

NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3

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 has 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 create the private storm drainage easements for storm drainage and related facilities as shown hereon across Lots 87-91 for the benefit of the owners, heirs and assignees of Lots 87-91, and does hereby grant to the City of Central Point in fee simple, the 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 street, it thereby dedicates the street plug for public street purposes. PACTREND Inc. does hereby designate said subdivision as NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3.

IN WITNESS WHEREOF, We have set our hands and seals this 11th day of August, 2000.

PACTREND INC.:

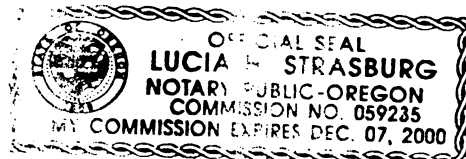
Louis F. Mahar
Louis F. Mahar, President
PACTREND INC.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 11th day of August, 2000, 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:

Lucia H. Strasburg
Notary



IN WITNESS WHEREOF, We have set our hands and seals this 11th day of August, 2000.

PACTREND INC.:

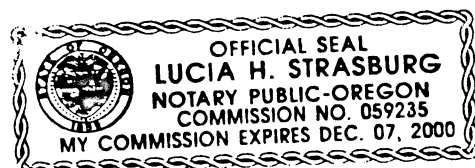
Daniel R. Mahar
Daniel R. Mahar, Secretary/Treasurer
PACTREND INC.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 11th day of August, 2000, by Daniel R. Mahar, known to me as the person who executed the within instrument on behalf of said Corporation, freely and voluntarily.

Before me:

Lucia H. Strasburg
Notary



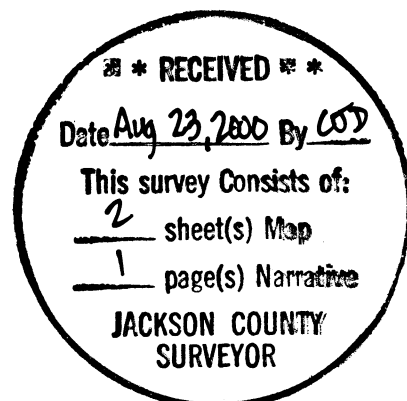
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 23 day of August, 2000 at 1:13 Clock P.M. and recorded in Volume 26 of Plats at Page 29 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Robert Kelley
Deputy



*** 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:

BEGINNING at a point for the Northwest corner of Lot 86 of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2, in the City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disk set in concrete for the INITIAL POINT OF BEGINNING; thence along the Westerly boundary of said subdivision South 00°16'12" East 112.92 feet; thence South 22°38'01" West 56.25 feet; thence South 00°13'34" West 109.00 feet; thence South 89°46'26" East 24.20 feet; thence South 33°42'53" East 555.40 feet to the most Westerly Southwest corner of said subdivision; thence along the Southerly boundary of said subdivision North 89°49'48" East 195.68 feet to the Northwest corner of Lot 44 of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence South 03°03'08" East along the Westerly boundary of said Lot 44, a distance of 24.83 feet; thence leaving said boundary South 84°32'19" West 342.19 feet; thence North 33°42'53" West 26.12 feet; thence South 56°17'07" West 113.89 feet to a point on the Northeasterly right-of-way line of Pacific Highway (Highway 99); thence North 35°07'52" West along said right-of-way line 217.20 feet; thence North 32°16'07" West 400.50 feet; thence North 35°07'52" West 398.62 feet to the point of intersection of said right-of-way line and the Southerly right-of-way line of Scenic Avenue; thence South 89°46'26" East along said Southerly right-of-way line, 510.10 feet to the Northwest corner of the aforementioned NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2; thence South 00°16'12" East along the Westerly boundary of said subdivision, 6.08 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

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

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 17th day of August, 2000.

[Signature]
Planning Director

Examined and approved this 8th day of August, 2000.

[Signature]
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of Aug 18, 2000.

[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 Aug 18, 2000.

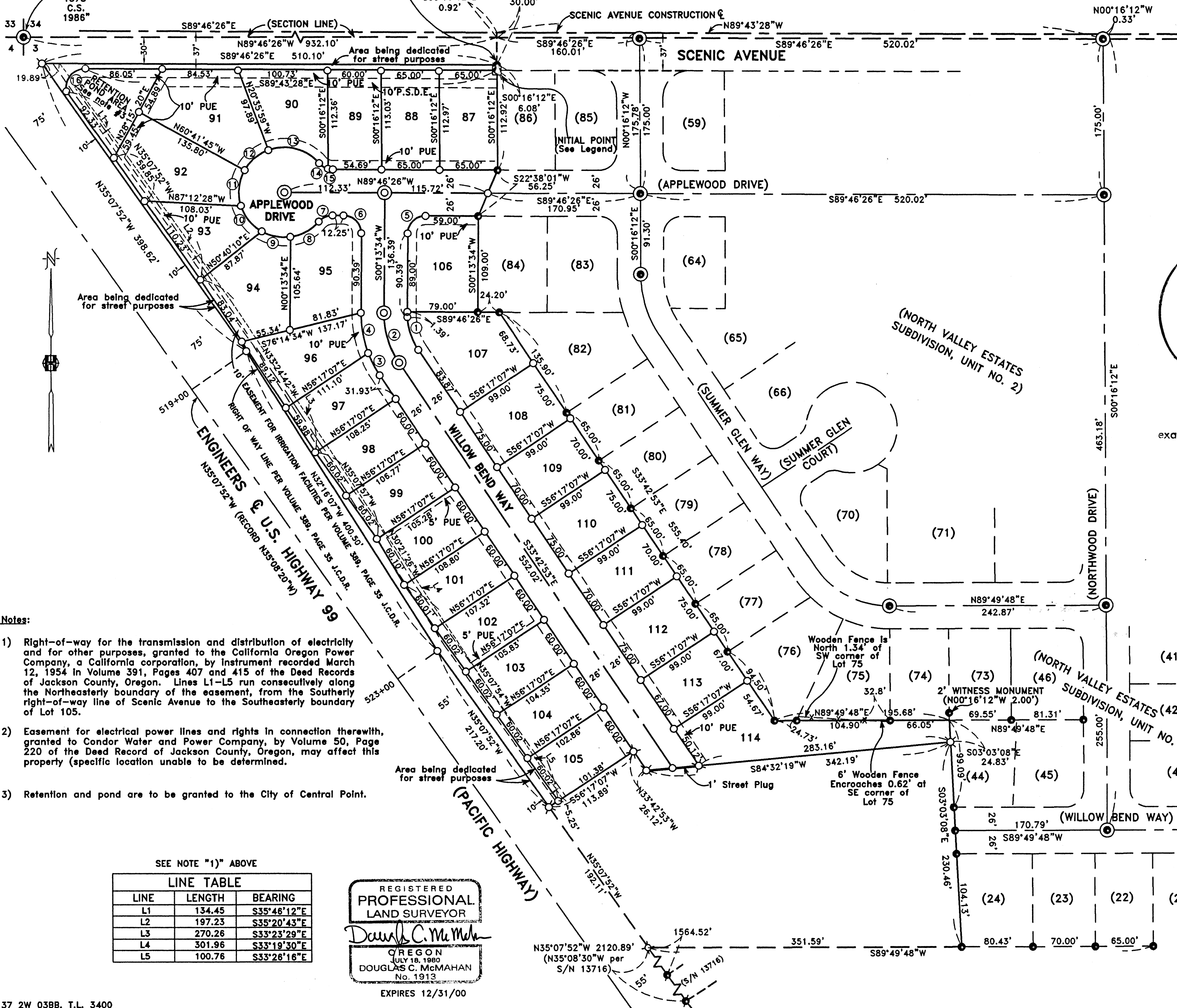
[Signature]
Tax Collector

NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3

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

SECTION CORNER
Found Brass Cap
Marked "T36S R2W
T37S
C.S.
1986"

Set lead plug and tag
with washer stamped
LS 1913



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	33°56'36"	74.00'	43.83'	43.20'	N16°44'35"W
2	33°56'36"	100.00'	59.24'	58.38'	S16°44'35"E
3	12°51'48"	126.00'	28.28'	28.23'	S27°16'59"E
4	21°04'48"	126.00'	46.36'	46.10'	S10°18'41"E
5	90°00'00"	20.00'	31.42'	28.28'	N45°13'34"E
6	90°00'00"	20.00'	31.42'	28.28'	S44°46'26"E
7	49°37'03"	20.00'	17.32'	16.78'	N65°25'02"E
8	41°48'49"	51.00'	37.22'	36.40'	N61°30'55"E
9	37°11'10"	51.00'	33.10'	32.52'	S78°59'05"E
10	43°07'04"	51.00'	38.38'	37.48'	S38°49'58"E
11	46°34'42"	51.00'	41.46'	40.33'	S06°00'54"W
12	40°05'46"	51.00'	35.70'	34.97'	S49°21'08"W
13	70°26'35"	51.00'	62.70'	58.85'	N75°22'41"W
14	34°11'34"	20.00'	11.94'	11.76'	N57°15'10"W
15	15°25'29"	20.00'	5.38'	5.37'	N82°03'41"W
16	101°19'28"	21.50'	38.02'	33.26'	N39°36'48"E

LOT SIZE

LOT NO.	SQUARE FEET
87	7,341
88	7,345
89	6,782
90	7,880
91	10,096
92	9,442
93	6,254
94	8,472
95	8,846
96	8,041
97	6,513
98	6,450
99	6,361
100	6,422
101	6,483
102	6,394
103	6,305
104	6,216
105	6,127
106	8,525
107	9,860
108	7,425
109	6,930
110	7,425
111	6,930
112	7,425
113	6,633
114	13,681
RETENTION POND AREA	6,008

**** RECEIVED ****
Date Aug. 23, 2000 By CJD
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plot to be an
exact photocopy of the original.
Douglas C. McMah
SURVEYOR

- Notes:**
- 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. Lines L1-L5 run consecutively along the Northeastly boundary of the easement, from the Southerly right-of-way line of Scenic Avenue to the Southerly boundary of Lot 105.
 - Easement for electrical power lines and rights in connection therewith, granted to Condor Water and Power Company, by Volume 50, Page 220 of the Deed Record of Jackson County, Oregon, may affect this property (specific location unable to be determined).
 - Retention and pond are to be granted to the City of Central Point.

SEE NOTE "1)" ABOVE

LINE	LENGTH	BEARING
L1	134.45	S35°46'12"E
L2	197.23	S35°20'43"E
L3	270.26	S33°23'29"E
L4	301.96	S33°19'30"E
L5	100.76	S33°26'16"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMah
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/00

- HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641
- BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 80' JULY 7, 2000
BASIS OF BEARING: NORTH VALLEY ESTATES
SUBDIVISION, UNIT NO. 2
- = 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", unless otherwise noted
 - = Found 5/8" rebar with plastic cap stamped "D. McMAHAN LS 1913" per plats of NORTH VALLEY ESTATES SUBDIVISION, UNITS NO. 1 AND NO. 2
 - ⊙ = Found 5/8" rebar with plastic cap stamped "D. McMAHAN LS 1913" per S/N 13716, unless otherwise noted
 - ⊕ = Found brass cap monument stamped "LS 1913" per plats of NORTH VALLEY ESTATES SUBDIVISION, UNITS NO. 1 AND NO. 2
 - ⊗ = Set 2 1/2" brass disc monument in concrete stamped "D. McMAHAN LS 1913"
 - PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
 - ⊠ = INITIAL POINT, set 2-1/2" brass disc in concrete, over 5/8" iron pin, stamped "INITIAL POINT NORTH VALLEY ESTATES SUBD. NO. 3 LS 1913"
 - P.S.D.E. = Private Storm Drainage Easement
 - S/N = Filed Survey Number

SURVEY NO. _____

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

SURVEY FOR: PacTrend, Inc.
1014 North 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. 3**, 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. All measurements were taken with electronic total stations.

BASIS OF BEARING: Plat of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2

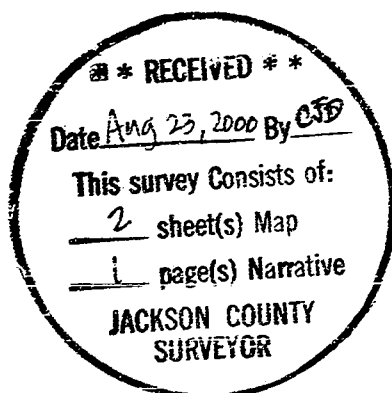
DATE: July 7, 2000

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504



(99-316)
(nvilly3nr.dcm)
DCM:am