

PARKWOOD VILLAGE PHASE 3

A PLANNED COMMUNITY

A Replat of Lots 13-20, 22-24 and 28-32 of PARKWOOD VILLAGE, A PLANNED COMMUNITY as recorded August 17, 2000 in Volume 26 at Page 28 of the Records of Jackson County, Oregon, 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:

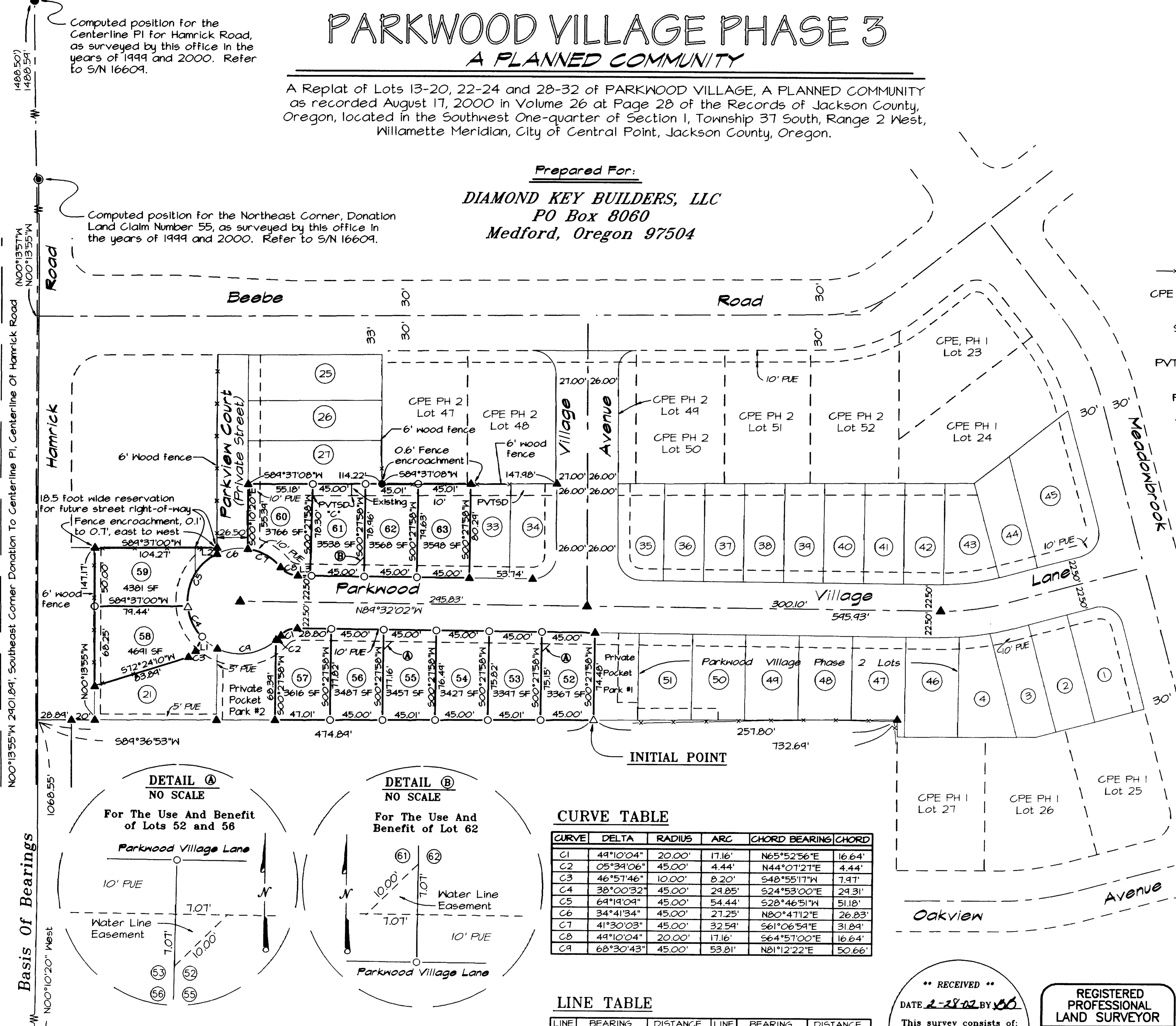
DIAMOND KEY BUILDERS, LLC
 PO Box 8060
 Medford, Oregon 97504

LEGEND

- Indicates a set 5/8-inch diameter by 24 inch long iron pin with a yellow plastic cap marked "NEATHAMER L5 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 L5 2675", set flush with the surface.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER L5 2675", the top of cap found flush with the surface.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "RANDY L. FITCH L5 2067", the top of cap found flush with the surface, or as noted.
- x— 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.
- PVTSD Indicates a private storm drain easement, existing or created hereon
- PUE Indicates an existing public utility easement.
- SF Indicates the number of square feet within a closed area such as a lot.

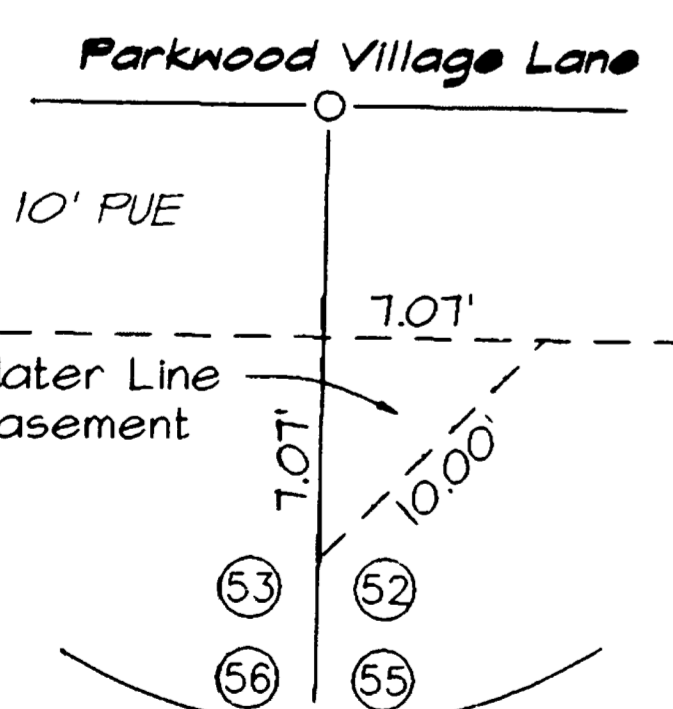
NOTE

Existing monuments for lots 13-20, 22-24, and 28-32 were removed with permission from the Jackson County Surveyor.



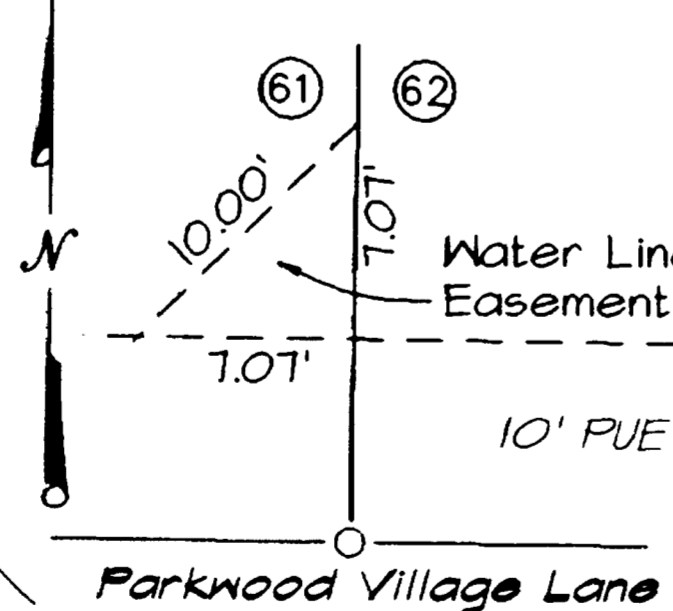
DETAIL A
NO SCALE

For The Use And Benefit of Lots 52 and 56



DETAIL B
NO SCALE

For The Use And Benefit of Lot 62



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	49°10'04"	20.00'	17.16'	N65°52'56"E	16.84'
C2	05°39'06"	45.00'	4.44'	N44°07'27"E	4.44'
C3	46°57'46"	10.00'	8.20'	S48°55'17"W	7.97'
C4	38°00'32"	45.00'	29.85'	S24°53'00"E	29.31'
C5	69°19'09"	45.00'	54.44'	S28°46'51"W	51.18'
C6	34°41'34"	45.00'	27.25'	N80°47'12"E	26.83'
C7	41°30'03"	45.00'	32.59'	S61°06'59"E	31.89'
C8	49°10'04"	20.00'	17.16'	S64°57'00"E	16.84'
C9	68°30'43"	45.00'	53.81'	N81°12'22"E	50.66'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S25°26'24"W	12.84'	L2	N00°10'20"W	5.31'
L3	S89°32'02"E	11.38'			



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.

Computed position for the Centerline PI for Hamrick Road, as surveyed by this office in the years of 1999 and 2000. Refer to S/N 16609.

Computed position for the Northeast Corner, Donation Land Claim Number 55, as surveyed by this office in the years of 1999 and 2000. Refer to S/N 16609.

Computed position for the Southeast Corner, Donation Land Claim Number 55, as surveyed by this office in the years of 1999 and 2000. Refer to S/N 16609.

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

RECEIVED
 DATE 2-28-02 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
 OREGON
 JULY 19, 1994
 ROBERT V. NEATHAMER
 2675

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

PROJECT NUMBER: 02002 DATE: February 8, 2002
 Sheet 2 of 2 © R/V

37 2W IBC, Tax Lots 2400, 2500, 2600, 2700, 2800, 3300, 3400, 3500, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500

PARKWOOD VILLAGE PHASE 3

A PLANNED COMMUNITY

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that PARKWOOD TERRACE ESTATES, LLC, an Oregon limited liability company, is the fee title owner of Lots 13-20, 22-24, and 28-32 of PARKWOOD VILLAGE, A PLANNED COMMUNITY, said lots more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. PARKWOOD VILLAGE PHASE 3, A PLANNED COMMUNITY shall be subject to the Covenants, Conditions and Restrictions contained in Instrument Number 00-33453, recorded August 17, 2000, and as amended by Instrument Number 01-11136, recorded March 22, 2001, in the Official Records of Jackson County, Oregon. Declarant has 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. Declarant hereby create private water line easements hereon as depicted in Details "A" and "B". Declarant hereby creates a 10.00 foot wide private storm drain easement, identified hereon as PVTSD "C", for the use and benefit of Lot 60. This replat is not intended to vacate any existing Public Utility Easement, Irrigation, water, or storm drain easements as dedicated or created by PARKWOOD VILLAGE, A PLANNED COMMUNITY. Declarant hereby designate this subdivision as PARKWOOD VILLAGE PHASE 3, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 19th day of February, 2002.

PARKWOOD TERRACE ESTATES, LLC

George H. Gardner
George H. Gardner, Sole Member

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 19th day of February, 2002.
Before me:

Notary Public - Oregon



NOTES:

Parkwood Village Phase 3 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 3.
- (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 10.00 feet in width along street frontage and north boundary line.
- (6) Easement in favor of Bear Creek Valley Sanitary Authority, as contained in Instrument Number 00-02472 of the Official Records of Jackson County, Oregon, is located within dedicated or private streets.

37 2W IBC, Tax Lots 2400, 2500, 2600, 2700, 2800, 3300, 3400, 3500, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500

A Replat of Lots 13-20, 22-24 and 28-32 of PARKWOOD VILLAGE, A PLANNED COMMUNITY as recorded August 17, 2000 in Volume 26 at Page 28 of the Records of Jackson County, Oregon, 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

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:

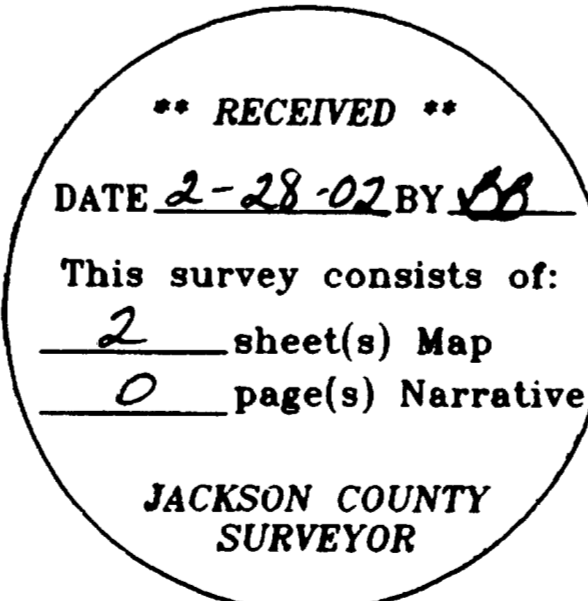
Lots 13-20, 22-24 and 28-32 of PARKWOOD VILLAGE, A PLANNED COMMUNITY, recorded August 17, 2000 in Volume 26 at Page 28 of the records of Jackson County, Oregon, filed as Survey Number 16609 in the office of the Jackson County Surveyor

Robert V. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Pursuant to Client's instructions, replat Lots 13-20, 22-24, and 28-32 of PARKWOOD VILLAGE, A PLANNED COMMUNITY, now of record, into Lots 52 through 63, PARKWOOD VILLAGE, PHASE 3, 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 TDS software, exterior boundary and corner monuments for Lots 52 through 63 were set as depicted hereon. Existing monuments for lots 13-20, 22-24, and 28-32 were removed with permission of the Jackson County 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.

Thomas H. [Signature] 2-19-02
Planning Director Date

Examined and approved this 19th day of FEBRUARY, 2002.

Robert R. Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of February 22, 2002.

Lynnda Admitt Deputy 2/22/02
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 22 day of FEBRUARY, 2002.

[Signature] [Signature]
Assessor Deputy

RECORDING:

FILED FOR RECORD THIS THE 28 DAY OF February, 2002 AT 3:42 O'CLOCK P AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 12 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. Bechell [Signature]
County Clerk Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
OREGON
JULY 18, 1994
ROBERT V. NEATHAMER
2675
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: 02002 DATE: February 8, 2002
Sheet 1 of 2 © RVN