

PARKWOOD VILLAGE PHASE 2

A PLANNED COMMUNITY

A Replat of Lots 5, 6, 7, 8, 9, 10, 11 and 12 of PARKWOOD VILLAGE, A PLANNED COMMUNITY as recorded August 17, 2000 in Volume 26 at Page 28 in the Jackson County Surveyor's office, located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

Prepared For:
DIAMOND KEY BUILDERS, LLC
 PO Box 8060
 Medford, Oregon 97504

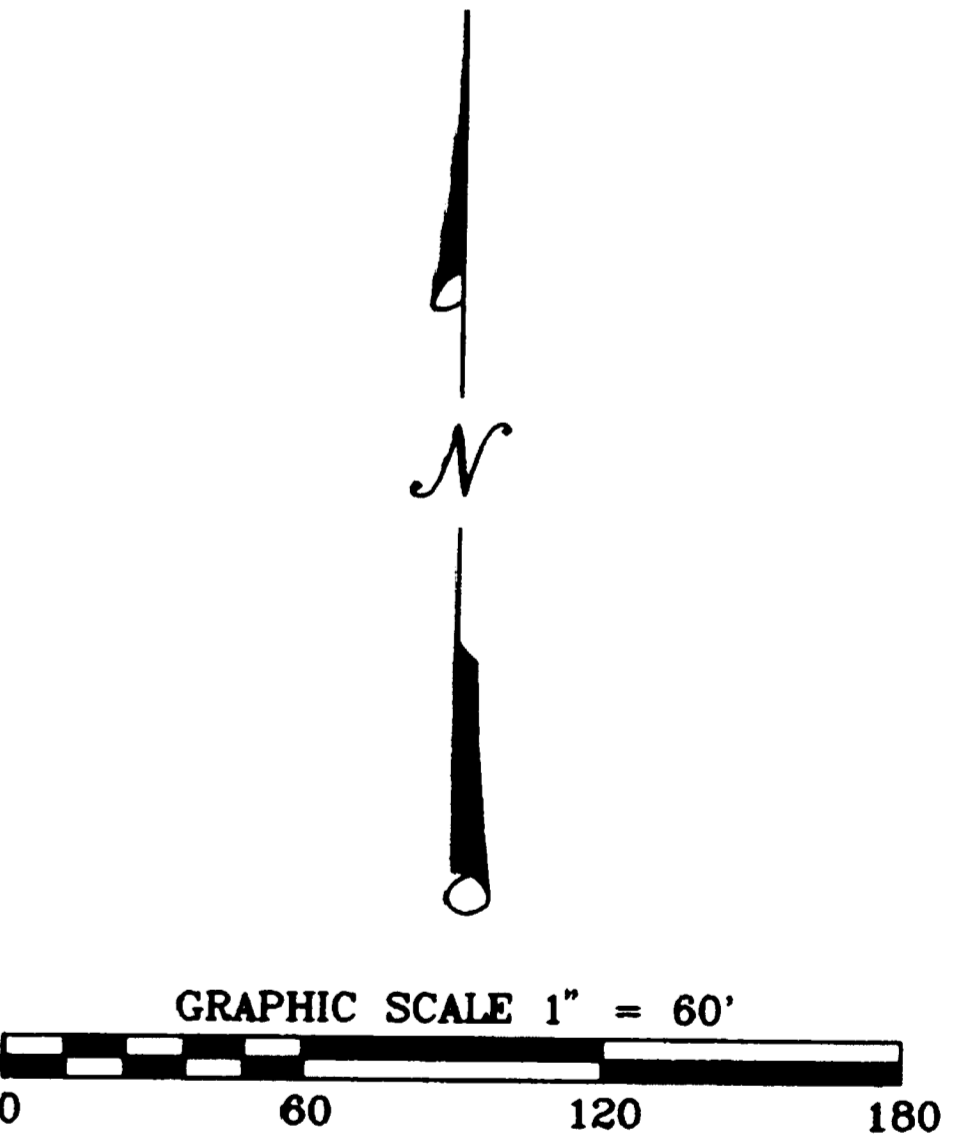
**** RECEIVED ****
 Date 6-28-01 By *RS*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

LEGEND

- Indicates a set 5/8 inch diameter by 24 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- △ Indicates a set 5/8 inch diameter by 30 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- Indicates a Found Brass Disc, as noted.
- ▲ Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", the top of cap found flush with the surface.
- Indicates a found monument as noted.
- Indicates a found 2 1/2 inch diameter brass disc, set in concrete, center punched, marked LS 2867, the top flush with AC pavement.
- Indicates a 3/8 caliber shell casing in concrete curb referencing the centerline monuments established hereon.
- () Indicates a record information pursuant to S/N 16026 and 16027.
- Indicates an existing fence line
- CPE PH Refers to Central Point East Subdivision, Phases 1 and 2.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates an existing public utility easement.
- SF Indicates the number of square feet within a closed area such as a lot.

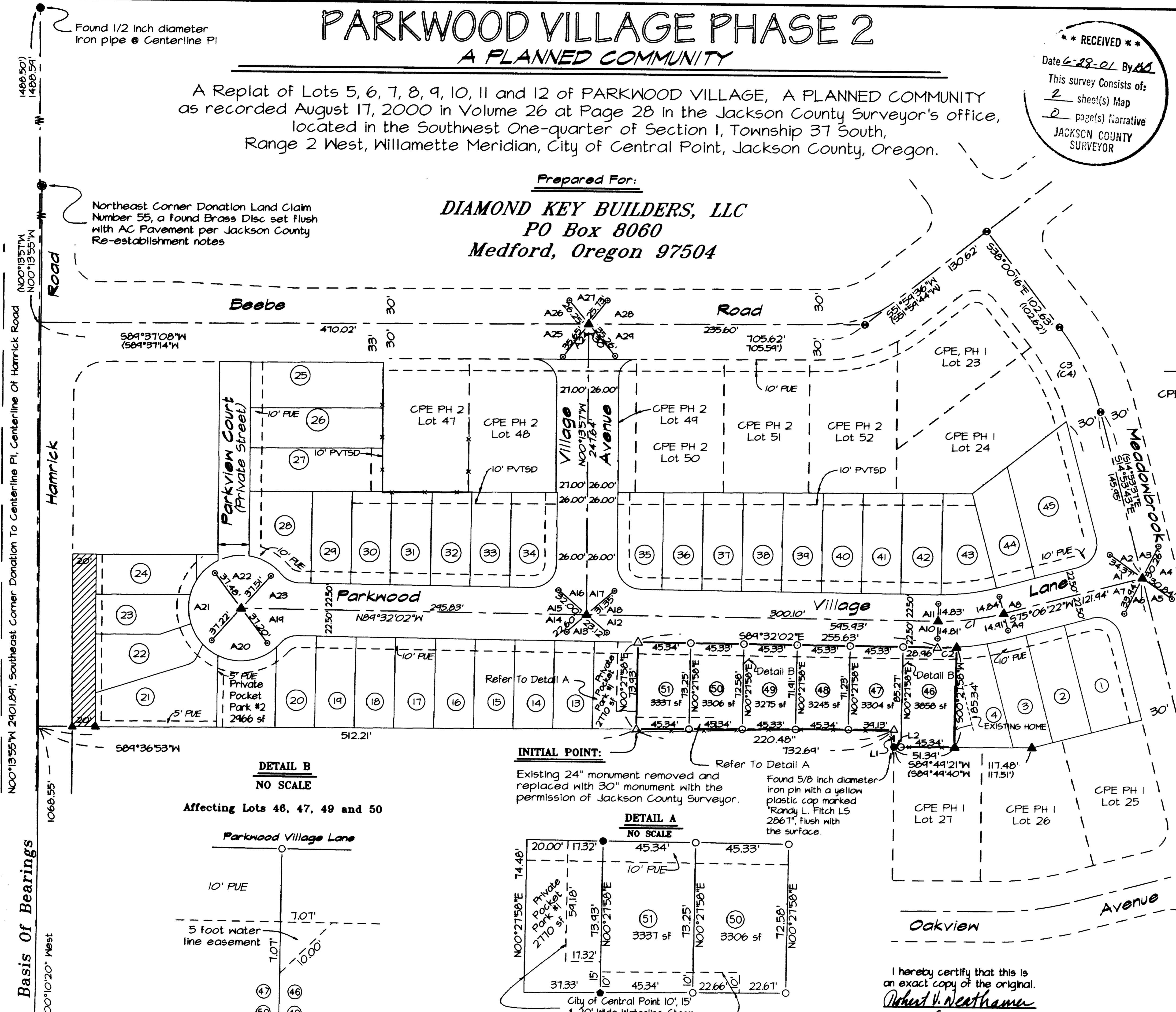
NOTE

Existing monuments for lots 5 through 12 were removed with permission from the Jackson County Surveyor.



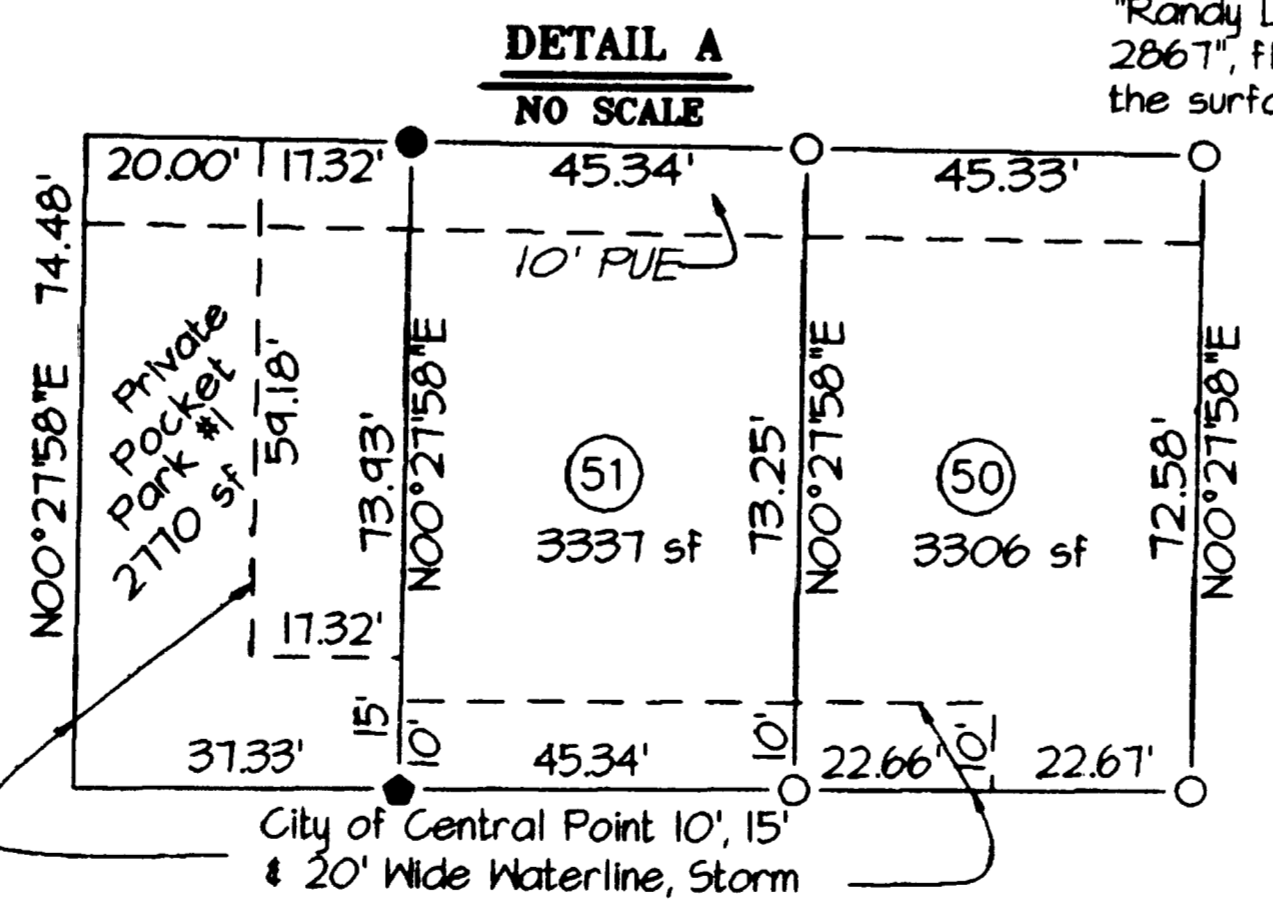
Basis of Bearings:

The East Line Of DLC 55 located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon. Refer to Filed Survey Number 954.



DETAIL B
 NO SCALE
 Affecting Lots 46, 47, 49 and 50

INITIAL POINT:
 Existing 24" monument removed and replaced with 30" monument with the permission of Jackson County Surveyor.



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
 Surveyor

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	15°21'36"	211.00'	56.57'	S82°47'10"W	56.40'
C2	04°01'17"	233.50'	16.34'	N88°21'18"E	16.34'
C3	23°06'33"	199.46'	80.67'	S26°27'15"E	80.10'
(C4)	23°06'34"	200.00'	80.67'	S26°26'57"E	80.13'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°10'20"W	14.69'
L2	N89°44'21"E	6.05'

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
 OREGON
 JULY 18, 1984
 ROBERT V. NEATHAMER
 2875

Renewal Date 12/31/02

PREPARED BY: **Neathamer Surveying, Inc.**
 304 South Central Avenue
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 01003 DATE: May 29, 2001
 Sheet 2 of 2 © RVM

37 2N ICA, Tax Lots 4300, 4301
 37 2N IBC, Tax Lots 4700, 4800, 4900, 5000, 5100, 5200

PROJECTS S:\DIAMOND KEY BUILDERS\LLC\PARKWOOD VILLAGE\REPLATS\REPLAT LOT55-12.PRO

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that PARKWOOD TERRACE ESTATES LLC, an Oregon limited liability company as to Lots 7, 8, 9, 10, 11, and 12 and Marjorie E. LaFleur, Trustee of the Marjorie E. LaFleur Revocable Living Trust as to Lots 5 and 6 of PARKWOOD VILLAGE, A PLANNED COMMUNITY, hereinafter as Declarants, are the fee title owners of said lots depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE." PARKWOOD VILLAGE PHASE 2, A PLANNED COMMUNITY shall be subject to the Covenants, Conditions and Restrictions titled PARKWOOD VILLAGE, A PLANNED COMMUNITY, as contained in Document Number 00-33453, recorded August 17, 2000, Official Records of Jackson County, Oregon. Declarants have caused this tract of land to be surveyed and platted into lots, the number of each lot and the course and length of all lines are plainly set forth, and this replat is a correct representation of the subdivision. Declarants have caused private water line easements to be created as depicted hereon and in Detail "B". This replat is not intended to vacate any existing Public Utility Easement, Irrigation, water, or storm drain easements as dedicated by PARKWOOD VILLAGE, A PLANNED COMMUNITY. Declarants hereby designate this subdivision as PARKWOOD VILLAGE PHASE 2, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 4th day of June, 2001.
PARKWOOD TERRACE ESTATES, LLC Marjorie E. LaFleur Revocable Living Trust

George H. Gardner sm Marjorie E. LaFleur Trustee
George H. Gardner, Sole Member Marjorie E. LaFleur, Trustee

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named George H. Gardner known to me to be the Sole Member of Parkwood Terrace Estates, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 4th day of June, 2001.

Before me:

Notary Public - Oregon



STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Marjorie E. LaFleur, known to me to be the Trustee of the Marjorie E. LaFleur Revocable Living Trust acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 2nd day of June, 2001.

Before me:

Notary Public - Oregon



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Pursuant to Client's instructions, replat Lots 5 through 12 of PARKWOOD VILLAGE, A PLANNED COMMUNITY, now of record, into Lots 46 through 51, PARKWOOD VILLAGE, PHASE 2, A PLANNED COMMUNITY approved administratively by the City of Central Point Planning Department.

Procedure: Utilizing existing found centerline and boundary monuments as here depicted, the boundary and individual lot corners were calculated as depicted hereon. Utilizing a Nikon DTM-520 instrument and a Ranger data collector with TD5 software, exterior boundary and corner monuments for lots 46 through 51 were set as depicted hereon. Existing monuments for lots 5 through 12 were removed with permission from the Jackson County Surveyor.

37 2W ICA, Tax Lots 4300, 4301
37 2W IBC, Tax Lots 4700, 4800, 4900, 5000, 5100, 5200

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Prepared For:

DIAMOND KEY BUILDERS, LLC
PO Box 8060
Medford, Oregon 97504

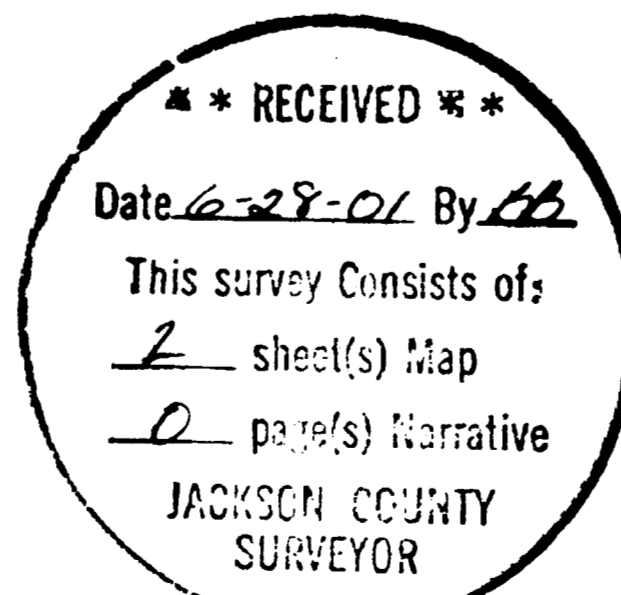
SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, 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:

Lots 5, 6, 7, 8, 9, 10, 11 and 12 of PARKWOOD VILLAGE, A PLANNED COMMUNITY the exterior boundary more particularly described as follows:

Commencing at the Southwest corner of Lot 12, PARKWOOD VILLAGE, A PLANNED COMMUNITY as recorded August 17, 2000 in Volume 26 at Page 28 in the Jackson County Clerk's Office and the Initial Point of Beginning; thence North 00°27'58" East a distance of 73.93 feet to the right of way of Parkwood Village Lane; thence South 89°32'02" East, along said right of way, a distance of 255.63 feet to the beginning of a tangent curve to the left having a radius of 233.50 feet and a central angle of 04°01'17"; thence continuing along said right of way along the arc of said curve 16.39 feet, the long chord bears North 88°27'18" East a distance of 16.39 feet; thence leaving said right of way, South 00°27'58" West, a distance of 85.34 feet; thence South 89°49'21" West, a distance of 51.39 feet; thence North 00°10'20" West, a distance of 14.64 feet; thence South 89°36'53" West, a distance of 220.48 feet; to the Initial Point of Beginning.

Robert V. Neathamer
Surveyor



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

APPROVALS:

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, this plat is hereby approved.

[Signature] 6-4-01
Planning Director Date

Examined and approved this 29th day of May, 2001.

[Signature]
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6-21-01, 2001.

[Signature] [Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 21st day of JUNE, 2001.

[Signature] [Signature]
Assessor Deputy

NOTES:

Parkwood Village Phase 2 is subject to the following record matters:

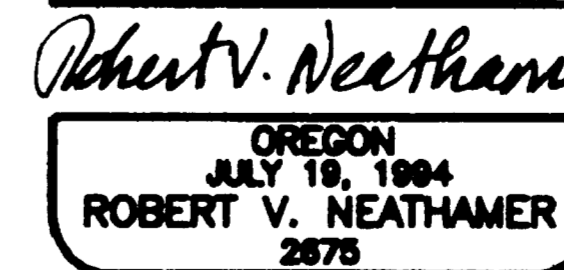
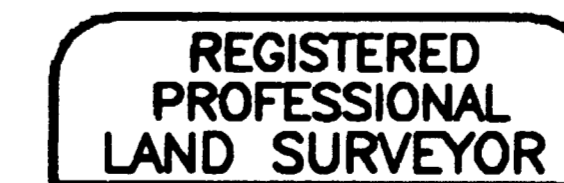
- (1) Regulations, including levies, liens, assessments, rights of way and easements of Bear Creek Valley Sanitary Authority.
- (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District. No irrigation ditches or canals exist within the boundaries of Parkwood Village Phase 2.
- (3) Deferred Improvement Agreement, including terms and provisions thereof, recorded August 14, 2000, Instrument Number 00-33411 in the Records of Jackson County, Oregon.
- (4) Deferred Improvement Agreement, including terms and provisions thereof, recorded August 14, 2000, Instrument Number 00-33412 in the Records of Jackson County, Oregon.
- (5) Easements as delineated or dedicated by PARKWOOD VILLAGE, A PLANNED COMMUNITY, recorded August 17, 2000, Volume 26, Page 28, in the Jackson County Clerk's Office, for public utilities, affecting 10 feet in width along street frontage and north boundary line.
- (6) Covenants, Conditions and Restrictions and Easements, recorded August 17, 2000, Instrument Number 00-33453, in Jackson County, Oregon.
- (7) The bylaws, including the terms and provisions thereof, of Parkwood Village Homeowners Assoc., Inc., recorded August 17, 2000, Instrument Number 00-33454, in Jackson County, Oregon.

RECORDING:

FILED FOR RECORD THIS THE 28 DAY OF JUNE 2001 AT 9:29 CLOCK AM AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 35 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____ PAGE _____ OF THE COMMISSIONERS JOURNAL OF PROCEEDING.

Kathleen S. Beckert [Signature]
County Clerk Deputy



Renewal Date 12/31/02

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 01003 DATE: May 29, 2001
Sheet 1 of 2 © RVN