

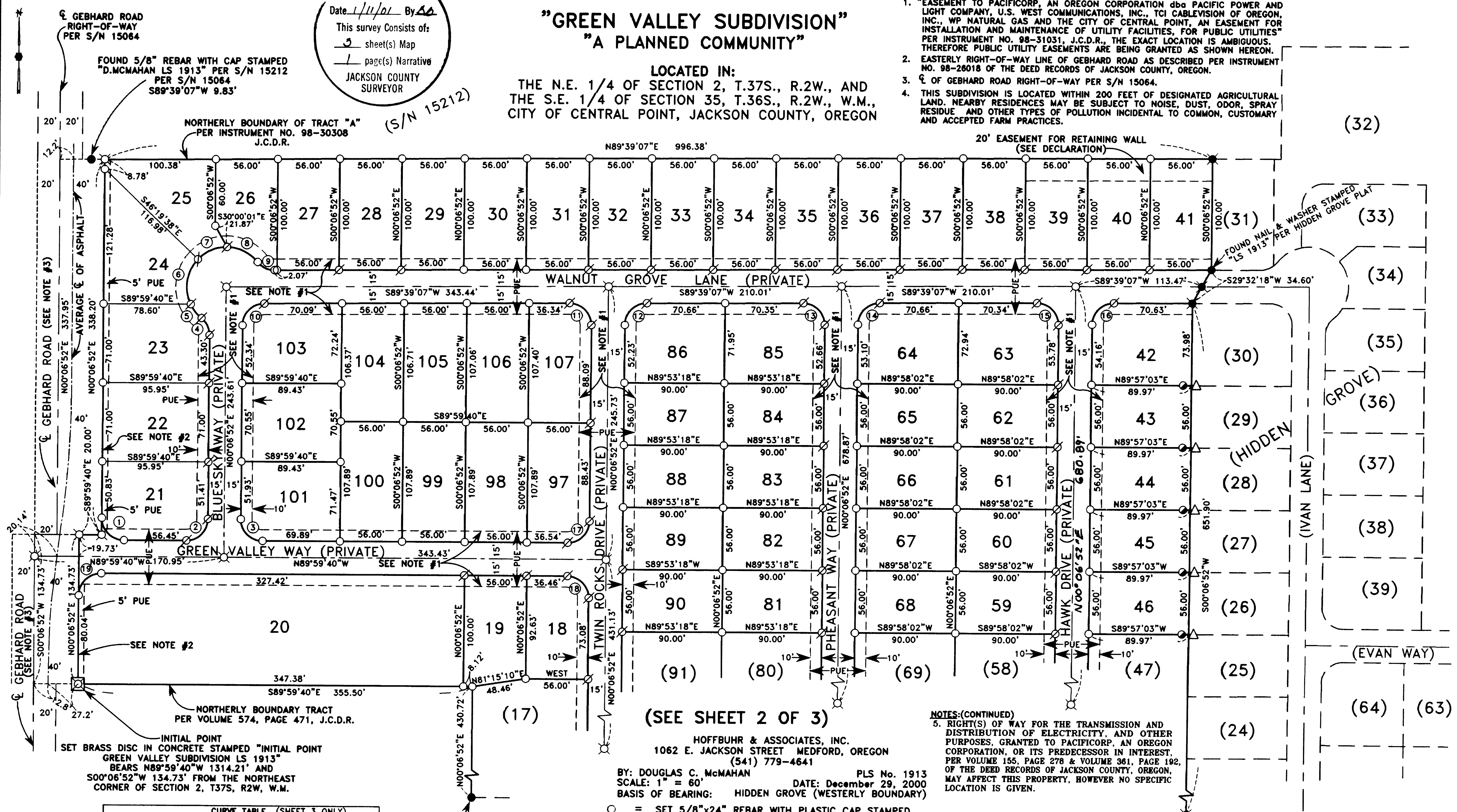
** RECEIVED **
 Date 1/11/01 By DD
 This survey consists of:
 3 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

"GREEN VALLEY SUBDIVISION" "A PLANNED COMMUNITY"

LOCATED IN:
 THE N.E. 1/4 OF SECTION 2, T.37S., R.2W., AND
 THE S.E. 1/4 OF SECTION 35, T.36S., R.2W., W.M.,
 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

NOTES:(CONTINUED BELOW)

1. "EASEMENT TO PACIFICORP, AN OREGON CORPORATION dba PACIFIC POWER AND LIGHT COMPANY, U.S. WEST COMMUNICATIONS, INC., TCI CABLEVISION OF OREGON, INC., WP NATURAL GAS AND THE CITY OF CENTRAL POINT, AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES, FOR PUBLIC UTILITIES" PER INSTRUMENT NO. 98-31031, J.C.D.R., THE EXACT LOCATION IS AMBIGUOUS. THEREFORE PUBLIC UTILITY EASEMENTS ARE BEING GRANTED AS SHOWN HEREON.
2. EASTERLY RIGHT-OF-WAY LINE OF GEBHARD ROAD AS DESCRIBED PER INSTRUMENT NO. 98-28018 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
3. ☉ OF GEBHARD ROAD RIGHT-OF-WAY PER S/N 15064.
4. THIS SUBDIVISION IS LOCATED WITHIN 200 FEET OF DESIGNATED AGRICULTURAL LAND. NEARBY RESIDENCES MAY BE SUBJECT TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF POLLUTION INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES.



INITIAL POINT
 SET BRASS DISC IN CONCRETE STAMPED "INITIAL POINT
 GREEN VALLEY SUBDIVISION LS 1913"
 BEARS N89°59'40"W 1314.21' AND
 S00°06'52"W 134.73' FROM THE NORTHEAST
 CORNER OF SECTION 2, T37S, R2W, W.M.

CURVE TABLE (SHEET 3 ONLY)				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
1	90°06'32"	20.00	31.45	28.31 S44°56'24"E
2	89°53'28"	19.50	30.59	N45°03'36"E
3	90°06'32"	19.50	30.66	N44°56'23"W
4	51°33'55"	19.50	17.55	16.96 S28°40'05"E
5	28°31'13"	36.00	16.04	15.90 S38°41'28"E
6	89°23'58"	36.00	43.61	40.99 S08°48'09"W
7	47°17'07"	36.00	29.71	28.87 S67°08'41"W
8	50°27'51"	36.00	31.71	30.89 N64°00'51"W
9	51°33'59"	19.50	17.55	16.96 N64°33'57"W
10	89°32'15"	19.50	30.47	27.47 N44°52'59"E
11	90°27'45"	19.50	30.79	27.69 S45°08'58"E
12	89°32'15"	19.50	30.47	27.47 S44°52'58"W
13	90°27'45"	19.50	30.79	27.69 S45°07'01"E
14	89°32'15"	19.50	30.47	27.47 N44°53'00"E
15	90°27'45"	19.50	30.79	27.69 S45°07'00"E
16	89°32'15"	19.50	30.47	27.47 N44°52'57"E
17	89°53'28"	19.50	30.59	27.55 S45°03'36"W
18	90°06'32"	19.50	30.67	27.80 S44°56'23"E
19	89°53'28"	20.00	31.38	28.26 N45°03'36"E

FOUND 5/8" REBAR WITH CAP STAMPED "TEMPLIN LS 2359" PER S/N 15064

I certify this plot to be an exact photograph of the original
Douglas C. McMahon
 SURVEYOR

(SEE SHEET 2 OF 3)

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541) 779-4641
 BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 60' DATE: December 29, 2000
 BASIS OF BEARING: HIDDEN GROVE (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"
- △ = FOUND 1' WITNESS MONUMENT, 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913", PER HIDDEN GROVE PLAT.
- ⊙ = SET NAIL AND WASHER IN CONCRETE STAMPED "LS 1913"
- = FOUND 5/8" IRON PIN, UNLESS OTHERWISE NOTED
- = FOUND 5/8" REBAR WITH CAP FLUSH, STAMPED "D.McMAHAN LS 1913" PER PLAT OF HIDDEN GROVE.
- S/N = FILED SURVEY NUMBER
- 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:(CONTINUED)

5. 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 155, PAGE 278 & VOLUME 381, PAGE 192, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, MAY AFFECT THIS PROPERTY, HOWEVER NO SPECIFIC LOCATION IS GIVEN.

LOT SIZE			
LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
18	5,105	64	6,463
19	5,423	65-68	5,040
20	34,653	81-84	5,040
21	6,632	85	6,409
22	6,812	86	6,378
23	6,615	87-90	5,040
24	6,554	97	5,961
25	5,616	98-100	6,042
26	4,768	101	6,310
27	5,600	102	6,309
28-41	5,600	103	6,355
42	6,554	104	5,966
43-46	5,038	105	5,986
47-62	5,040	106	6,005
63	6,504	107	5,941

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahon
 OREGON
 JULY 18, 1980
 DOUGLAS C. McMAHAN
 1913
 EXPIRES 12/31/02

12R/21

**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

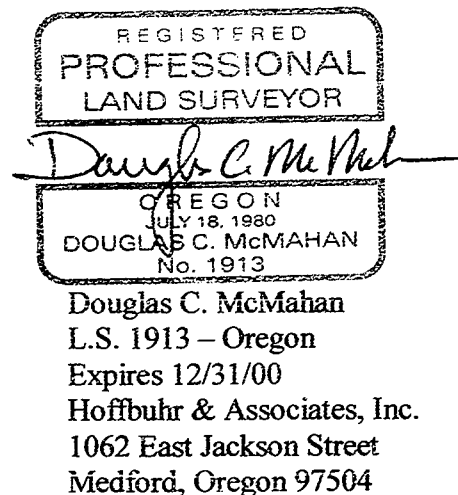
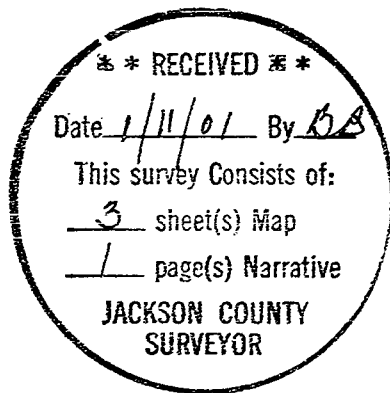
LOCATION: The Northeast One-quarter (1/4) of Section 2 and the Southeast One-quarter (1/4) of Section 35, Township 36 South, Range 2 West, Willamette Meridian, Willamette Meridian, City of Central Point, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare a final plat for GREEN VALLEY SUBDIVISION 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 per Plat of HIDDEN GROVE 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.

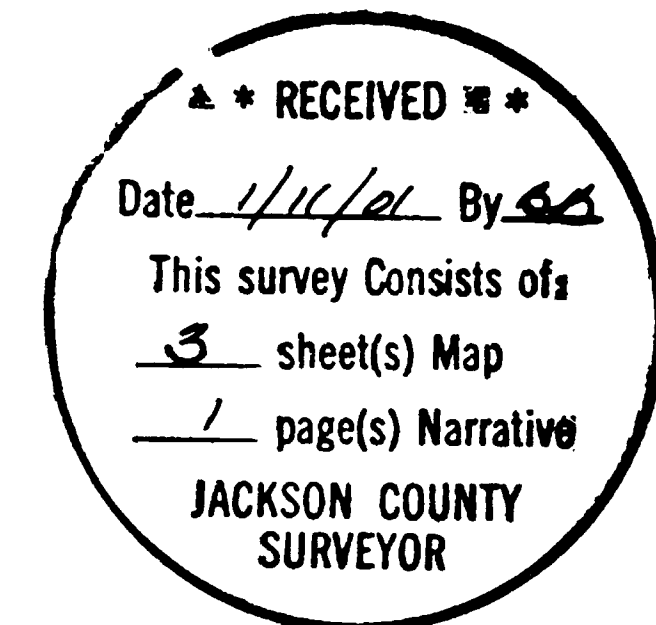
BASIS OF BEARING: HIDDEN GROVE (Westerly Boundary)

DATE: December 29, 2000



GREEN VALLEY SUBDIVISION "A PLANNED COMMUNITY"

Located in:
THE N.E. 1/4 OF SECTION 2, T.37S., R.2W., AND
THE S.E. 1/4 OF SECTION 35, T.36S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that DUNCAN DEVELOPMENT 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 private 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 easements labeled as public utility easements as shown hereon and does also hereby create an easement for access and for construction and maintenance of a retaining wall across Lots 39-41 as shown hereon for the benefit of WALNUT GROVE, L.L.C. and its assignees, and does also hereby create an easement for the use of sidewalks across the frontage of Lots 1-107 and an ingress and egress easement over the areas labeled as "Private Streets" for the benefit of the owners, heirs and assignees of Lots 1-107, and does hereby designate said subdivision as GREEN VALLEY SUBDIVISION.

DUNCAN FAMILY TRUST Dated March 23, 1994, Member of DUNCAN DEVELOPMENT L.L.C.:

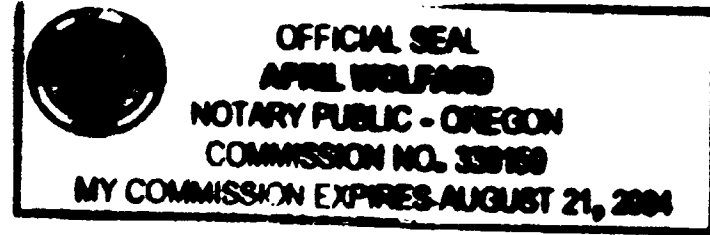
IN WITNESS WHEREOF, We have set our hands and seals this 9th day of January, 2001.

STATE OF OREGON)
County of Jackson) ss.

Michael K. Duncan
Michael K. Duncan, Trustee

The foregoing instrument was acknowledged before me this 9th day of January, 2001, by Michael K. Duncan, on behalf of DUNCAN FAMILY TRUST, freely and voluntarily.

Before me:



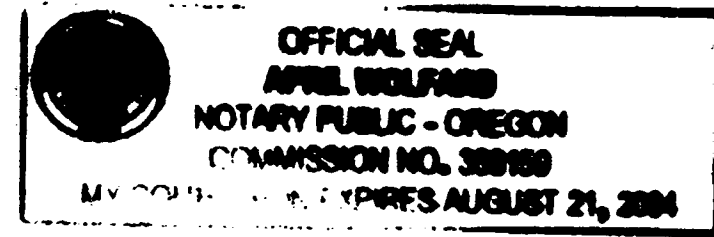
April Wolfard
Notary

STATE OF OREGON)
County of Jackson) ss.

Patricia J. Duncan
Patricia J. Duncan, Trustee

The foregoing instrument was acknowledged before me this 9th day of January, 2001, by Patricia J. Duncan, on behalf of DUNCAN FAMILY TRUST, freely and voluntarily, Michael K. Duncan as Power of attorney for Patricia J. Duncan as trustee

Before me:



April Wolfard
Notary

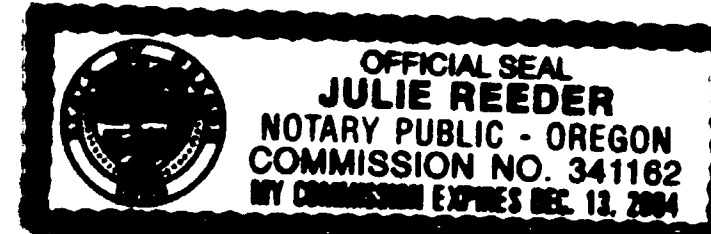
PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of a certain Trust Deeds recorded July 2, 1998, as Document No. 98-30309, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to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

STATE OF OREGON)
County of Jackson) ss.

By: Ken [Signature]
Title: President

The foregoing instrument was acknowledged before me this 9th day of January, 2001, by Ken [Signature], as President on behalf of PEOPLE'S BANK OF COMMERCE, freely and voluntarily.

Before me:



Julie Reeder
Notary

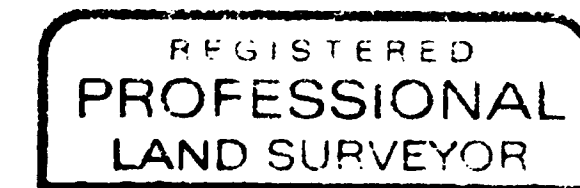
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 11 day of January, 2001 at 9:22 O'Clock A.M. and recorded in Volume 27 of Plats at Page 2 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Barbara Kelley
Deputy



Douglas C. McMahan
OREGON
JULY 18, 1990
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/02

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

*** 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:

Commencing at the brass disc marking the Northeast corner of Section 2, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°59'40" West along the Northerly boundary of said Section 2, a distance of 1314.21 feet to a point on the Easterly right-of-way line of Gebhard Road as described per Instrument No. 98-26018 of the Deed Records of Jackson County, Oregon; thence South 00°06'52" West along said right-of-way line 134.73 feet to a point on the Northerly boundary of tract described in Volume 574, Page 471 of the Deed Records of Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence along said right-of-way line North 00°06'52" East 134.73 feet to a point on the aforementioned Northerly boundary of Section 2; thence continue along said right-of-way line, and along said Northerly boundary South 89°59'40" East 20.00 feet; thence leaving said Northerly boundary, continuing along said right-of-way line North 00°06'52" East 338.20 feet to a point on the Northerly boundary of Tract "A" described in Instrument No. 98-30308 of said Deed Records; thence along said Northerly boundary North 89°39'07" East 996.38 feet to the West Northwest corner of HIDDEN GROVE in the City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the Westerly boundary of said HIDDEN GROVE, South 00°06'52" West 100.00 feet; thence South 29°32'18" West 34.60 feet; thence South 00°06'52" West 651.90 feet; thence South 31°15'32" East 35.17 feet; thence South 00°06'52" West 100.00 feet to a point for the Southwest corner of said HIDDEN GROVE, said point also being on the Southerly boundary of the aforementioned Tract "A" described in Instrument No. 98-30308; thence along said Southerly boundary, North 89°47'53" West 662.16 feet to the most Southerly Southwest corner of said tract; thence continue along the boundary of said tract North 00°06'52" East 430.72 feet; thence North 89°59'40" West 355.50 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 8th day of January, 2001.

[Signature]
Planning Director

Examined and approved this 9th day of January, 2001.

[Signature]
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of January 9, 2001.

Willa [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 1/9, 2001.

[Signature]
Tax Collector

"GREEN VALLEY SUBDIVISION" "A PLANNED COMMUNITY"

LOCATED IN:
THE N.E. 1/4 OF SECTION 2, T.37S., R.2W., AND
THE S.E. 1/4 OF SECTION 35, T.36S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

** RECEIVED **
Date 1/16/01 By DS
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3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

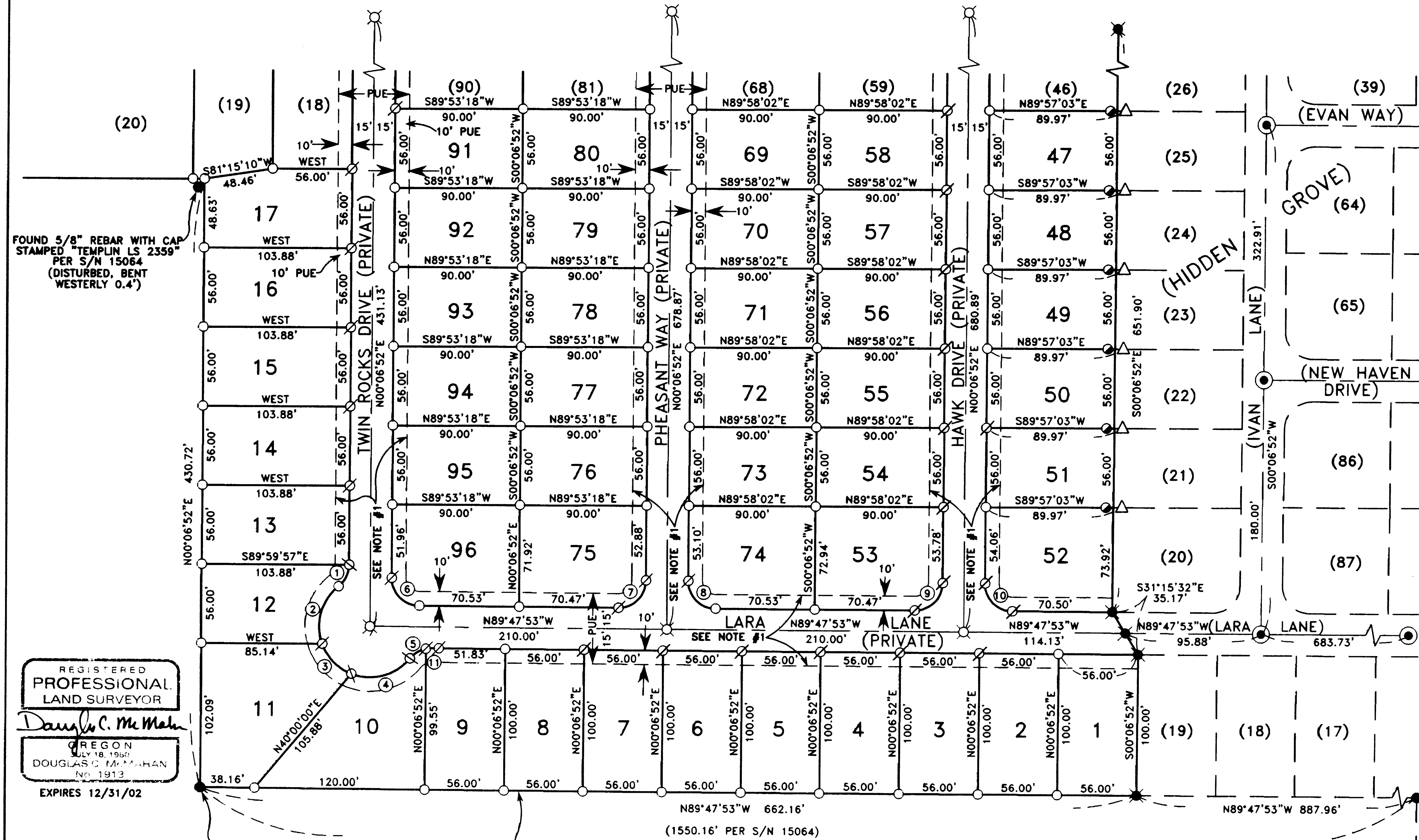
NOTES:

1. "EASEMENT TO PACIFICORP, AN OREGON CORPORATION dba PACIFIC POWER AND LIGHT COMPANY, U.S. WEST COMMUNICATIONS, INC., TCI CABLEVISION OF OREGON, INC., WP NATURAL GAS AND THE CITY OF CENTRAL POINT, AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES, FOR PUBLIC UTILITIES" PER INSTRUMENT NO. 98-31031, J.C.D.R. THE EXACT LOCATION IS AMBIGUOUS. THEREFORE PUBLIC UTILITY EASEMENTS ARE BEING GRANTED AS SHOWN HEREON.
2. THIS SUBDIVISION IS LOCATED WITHIN 200 FEET OF DESIGNATED AGRICULTURAL LAND. NEARBY RESIDENCES MAY BE SUBJECT TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF POLLUTION INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES.
3. 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 156, PAGE 276, AND VOLUME 361, PAGE 192, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, MAY AFFECT THIS PROPERTY, HOWEVER NO SPECIFIC LOCATION IS GIVEN.

LOT SIZE

LOT NO.	SQUARE FEET
1-9	5,600
10	7,206
11	7,801
12	5,053
13-16	5,817
17	5,641
47-51	5,038
52	6,552
53	6,499
54-58	5,040
69-73	5,040
74	6,467
75	6,413
76-80	5,040
91-95	5,040
96	6,369

(SEE SHEET 3 OF 3)



FOUND 5/8" REBAR WITH CAP STAMPED "TEMPLIN LS 2359" PER S/N 15064 (DISTURBED, BENT WESTERLY 0.4')

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON
DOUGLAS C. McMAHAN
NO. 1913
EXPIRES 12/31/02

FOUND 5/8" REBAR WITH CAP STAMPED "TEMPLIN LS 2359" PER S/N 15064

SOUTHERLY BOUNDARY OF TRACT "A" PER INSTRUMENT NO. 98-30308 J.C.D.R.

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

FOUND NAIL AND WASHER IN CONCRETE STAMPED "D.MCMAHAN LS 1913" PER HIDDEN GROVE PLAT

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 60' DATE: December 29, 2000
BASIS OF BEARING: HIDDEN GROVE (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".
- △ = FOUND 1' WITNESS MONUMENT, 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913", PER HIDDEN GROVE PLAT.
- ⊘ = SET NAIL AND WASHER IN CONCRETE STAMPED "LS 1913".
- = FOUND 5/8" IRON PIN, UNLESS OTHERWISE NOTED.
- ⊗ = FOUND 5/8" REBAR WITH CAP FLUSH, STAMPED "D. McMAHAN LS 1913" PER PLAT OF HIDDEN GROVE.
- ⊙ = FOUND 5/8" REBAR IN ASPHALT WITH CAP STAMPED "D. McMAHAN LS 1913" PER PLAT OF HIDDEN GROVE.
- S/N = FILED SURVEY NUMBER
- 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.

CURVE TABLE (SHEET 2 ONLY)					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	51°33'56"	19.50	17.55	16.96	N25°53'48"E
2	71°59'18"	36.00	45.23	42.31	S15°41'10"W
3	48°42'22"	36.00	30.60	29.69	S44°39'40"E
4	72°20'57"	36.00	45.46	42.50	N74°48'40"E
5	39°12'55"	19.50	13.35	13.09	S58°14'39"W
6	89°54'46"	19.50	30.60	27.56	S44°50'29"E
7	90°05'15"	19.50	30.66	27.60	N45°09'29"E
8	89°54'46"	19.50	30.60	27.56	S44°50'32"E
9	90°05'15"	19.50	30.66	27.60	N45°09'30"E
10	89°54'44"	19.50	30.60	27.56	S44°50'30"E
11	12°21'00"	19.50	4.20	4.20	S84°01'37"W

12R/21