

# CENTRAL POINT EAST DEVELOPMENT, PHASE 7

Located In The Northwest One-quarter Of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

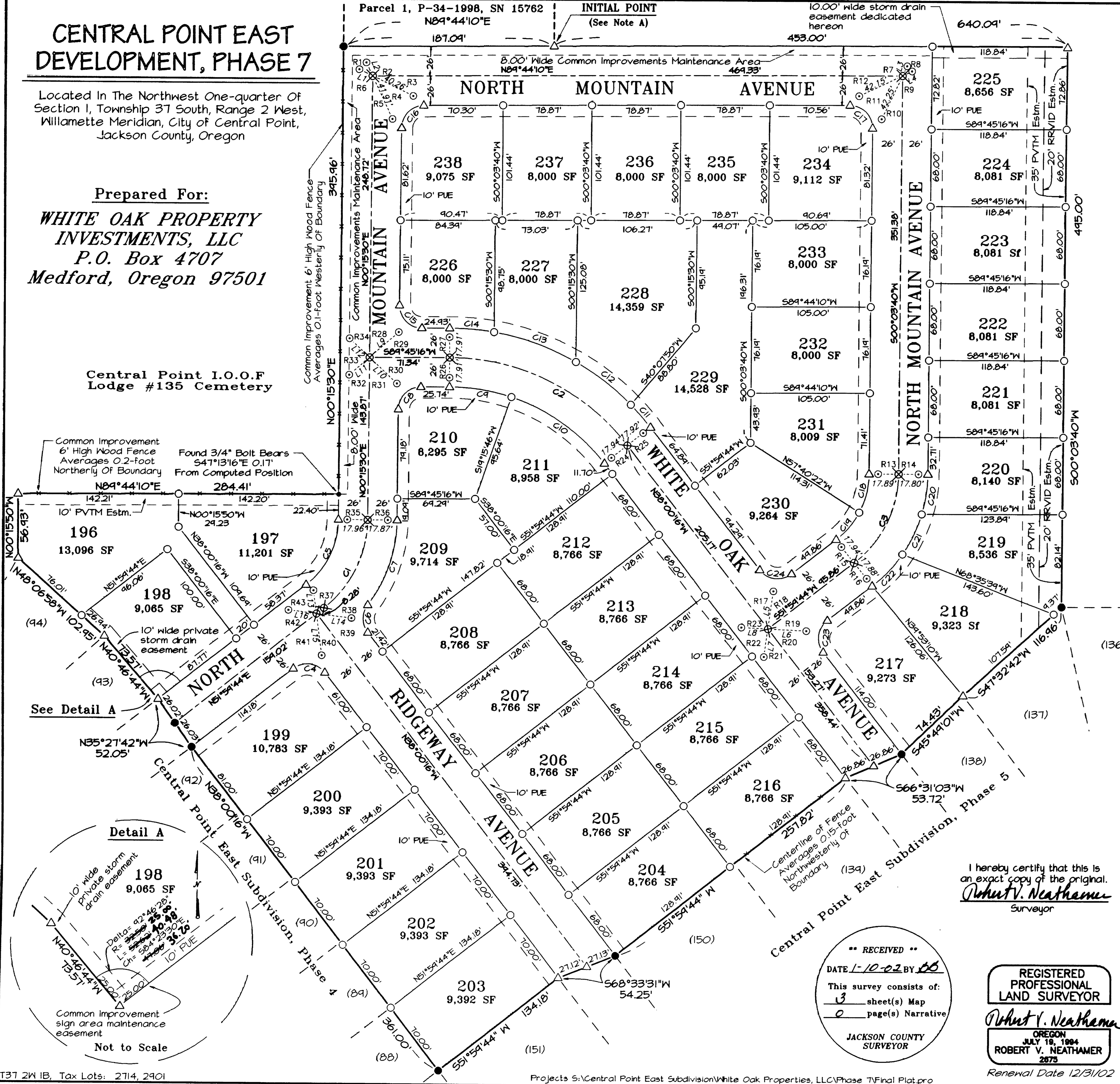
Prepared For:  
**WHITE OAK PROPERTY INVESTMENTS, LLC**  
P.O. Box 4707  
Medford, Oregon 97501

Central Point I.O.O.F Lodge #135 Cemetery

Parcel 1, P-34-1998, SN 15762  
N89°44'10"E  
187.09'

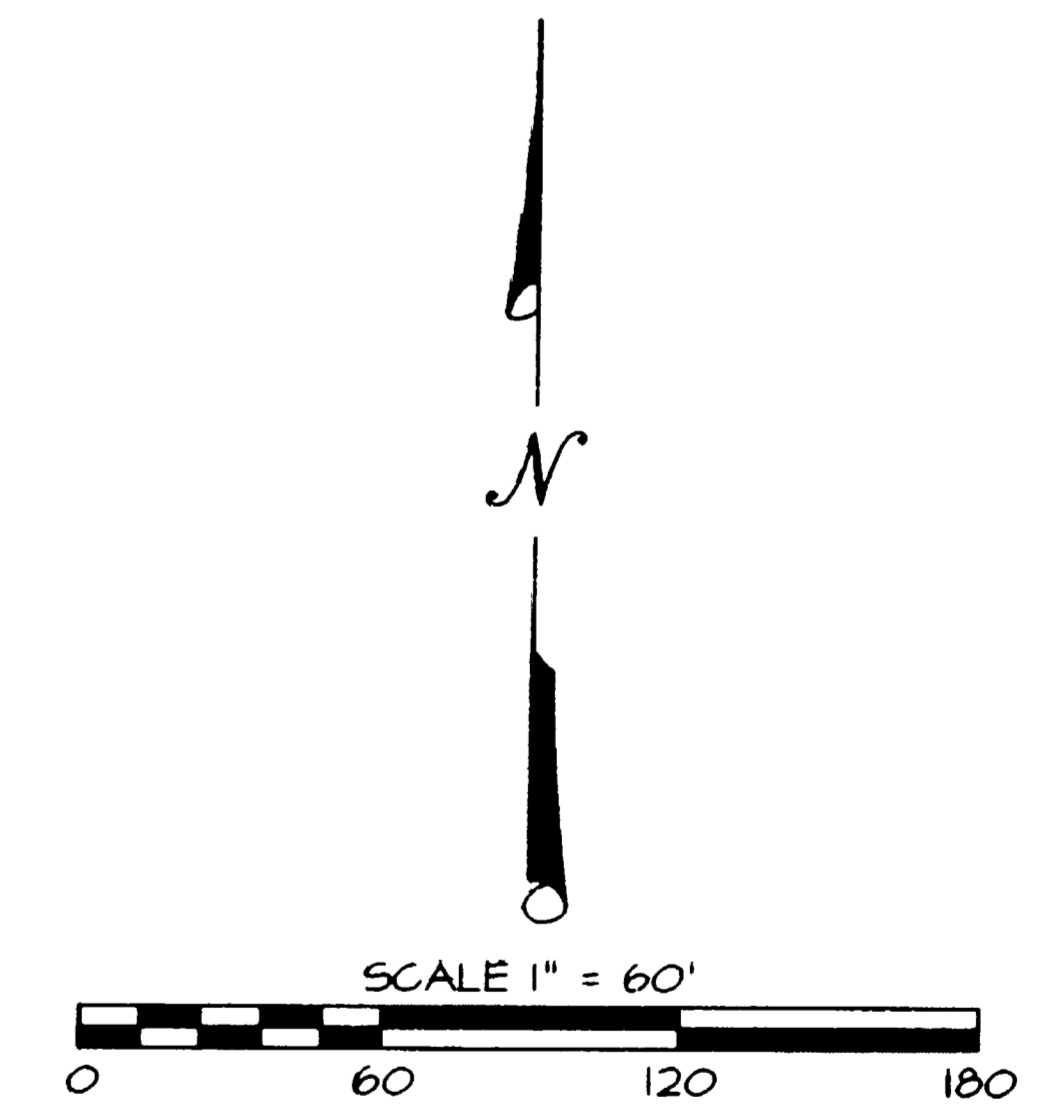
INITIAL POINT  
(See Note A)

10.00' wide storm drain easement dedicated hereon  
453.00'



### Legend

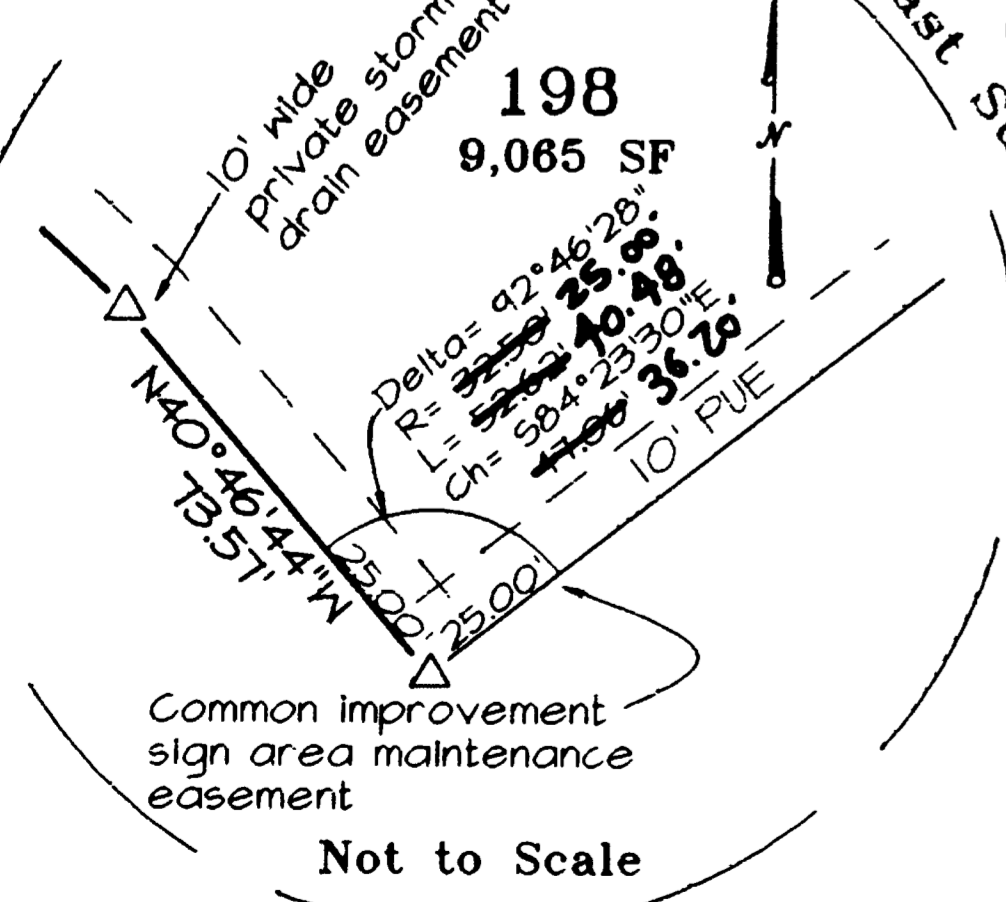
- Indicates a set 5/8 inch diameter by 24 inch long iron pin, with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface, or as noted.
- △ Indicates a set 5/8 inch diameter by 30 inch long iron pin, with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 2675", top set flush with the pavement.
- Indicates a computed position, nothing found or set.
- ⊙ Indicates a set .38 Caliber shell with copper nail and brass disk marked "NEATHAMER LS 2675".
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Esmt. Indicates an easement of record or one being created hereon.
- RRVID Indicates Rogue River Valley Irrigation District.
- PVTM Indicates Private Maintenance Easement.
- PUE Indicates a public utility easement being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- x— Indicates an existing fence line.



Common Improvement 6' High Wood Fence Averages 0.1-foot Westerly Of Boundary  
Found 3/4" Bolt Bears S47°13'16"E 0.17' From Computed Position  
N89°44'10"E 284.41'

See Detail A

Detail A



Not to Scale

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

RECEIVED  
DATE 1-10-02 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Robert V. Neathamer*  
OREGON  
JULY 18, 1994  
ROBERT V. NEATHAMER  
2875  
Renewal Date 12/31/02

### 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.

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

PROJECT NUMBER: 01015 DATE: December 20, 2001

Sheet 3 of 3 © LTM

12R/80

# CENTRAL POINT EAST DEVELOPMENT, PHASE 7

Located In The Northwest One-quarter Of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

Prepared For:

**WHITE OAK PROPERTY INVESTMENTS, LLC**  
P.O. Box 4707  
Medford, Oregon 97501

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that WHITE OAK PROPERTY INVESTMENTS, L.L.C., fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named Managing Member of WHITE OAK PROPERTY INVESTMENTS, L.L.C., acting for and on behalf of said L.L.C., hereinafter as Declarants, hereby dedicate to the City of Central Point for public use all streets, public utility easements and a 10.00 wide storm drain easement. Declarants hereby create a private 10.00 wide storm drain easement over, across and through Lot 198, for the use and benefit of Lot 196. Declarants hereby create private maintenance easements for common improvements for landscaping, a berm, fences, and sign purposes, for the use and benefit of Central Point East Development Maintenance Committee, Inc., an existing non-profit Oregon corporation. Further, Declarants and the City of Central Point hereby establish an 8.00 foot wide common improvements area for a fence and landscape area within the right-of-way of North Mountain Avenue, to be maintained by said committee. Central Point East Development Maintenance Committee, Inc., will hold the beneficial interest of said easements affecting the common improvements, and will collect assessments for maintenance of the common improvements. Also Declarants hereby create a 20.00 foot wide easement for Rogue River Valley Irrigation District. The Declarants, and its Legal Representatives, Successors, Assigns, and Lessees shall at all times maintain said common improvements, in the same or similar manner as originally constructed and as set forth in the Covenants, Conditions and Restrictions referenced hereinafter. CENTRAL POINT EAST DEVELOPMENT, PHASE 7, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 99-13948, recorded March 10, 1999, and as amended in Document Number 99-54624, recorded December 3, 1999, Official Records of Jackson County, Oregon. WHITE OAK PROPERTY INVESTMENTS, L.L.C., has caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. WHITE OAK PROPERTY INVESTMENTS, L.L.C., hereby designates this subdivision as CENTRAL POINT EAST DEVELOPMENT, PHASE 7.

IN WITNESS WHEREOF, I set my hand and seal this 3rd day of

January 2002  
Donald E. Grove  
Donald E. Grove, Managing Member  
White Oak Property Investments, L.L.C.

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named Donald E. Grove known to me to be the Managing Member of WHITE OAK PROPERTY INVESTMENTS, L.L.C., an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 3rd day of January 2002  
Before me:

Notary Public - Oregon



### 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:

All that real property situated in the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian in the City of Central Point, Jackson County, Oregon, more particularly described as follows:

Commencing at the West One-sixteenth Corner on the north line of said Section 1; thence South 00°04'13" West, along the west line of the Northeast Quarter of the Northwest Quarter of said Section 1, a distance of 991.16 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675", at the southeast corner Parcel 1 of Partition Plat Number P-34-1998, recorded June 4, 1998. In the Records of Partition Plats in Jackson County, Oregon and filed as Survey Number 15762 in the office of the Jackson County Surveyor, also being the Initial Point of Beginning; thence along the north and east boundaries of Parcel 2 of said partition North 89°44'10" East, a distance of 453.00 to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675" and South 00°03'40" West, a distance of 495.00 feet to a found 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675", being an angle point on the easterly boundary of said Parcel 2, at the northeast corner of Central Point East Development, Phase 5, as recorded February 3, 1999, in Volume 25 of Plats at Page 8, of the records of Jackson County, Oregon, and as filed as Survey Number 16028, in the office of the Jackson County Surveyor; thence leaving the easterly boundary of said Parcel 2 and along northwesterly boundary of said Phase 5, South 47°32'42" West, a distance of 116.96 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; South 45°49'01" West, a distance of 74.43 feet to a found 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; South 66°31'03" West, a distance of 53.72 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; South 51°59'44" West, a distance of 257.82 feet to a found 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; South 68°33'31" West, a distance of 54.25 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; South 51°59'44" West, a distance of 134.18 feet to a found 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675" on the easterly boundary of Central Point East Subdivision, Phase 4, as recorded October 4, 2001, in Volume 27 of Plats at Page 53 of the records of Jackson County, Oregon, and as filed as Survey Number 17084, in the office the Jackson County Surveyor, thence leaving said Phase 5 boundary and along the easterly boundary of said Phase 4, North 38°00'16" West, a distance of 361.00 feet to a found 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; North 35°27'42" West, a distance of 52.05 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675"; North 40°46'44" West, a distance of 73.57 feet to a set 5/8 inch diameter iron pin with yellow plastic cap marked "Neathamer LS 2675"; North 48°06'58" West, a distance of 102.95 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675", and North 00°15'50" West, a distance of 56.93 feet to a set 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675", on the north boundary of said Phase 4 and the south boundary of the Central Point I.O.O.F. Lodge #135 Cemetery; thence along said cemetery boundary, North 89°44'10" East, a distance of 284.41 feet to a point, from which a found 3/4 inch bolt bears South 47°13'16" East, a distance of 0.17 feet, and North 00°15'30" East, a distance of 395.96 feet to a found 5/8 inch diameter iron pin with a yellow plastic cap marked "Neathamer LS 2675" at the southwest corner of said Parcel 1, Partition Plat P-34-1998; thence leaving last said cemetery boundary and along the south line of said Parcel 1, North 89°44'10" East, a distance 187.09 feet of 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

RECEIVED  
DATE 1-10-02 BY AB  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Central Point Planning Commission, Resolution Number 384, on June 3, 1997.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, S/N's 954, 3237, 15648, 15762 and 16028, the project boundaries and interior lots were computed and monumented as depicted hereon.

### APPROVALS:

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

[Signature] Planning Director  
1-3-02 Date

Examined and approved this 3rd day of January 2002  
[Signature]  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 42.045 have been paid as of January 4th 2002.

[Signature] Deputy  
ASSASSOR

Examined and approved as required by O.R.S. 42.100 this 4th day of January 2002

[Signature] Deputy  
TAX COLLECTOR

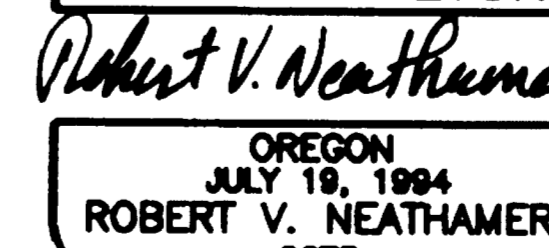
### RECORDING

FILED FOR RECORD THIS THE 07th DAY OF JAN AT 11:50 O'CLOCK A.M  
AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 1 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

[Signature]  
County Clerk

[Signature]  
Deputy



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

PROJECT NUMBER: 01015 DATE: December 20, 2001

Sheet 1 of 3 © LTM

12/2/01

# CENTRAL POINT EAST DEVELOPMENT, PHASE 7

Located In The Northwest One-quarter Of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon


Prepared For:

**WHITE OAK PROPERTY INVESTMENTS, LLC**  
 P.O. Box 4707  
 Medford, Oregon 97501

**RELEASE**

Roberts & Larson, LLC, as holder of beneficiary interest under that certain Trust Deed dated March 10, 1999 and recorded March 10, 1999, as Instrument Number 99-12252, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to the City of Central Point for public use.

Signed this 20<sup>th</sup> day of December, 2001

  
 Charles F. Larson, Managing Member,  
 Roberts & Larson, L.L.C.

STATE OF OREGON } SS  
 County of Lane }

The foregoing instrument was acknowledged before me on 12-28-01 by Charles F. Larson, Managing Member, Roberts & Larson, L.L.C.


  
 Notary Public - Oregon



**RELEASE**

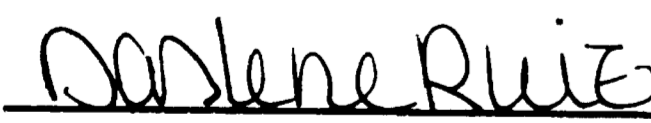
RL Acquisition, LLC, as holder of beneficiary interest under that certain Trust Deed dated March 1, 2001 and recorded March 9, 2001, as Instrument Number 01-09143, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to the City of Central Point for public use.

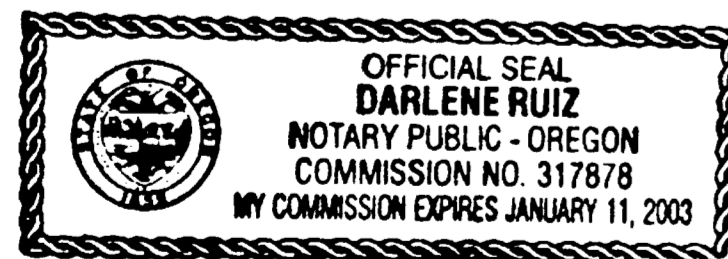
Signed this 28<sup>th</sup> day of December, 2001

  
 Charles F. Larson, Managing Member,  
 RL Acquisition, LLC, an Oregon limited liability company.

STATE OF OREGON } SS  
 County of Lane }

The foregoing instrument was acknowledged before me on 12-28-01 by Charles F. Larson, Managing Member, RL Acquisition, LLC, an Oregon limited liability company.

  
 Notary Public - Oregon



Street Centerline and Right-of-way Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	51°44'14"	100.00'	90.30'	N26°01'37"E	87.26'
C2	52°14'28"	200.00'	182.36'	S64°07'30"E	176.10'
C3	51°56'04"	100.00'	90.64'	S26°01'42"W	87.57'
C4	90°00'00"	20.00'	31.42'	S89°00'16"E	28.28'
C5	51°44'14"	14.00'	66.82'	S26°01'37"W	64.57'
C6	75°01'38"	20.00'	26.14'	N00°29'27"W	24.36'
C7	36°45'52"	126.00'	80.85'	N18°38'26"E	74.47'
C8	89°24'30"	20.00'	31.24'	N45°00'31"E	28.16'
C9	18°21'19"	174.00'	55.74'	S81°04'05"E	55.50'
C10	33°53'09"	174.00'	102.91'	S54°56'50"E	101.41'
C11	6°47'12"	226.00'	26.77'	N41°23'57"W	26.75'
C12	15°43'51"	226.00'	62.05'	N52°34'28"W	61.85'
C13	19°43'12"	226.00'	77.78'	N70°23'00"W	77.40'
C14	10°00'09"	226.00'	34.45'	N85°14'40"W	34.40'
C15	90°30'15"	20.00'	31.54'	N44°54'37"W	28.41'
C16	89°28'40"	20.00'	31.23'	N44°54'50"E	28.16'
C17	90°19'30"	20.00'	31.53'	S45°06'05"E	28.36'
C18	27°28'04"	14.00'	35.48'	S13°47'42"W	35.14'
C19	24°28'00"	14.00'	31.60'	S34°45'44"W	31.36'
C20	16°16'49"	126.00'	35.80'	N08°12'09"E	35.68'
C21	17°56'32"	126.00'	34.46'	N25°18'46"E	34.30'
C22	17°42'42"	126.00'	38.95'	N43°08'23"E	38.80'
C23	90°00'00"	20.00'	31.42'	N06°54'44"E	28.28'
C24	90°00'00"	20.00'	31.42'	N83°00'16"W	28.28'

Street Centerline Reference Point Table

ANGLE #	ANGLE	ANGLE #	ANGLE
R1	34°01'28"	R23	44°11'51"
R2	114°41'54"	R24	40°00'10"
R3	26°10'33"	R25	84°54'50"
R4	34°01'28"	R26	40°01'44"
R5	25°19'19"	R27	84°58'16"
R6	115°34'12"	R28	48°37'52"
R7	115°35'04"	R29	40°51'53"
R8	34°13'32"	R30	43°36'34"
R9	115°30'53"	R31	46°53'25"
R10	25°15'34"	R32	48°37'52"
R11	34°13'32"	R33	84°28'42"
R12	25°11'23"	R34	46°53'25"
R13	40°00'12"	R35	84°54'37"
R14	84°54'48"	R36	90°00'23"
R15	84°04'37"	R37	54°37'18"
R16	40°53'23"	R38	44°57'45"
R17	45°44'23"	R39	45°02'15"
R18	44°10'37"	R40	30°22'42"
R19	40°48'04"	R41	54°37'18"
R20	44°11'51"	R42	44°57'45"
R21	45°44'23"	R43	75°24'57"
R22	84°58'46"		

Line Table

LINE#	DISTANCE	LINE#	DISTANCE
L1	13.00'	L9	34.17'
L2	12.95'	L10	33.55'
L3	4.41'	L11	23.63'
L4	4.33'	L12	24.27'
L5	33.67'	L13	20.74'
L6	33.87'	L14	31.61'
L7	25.03'	L15	37.33'
L8	23.64'	L16	25.05'

**NOTES:**

- A) Initial Point is a 5/8 inch diameter iron pin, 30 inches in length with yellow plastic cap marked "NEATHAMER L5 2675", from which the West One-sixteenth corner on the north line of Section 1, Township 37 South, Range 2 West of the Willamette Meridian bears North 00°04'13" East, a distance of 991.16 feet, replacing a found 5/8 inch diameter iron pin destroyed during construction of this subdivision, being the southeast corner of Parcel 1, Partition Plat Number P-34-1998, recorded June 14, 1998, in the Records of Partition Plats in Jackson County, Oregon and filed as Survey Number 15762, in the office of the Jackson County Surveyor.
- B) Maintenance easements, depicted and created hereon, indicates areas to be maintained by the Central Point East Development Maintenance Committee, Inc., a non-profit Oregon corporation, established by Declarants, and as contained in the Covenants, Conditions and Restrictions associated herewith.

CENTRAL POINT EAST, PHASE 7, is subject to the following matters of record:

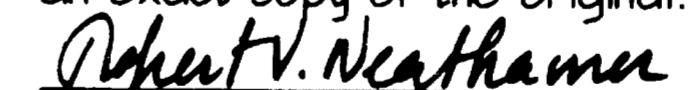
25 foot right-of-way easement as contained in Volume 59, Page 83 of the Deed Records of Jackson County, Oregon, is not definable, being located somewhere in the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian.

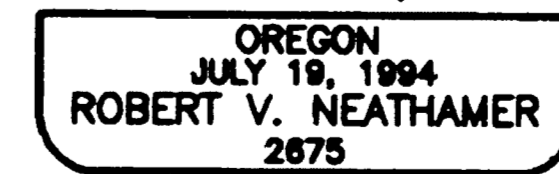
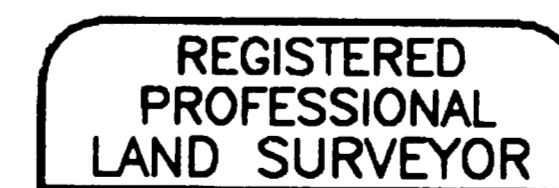
Deferred Improvement Agreement for an off-site sanitary sewer line, subject to the terms and provisions thereof, with Bear Creek Valley Sanitary Authority, recorded June 21, 1998 as Document Number 98-33279 and amended by Document Number 99-04748, of the Official Records of Jackson County, Oregon.

The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

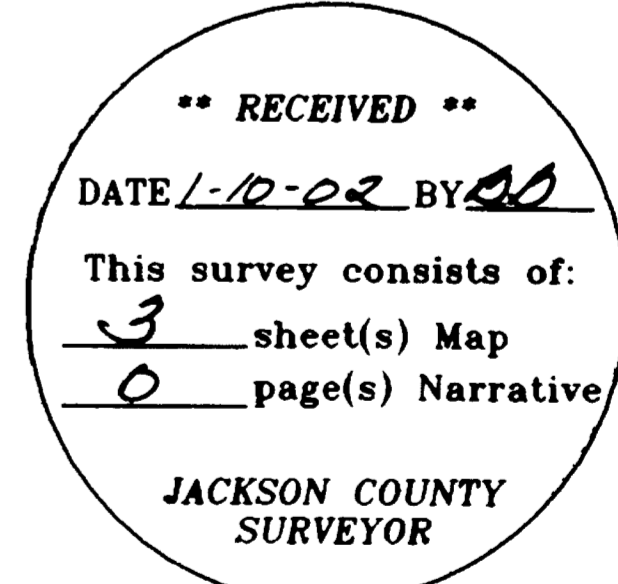
A temporary easement, subject to the terms and provisions thereof, set forth in instrument recorded July 18, 2001 as Number 01-33752 of the official records of Jackson County, Oregon. Said easement will terminate with the recording of this plat.

Covenants, conditions, restrictions, easements, and/or setbacks, as set forth in instrument recorded March 18, 1999 as Document Number 99-13948, and amendment thereto recorded December 3, 1999 as Document Number 99-54624 of the Official Records of Jackson County, Oregon.

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



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: 01015 DATE: December 20, 2001

Sheet 2 of 3 © LTM