28 feet; thence North 38°00'16" West, a distance of 122.68 feet; thence North 38°29'48" West, a distance of 52.00 feet; thence North 38°00'16" West, a distance of 442.93 feet; thence leaving last said east boundary, North 51°59'44" East, a distance of 134.18 feet; thence North 68°33'31" East, a distance of 54.25 feet; thence North 51°59'44" East, a distance of 257.82 feet; thence North 66°31'03" East, a distance of 53.72 feet; thence North 45°49'01" East, a distance of 74.43 feet; thence North 47°32'42" East, a distance of 116.97 feet to the Initial Point and the True Point of Beginning.

Robert V. Neathamer
Surveyor

APPROVALS:

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

[Signature] 1-27-99
Planning Director Date

Examined and approved this 27th day of January, 1999.

[Signature]
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Jan. 28, 1999.

[Signature] [Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 28th day of January, 1999.

[Signature] [Signature]
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 03 DAY OF February, 1999 AT 2:10 O'CLOCK PM
AND RECORDED IN VOLUME 25 OF PLATS AT PAGE 8 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____

[Signature] [Signature]
County Clerk Deputy

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Central Point Planning Commission, Resolution Number 384, on June 3, 1997.

Procedure: Utilizing a Nikon DTM-420 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, S/N's 954, 3237, 15648 and 15762, the project boundaries and interior lots were computed and monumented as depicted hereon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer
OREGON
JULY 19, 1984
ROBERT V. NEATHAMER
2875

Renewal Date 12/31/00

PREPARED BY: Neathamer Surveying, Inc.
145 South Grape Street
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 97040 DATE: January 20, 1999

Sheet 1 of 2 © RVN

99-12191

10:41 5-6 Surv.

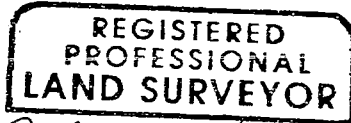
16028

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

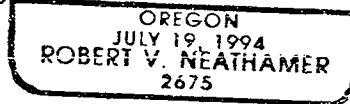
Be it hereby noted that on the Official Plat of CENTRAL POINT EAST DEVELOPMENT, PHASE 5, as recorded in the records of Jackson County, Oregon, a drafting error was made affecting the right-of-way boundary of Lot 129. The drafting error involves the numbering of a curve on said right-of-way and the accompanying curve table. Curves numbered C14 and C15 should be combined in the curve table and identified as curve number C14 on said plat. The resultant curve has a 38.00' radius, an arc length of 89.16 feet, a delta of 134°25'51", a chord bearing of N21°39'00"E, and a length of 70.07 feet.

Date: February 26, 1999

Robert V. Neathamer



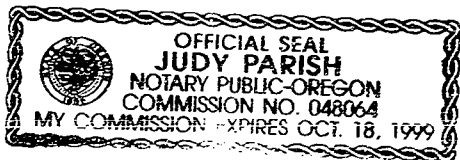
Robert V. Neathamer



Expires 12/31/00

STATE OF OREGON)
County of Jackson) ss.

Before me on 3/10/99, 1999, personally appeared the above named Robert V. Neathamer, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.



Judy Parish

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

March 10, 1999
Date

Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

MAR 10 1999

10:41 AM
Arthur J. Beckler
COUNTY CLERK