

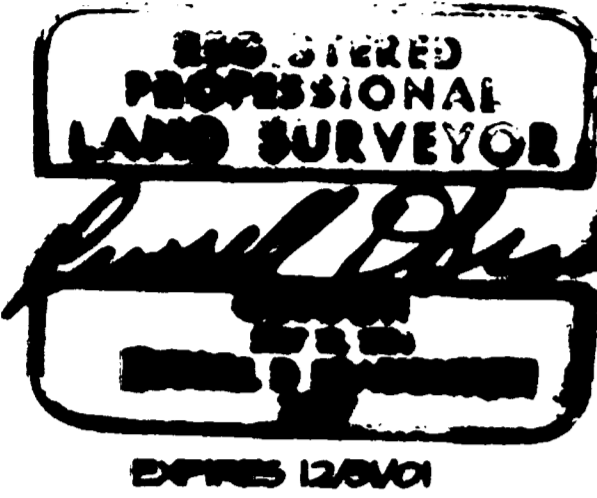
**SURVEYED FOR:**  
 DALLAS PAGE  
 C/O PARTHENON CONSTRUCTION  
 900 HINDEMAR DRIVE  
 ASHLAND, OREGON 97520

# CEDAR SHADOWS SUBDIVISION, Unit 1

A PLANNED COMMUNITY

LOCATED in the NE 1/4 of Section 11, T. 37 S., R. 2 W., W.M.,  
 in the City of Central Point, Jackson County, Oregon.

June 24, 1999



I certify this plan to be an exact photograph of the original.  
 Paul D. Brantley  
 SURVEYOR

- INDICATES 3/4" REBAR PER S.N. 7403 FD, UNLESS NOTED OTHERWISE.
- INDICATES 5/8" REBAR W/CAP MKD. "KAISER 803" PER S.N. 7840 FD.
- INDICATES 5/8" STEEL PIN W/CAP MKD. "R. BRAUGHTON-LS 2657" PER S.N. 16192.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET.
- INDICATES LEAD PLUG AND TACK W/BRASS WASHER MKD. "LS 2657" SET.

**LEGEND**

- INDICATES PUBLIC UTILITY, SEWER LINE, WATER LINE AND STORM DRAIN EASEMENT
- INDICATES MUTUAL ACCESS EASEMENT
- INDICATES EXISTING FENCE LINE
- ( ) DENOTES DEED RECORD DATA.
- P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE.

**CURVE DATA TABLE**

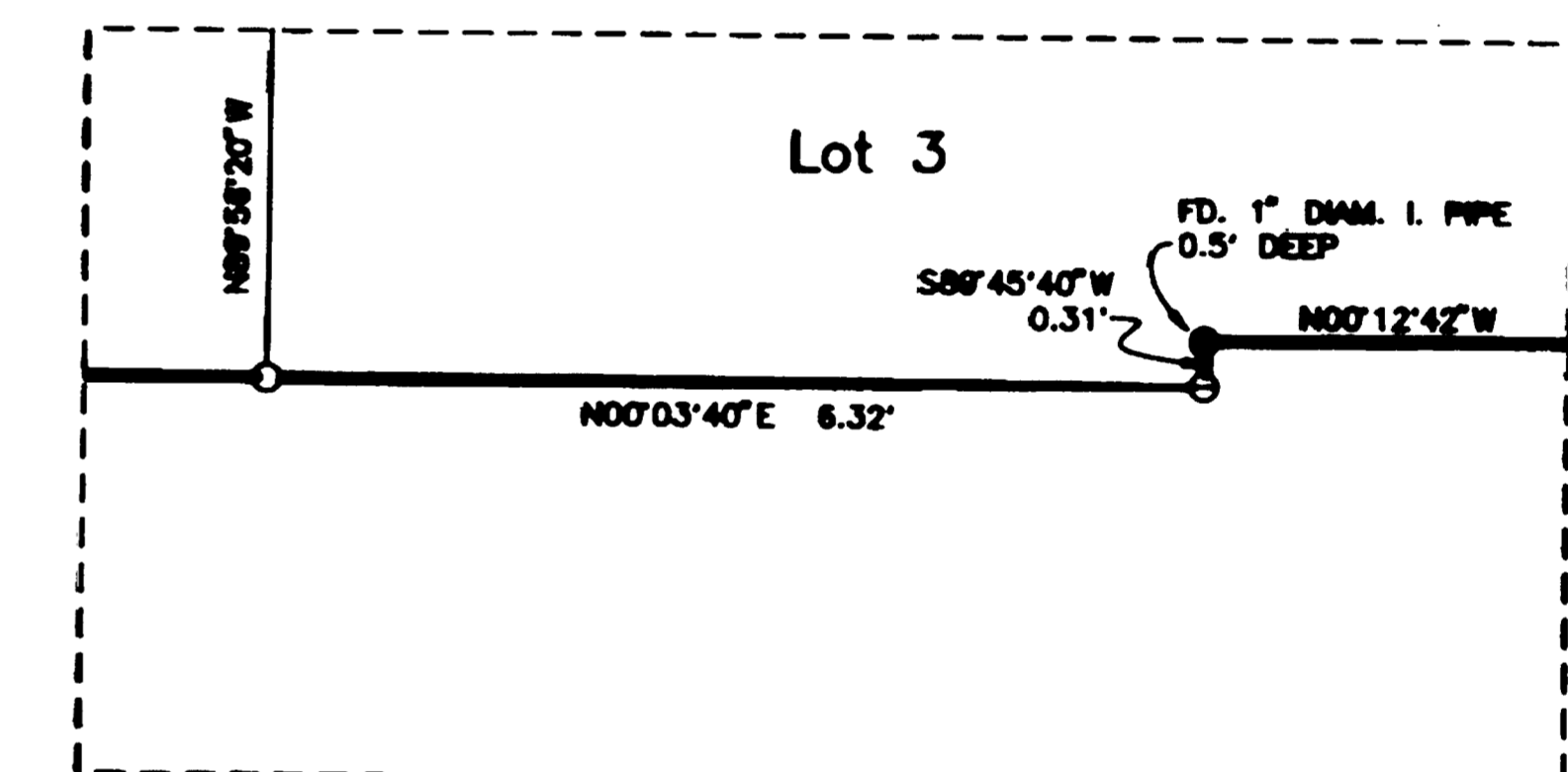
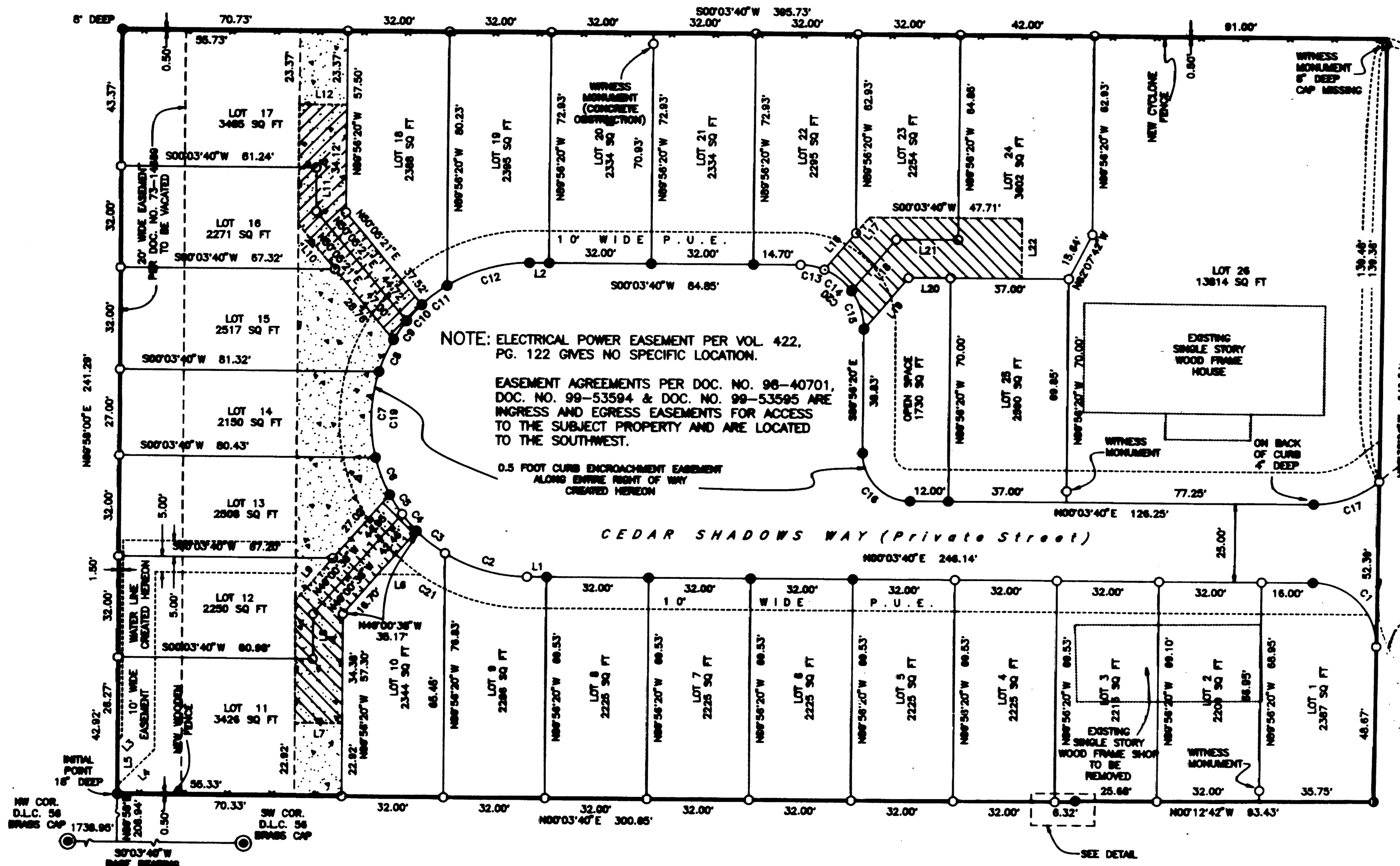
NO.	CHORD BEARING	CHORD	DELTA	RADIUS	ARC
C1	S48°12'37"W	28.38'	80°17'54"	20.00'	31.82'
C2	N15°50'07"E	26.87'	31°32'55"	48.42'	27.21'
C3	S38°13'48"W	11.39'	13°14'27"	48.42'	11.42'
C4	S48°57'05"W	7.07'	8°12'08"	48.42'	7.07'
C5	S57°17'04"W	7.29'	8°27'46"	48.42'	7.30'
C6	S55°44'44"W	12.44'	14°27'32"	48.42'	12.47'
C7	N55°08'47"E	27.01'	31°43'28"	48.42'	27.38'
C8	N55°38'08"E	10.90'	12°38'32"	48.42'	10.92'
C9	N47°08'44"E	7.28'	8°25'50"	48.42'	7.27'
C10	N37°15'10"E	8.83'	8°11'16"	48.42'	7.98'
C11	S19°42'47"E	8.83'	11°31'51"	48.42'	8.85'
C12	N11°01'47"E	26.87'	31°32'55"	48.42'	27.21'
C13	N37°40'28"E	12.81'	21°56'02"	20.00'	7.98'
C14	N77°42'28"E	15.80'	31°21'33"	20.00'	10.95'
C15	N77°42'28"E	15.80'	38°42'25"	20.00'	12.81'
C16	N45°03'40"E	21.21'	80°00'00"	15.00'	23.58'
C17	N16°38'12"E	21.56'	38°25'45"	32.00'	22.02'
C18	S55°36'20"E	86.83'	180°00'00"	48.42'	156.25'
C19	N45°03'40"E	26.28'	80°00'00"	20.00'	31.42'
C21	S37°08'28"E	8.81'	8°38'05"	36.42'	8.82'

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N00°03'40"E	6.14'
L2	S00°03'40"W	6.14'
L3	S48°02'00"W	2.12'
L4	S48°02'00"W	16.28'
L5	N55°58'00"E	14.14'
L6	S00°03'40"W	13.35'
L7	S00°03'40"W	15.00'
L8	S55°36'20"E	14.20'
L9	N48°00'38"W	17.83'
L10	S50°05'21"W	18.24'
L11	S55°36'20"E	13.78'
L12	N00°03'40"E	15.00'
L16	N48°17'58"W	15.09'
L17	S48°17'58"E	6.58'
L18	S48°17'58"E	21.28'
L19	S48°17'58"E	21.31'
L20	S00°03'40"W	13.12'
L21	S00°03'40"W	18.42'
L22	S55°36'20"E	18.83'

**THE MEADOWS (REPLAT)**

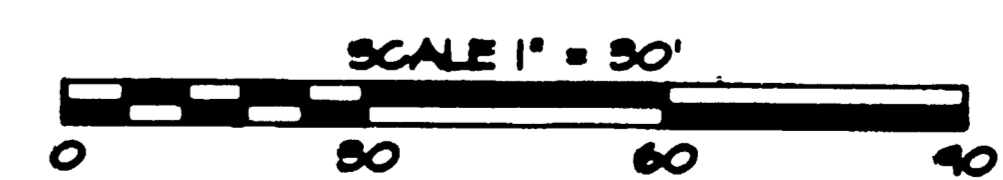
BASIS OF BEARINGS: WEST LINE OF D.L.C. NO. 56 PER S.N. 7403



Detail  
 Scale: 1" = 2'



23 North Ivy Street  
 Medford, OR 97501  
 (541) 776-2313



**EAGLE-EYE SURVEYING CORPORATION**

23 North Ivy Street, Medford  
 P.O. Box 4397, Medford, Oregon 97501-0170  
 Tel. (541) 776-2313 Fax. (541) 776-9978

**SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
 OREGON REVISED STATUTES**

**SURVEY FOR:** Dallas Page  
 c/o Parthenon Construction  
 900 Windemar Drive  
 Ashland, Oregon 97520

**LOCATION:** in the NE 1/4 of Section 11, T. 37 S., R. 2 W.,  
 W.M., City of Central Point, Jackson County,  
 Oregon.

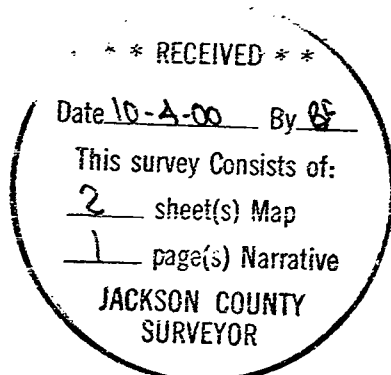
**PURPOSE:** CEDAR SHADOWS SUBDIVISION, UNIT 1, A Planned  
 Community: To locate and monument the new lot lines  
 as shown on accompanying plat, and to prepare and  
 record said plat for the purpose of creating said  
 lots and the easements as shown.

**PROCEDURE:** Utilizing control points and data obtained during  
 the execution of Survey Number 16192, filed by this  
 office, computed the boundaries of that tract  
 described in Volume 584, Page 530, Deed Records  
 said County and State. Monuments recovered per  
 Survey Numbers 7403 and 7949 were determined to  
 more closely match the Deed references than those  
 set on Survey Number 15431; therefore they were  
 held as controlling. The easterly line of Volume  
 584, Page 530, said Deed Records was held as  
 parallel with the Westerly line of D.L.C. Number 56  
 per Deed references. The new lot lines were then  
 calculated and monumented as shown. Monuments set  
 on this survey consist of 5/8" x 30" steel pins  
 with red plastic caps mkd. "R. BRAUGHTON - LS  
 2657", unless noted otherwise.

**BASIS OF  
 BEARINGS:** West line of D.L.C. No. 56 per Survey Number 7403.

**EQUIPMENT:** Nikon DTM-A5 Electronic Total Station.

**DATE  
 COMPLETED:** June 24, 1999



Expires 12/31/01

# CEDAR SHADOWS SUBDIVISION, Unit 1

A PLANNED COMMUNITY

LOCATED in the NE 1/4 of Section 11, T. 37 S., R. 2 W., W.M.,  
in the City of Central Point, Jackson County, Oregon.

### RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 04 DAY OF October, 2000  
AT 3:21 O'CLOCK P.M. AND RECORDED IN  
VOLUME 26, OF PLATS AT PAGE 38 OF  
RECORDS OF JACKSON COUNTY, OREGON.

#### SURVEYED FOR:

DALLAS PAGE  
C/O PARTHENON CONSTRUCTION  
400 HINDEMAR DRIVE  
ASHLAND, OREGON 97520

#### SURVEYED BY:

EAGLE-EYE SURVEYING CORPORATION  
23 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2915

#### CENTRAL POINT CITY PLANNING:

I CERTIFY THAT, PURSUANT TO THE AUTHORITY GRANTED IN CITY OF CENTRAL POINT MUNICIPAL CODE, CHAPTER 16.12, THIS PLAT IS HEREBY APPROVED.

[Signature] 9-20-00  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 28<sup>th</sup> DAY OF September, 2000.

[Signature] [Signature]  
PUBLIC WORKS DIRECTOR COUNTY SURVEYOR

#### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL JAY WILLIAMS AND GAIL ANN WILLIAMS, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY, AS THE DECLARANTS ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYORS CERTIFICATE" AND THAT W.G. BEARD & LINDA K. BEARD AND LOUIS KULA & JACQUILINE KULA, DBA ODD ACRES, ARE BENEFICIARY INTEREST HOLDERS IN SAID LANDS. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A 'PRIVATE STREET', A 10 FEET WIDE 'PUBLIC UTILITY EASEMENT', THREE 'PRIVATE MUTUAL ACCESS EASEMENTS', A 10 FEET WIDE 'WATER LINE EASEMENT', A 'PUBLIC UTILITY, SEWER LINE, WATER LINE AND STORM DRAIN EASEMENTS' AND AN OPEN SPACE AS SHOWN HEREON; 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 CEDAR SHADOWS SUBDIVISION, A PLANNED COMMUNITY. WE DO HEREBY DEDICATE TO THE CITY OF CENTRAL POINT THE 'PUBLIC UTILITY EASEMENT' AND THE 'PUBLIC UTILITY, SEWER LINE, WATER LINE AND STORM DRAIN EASEMENT' AS SET FORTH HEREON WITH THE CONDITION THAT FALCON CABLEVISION OR ITS SUCCESSORS IN INTEREST IS HEREBY GRANTED THE RIGHT TO USE SAID PUBLIC UTILITY EASEMENTS FOR UNDERGROUND PLACEMENT OF TELEVISION CABLE LINES. WE DO HEREBY MAKE AND CREATE, FOR THE EXCLUSIVE USE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 THE PRIVATE STREET AS SHOWN HEREON. WE DO ALSO MAKE AND CREATE THE PRIVATE MUTUAL ACCESS EASEMENTS, FOR THE EXCLUSIVE USE OF LOTS 11 AND 12, 16 AND 17, 22 AND 23 AND 24 AS SHOWN HEREON. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE PRIVATE STREET AND THE PRIVATE MUTUAL ACCESS EASEMENTS FOR EMERGENCY ACCESS. CEDAR SHADOWS SUBDIVISION, A PLANNED COMMUNITY, SHALL BE SUBJECT TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" AS SET FORTH IN SEPARATE WRITINGS, AS RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL RECORDS FOR JACKSON COUNTY, OREGON AND IS HEREBY MADE A PART HEREOF. WE DO HEREBY DESIGNATE THIS DEVELOPMENT AS CEDAR SHADOWS SUBDIVISION, A PLANNED COMMUNITY.

[Signature] [Signature]  
MICHAEL JAY WILLIAMS GAIL ANN WILLIAMS

STATE OF Wash } ss 2-9-, 2000.  
County of Wash

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED MICHAEL JAY WILLIAMS AND GAIL ANN WILLIAMS, WHO DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME:

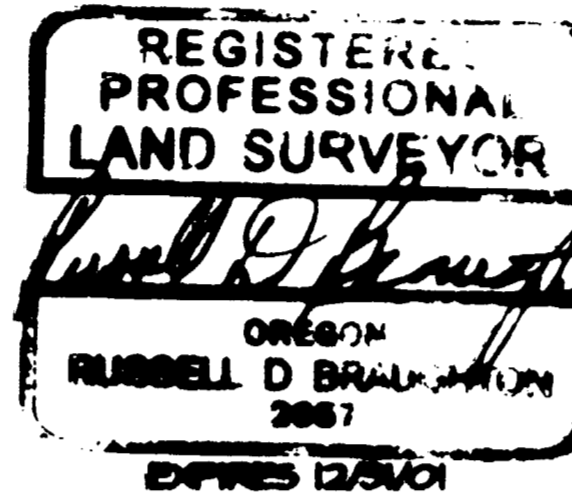


[Signature]  
NOTARY PUBLIC - WASHINGTON  
SUSAN K. BROWN  
COMMISSION EXPIRES Nov. 4, 2001

#### NOTE:

CONSENT AFFADAVITS FOR BENEFICIARY INTEREST HOLDERS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_  
AND DOCUMENT NUMBER 00-39770, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

June 24, 1999



[Signature] [Signature]  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NUMBER \_\_\_\_\_

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS  
JOURNAL OF PROCEEDINGS.

#### TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS  
REQUIRED BY O.R.S. 42.095 HAVE BEEN PAID AS OF Sept 28, 2000

[Signature] [Signature]  
TAX COLLECTOR DEPUTY  
[Signature] [Signature]  
ASSESSOR DEPUTY

#### SURVEYOR'S CERTIFICATE

I, RUSSELL D. BRAUGHTON, 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 LINES:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 56 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°03'40" WEST ALONG THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 1738.95 FEET (DEED RECORD SOUTH 00°18' WEST, 1738.44 FEET) TO THE NORTHWEST CORNER THAT TRACT DESCRIBED IN VOLUME 197, PAGE 548, DEED RECORDS, SAID COUNTY AND STATE, PER SURVEY NUMBER 4758; THENCE NORTH 89°58'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 208.94 FEET (DEED RECORD NORTH 89°42' EAST, 208.71 FEET) TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 584, PAGE 530, SAID DEED RECORDS, SAID CORNER ALSO BEING THE INITIAL POINT; THENCE NORTH 89°58'00" EAST (DEED RECORD NORTH 89°42' EAST), A DISTANCE OF 241.29 FEET TO THE NORTHEAST CORNER OF LAST SAID TRACT MONUMENTED BY A 3/4 INCH DIAMETER STEEL PIN PER SURVEY NUMBER 7403; THENCE SOUTH 00°03'40" WEST, A DISTANCE OF 395.73 FEET (DEED RECORD SOUTH 00°18' WEST, 395.84 FEET) TO THE SOUTHEAST CORNER OF LAST SAID TRACT, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 79-12421, OFFICIAL RECORDS, SAID COUNTY AND STATE, PER SURVEY NUMBER 7949; THENCE NORTH 89°38'26" WEST, ALONG THE SOUTHERLY LINE OF SAID VOLUME 584, PAGE 530, SAID DEED RECORDS, A DISTANCE OF 240.54 FEET (DEED RECORD NORTH 89°42' WEST, 241.29 FEET) TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 415, PAGE 474, SAID DEED RECORDS, SAID CORNER MONUMENTED BY A 5/8 INCH DIAMETER STEEL PIN PER SURVEY NUMBER 7949; THENCE NORTH 00°12'42" WEST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.43 FEET TO NORTHEAST CORNER OF SAID TRACT MONUMENTED BY A 1 INCH DIAMETER IRON PIPE; THENCE SOUTH 89°45'40" WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 0.31 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT DESCRIBED IN VOLUME 548, PAGE 530, SAID DEED RECORDS; THENCE NORTH 00°03'40" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 300.65 FEET (DEED RECORD NORTH 00°18' EAST) TO THE INITIAL POINT.

I certify this plat to be an  
true and correct copy of the original.  
[Signature]  
SURVEYOR

[Signature]  
SURVEYOR

