

PARKWOOD VILLAGE A PLANNED COMMUNITY

Located in the Northwest and Southwest One-quarters Of Section 1, including a portion of Lots 48 and 49 of Central Point East Subdivision, Phase 2, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

Prepared For:

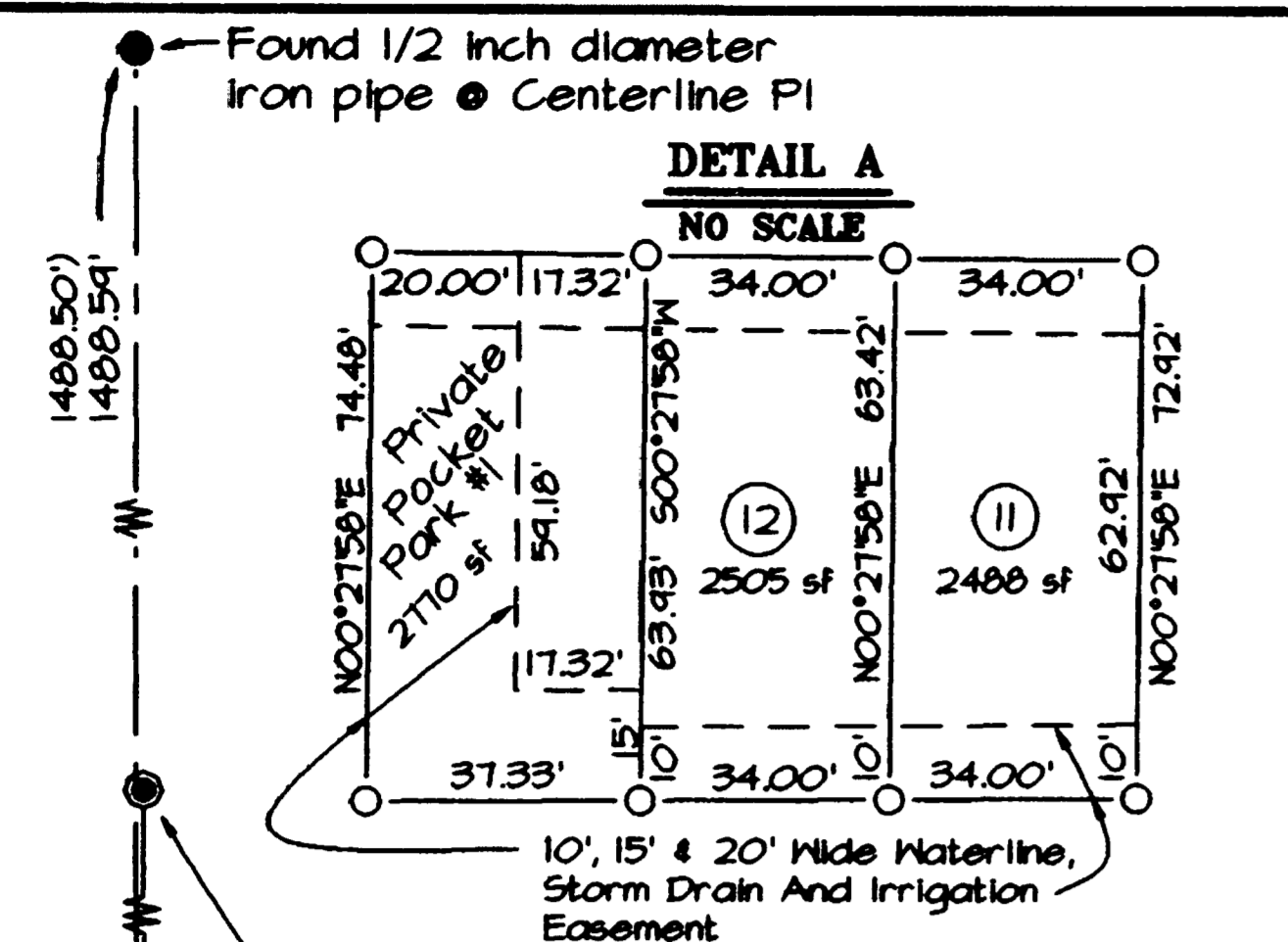
DIAMOND KEY BUILDERS, LLC
PO Box 8060
Medford, Oregon 97504

**** RECEIVED ****
Date Aug 17, 2000 By CSJ
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

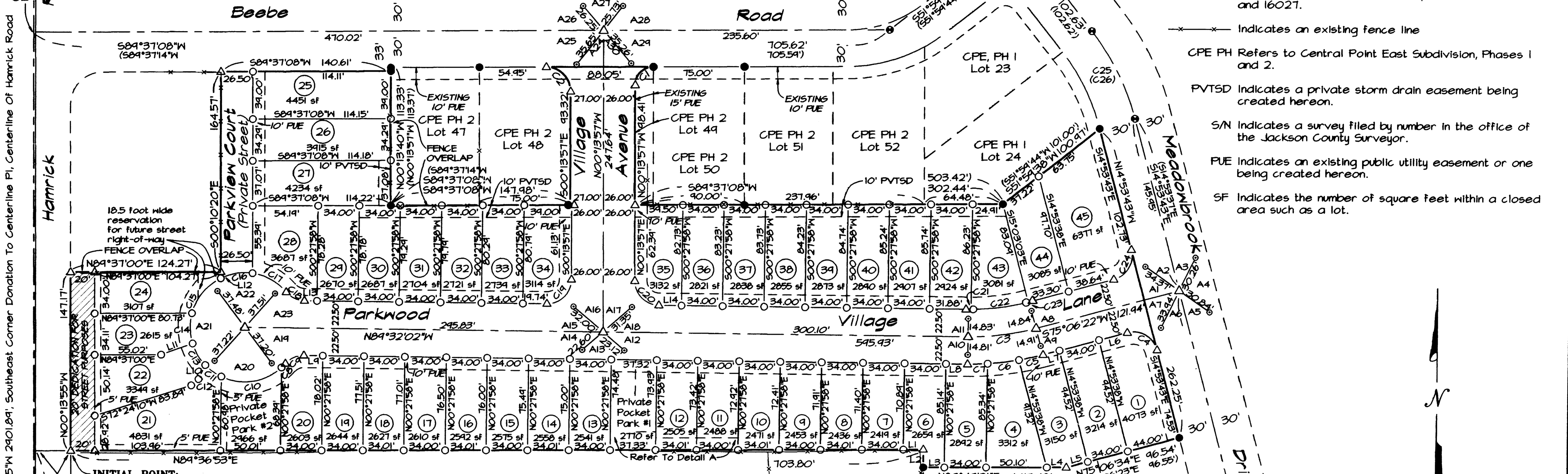
LEGEND

- Indicates a set 5/8 inch diameter by 24 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- △ Indicates a set 5/8 inch diameter by 30 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", the top of cap found flush with the surface, or as noted.
- Indicates a found 2 1/2 inch diameter brass disc, set in concrete, center punched, marked LS 2867, the top flush with AC pavement.
- Indicates a 3/8 caliber shell casing set in concrete curb as points referencing the centerline monuments established hereon.
- () Indicates a record information pursuant to S/N 16026 and 16027.

- x— Indicates an existing fence line
- CPE PH Refers to Central Point East Subdivision, Phases 1 and 2.
- PVTS D Indicates a private storm drain easement being created hereon.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates an existing public utility easement or one being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.



10', 15' & 20' Wide Waterline, Storm Drain And Irrigation Easement
Northeast Corner Donation Land Claim Number 55, a found Brass Disc set flush with AC Pavement per Jackson County Re-establishment notes



INITIAL POINT:
N84°36'53"E
28.84'

REFERENCE MONUMENT TABLE

REFERENCE ARC	REFERENCE ARC
PARKWOOD & MEADOWBROOK	PARKWOOD & VILLAGE
A1 49°44'19"	A16 44°16'41"
A2 40°15'36"	A17 44°15'52"
A3 41°01'43"	A18 41°26'03"
A4 48°42'51"	PARKWOOD CUL-DE-SAC
A5 40°15'26"	A19 52°01'29"
A6 41°02'15"	A20 79°30'22"
A7 48°57'50"	A21 100°30'24"
BC PARKWOOD CURVE	A22 74°21'06"
A8 90°00'00"	A23 48°30'40"
A9 90°00'00"	BEEBE & VILLAGE
EC PARKWOOD CURVE	A24 38°22'11"
A10 90°00'00"	A25 51°28'54"
A11 90°00'00"	A26 50°08'02"
PARKWOOD & VILLAGE	A27 78°23'08"
A12 40°01'51"	A28 51°28'50"
A13 48°33'15"	A29 50°07'43"
A14 41°24'54"	A30 40°01'12"
A15 40°01'24"	

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N44°46'03"E	21.21'
C2	90°08'55"	20.00'	31.47'	S45°18'25"E	28.32'
C3	15°21'36"	211.00'	56.57'	S82°47'10"W	56.40'
C4	89°59'55"	20.00'	31.42'	S59°53'40"E	28.28'
C5	04°55'38"	233.50'	20.08'	N77°34'11"E	20.07'
C6	06°24'40"	233.50'	26.13'	N83°14'20"E	26.11'
C7	04°01'17"	233.50'	16.34'	N88°27'19"E	16.34'
C8	05°39'06"	45.00'	4.44'	N44°01'27"E	4.44'
C9	44°10'04"	20.00'	17.16'	N65°52'56"E	16.64'
C10	68°30'43"	45.00'	53.81'	N81°12'22"E	50.66'
C11	20°39'01"	45.00'	16.22'	S54°12'46"E	16.13'
C12	46°57'46"	10.00'	8.20'	N48°55'17"E	7.97'
C13	26°24'13"	45.00'	20.74'	S30°41'09"E	20.55'
C14	32°04'30"	45.00'	25.26'	S01°24'18"E	24.43'
C15	48°45'58"	45.00'	38.30'	S39°03'26"W	37.16'
C16	34°41'34"	45.00'	27.25'	N80°47'12"E	26.83'
C17	41°30'03"	45.00'	32.54'	N61°06'54"W	31.84'
C18	44°10'04"	20.00'	17.16'	N64°57'00"W	16.64'
C19	90°41'55"	20.00'	31.66'	S45°07'01"W	28.46'
C20	89°18'05"	20.00'	31.17'	N44°52'54"W	28.11'
C21	00°38'34"	188.50'	2.12'	N89°51'21"W	2.12'
C22	14°30'10"	188.50'	47.71'	S82°34'14"W	47.54'
C23	00°12'46"	188.50'	0.70'	S75°12'48"W	0.70'
C24	90°00'05"	20.00'	31.42'	S30°06'20"W	28.24'
C25	23°06'33"	194.96'	80.67'	S26°27'15"E	80.10'
(C26	23°06'34"	200.00'	80.67'	S26°26'57"E	80.13'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°36'53"E	16.45'
L2	S00°10'20"E	14.64'
L3	N89°44'21"E	17.34'
L4	N89°44'21"E	15.94'
L5	N75°06'34"E	18.54'
L6	N75°06'22"E	24.00'
L7	N75°06'22"E	13.94'
L8	S84°32'02"E	17.62'
L9	S84°32'02"E	15.80'
L10	N25°26'24"E	12.84'
L11	N70°19'23"E	27.81'
L12	S00°10'20"E	5.31'
L13	N84°32'02"W	10.38'
L14	N84°32'02"W	18.74'

Southeast Corner Donation Land Claim Number 55, a found Brass Disc in PVC sleeve per Jackson County Re-establishment notes

37 2W 1B, Tax Lot 2500
37 2W 1BD, Tax Lot 5600
37 2W 1BC, Tax Lot 1101

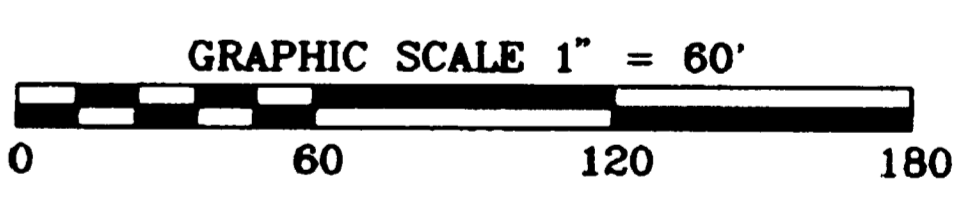
I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 18, 1984
ROBERT V. NEATHAMER
2875
Renewal Date 12/31/00

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.

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99005 DATE: August 11, 2000
Sheet 2 of 2 © RNV



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that PARKWOOD TERRACE ESTATES LLC, an Oregon limited liability company and DECARLOW HOMES, INC., an Oregon Corporation, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, hereby dedicate to the City of Central Point for public use all streets, including the twenty foot wide strip along HAMRICK ROAD, (except that street labeled as private), storm drain easements, (except those labeled as private) waterline easements and public utility easements, shown hereon. PARKWOOD VILLAGE shall be subject to the Covenants, Conditions and Restrictions titled PARKWOOD VILLAGE, a Planned Community, as contained in Document Number 00-33453, recorded August 17, 2000, Official Records of Jackson County, Oregon. The Declarants hereby convey in fee simple to the PARKWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., hereinafter as Association, the common area depicted hereon as Parkview Court, a private street, Pocket Park #1 and Pocket Park #2, private parks, as contained in said covenants, conditions and restrictions. Further, the Association will maintain the private street, parks and storm drain easements depicted hereon. Lot 24 depicted hereon is subject to an 18.50 foot wide reservation for future street right-of-way. Declarants have caused this tract of land to be surveyed and platted into lots, streets, parks 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. Declarants hereby designate this subdivision as PARKWOOD VILLAGE, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 11 day of August, 2000.

PARKWOOD TERRACE ESTATES LLC
George H. Gardner, Sole Member

DECARLOW HOMES, INC.
Steve DeCarlow, President

STATE OF OREGON }
County of Jackson }

Personally appeared the above named George H. Gardner known to me to be the Sole Member of Parkwood Terrace Estates, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 11 day of August, 2000.

Before me:

K Rochelle Lake
Notary Public - Oregon



STATE OF OREGON }
County of Jackson }

Personally appeared the above named Steve DeCarlow known to me to be the President of DeCarlow Homes, Inc., an Oregon Corporation, and on behalf of the corporation, 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 15 day of August, 2000.

Before me:

Cory Neathamer
Notary Public - Oregon



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, on September 7, 1999.

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Volume 196, Page 362, Deed Records of Jackson County and Documents Numbered 99-0611 and 00-08503, of the Official Records of Jackson County, Oregon and Surveys Numbered 12066, 12409, 15648, 16026 and 16027, filed in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

RELEASE

People's Bank of Commerce, as holder of beneficiary interest under those certain Line of Credit Trust Deeds, dated February 22, 2000 recorded as Instrument Number 00-08504, on March 7, 2000, and dated June 5, 2000, recorded as Instrument Number 00-24066, on June 8, 2000, and that certain Assignment of Rents dated and recorded June 8, 2000, as Instrument Number 00-24067, and those certain Financing Statements, recorded as Instruments Numbered 00-08505 and 00-08506, on March 7, 2000, and Instrument Number 00-24068, recorded June 8, 2000, Official Records of Jackson County, Oregon, affecting the land depicted hereon, does hereby release from lien of said Line of Credit Trust Deeds and Assignment of Rents, all property described in the "DECLARATION" hereon, dedicated to the City of Central Point for public use, and Parkview Court, a private street, Pocket Park #1 and Pocket Park #2, private parks, and private storm drain easements.

Signed this 11 day of August, 2000.

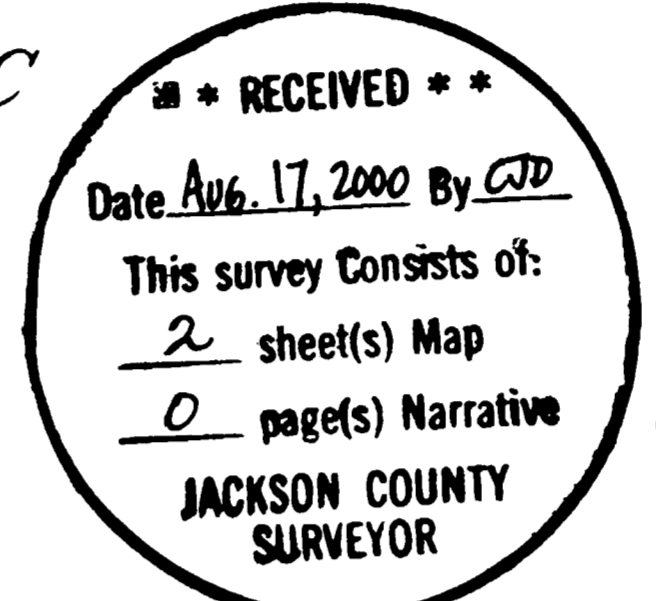
Ken Trautman, President

PARKWOOD VILLAGE
A PLANNED COMMUNITY

Located in the Northwest and Southwest One-quarters Of Section 1, including a portion of Lots 48 and 49 of Central Point East Subdivision, Phase 2, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

Prepared For:

DIAMOND KEY BUILDERS, LLC
PO Box 8060
Medford, Oregon 97504



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:

Commencing at a point on the east line of Donation Land Claim Number 55, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, said point being North 00°10'20" West, a distance of 1,068.55 feet from the southeast corner of said claim; thence North 89°36'53" East, a distance of 28.89 feet to the easterly right-of-way of HAMRICK ROAD, a Jackson County road, the Initial Point of Beginning; thence continuing North 89°36'53" East, along the north line of tract described in Volume 196, Page 362 of the Deed Records of Jackson County, Oregon, a distance of 703.80 feet; thence South 00°10'20" East, a distance of 14.69 feet to a 5/8 inch iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", at the northwest corner of Lot 27 of Central Point East Subdivision, Phase 1, now of record in Jackson County, Oregon; thence along the northerly line of Lots 25, 26 and 27 of said phase 1, North 89°49'21" East, a distance of 117.48 feet to a 5/8 inch iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", and thence North 75°06'34" East, a distance of 96.54 feet to a 5/8 inch iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", on the westerly right-of-way line of MEADOWBROOK DRIVE; thence North 14°53'43" West, along said right-of-way, a distance of 262.25 feet to a 5/8 inch iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867"; thence leaving said right-of-way and along the southerly line of Lot 24 of said phase 1, South 51°59'38" West, a distance of 100.97 feet, and thence South 89°37'08" West, a distance of 64.48 feet to the southeast corner of Lot 52 of Central Point East Subdivision, Phase 2, now of record in Jackson County, Oregon; thence along the south line of said phase 2, South 89°37'08" West, a distance of 237.46 feet; thence leaving said south line, North 00°13'51" West, a distance of 98.41 feet to the beginning of a curve to the right having a radius of 15.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 23.56 feet, the long chord of said curve bears North 44°46'03" East, a distance of 21.21 feet, to the southerly right-of-way of BEEBE ROAD and to northwest corner of Lot 50 of said phase 1; thence South 89°37'08" West, along said right-of-way, a distance of 88.05 feet to the beginning of a curve to the right having a radius of 20.00 feet, a central angle of 90°08'55"; thence leaving said right-of-way and along the arc of said curve a distance of 31.47 feet, the long chord of said curve bears South 45°18'25" East, a distance of 28.32 feet, to the east line of Lot 48 of said phase 2; thence South 00°13'51" East, along said east line, a distance of 93.32 feet to a 5/8 inch iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", at the southeast corner of said Lot 48; thence South 89°37'08" West, a distance of 147.98 feet to a 5/8 inch iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", at the southwest corner of Lot 47 of said phase 2; thence North 00°13'40" West, along the west line of said Lot 47, a distance of 110.31 feet to the southerly right-of-way of BEEBE ROAD; thence South 89°37'08" West, along last said right-of-way, a distance of 140.61 feet to the easterly line of tract described in Instrument Number 90-11343, of the Official Records of Jackson County, Oregon, and as depicted on Survey Number 12909, filed in the office of the Jackson County Surveyor; thence leaving last said right-of-way and along the easterly line of said tract, South 00°10'20" East, a distance of 164.57 feet to the southerly line thereof; thence South 89°37'00" West, along the southerly line of said tract, a distance of 124.27 feet to the easterly right-of-way of HAMRICK ROAD; thence South 00°13'55" East, along last said right-of-way, a distance of 147.17 feet to the Initial Point of Beginning.

Robert V. Neathamer
Surveyor

STATE OF OREGON }
County of Jackson }

The foregoing instrument was acknowledged before me, the undersigned notary, on,

August 11, 2000, by Ken Trautman, President of

People's Bank of Commerce.

Notary Public - Oregon



APPROVALS:

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

Planning Director Date 8-11-00

Examined and approved this 11th day of August, 2000.

Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 8-11-00, 2000.

Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 15 day of August, 2000.

Assessor Deputy

RECORDING:

FILED FOR RECORD THIS THE 17 DAY OF August, 2000 AT 1:40 O'CLOCK P.M. AND RECORDED IN VOLUME 20 OF PLATS AT PAGE 28 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME PAGE OF THE COMMISSIONERS JOURNAL OF PROCEEDING.

County Clerk Deputy

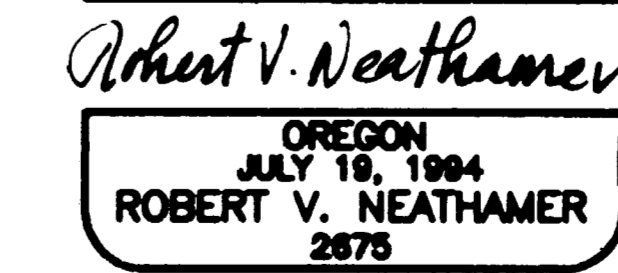
NOTES:

Parkwood Village is subject to the following record matters:

- (1) Regulations, including levies, liens, assessment, rights of way and easements of Bear Creek Valley Sanitary Authority.
(2) Easement and right-of-way in favor of Bear Creek Valley Sanitary Authority, contained in Document Number 87-18522, recorded January 21, 2000, Official Records of Jackson County, Oregon; to construct, reconstruct, operate, repair and maintain sewer lines and rights in connection therewith. Said easement located within the right-of-ways of Parkwood Village Lane and Parkview Court, as said streets are depicted hereon.
(3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District. No irrigation easements, ditches or canals exist within the boundaries of Parkwood Village.
(4) 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.
(5) No vehicular access permitted between the easterly right-of-way of Hamrick Road and Lots 21, 22, 23 and 24.
(6) Parkview Court, a private street, is for access to Lots 25, 26 and 27 from Parkwood Village Lane. No vehicular access is permitted from Parkview Court to Beebe Road.

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

Surveyor



PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99005 DATE: August 11, 2000

Sheet 1 of 2 © RVN

12/6/11