

HIDDEN GROVE "A PLANNED COMMUNITY"

Located In:
The N.W. 1/4 of Section 1 and the N.E. 1/4 of Section 2,
T.37S., R.2W., W.M., and in the S.W. 1/4 of Section 36,
and the S.E. 1/4 of Section of 35, T.36S., R.2W., WM,
City of Central Point, Jackson County, Oregon

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

- HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641
- BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 100' October 4, 2000
BASIS OF BEARING: FILED SURVEY NO. 15650
(WESTERLY BOUNDARY)
- = 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"
 - = 1" WITNESS MONUMENT, SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913"
 - ⊙ = SET NAIL AND WASHER IN CONCRETE STAMPED "LS 1913"
 - ⊘ = FOUND 5/8" IRON PIN, UNLESS OTHERWISE NOTED
 - ⊙ = FOUND 5/8" REBAR WITH CAP STAMPED "FARBER PLS 2189" PER S/N 15891, 16128, 16405, UNLESS OTHERWISE NOTED
 - ⊗ = FOUND 5/8" REBAR WITH CAP STAMPED "TEMPLIN LS 2359" PER S/N 15064
 - ⊙ = FOUND BRASS CAP MONUMENT STAMPED "FARBER PLS 2189" PER PLAT OF NEW HAVEN ESTATES, PHASES 1, 2 & 3
 - = FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913" PER S/N 15212
 - △ = FOUND 5/8" REBAR WITH CAP STAMPED "FARBER PLS 2189" PER S/N 15697
- S/N = FILED SURVEY NUMBER
SDE = 15' STORM DRAINAGE EASEMENT TO THE CITY OF CENTRAL POINT.
J.C.D.R. = JACKSON COUNTY DEED RECORDS
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

- NOTES:**
- EASEMENT FOR RETAINING WALL (SEE DECLARATION).
 - EASEMENT FOR PUBLIC UTILITIES PER INSTRUMENT NO. 98-31031, J.C.D.R. (EXTENDS 10' BEYOND BACK OF CURB)
 - RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, PER VOLUME 166, PAGE 276, VOLUME 309, PAGE 224, VOLUME 361, PAGE 192 AND VOLUME 647, PAGE 588, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, MAY AFFECT THIS PROPERTY, HOWEVER NO SPECIFIC LOCATION IS GIVEN.
 - C/L 15' EASEMENT FOR TRANSPORTING IRRIGATION WATER, PER INSTRUMENT NO. 00-21496 J.C.D.R.
 - C/L 10' EASEMENT FOR IRRIGATION LINE PER INSTRUMENT NO. 99-10031 J.C.D.R.
 - ALL STREETS CREATED HEREBY ARE PRIVATE.
- INITIAL POINT
FOUND 5/8" IRON PIN WITH CAP MARKED "FARBER PLS 2189" FOR SOUTHWEST CORNER OF NEW HAVEN ESTATES, PHASES II AND III

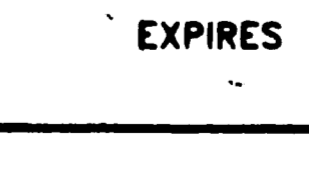
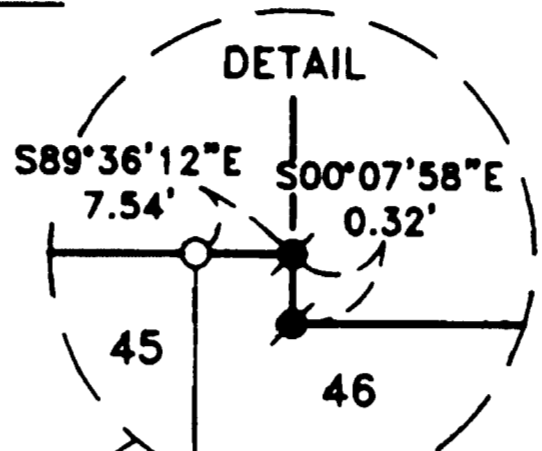
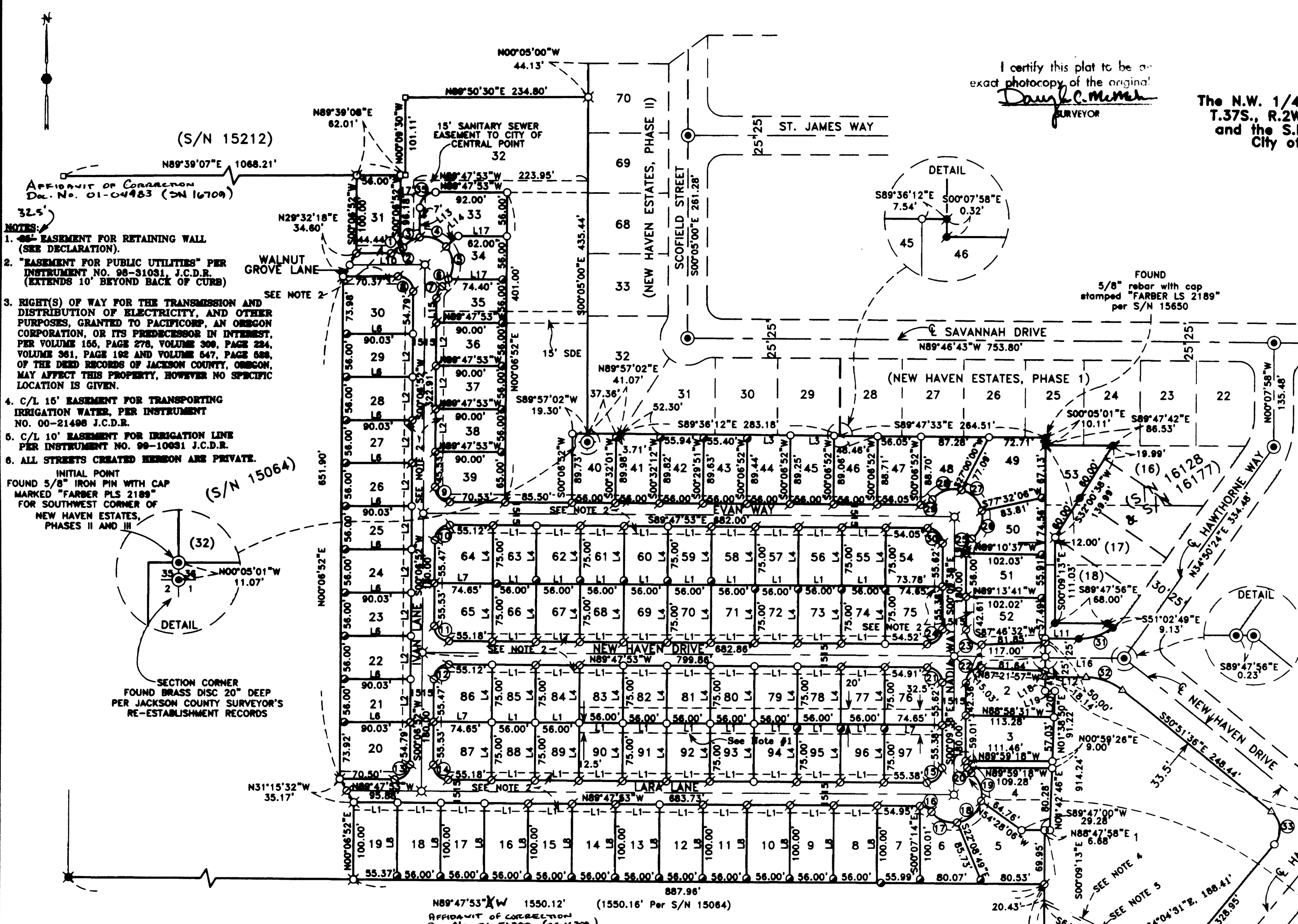
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	36°28'20"	19.50	12.41	12.20	S71°24'52"W
2	15°05'35"	19.50	5.14	5.12	S45°38'01"W
3	40°40'21"	36.00	25.56	25.02	S89°23'22"W
4	60°37'39"	36.00	38.09	36.34	N70°59'38"W
5	72°30'22"	36.00	45.56	42.58	N04°21'37"W
6	19°47'14"	36.00	12.43	12.37	N41°47'10"E
7	51°33'55"	19.50	17.55	16.96	N25°53'50"E
8	90°27'44"	19.50	30.79	27.89	S45°07'00"E
9	89°54'45"	19.50	30.80	27.56	N44°50'30"W
10	90°05'15"	19.50	30.86	27.80	N45°09'28"E
11	89°54'45"	19.50	30.80	27.56	N44°50'30"W
12	90°05'15"	19.50	30.86	27.80	N45°09'28"E
13	89°54'45"	19.50	30.80	27.56	N44°50'30"W
14	90°05'15"	19.50	30.86	27.80	N45°09'28"E
15	89°54'45"	19.50	30.80	27.56	N44°50'30"W
16	90°05'15"	19.50	30.86	27.80	N45°09'28"E
17	58°50'08"	36.00	36.97	35.36	S87°39'02"E
18	70°10'57"	36.00	44.10	41.39	N47°50'26"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
19	64°28'31"	36.00	40.51	38.41	N19°29'18"W
20	25°28'28"	19.50	8.66	8.59	N39°00'20"W
21	89°38'19"	19.50	30.51	27.49	S44°58'46"E
22	92°47'41"	19.50	31.58	28.24	N46°14'13"E
23	92°03'49"	19.50	31.33	28.07	N46°11'33"W
24	90°21'45"	19.50	30.75	27.86	S45°01'18"W
25	51°33'49"	19.50	17.55	16.96	N25°53'18"E
26	64°09'32"	36.00	40.31	38.24	N19°19'55"E
27	62°42'21"	36.00	39.40	37.48	N44°08'21"W
28	65°54'18"	36.00	41.41	39.16	N19°19'35"E
29	51°33'57"	19.50	17.55	16.96	S71°35'20"W
30	89°58'15"	19.50	30.51	27.49	N44°58'45"W
31	35°57'57"	75.00	47.08	46.31	S72°13'05"W
32	38°56'20"	75.00	50.97	50.00	S70°19'46"E
33	90°00'00"	30.00	47.12	42.43	S05°51'36"E
34	15°27'44"	623.00	188.13	167.82	S31°24'32"W
35	90°00'00"	20.00	31.42	28.28	S45°12'07"W

LINE	LENGTH	BEARING
L1	56.00	N89°47'53"W
L2	56.00	S00°08'52"W
L3	56.00	S89°36'12"E
L4	75.00	N00°08'52"E
L5	100.00	N00°08'52"E
L6	90.03	N89°57'03"E
L7	74.65	N89°47'53"W
L8	100.00	N00°28'33"E
L9	3.62	N00°09'38"W
L10	96.53	S89°39'07"W
L11	42.95	N89°47'56"W
L12	52.54	S89°47'56"E
L13	37.80	S00°12'07"W
L14	20.74	S49°23'12"W
L15	31.46	N00°08'52"E
L16	101.34	S89°47'56"E
L17	VARIES	N89°47'53"W
L18	26.08	S00°09'13"E
L19	12.34	N89°36'11"E
L20	34.19	S01°38'50"W

37 2W 0188 T.L. 1301 & 37 2W 02 T.L. 100

(00200s12.dwg)
Sheet 2 of 2



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

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
1	97,663	44	5,003
2	6,573	45	4,992
3	6,518	46	4,970
4	6,433	47	4,972
5	8,109	48	5,155
6	5,462	49	7,871
7	5,547	50	5,708
8-18	5,800	51	5,708
19	5,569	52	6,047
20	6,591	53	8,715
21-29	5,042	54	5,440
30	6,598	55-63	4,200
31	5,586	64	5,516
32	70,931	65	5,517
33	6,438	66-74	4,200
34	3,973	75	5,464
35	4,895	76	5,505
36-38	5,040	77-85	4,200
39	5,769	86	5,517
40	5,061	87	5,517
41	5,035	88-96	4,200
42	5,022	97	5,529
43	4,987		

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

SURVEY FOR: WALNUT GROVE, L.L.C.
P.O. Box 3216
Ashland, Oregon 97520

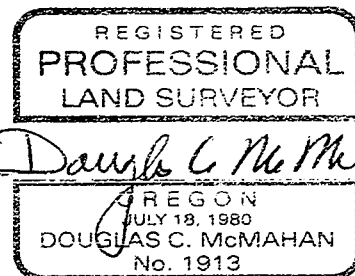
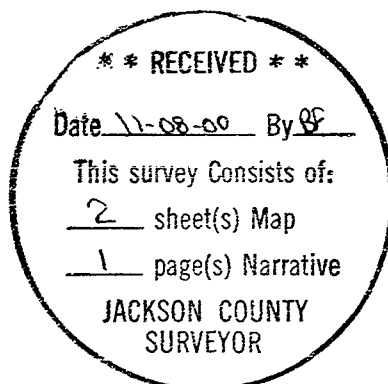
LOCATION: The Northwest One-quarter (1/4) of Section 1 and the Northeast One-quarter (1/4) of Section 2, Township 37 South, Range 2 West, Willamette Meridian, and in the Southwest One-quarter (1/4) of Section 36 and the Southeast One-quarter (1/4) of Section 35, Township 36 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare a final plat for HIDDEN GROVE a Planned Community as per City of Central Point requirements and as per client's request.

PROCEDURE: Utilizing found monumentation from Filed Surveys No. 15064, 15212, 15650, 16128 and 16177, and Plats of NEW HAVEN ESTATES, PHASE I and PHASES II and III for control, I establish monuments as shown on the accompanying map after reviewing Documents No. 98-09433, No. 98-30308, and No. 99-23485 of the Deed Records of Jackson County, Oregon. All measurements were taken with Trimble GPS equipment and an electronic total station.

BASIS OF BEARING: Filed Survey No. 15650 (Westerly Boundary)

DATE: October 5, 2000



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

01 04483

16709

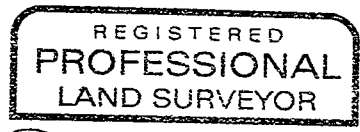
HOFFBUHR & ASSOCIATES, INC.
1062 East Jackson Street
Medford, Oregon 97504
(541) 779-4641

1:01
5-
6-
11-

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

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of HIDDEN GROVE, filed for record the 8th day of November, 2000, and recorded in Volume 26 of Plats, Page 44 of Records of Jackson County, Oregon and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 16709.

In witness hereof, signed this 4th day of JANUARY, 2001.

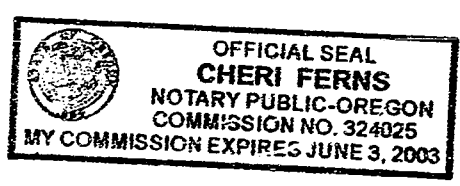


Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/02

STATE OF OREGON)
County of Jackson) ss.

JANUARY 4 A.D. 2001

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Cheri Ferns
Notary

The correction is: On Sheet 2 of 2, the easement in NOTE 1 has the wrong width:

As filed: "25' EASEMENT"
Change to: "32.5' EASEMENT"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

January 5, 2001
Date

Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

FEB 05 2001
1:01 PM
Spencer S. Beck
COUNTY CLERK

(crrhdngrv.dcm)
DCM:am

26/44
13/43
12R/10

01 51300

10:28

16709

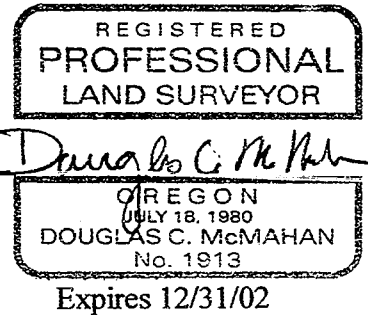
SOLD

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027
(541) 779-4641

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

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of HIDDEN GROVE filed for record the 8th day of November, 2000, and recorded in Volume 26 of Plats, Page 44 of Records of Jackson County, Oregon and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 16709.

In witness hereof, signed this 28th day of June, 2001.



STATE OF OREGON)
County of Jackson) ss.

June 28th A.D. 2001

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:



Cheri Ferns
Notary

The correction is: On Sheet 2 of 2, the Southerly boundary has the wrong bearing:

As filed: "N89°47'53"E"
Change to: "N89°47'53"W"

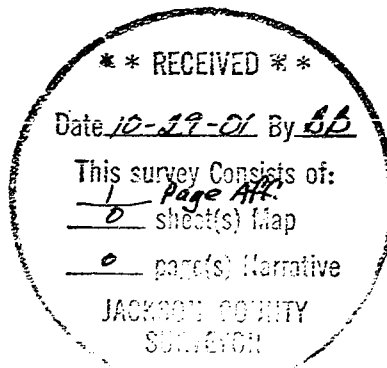
The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

June 28, 2001
Date

George R. Roberts
Jackson County Surveyor

(crrhdngrva.dcm)

17/10
12/10



Jackson County, Oregon
Recorded
OFFICIAL RECORDS
OCT 29 2001
10:28 AM
Spencer S. Beckwith
COUNTY CLERK

HIDDEN GROVE "A PLANNED COMMUNITY"

Located in:

The N.W. 1/4 of Section 1 and the N.E. 1/4 of Section 2,
T.37S., R.2W., W.M., and in the S.W. 1/4 of Section 36,
and the S.E. 1/4 of Section of 35, T.36S., R.2W., WM,
City of Central Point, Jackson County, Oregon

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that WALNUT GROVE L.L.C., an Oregon Limited Liability Company, 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 create the 15 foot storm drainage easement across Lots 32 and 33 for the benefit of the City of Central Point for access and maintenance of storm drainage facilities, and does hereby create the 15 foot sanitary sewer easement across Lots 32 and 33 for the benefit of the City of Central Point for access and maintenance of sanitary sewer facilities, and does also hereby create an easement for access and for construction and maintenance of a retaining wall across Lots 76-83 and Lots 90-97 as shown hereon for the benefit of WALNUT GROVE L.L.C. and its assignees. WALNUT GROVE L.L.C. does hereby designate said subdivision as HIDDEN GROVE.

IN WITNESS WHEREOF, We have set our hands and seals this 9th day of October, 2000.

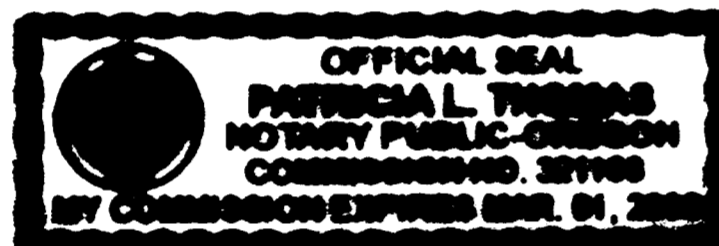
WALNUT GROVE L.L.C.:

John Schleinig
John Schleinig, Member

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 9th day of October, 2000, by John Schleinig, as authorized member of WALNUT GROVE L.L.C. an Oregon limited liability company, on behalf of said company, freely and voluntarily.

Before me:

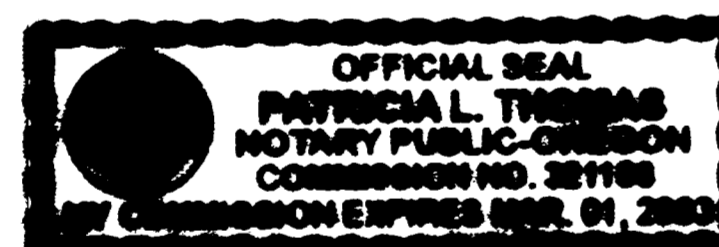


Patricia L. Thomas
Notary

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 9th day of October, 2000, by C. A. GALPIN, as authorized member of WALNUT GROVE L.L.C. an Oregon limited liability company, on behalf of said company, freely and voluntarily.

Before me:



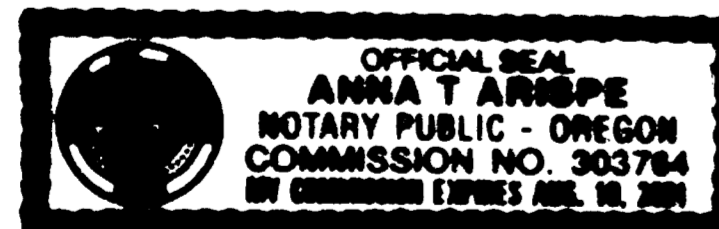
Patricia L. Thomas
Notary

PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of a certain Trust Deeds recorded July 2, 1998, as Document No. 98-30309, and modified per document recorded February 17, 1999, as Document No. 99-08273, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 11th day of October, 2000, by Ken Trautman, as President on behalf of PEOPLE'S BANK OF COMMERCE, freely and voluntarily.

Before me:



Anna T. Anusipe
Notary

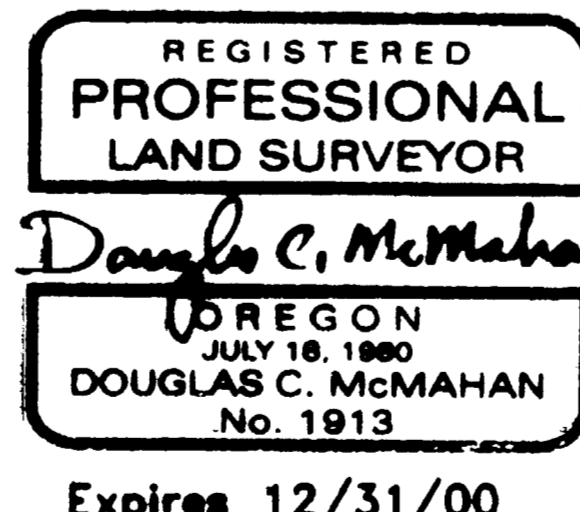
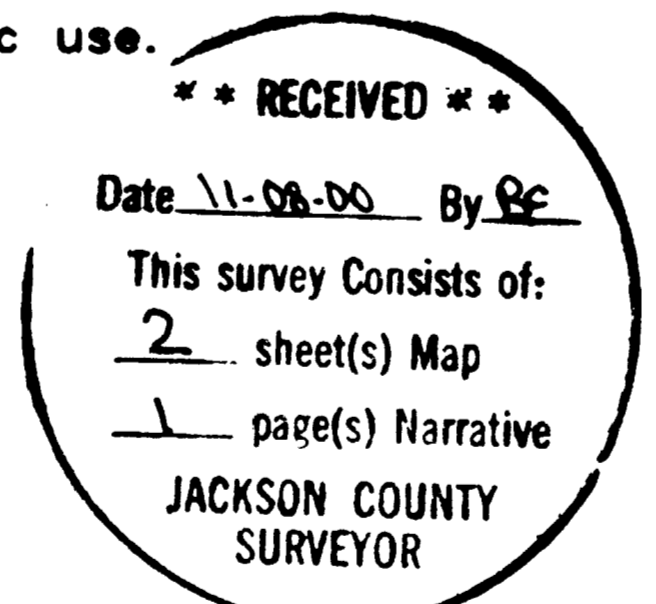
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 08 day of November, 2000 at 3:45 o'clock P.M. and recorded in Volume 26 of Plats at Page 44 of Records of Jackson County, Oregon.

Kathleen S. Sickett
County Clerk

Douglas C. McMahan
Deputy



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 Southwest corner of NEW HAVEN ESTATES, PHASE II AND III, a subdivision 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 5/8 inch iron pin with cap marked "FARBER PLS 2189", for the INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said Subdivision, North 89°57'02" East 41.07 feet; thence South 89°36'12" East, 283.18 feet to the point of intersection of said Southerly boundary and the Westerly boundary of NEW HAVEN ESTATES, PHASE 1, a subdivision, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°07'58" East along said Westerly boundary, 0.32 feet to the most Westerly-Southwest corner of said subdivision; thence along the Southerly boundary of said subdivision South 89°47'33" East 264.51 feet; thence continue along the boundary of said subdivision South 00°05'01" East 10.11 feet to a point for the Northwest corner of Lot 16 of said subdivision, said point also being the Northwest corner of tract as described in Instrument No. 99-23485 of the Deed Records of said Jackson County; thence South 89°47'42" East (Record South 89°47'33" East) along the Northerly boundary of said tract 86.53 feet to the Northeast corner thereof; thence along the boundary of said tract, South 32°00'38" West 139.99 feet; thence South 00°09'13" East 111.03 feet; thence South 89°47'56" East 68.00 feet; thence South 51°02'49" East 9.12 feet to a point on the Northerly right-of-way line of New Haven Drive; thence along said right-of-way line, along the arc of a 75.00 foot radius curve to the right (the long chord to which bears South 72°13'05" West 46.31 feet) an arc distance of 47.08 feet; thence North 89°47'56" West 42.95 feet to a point on the Westerly line of tract described in Volume 245, Page 90 of said Deed Records; thence South 00°09'13" East along said Westerly line 50.00 feet to a point on the Southerly right-of-way line of said New Haven Drive; thence along said Southerly right-of-way line, South 89°47'56" East 52.54 feet; thence along the arc of a 75.00 foot radius curve to the right (the long chord to which bears South 70°19'46" East 50.00 feet) an arc distance of 50.97 feet; thence South 50°51'36" East 248.44 feet; thence along the arc of a 30.00 foot radius curve to the right (the long chord to which bears South 05°51'36" East 42.43 feet) an arc distance of 47.12 feet to a point on the Northwesterly right-of-way line of Hamrick Road; thence along said Northwesterly right-of-way line South 39°08'24" West 328.95 feet; thence along the arc of a 623.00 foot radius curve to the left (the long chord to which bears South 31°24'32" West 167.62 feet) an arc distance of 168.13 feet to a point on the Westerly boundary of Tract "B" described in Instrument No. 98-30308, said Deed Records; thence North 00°09'13" West along said Westerly boundary, 345.66 feet to the Southeast corner of Tract "A" described in said Instrument No. 98-30308; thence North 89°47'53" West along the Southerly boundary of said Tract "A", a distance of 887.96 feet; thence leaving said boundary, North 00°06'52" East 100.00 feet; thence North 31°15'32" West 35.17 feet; thence North 00°06'52" East 651.90 feet; thence North 29°32'18" East 34.60 feet; thence North 00°06'52" East 100.00 feet to a point on the Northerly boundary of the aforementioned Tract "A" described in Instrument No. 98-30308 said Deed Records; thence along the boundary of said tract North 89°39'07" East 62.01 feet; thence North 00°09'30" West 101.11 feet; thence North 89°50'30" East 234.80 feet to a point on the Westerly boundary of the aforementioned NEW HAVEN ESTATES, PHASES II AND III; thence South 00°05'00" East along said Westerly boundary 435.44 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 12th day of October, 2000.

[Signature]
Planning Director

Examined and approved this 12th day of October, 2000.

[Signature]
County Surveyor

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

Examined and approved as required by O.R.S. 92.100 as of November 2, 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 Nov. 2, 2000.

[Signature]
Tax Collector

12F
10