

APPROVALS:

CEDAR SHADOWS SUBDIVISION, UNIT 3

RECORDER'S CERTIFICATE

CITY OF CENTRAL POINT: P.R. # Pt of # 502

I CERTIFY THAT PURSUANT TO THE AUTHORITY GRANTED IN THE CITY OF CENTRAL POINT MUNICIPAL CODE, CHAPTER 16.12 THIS PLAT IS HEREBY APPROVED.

PLANNING DIRECTOR 11-5-02 DATE

PUBLIC WORKS DIRECTOR 11-6-02 DATE

EXAMINED AND APPROVED FOR RECORDING

COUNTY SURVEYOR Nov 6 '02 DATE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.045 HAVE BEEN PAID AS OF 11/22/02

TAX COLLECTOR 11/22/02 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22 DAY OF NOVEMBER, 2002.

ASSESSOR 11-22-02 DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MICHAEL JAY WILLIAMS AND GAIL ANN WILLIAMS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY AS TO LOTS 10, 11, 12, 13, 14, 15 OF CEDAR SHADOWS SUBDIVISION, UNIT 1, AND TRENTON FERREE AS TO LOT 16 OF SAID SUBDIVISION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE'. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE REPLATTED INTO NEW LOTS AND THE PROPERTY LINES TO BE ADJUSTED AS SHOWN. WE DO ALSO HEREBY MAKE AND CREATE THE 15 FEET PRIVATE MUTUAL ACCESS EASEMENT, AS SHOWN HEREON, FOR THE BENEFIT OF LOTS 10, 11, 12, 13, 14, 15, 16, PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE SAID PRIVATE MUTUAL ACCESS EASEMENT FOR EMERGENCY PURPOSES. THIS SUBDIVISION IS SUBJECT TO THE PLANNING CODES OF THE CITY OF CENTRAL POINT AND THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF CEDAR SHADOWS SUBDIVISION, UNIT 1, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THIS REPLAT DOES NOT VACATE ANY PRIVATE OR PUBLIC EASEMENTS SET FORTH ON CEDAR SHADOWS SUBDIVISION, UNIT 1. THE LOTS CREATED HEREON WILL ALSO ENJOY MEMBERSHIP IN THE HOMEOWNERS ASSOCIATION OF SAID SUBDIVISION; ANY OTHER COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO THEIR EXTENT THAT THESE OR OTHER PROVISIONS ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID LOTS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. WE, THE DECLARANTS, DO HEREBY DESIGNATE THE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE' TO BE CEDAR SHADOWS SUBDIVISION, UNIT 3, A PLANNED COMMUNITY IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

(SEE AFFIDAVIT OF CONSENT Doc. No. 02-63203) MICHAEL JAY WILLIAMS GAIL ANN WILLIAMS

Trenton Ferree TRENTON FERREE

STATE OF Oregon County of Jackson ss October 31, 2002

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED TRENTON FERREE, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME: OFFICIAL SEAL CORDELIA A. CRANER NOTARY PUBLIC-OREGON COMMISSION NO. 348823 MY COMMISSION EXPIRES JUNE 7, 2005

Cordelia A. Craner NOTARY PUBLIC - 6-7-05

STATE OF County of ss , 2002

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED MICHAEL JAY WILLIAMS & GAIL ANN WILLIAMS, WHO DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME: NOTARY PUBLIC -

A Planned Community

A REPLAT of Lots 10, 11, 12, 13, 14, 15 & 16 of CEDAR SHADOWS SUBDIVISION, Unit 1,

a Planned Community in the City of Central Point, being situated in the NE 1/4 of Section 11, T. 37 S., R. 2 W., W.M., Jackson County, Oregon

for Parthenon Construction c/o Dallas Page 900 Windemar Ashland, Oregon 97540

July 25, 2002

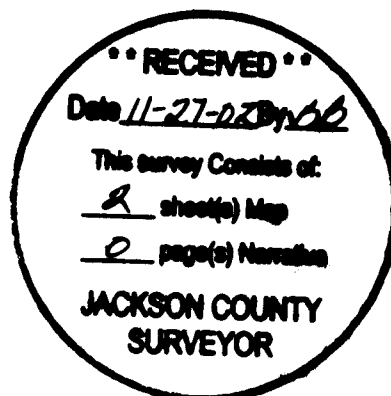
REGISTERED PROFESSIONAL LAND SURVEYOR

RUSSELL D BRAUGHTON 2457

EXPIRES 12/31/05



P.O. Box 4397 Medford, OR 97501 (541) 512-1520



FILED FOR RECORD THIS 27 DAY OF November, 2002 AT 12:40 O'CLOCK P.M. AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 62 OF OF THE RECORDS OF JACKSON COUNTY, OREGON

County Clerk

Deputy

COUNTY SURVEYOR FILING NUMBER

EASEMENTS OF RECORD:

ELECTRICAL POWER TRANSMISSION EASEMENT PER VOLUME 422, PAGE 122, DEED RECORDS, JACKSON COUNTY, OREGON—GIVES NO SPECIFIC LOCATION DOES NOT AFFECT EFFECT TO THIS PROPERTY

ACCESS EASEMENTS PER DOCUMENT NUMBERS 98-40701, 99-55344 & 99-55345, OFFICIAL RECORDS, JACKSON COUNTY, OREGON—LIE WITHIN CONFINES OF CEDAR SHADOWS WAY (A PRIVATE STREET) AND DOES NOT AFFECT TO EFFECT THIS PROPERTY

SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY STATE STATUTE, THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID LANDS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOTS 10, 11, 12, 13, 14, 15 & 16 OF CEDAR SHADOWS SUBDIVISION, UNIT 1, A PLANNED COMMUNITY IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY AND STATE.

I certify this plat to be an exact photocopy of the original.

SURVEYOR

SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250, OREGON REVISED STATUTES

PURPOSE: SUBDIVISION; A REPLAT OF A PORTION OF CEDAR SHADOWS SUBDIVISION, UNIT 1; TO SURVEY, MONUMENT AND REPLAT LOTS 10, 11, 12, 13, 14, 15 & 16 OF SAID SUBDIVISION CREATING THE NEW LOTS AND A MUTUAL PRIVATE ACCESS EASEMENT AS SHOWN.

PROCEDURE: UTILIZING EXISTING CONTROL, FIELD NOTES AND PLAT RECORD DATA OF CEDAR SHADOWS SUBDIVISION, UNIT 1, A PLANNED COMMUNITY (COPN 16686), COMPUTED THE BOUNDARIES OF MOTHER LOTS AND MONUMENTED THE NEW LOTS AS SHOWN. MONUMENTS SET ON THIS SURVEY CONSIST OF 3/8" X 30" STEEL PINS WITH RED PLASTIC CAPS MKD. R. BRAUGHTON - LS 2657.

EQUIPMENT: LEICA TCA 1100 ELECTRONIC TOTAL STATION.

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

CEDAR SHADOWS SUBDIVISION, UNIT 3

A Planned Community

A REPLAT of Lots 10, 11, 12, 13, 14, 15 & 16 of CEDAR SHADOWS SUBDIVISION, Unit 1, a Planned Community in the City of Central Point, being situated in the NE 1/4 of Section 11, T. 37 S., R. 2 W., N.M., Jackson County, Oregon

for
Parthenon Construction
c/o Dallas Page
900 Windemar
Ashland, Oregon 97540

July 25, 2002
N89°58'00"E 197.92'

LEGEND

- INDICATES A PD. MONUMENT PER OFFICIAL PLAT OF CEDAR SHADOWS SUBDIVISION, UNIT 1 (C.S.F.N. 10656).
 - INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. DRAUGHTON-LS 2697" SET, UNLESS OTHERWISE NOTED.
- C.S.S. = OFFICIAL PLAT CEDAR SHADOWS SUBDIVISION, UNIT 1, PLANNED COMMUNITY
C.S.F.N. = SURVEY NUMBER
P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, NATURAL GAS, WATER, ELECTRICITY, TELEPHONE, CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE
BASIS OF BEARINGS: EXISTING CONTROL PER CEDAR SHADOWS SUBDIVISION, UNIT 1

I certify this plat to be an exact photograph of the original.
Russell D. Draughton
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Russell D. Draughton
OREGON
JULY 25, 1994
RUSSELL D. DRAUGHTON
2697

EXPIRES 12/31/03
SCALE 1" = 10'



P.O. Box 4397
Medford, OR 97501
(541) 512-1520

RECEIVED
Date 11-21-02
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

