

COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 2
Located in the S.W. 1/4 of Section 10,
T.37S., R.2W., W.M. City of Central Point
Jackson County, Oregon

LEGEND

- = FD. BRASS DISK IN CONC. PER M.L.S.
- = FD. BRASS DISK IN CONCRETE PER CHES2.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RBATH PLS PER CHES1.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DV EDWARDS PLS741 PER FS11361.
- ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC.

PUE = PUBLIC UTILITY EASEMENT, INCLUDING POWER, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV, FOR CONSTRUCTION AND MAINTENANCE THEREOF.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

FS = FILED SURVEY #

JCDR = JACKSON COUNTY DEED RECORDS

L1, L2, L3, L4 = SEE COURSE DATA TABLE

() = RECORD DATA AS SHOWN

M.L.S. = MITCHELL'S LANDING SUBDIVISION

SDE = STORM DRAINAGE EASEMENT

CHES1 = COUNTRY MEADOW ESTATES SUBD., UNIT 1, PHASE 1

CHES2 = COUNTRY MEADOW ESTATES SUBD., UNIT 2, PHASE 1

SVE = SIDEWALK EASEMENT

SDAE = STORM DRAINAGE ACCESS EASEMENT

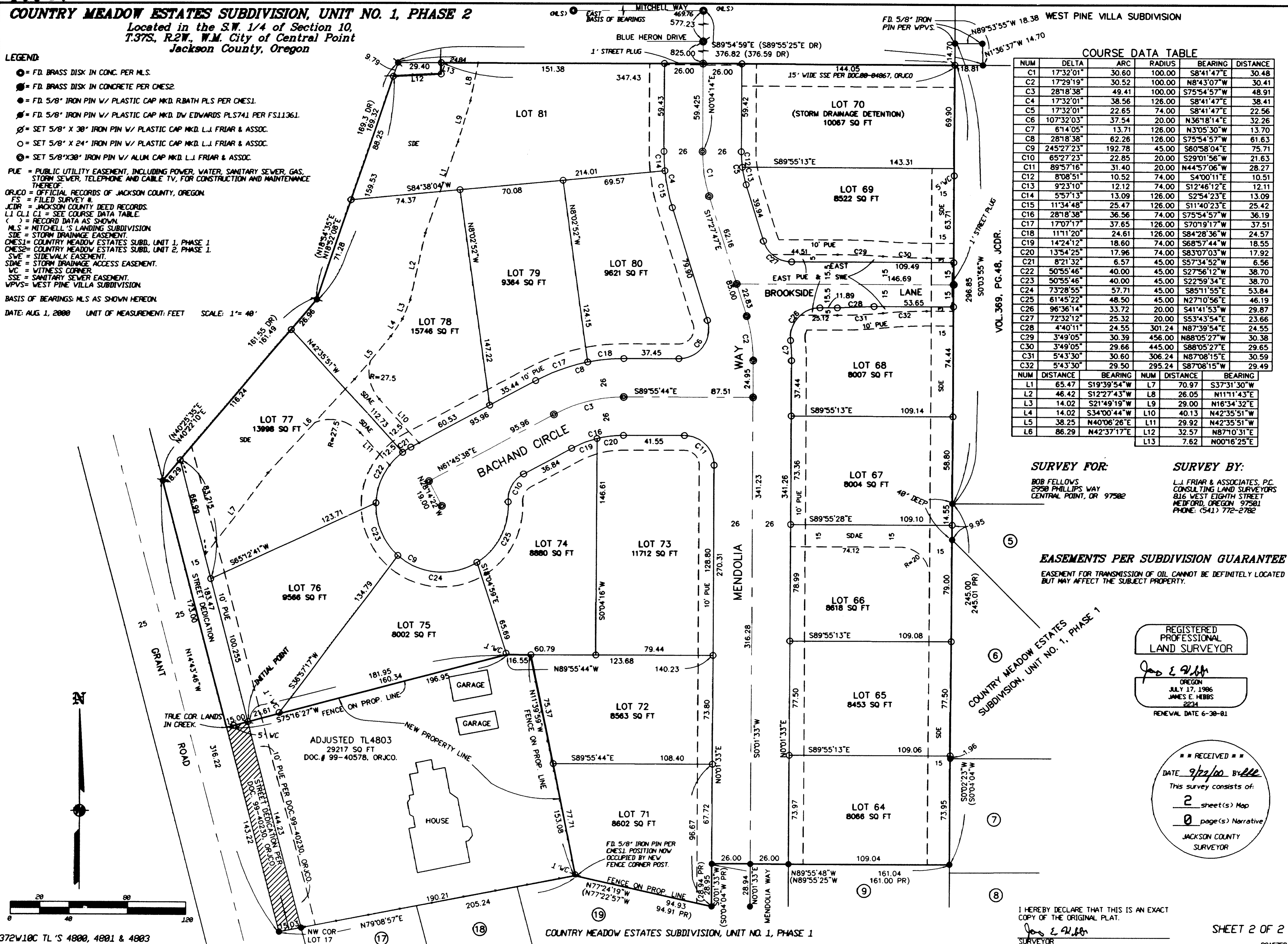
WC = WITNESS CORNER

SSE = SANITARY SEWER EASEMENT

VPVS = WEST PINE VILLA SUBDIVISION

BASIS OF BEARINGS: M.L.S. AS SHOWN HEREON

DATE: AUG. 1, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	17°32'01"	30.60	100.00	S8°41'47"E	30.48
C2	17°29'19"	30.52	100.00	N8°43'07"W	30.41
C3	28°18'38"	49.41	100.00	S75°54'57"W	48.91
C4	17°32'01"	38.56	126.00	S8°41'47"E	38.41
C5	17°32'01"	22.65	74.00	S8°41'47"E	22.56
C6	107°32'03"	37.54	20.00	N36°18'14"E	32.26
C7	6°14'05"	13.71	126.00	N3°05'30"W	13.70
C8	28°18'38"	62.26	126.00	S75°54'57"W	61.63
C9	245°27'23"	192.78	45.00	S60°58'04"E	75.71
C10	65°27'23"	22.85	20.00	S29°01'56"W	21.63
C11	89°57'16"	31.40	20.00	N44°57'06"W	28.27
C12	8°08'51"	10.52	74.00	S4°00'11"E	10.51
C13	9°23'10"	12.12	74.00	S12°46'12"E	12.11
C14	5°57'13"	13.09	126.00	S2°54'23"E	13.09
C15	11°34'48"	25.47	126.00	S11°40'23"E	25.42
C16	28°18'38"	36.58	74.00	S75°54'57"W	36.19
C17	17°07'17"	37.65	126.00	S70°19'17"W	37.51
C18	11°11'20"	24.61	126.00	S84°28'36"W	24.57
C19	14°24'12"	18.60	74.00	S68°57'44"W	18.55
C20	13°54'25"	17.96	74.00	S83°07'03"W	17.92
C21	8°21'32"	6.57	45.00	S57°34'52"W	6.56
C22	50°55'46"	40.00	45.00	S27°56'12"W	38.70
C23	50°55'46"	40.00	45.00	S22°59'34"E	38.70
C24	73°28'55"	57.71	45.00	S85°11'55"E	53.84
C25	61°45'22"	48.50	45.00	N27°10'56"E	46.19
C26	96°36'14"	33.72	20.00	S41°41'53"W	29.87
C27	72°32'12"	25.32	20.00	S53°43'54"E	23.66
C28	4°40'11"	24.55	301.24	N87°39'54"E	24.55
C29	3°49'05"	30.39	456.00	N88°05'27"W	30.38
C30	3°49'05"	29.66	445.00	S88°05'27"E	29.65
C31	5°43'30"	30.60	306.24	N87°08'15"E	30.59
C32	5°43'30"	29.50	295.24	S87°08'15"W	29.49

NUM	DISTANCE	BEARING	NUM	DISTANCE	BEARING
L1	65.47	S19°39'54"W	L7	70.97	S37°31'30"W
L2	46.42	S12°27'43"W	L8	26.05	N11°11'43"E
L3	14.02	S21°49'19"W	L9	29.00	N16°34'32"E
L4	14.02	S34°00'44"W	L10	40.13	N42°35'51"W
L5	38.25	N40°06'26"E	L11	29.92	N42°35'51"W
L6	86.29	N42°37'17"E	L12	32.57	N87°10'31"E
L13	7.62	N00°16'25"E			

SURVEY FOR:
BOB FELLOWS
2950 PHILLIPS WAY
CENTRAL POINT, OR 97502

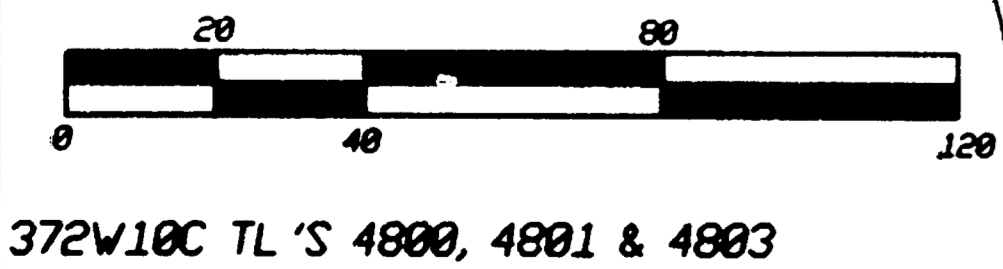
SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

EASEMENTS PER SUBDIVISION GUARANTEE
EASEMENT FOR TRANSMISSION OF OIL CANNOT BE DEFINITELY LOCATED
BUT MAY AFFECT THE SUBJECT PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

RECEIVED
DATE 9/22/00 BY *Billie*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR
SHEET 2 OF 2
99157FP



372W10C TL'S 4800, 4801 & 4803

COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 2

Located in the S.W. 1/4 of Section 10, T.37S, R.2W., W.M. City of Central Point Jackson County, Oregon

APPROVALS

EXAMINED AND APPROVED by the City of Central Point Planning Commission in open session this 15th day of September, 2000.

Attest: [Signatures] President Secretary

EXAMINED AND APPROVED this 18th day of September, 2000

[Signature] County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of Sept 18, 2000.

[Signature] DEPUTY Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of September 18, 2000.

[Signature] Tax Collector

DECLARATION

Know all men by these presents that BOB FELLOWS DBA BOB FELLOWS CONSTRUCTION, is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Streets as shown on Sheet 2, and the size of the Lots 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 the Streets, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), and Storm Drainage Easement (SDE) and does hereby grant to the City of Central Point the one-foot street plugs with the condition that upon dedication of the extension of the affected streets the one-foot street plugs will be automatically dedicated as part of the street extension. I do hereby establish those areas shown on Sheet 2 designated as Sidewalk Easement (SWE) and Storm Drainage Access Easement (SDAE). I do hereby designate said Subdivision as COUNTRY MEADOW SUBDIVISION, UNIT NO. 1, PHASE 2.

[Signature] BOB FELLOWS

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Bob Fellows and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 14th day of September, 2000.

Before me: [Signature] Notary Public of Oregon



AFFIDAVITS OF CONSENT

From VINCENT MENDOLIA and KATHY F. MENDOLIA recorded as Doc. # 10-38668, ORJCO. To use Subdivision Name from BURL JOHN BRIM, JR and VERONICA BRIM recorded as Doc. # 10-38667, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

RECEIVED DATE 9/22/00 BY [Signature] This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

RECORDER'S CERTIFICATE

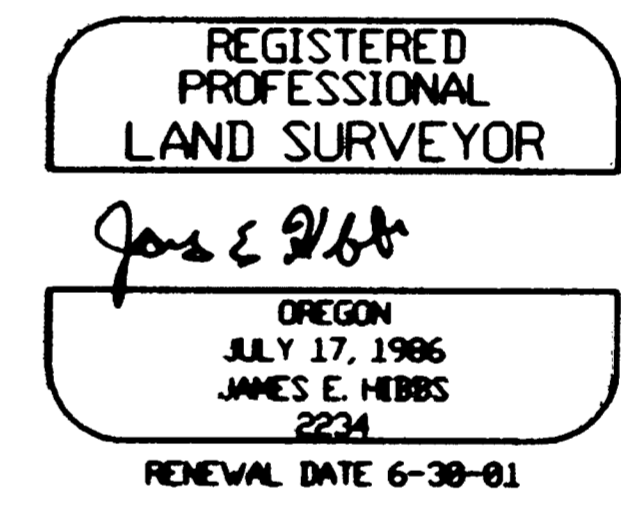
Filed for record this 21 day of September, 2000, at 4:40 o'clock P.M. and recorded in Volume 26 of Plats at Page 38 of the Records of Jackson County, Oregon.

[Signatures] County Clerk Deputy

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Northwest corner of Lot 17 of COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Easterly line of Grant Road as described in Document No. 99-40230, Official Records of Jackson County, Oregon, North 14°43'46" West, 144.23 feet to the INITIAL POINT OF BEGINNING; thence along the Northerly line of Grant Road, South 75°16'27" West, 1500 feet to the Easterly line of Grant Road; thence along said Easterly line, North 14°43'46" West, 173.00 feet to the most Westerly Northwest corner of that tract described in Document No. 88-22262, said Official Records; thence along the Northwesterly line thereof, North 40°22'10" East, 161.49 feet (record North 40°25'35" West, 161.55 feet); thence North 18°52'08" East, 159.53 feet (record North 18°54'35" West) to a 5/8 inch iron pin; thence leaving said Northwesterly line, North 87°10'31" East, 32.57 feet to a 5/8 inch iron pin; thence North 00°16'25" East, 76.2 feet to the Northerly line of that tract described in Document No. 88-22262, said Official Records; thence along said Northerly line, South 89°54'59" East, 347.43 feet (record South 89°55'25" East) to the Northeast corner thereof; thence along the West line of that tract described in Volume 369, Page 48, Jackson County Deed Records, South 00°03'55" West, 296.85 feet to the Southwest corner of said tract; thence along the exterior of said COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 1, the following four (4) courses: South 00°02'23" West (record South 00°04'04" West, 245.01 feet), 245.00 feet to an angle point; thence North 89°55'48" West, 161.04 feet (record North 89°55'25" West, 161.00 feet) to an angle point; thence South 00°01'33" West, 28.95 feet (record South 00°04'04" West, 28.94 feet) to an angle point; thence North 77°24'19" West, 94.93 feet (record North 77°22'57" West, 94.91 feet) to an angle point; thence leaving said exterior, North 11°39'59" West, 153.00 feet; thence North 89°55'44" West, 16.55 feet; thence South 75°16'27" West, 181.95 feet to the INITIAL POINT OF BEGINNING.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 2 AND THE ADJUSTED PROPERTY LINES DESCRIBED IN DOC. 99-40578, ORJCO AS REQUESTED. PROCEDURE: TIED TO MONUMENTS SET BY CME1, FS11623 & 15979 TO CONTROL THE EXTERIOR OF THIS SUBDIVISION. COMPUTED THE LOTS AND STREET R/W CORNERS PER THE APPROVED TENTATIVE PLAT AND SET SAME. THE ADJUSTED PROPERTY LINES WERE MONUMENTED AS REQUESTED BY THE CLIENT AND AS SHOWN HEREON. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

SURVEY FOR:

BOB FELLOWS 2950 PHILLIPS WAY CENTRAL POINT, OR 97502

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

For order of the County Court approving this plat see Volume _____, Page _____ SHEET 1 OF 2 of the County Commissioner's Journal of Proceedings.