

**COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 3**  
 Located in the S.W. 1/4 of Section 10,  
 T.37S., R.2W., W.M. City of Central Point  
 Jackson County, Oregon

**EASEMENTS PER SUBDIVISION GUARANTEE**

EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.245, P.130, JCDR CANNOT BE LOCATED DEFINITELY BUT MAY AFFECT THE SUBJECT PROPERTY.  
 TEMPORARY UTILITY EASEMENT PER DOC#01-13629, ORJCO WILL AUTOMATICALLY TERMINATE UPON RECORDING OF THIS PLAT.

**SURVEY FOR:**

BOB FELLOWS  
 2950 PHILLIPS WAY  
 CENTRAL POINT, OR 97502

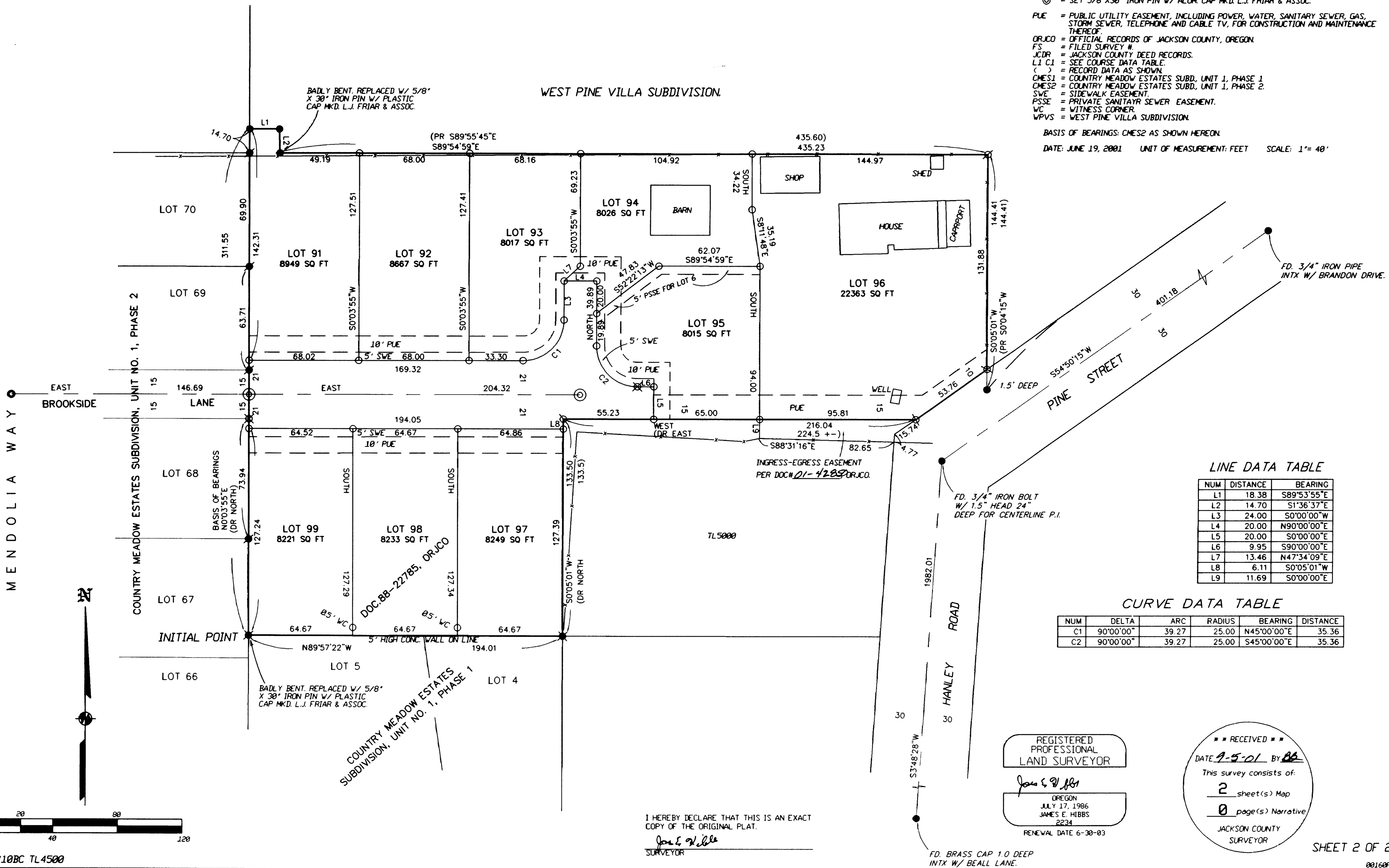
**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782

**LEGEND:**

- = FD. ALUMINUM DISK IN ASPHALT PER CMES2.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. RBATH PLS PER CMES2.
- = FD. 5/8" IRON PIN PER WPVS.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CMES2.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. "LS 2234" IN LEAD PLUG IN SIDEWALK.
- ⊗ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING POWER, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV, FOR CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L.I. C.I. = SEE COURSE DATA TABLE.
- ( ) = RECORD DATA AS SHOWN.
- CMES1 = COUNTRY MEADOW ESTATES SUBD. UNIT 1, PHASE 1.
- CMES2 = COUNTRY MEADOW ESTATES SUBD. UNIT 1, PHASE 2.
- SWE = SIDEWALK EASEMENT.
- PSSE = PRIVATE SANITARY SEWER EASEMENT.
- WC = WITNESS CORNER.
- WPVS = WEST PINE VILLA SUBDIVISION.

BASIS OF BEARINGS: CMES2 AS SHOWN HEREON.  
 DATE: JUNE 19, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



**LINE DATA TABLE**

NUM	DISTANCE	BEARING
L1	18.38	S89°53'55"E
L2	14.70	S1°36'37"E
L3	24.00	S0°00'00"W
L4	20.00	N90°00'00"E
L5	20.00	S0°00'00"E
L6	9.95	S90°00'00"E
L7	13.46	N47°34'09"E
L8	6.11	S0°05'01"W
L9	11.69	S0°00'00"E

**CURVE DATA TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	39.27	25.00	N45°00'00"E	35.36
C2	90°00'00"	39.27	25.00	S45°00'00"E	35.36

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-03

\*\* RECEIVED \*\*  
 DATE 9-5-01 BY BB  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
 SURVEYOR

12R/67

COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 3  
Located in the S.W. 1/4 of Section 10,  
T.37S., R.2W., W.M. City of Central Point  
Jackson County, Oregon

RECORDER'S CERTIFICATE

APPROVALS

EXAMINED AND APPROVED by the City of Central Point Planning Commission in open session  
this 20th day of August, 2001.

Attest: [Signature] President PLANNING DIRECTOR  
[Signature] Secretary

EXAMINED AND APPROVED this 20th day of June, 2001.

[Signature]  
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of August 29, 2001.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid  
as of August 29, 2001.

[Signature]  
Tax Collector

DECLARATION

Know all men by these presents that MARION R. HULL and EILENE HULL, Trustees under that certain Revocable Living Trust Agreement dated September 22, 1989, and ROBERT E. FELLOWS, are the owners in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Street as shown on Sheet 2, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision, and do hereby dedicate to the public the Street, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE). We do hereby make and establish the Private Sanitary Sewer Easement (PSSE) for the benefit of Lot 96 as well as the Sidewalk Easement (SWE). We do hereby designate said Subdivision as COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 3.

[Signature] MARION R. HULL, Trustee  
[Signature] EILENE HULL, Trustee  
[Signature] ROBERT E. FELLOWS  
Revocable Living Trust Agreement dated September 22, 1989

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Marion R. Hull and Eilene Hull and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 22nd day of August, 2001.

Before me: [Signature]  
Notary Public of Oregon.

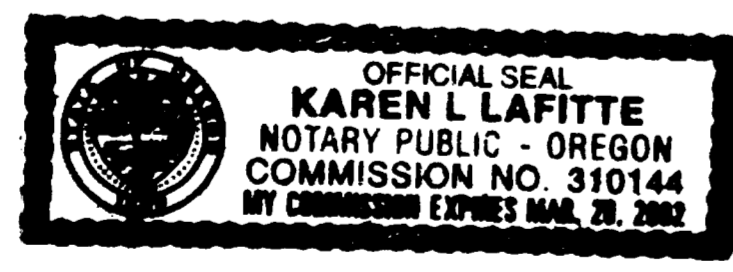


STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Robert E. Fellows and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 22nd day of August, 2001.

Before me: [Signature]  
Notary Public of Oregon.



AFFIDAVIT OF CONSENT

To use Subdivision Name from BURL JOHN BRIM, JR and VERONICA BRIM recorded as Doc. # 01-42841, ORJC.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]  
SURVEYOR

SURVEY FOR:  
BOB FELLOWS  
2950 PHILLIPS WAY  
CENTRAL POINT, OR 97502

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

DATE:  
JUNE 19, 2001

Filed for record this 5 day of September, 2001 at 3:35 o'clock  
P.M. and recorded in Volume 27 of Plats at Page 48 of the Records  
of Jackson County, Oregon.

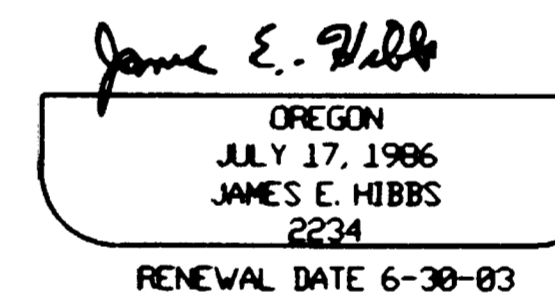
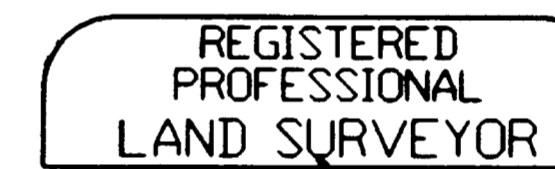
[Signature]  
County Clerk

[Signature]  
Deputy

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

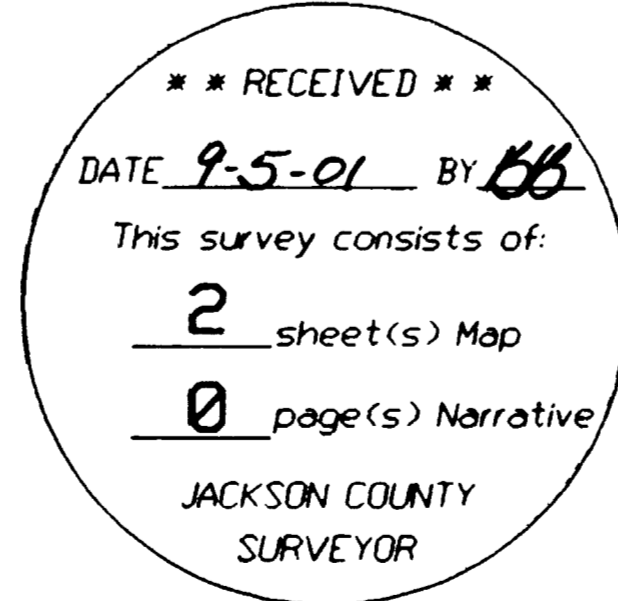
Beginning at 5/8 inch iron pin marking the Northwest corner of Lot 5 of COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of that tract described in Document No. 88-22785, Official Records of Jackson County, Oregon, North 00°03'55" East, 311.55 feet to a 5/8 inch iron pin at the most Westerly Southwest corner of WEST PINE VILLA SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the exterior of said SUBDIVISION, South 89°53'55" East, 18.38 feet to a 5/8 inch iron pin at an angle point; thence South 01°36'37" East, 14.70 feet to a 5/8 inch iron pin at an angle point; thence South 89°54'59" East, 435.23 feet (record South 89°55'45" East, 435.60 feet) to an angle point; thence South 00°05'01" West, 131.88 feet (record South 00°04'15" West) to a 5/8 inch iron pin on the Westerly line of Pine Street; thence along said Westerly line, South 54°50'15" West, 53.76 feet to the South line of that tract described in Document No. 88-22785, said Official Records; thence along said South line, WEST, 216.04 feet to the interior ell corner of said tract; thence South 00°05'01" West, 133.50 feet to a 5/8 inch iron pin at the Northeast corner of Lot 4, said COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 1; thence along the North lines of said Lots 4 and 5, North 89°57'22" West, 194.01 feet to the INITIAL POINT OF BEGINNING.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 3.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING CME2, MADE TIES TO MONUMENTS AS SHOWN. THE NE CORNER OF THE SUBDIVISION WAS COMPUTED AT A POINT AT PLAT RECORD DISTANCE NLY OF THE FOUND PIN ON PINE STREET AND AT RIGHT ANGLES TO THE FOUND PIN NEAR THE NW CORNER OF THE SUBJECT TRACT. THIS WAS DONE TO KEEP THIS PLAT IN HARMONY WITH WEST PINE VILLA SUBDIVISION. THE PLAT OF WEST PINE VILLA SUBDIVISION SHOWS A CURVE ON THE WESTERLY SIDE OF PINE STREET. THE ORIGINAL 1889 PETITIONED ROAD SET OUT IN ROAD RECORD NO. 2, PAGE 181 HAS NO CURVES AND SETS FORTH A 60 FOOT R/W. AS OF THIS DATE THERE IS NO RECORDED DOCUMENT WHEREBY THE COUNTY OR CITY HAS VACATED ANY PORTION OF PINE STREET. THEREFORE THE R/W FOR THIS PROPERTY WAS HELD AS STRAIGHT LINES AS SHOWN ON SHEET 2. HELD DEED RECORD DISTANCE FROM THE FOUND PIN AT THE NW COR OF LOT 4 OF CME2. HELD DEED RECORD BEARING FROM THE INTERIOR ELL CORNER OF THE SUBJECT TRACT. COMPUTED THE LOTS AND STREET R/W CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN. THE NE CORNER OF LOT 68 OF CME2 WHICH WAS DESTROYED BY SIDEWALK CONSTRUCTION WAS REPLACED WITH A BRASS TAG IN SAID SIDEWALK.



For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_, SHEET 1 OF 2 of the County Commissioner's Journal of Proceedings.

12R/07