

MILLER ESTATES SUBDIVISION, PHASE 1 A PLANNED COMMUNITY

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

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

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, Brad Miller, Trustee of MARIAN MILLER IRREVOCABLE TRUST, u.d.a. April 14, 1999, am the owner in fee simple of the lands hereon described, and have subdivided the same into lots, open space 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 I do hereby dedicate to the public for public use, the areas along Highway 99, for street purposes as shown hereon, together with those easements labeled as public utility easements, I also hereby create the sidewalk easements as shown hereon across Lots 1-5, 18-37 and 50-51 and an ingress and egress easement over the areas labeled as "private streets" for the benefit of the owners, heirs, and assignees of Lots 1-51 and for the owners, heirs and assignees of the lots to be create with the Easterly Extension of Orth Drive and Marian Avenue, I also hereby grant unto the City of Central Point those easements labeled as "City of Central Point Water System and Storm Drainage System easements" (CPE), for access to and installation and maintenance of Water System and Storm Drainage System facilities. I hereby designate said subdivision as MILLER ESTATES SUBDIVISION, PHASE 1.

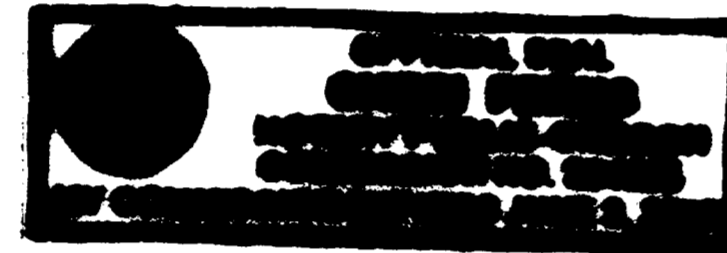
IN WITNESS WHEREOF, We have set our hands and seals this 9th day of January, 2001.

STATE OF OREGON)
County of Jackson) ss.

Brad Miller, Trustee
of MARIAN MILLER IRREVOCABLE TRUST

The foregoing instrument was acknowledged before me this 9th day of JANUARY, 2001, by Brad Miller, known to me as the person who executed the within instrument as, Trustee, of MARIAN MILLER IRREVOCABLE TRUST, freely and voluntarily.

Before me: Cheri Payne
Notary



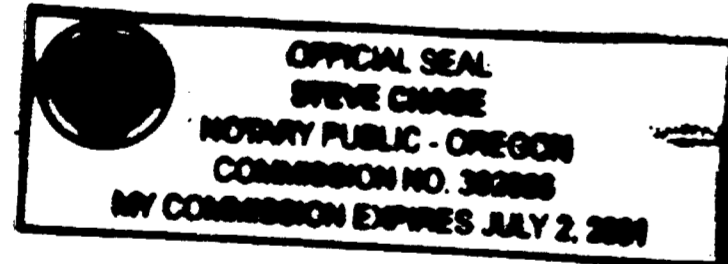
SCOTT VALLEY BANK, the undersigned beneficiary of certain Trust Deeds recorded September 21, 2000, as Document No. 00-3857 and recorded October 13, 2000, as Document No. 00-41900 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.

By: Sam C. Hornek
Title: VICE PRESIDENT

The foregoing instrument was acknowledged before me this 9th day of January, 2001, by Sam C. Hornek, as Vice President, on behalf of SCOTT VALLEY BANK, freely and voluntarily.

Before me: Steve Chan
Notary



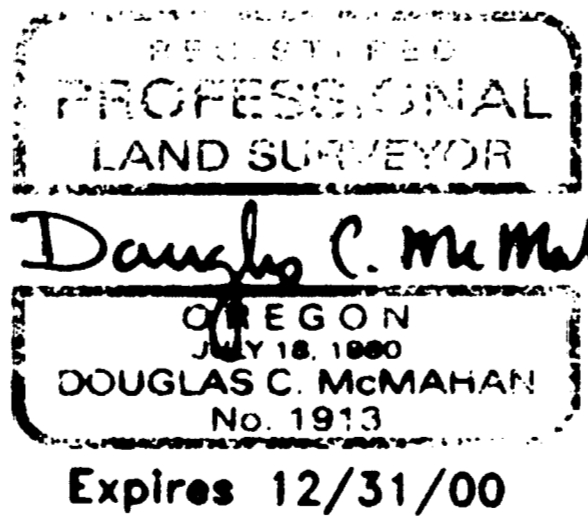
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 11 day of January, 2001 at 9:37.0 Clock A.M. and recorded in Volume 27 of Plats at Page 04 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Douglas C. McMahan
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:

Commencing at the Southwest corner of Lot 24 of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1, In The City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 89°49'48" West 351.59 feet to a point on the Northeastly right-of-way line of Pacific Highway, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°49'48" East 351.59 feet to the aforementioned Southwest corner of Lot 24 of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1; thence continue North 89°49'48" East along the Southerly boundary of said subdivision, 549.47 feet to a point for the Southeast corner of said subdivision, said point also being the Southwest corner of GREEN GLEN SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County; thence North 88°44'41" East along the Southerly boundary of said subdivision, 144.01 feet; thence leaving said boundary South 01°04'46" East 95.09 feet; thence South 17°45'03" West 25.36 feet; thence South 01°04'46" East 93.00 feet; thence South 88°55'14" West 8.00 feet; thence South 01°04'46" East 93.00 feet; thence South 23°32'34" West 26.40 feet; thence South 01°04'46" East 100.66 feet to a point on the Northerly boundary of Tract II as described in Document No. 66-08975 of the Deed Records of Jackson County, Oregon; thence South 88°43'58" West (Record South 88°43'20" West) along said boundary, 57.60 feet to a point for the Northwest corner of said tract, said point also being the Northeast corner of Tract VII as described in said Document No. 66-08975; thence South 88°49'48" West (Record South 88°49'10" West) along the Northerly boundary of said tract, a distance of 422.67 feet; thence leaving said boundary North 55°39'42" West 254.86 feet; thence South 81°41'21" West 120.00 feet to a point on the aforementioned Northeastly right-of-way line of Pacific Highway; thence North 35°07'52" West along said right-of-way line, 376.41 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 5th day of January, 2001.

Thayler
Planning Director

Examined and approved this 8th day of January, 2001.

Roger Roberts
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of JANUARY 10, 2001.

Jeffrey A. Smith
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 01/10, 2001.

Jeffrey A. Smith
Tax Collector

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

12R/23

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

SURVEY FOR: Brad Miller
2364 East McAndrews
Medford, Oregon 97504

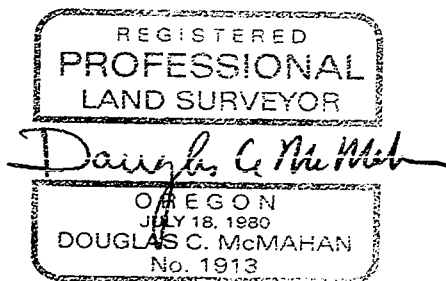
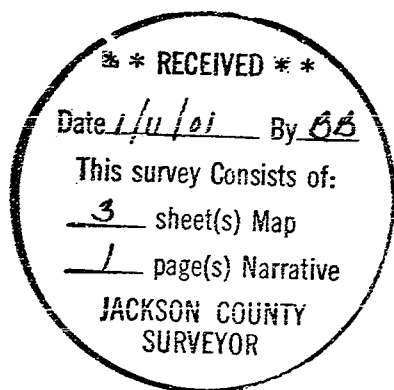
LOCATION: In the Northwest one-quarter (1/4) of Section 3, Township 37 South,
Range 2 West, Willamette Meridian, City of Central Point, Jackson
County, Oregon.

PURPOSE: To survey, monument and prepare final plat of MILLER ESTATES
SUBDIVISION, PHASE 1 per the City of Central Point Planning File No.
PW #98051, and per the client's request.

PROCEDURE: Utilizing control established by this office for survey of NORTH
VALLEY ESTATES SUBDIVISION, UNITS NO. 1-3 and found
monuments per filed Surveys No. 3191, 9578 and 13716 for control, I
establish monumentation as shown on the accompanying map. An
electronic total station was used to make all measurements.

BASIS OF
BEARING: SOUTH BOUNDARY OF NORTH VALLEY ESTATES
SUBDIVISION, UNIT NO. 1

DATE: November 9, 2000



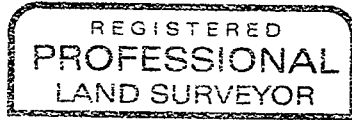
Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

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

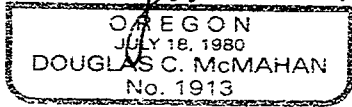
AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

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 MILLER ESTATES SUBDIVISION, PHASE 1 filed for record the 11th day of January, 2001, and recorded in Volume 27 of Plats, Page 04 of Records of Jackson County, Oregon and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 16772.

In witness hereof, signed this 27th day of April, 2001.



Douglas C. McMahan



STATE OF OREGON)
County of Jackson) ss.

April 27, 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

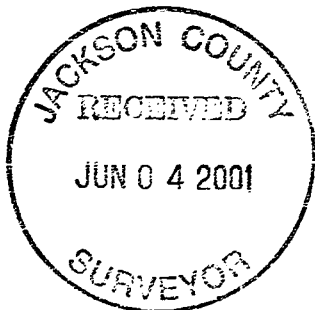
The correction is: On Sheet 3 of 3, the Easement along West boundary of Lot 9 has the wrong width: Needs to be as shown on Sheet 2 of 3.

As filed: "25"
Change to: "23"

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

April 27th 2001
Date

Robert Polenta
Jackson County Surveyor



Jackson County, Oregon
Recorded
OFFICIAL RECORDS

JUN 04 2001

10:26 AM

Robert Polenta
COUNTY CLERK

(crrmlr1.dcm)

13/56
12/23

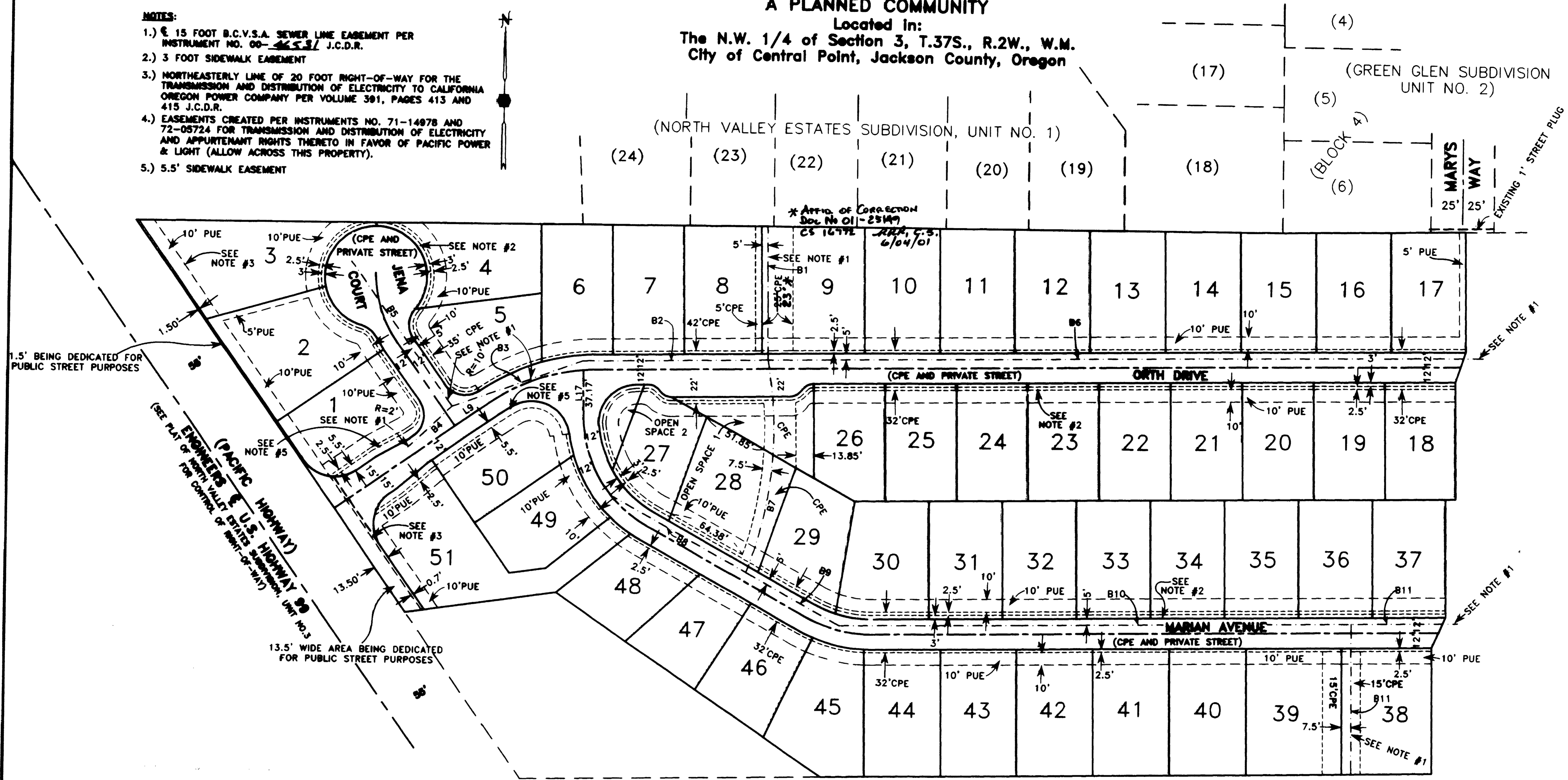
MILLER ESTATES SUBDIVISION, PHASE 1

A PLANNED COMMUNITY

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

NOTES:

- 1.) 15 FOOT B.C.V.S.A. SEWER LINE EASEMENT PER INSTRUMENT NO. 00-46537 J.C.D.R.
- 2.) 3 FOOT SIDEWALK EASEMENT
- 3.) NORTHEASTERLY LINE OF 20 FOOT RIGHT-OF-WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY TO CALIFORNIA OREGON POWER COMPANY PER VOLUME 381, PAGES 413 AND 415 J.C.D.R.
- 4.) EASEMENTS CREATED PER INSTRUMENTS NO. 71-14978 AND 72-05724 FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANT RIGHTS THERETO IN FAVOR OF PACIFIC POWER & LIGHT (ALLOW ACROSS THIS PROPERTY).
- 5.) 5.5' SIDEWALK EASEMENT



15' B.C.V.S.A. EASEMENT

LINE	LENGTH	BEARING
B1	106.06'	S01°04'47"E
B2	145.23'	S88°55'14"W
B3	109.30'	S69°52'11"W
B4	47.52'	S48°19'17"W
B5	140.00'	N35°12'27"W
B6	562.14'	N88°55'14"E
(B7)	170.78'	Δ=N54°47'33"E R=300'
B8	147.78'	N54°47'33"E
B9	32.73'	N54°47'33"E
B10	5.72'	S88°55'14"W
B11	8.82'	S88°55'14"W
B12	5.86'	S48°04'46"E

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4841
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 60' NOVEMBER 9, 2000
BASIS OF BEARING: SOUTH BOUNDARY OF NORTH VALLEY
ESTATES SUBDIVISION, UNIT NO. 1

B.C.V.S.A. = BEAR CREEK VALLEY SANITARY AUTHORITY
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
J.C.D.R. = JACKSON COUNTY DEED RECORDS
CPE = CITY OF CENTRAL POINT WATER SYSTEM AND STORM DRAINAGE SYSTEM EASEMENT BEING CREATED HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. Mc Mahan
OREGON
July 10, 1980
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/00

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

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

12/23

MILLER ESTATES SUBDIVISION, PHASE 1

A PLANNED COMMUNITY

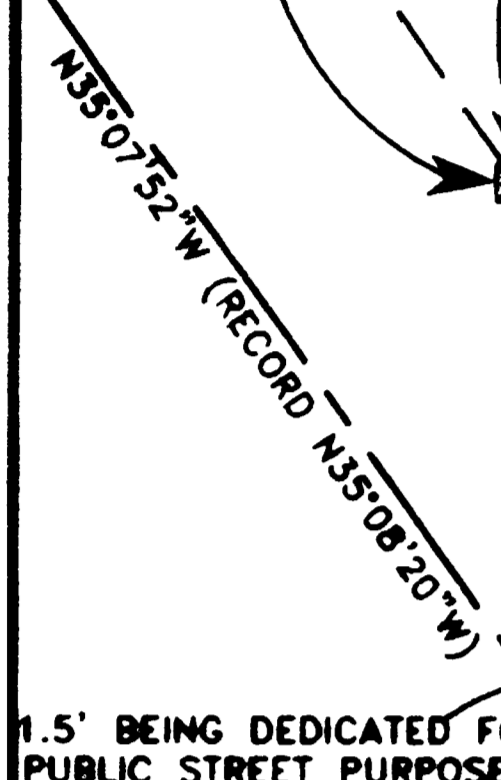
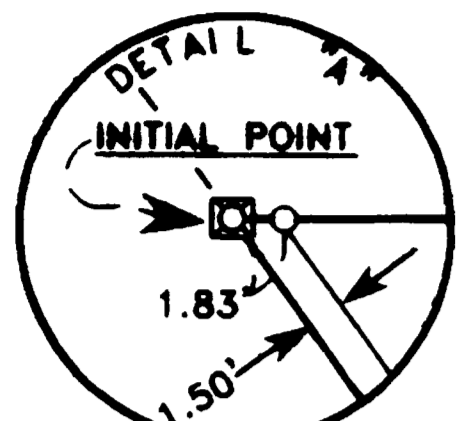
Located in:
The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon

NOTES:

- 1.) 15 FOOT B.C.V.S.A. SEWER LINE EASEMENT PER INSTRUMENT NO. 00-46331 J.C.D.R. SEE SHEET 3 OF 3.
- 2.) 3 FOOT SIDEWALK EASEMENT
- 3.) NORTHEASTERLY LINE OF 20 FOOT RIGHT-OF-WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY TO CALIFORNIA OREGON POWER COMPANY PER VOLUME 381, PAGES 413 AND 415 J.C.D.R.
- 4.) EASEMENTS CREATED PER INSTRUMENTS NO. 71-14078 AND 72-05724 FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANT RIGHTS THERETO IN FAVOR OF PACIFIC POWER & LIGHT (ALLOW ACROSS THIS PROPERTY).
- 5.) SEE SHEET 3 OF 3 FOR EASEMENT LOCATIONS.

INITIAL POINT

SET BRASS DISC IN CONCRETE IN LOCATION OF FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1, STAMPED "INITIAL POINT MILLER ESTATES SUBD., PHASE 1 LS 1913"



LOT AREA

LOT	AREA
1	6,635
2	7,858
3	8,610
4	6,020
5	6,095
6	5,875
7	5,743
8	6,199
9	8,139
10	5,864
11	5,809
12	5,753
13	5,698
14	5,643
15	5,594
16	5,594
17	5,605
18	5,208
19	5,208
20	5,208
21	5,208
22	5,208
23	5,208
24	5,208
25	5,208
26	4,912
27	4,616
28	6,984
29	5,285
30	6,092
31	5,394
32	5,394
33	5,394
34	5,394
35	5,394
36	5,394
37	5,394
38	7,155
39	7,570
40	6,062
41	6,068
42	6,073
43	6,079
44	6,085
45	6,282
46	5,128
47	4,459
48	4,769
49	5,184
50	9,911
51	9,600
OPEN SPACE 1	3,697
OPEN SPACE 2	1,233

LINE	LENGTH	BEARING
L1	18.44'	S54°47'32"W
L2	30.15'	S60°30'11"W
L3	3.06'	S54°47'34"W
L4	4.94'	N54°47'33"E
L5	30.15'	N49°04'55"E
L6	6.56'	N54°47'33"E
L7	115.06'	N54°47'33"E
L8	147.78'	N54°47'33"E
L9	32.73'	N54°47'33"E
L10	5.72'	S88°55'14"W
L11	8.82'	S88°55'14"W
L12	5.88'	S46°04'48"E
L13	3.11'	N88°55'14"E
L14	5.88'	N43°55'14"E
L15	0.73'	S54°47'33"W
L16	72.19'	N19°17'30"E
L17	37.17'	S01°04'46"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	34°07'41"	150.00'	89.35'	88.03'	N71°51'24"E
2	30°18'29"	150.00'	79.35'	78.42'	N69°56'47"E
3	3°49'12"	150.00'	10.00'	10.00'	N87°00'38"E
6	30°00'00"	100.00'	52.36'	51.76'	S76°04'46"E
7	60°00'00"	100.00'	104.72'	100.00'	S31°04'46"E
8	32°29'32"	100.00'	56.71'	55.95'	N18°57'41"W
9	90°04'36"	30.00'	47.16'	42.46'	N80°10'10"W
10	90°00'00"	20.00'	31.42'	28.28'	S09°47'33"W
11	01°13'46"	112.00'	2.40'	2.40'	S34°35'34"E
12	05°44'29"	112.00'	11.22'	11.22'	S31°06'27"E
13	45°53'47"	20.00'	16.02'	15.60'	S51°11'05"E
14	62°10'01"	40.00'	43.40'	41.30'	S43°02'58"E
15	101°40'42"	40.00'	70.99'	62.03'	S38°52'23"W
16	129°16'14"	40.00'	90.25'	72.29'	N25°39'08"W
17	74°11'26"	20.00'	25.90'	24.13'	N01°53'16"E
18	90°00'00"	20.00'	31.42'	28.28'	N80°12'27"W
19	18°49'00"	162.00'	53.20'	52.96'	S64°12'03"W
20	15°18'41"	162.00'	43.29'	43.16'	S81°15'54"W
21	02°49'46"	112.00'	5.53'	5.53'	S89°39'52"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
22	21°10'36"	112.00'	41.40'	41.18'	S77°39'42"E
23	05°59'38"	112.00'	11.72'	11.71'	S64°04'35"E
24	04°23'50"	112.00'	8.60'	8.59'	S58°52'51"E
25	10°29'12"	112.00'	20.50'	20.47'	S51°26'19"E
26	29°23'53"	112.00'	57.47'	56.84'	S31°29'47"E
27	08°43'59"	112.00'	17.07'	17.05'	S12°25'51"E
28	111°09'28"	30.00'	58.20'	49.49'	S63°38'55"E
29	05°59'08"	138.00'	14.42'	14.41'	N57°47'07"E
30	89°55'25"	30.00'	47.10'	42.40'	N09°49'50"E
31	45°00'00"	10.00'	7.85'	7.65'	N66°25'14"E
32	45°00'00"	10.00'	7.85'	7.65'	N66°25'14"E
33	45°00'00"	10.00'	7.85'	7.65'	S68°34'46"E
34	45°00'00"	10.00'	7.85'	7.65'	S68°34'46"E
35	94°26'59"	30.00'	49.45'	44.04'	N41°41'44"E
36	24°11'05"	88.00'	37.15'	36.87'	N17°37'18"W
37	31°21'56"	88.00'	48.17'	47.58'	N45°23'48"W
38	11°39'27"	88.00'	17.91'	17.87'	N66°54'29"W
39	18°20'33"	88.00'	28.17'	28.05'	N81°54'29"W

PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
REG. NO. 12345
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" = 60' NOVEMBER 9, 2000
BASIS OF BEARING: SOUTH BOUNDARY OF NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1

- = 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".
- = SET LEAD PLUG AND TAC WITH WASHER STAMPED "LS 1913".
- = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1 (UNLESS OTHERWISE INDICATED).
- ⊙ = SET 5/8" x 24" REBAR WITH METAL CAP STAMPED "LS 1913".

B.C.V.S.A. = BEAR CREEK VALLEY SANITARY AUTHORITY.
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
S/N = FILED SURVEY NUMBER.
J.C.D.R. = JACKSON COUNTY DEED RECORDS.
[] = PER PLAT OF GREEN GLEN SUBDIVISION, UNIT NO. 2.
CPE = CITY OF CENTRAL POINT WATER SYSTEM AND STORM DRAINAGE SYSTEM EASEMENT, BEING CREATED HEREON.

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3 sheet(s) Map
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SURVEYOR

12/13