

MILLER ESTATES SUBDIVISION, PHASE 2

A PLANNED COMMUNITY

Located in:

The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that I, Brad Miller, Trustee of MARIAN MILLER IRREVOCABLE TRUST, u.d.a. April 14, 1999, am the owner in fee simple of the lands hereon described, and have subdivided the same into lots, common property and private streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the public for public use, those easements labeled as public utility easements, I also hereby create the sidewalk easements as shown hereon across Lots 68 - 77 and an Ingress and egress easement over the areas labeled as "private streets" for the benefit of the owners, heirs, and assigns of Lots 52 - 77, and for the owners, heirs and assigns of Lots 1-51 of MILLER ESTATES SUBDIVISION, PHASE 1, I also hereby grant unto the City of Central Point those easements labeled as "City of Central Point Water System and Storm Drainage System easements" (CPE), for access to and installation and maintenance of Water System and Storm Drainage System facilities. I hereby designate said subdivision as MILLER ESTATES SUBDIVISION, PHASE 2.

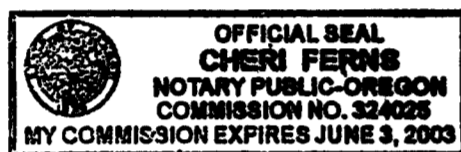
IN WITNESS WHEREOF, We have set our hands and seals this 27th day of December, 2002

STATE OF OREGON)
County of Jackson) ss.

Brad Miller, Trustee
Brad Miller, Trustee
of MARIAN MILLER IRREVOCABLE TRUST

The foregoing instrument was acknowledged before me this 27th day of December, 2002, by Brad Miller, known to me as the person who executed the within instrument as, Trustee, of MARIAN MILLER IRREVOCABLE TRUST, freely and voluntarily.

Before me: Cheri Ferns
Notary



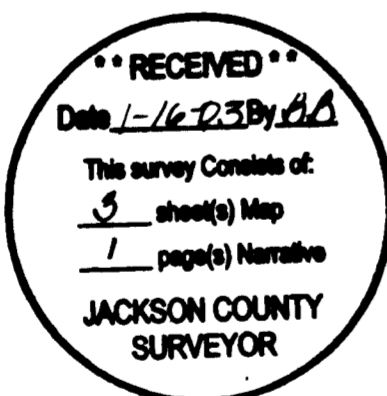
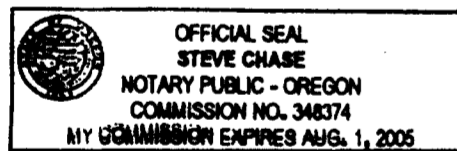
SCOTT VALLEY BANK, the undersigned beneficiary of certain Trust Deeds recorded September 21, 2000, as Document No. 00-38657 and recorded October 13, 2000, as Document No. 00-41900 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.

By: Steven Herrick
Title: VICE PRESIDENT

The foregoing instrument was acknowledged before me this 27th day of December, 2002, by Steven Herrick, as Vice President, on behalf of SCOTT VALLEY BANK, freely and voluntarily.

Before me: Steve Chase
Notary



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

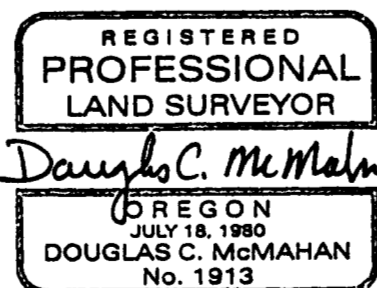
For order of the County Court approving this plat see Volume 204, Page 222-224 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 16th day of JANUARY, 2003 at 8:10 o'clock A.M. and recorded in Volume 29 of Plats at Page 03 of Records of Jackson County, Oregon.

KATHLEEN S. BECKETT
County Clerk

Cheryl Angerer
Deputy



RENEWS 12/31/02

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract:

BEGINNING at a point for the Northeast corner of Lot 18 in MILLER ESTATES SUBDIVISION, PHASE 1, in the City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass cap for the INITIAL POINT OF BEGINNING; thence along the Easterly boundary of said subdivision, North 17°45'03" East 25.36 feet; thence North 01°04'46" West 95.09 feet to a point for the Northeast corner of said subdivision, said point being on the Southerly boundary of GREEN GLEN SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary North 88°44'41" East 452.59 feet to a point on the average centerline of Griffin Creek; thence along said average centerline South 05°13'41" East 90.36 feet; thence South 13°48'58" East 79.24 feet; thence South 01°52'14" East 131.04 feet; thence South 06°41'09" East 136.02 feet to a point on the Northerly boundary of Tract II as described in Document No. 66-08975 of the Deed Records of Jackson County, Oregon; thence leaving the average centerline of creek, South 89°43'48" West (Record South 89°43'10" West) along said boundary, 251.61 feet; thence continue along said Northerly boundary South 88°43'58" West (Record South 88°43'20" West) 267.29 feet to the Southeast corner of the aforementioned in MILLER ESTATES SUBDIVISION, PHASE 1; thence along the Easterly boundary of said subdivision, North 01°04'46" West 100.66 feet; thence North 23°32'34" East 26.40 feet; thence North 01°04'46" West 93.00 feet; thence North 88°55'14" East 8.00 feet; thence North 01°04'46" West 93.00 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 9th day of January, 2003.

Thomas
Planning Director

Examined and approved this 2nd day of JANUARY, 2003

Roger Roberts
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of JANUARY 10, 2003

William John Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 10, 2003

Lynne Admitt
Tax Collector

BILLY HOGUE, the undersigned beneficiary of certain Trust Deeds recorded December 22, 2000, as Document No. 00-51879 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.

By: Billy Hogue
THREE

The foregoing instrument was acknowledged before me this 27th day of December, 2002, by BILLY HOGUE, freely and voluntarily.

Before me: Cheri Ferns
Notary

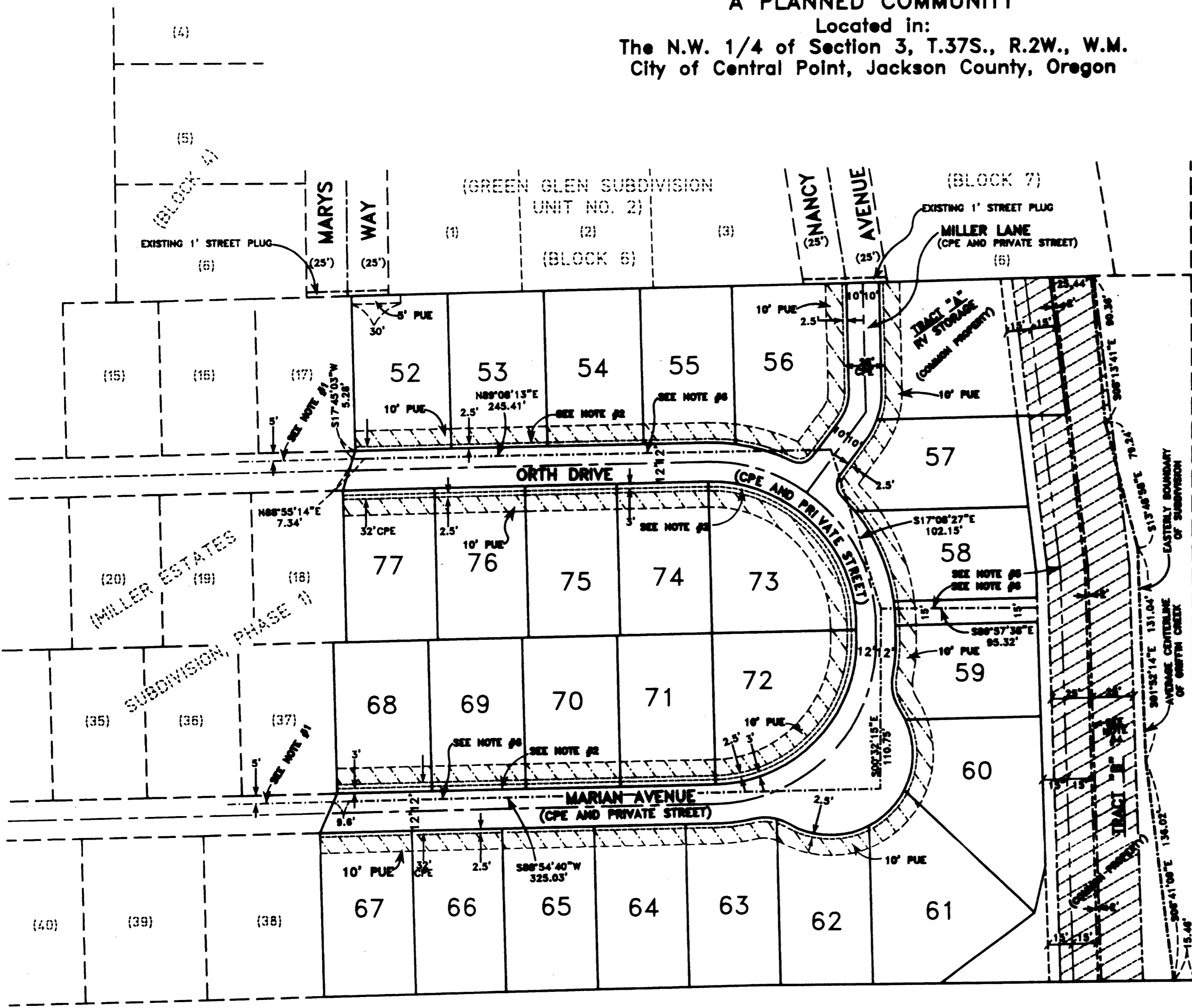


MILLER ESTATES SUBDIVISION, PHASE 2

A PLANNED COMMUNITY

Located in:
The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon

RECEIVED
Date 1-16-03 By AB
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



NOTES:

- 1.) 15 FOOT B.C.V.S.A. SEWER LINE EASEMENT PER INSTRUMENT NO. 00-48631 J.C.D.R.
- 2.) 3-FOOT SIDEWALK EASEMENT
- 3.) EASEMENTS CREATED PER INSTRUMENTS NO. 71-14878 AND 72-06724 FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY & LIGHT (ALLOWS ACCESS ACROSS THIS PROPERTY).
- 4.) 80 FOOT WIDE RIGHT OF WAY EASEMENT TO PACIFIC POWER & LIGHT COMPANY LYING 25 FEET EACH SIDE OF CENTERLINE PER INSTRUMENT NO. 72-06724 J.C.D.R.
- 5.) CENTERLINE 30' BEAR CREEK VALLEY SANITARY AUTHORITY EASEMENT PER INSTRUMENT NO. 70-08830, J.C.D.R.
- 6.) CENTERLINE 15-FOOT B.C.V.S.A. SEWER LINE EASEMENT PER INSTRUMENT NO. 02-66266 J.C.D.R.

HOFFBUR & ASSOCIATES, INC.
3188 ALAMEDA STREET SUITE 102 MEDFORD, OREGON
(541) 778-4841

BY: DOUGLAS C. MCMAHAN
SCALE: 1" = 80'
BASIS OF BEARING: PLS No. 1913
OCTOBER 2, 2002
MILLER ESTATES SUBDIVISION, PHASE 1
(E ORTH DRIVE)

- B.C.V.S.A. = BEAR CREEK VALLEY SANITARY AUTHORITY.
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
CPE = CITY OF CENTRAL POINT WATER SYSTEM AND STORM DRAINAGE SYSTEM EASEMENT, BEING CREATED HEREON.
J.C.D.R. = JACKSON COUNTY DEED RECORDS

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1990
DOUGLAS C. MCMAHAN
No. 1913
RENEWS 12/31/02

MILLER ESTATES SUBDIVISION, PHASE 2

A PLANNED COMMUNITY

Located in:
The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.
City of Central Point, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET SUITE 102 MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. MCMAHAN
SCALE: 1" = 50'
BASIS OF BEARING: MILLER ESTATES SUBDIVISION, PHASE 1 (C ORTH DRIVE)

PLS No. 1913
OCTOBER 2, 2002
MILLER ESTATES SUBDIVISION, PHASE 1 (C ORTH DRIVE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- △ = SET LEAD PLUG AND TACK WITH WASHER STAMPED "LS 1913".
- ✱ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF MILLER ESTATES SUBDIVISION, PHASE 1.
- = FOUND LEAD PLUG AND TAC WITH WASHER STAMPED "LS 1913".
- = FOUND 5/8" IRON PIN (UNLESS OTHERWISE INDICATED).
- ⊙ = SET 5/8" x 24" REBAR WITH METAL CAP STAMPED "LS 1913".
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLAT OF MILLER ESTATES SUBD., PHASE 1.
- ⊙ = FOUND BRASS DISC FLUSH PER GREEN GLEN SUBDIVISION UNIT NO. 2
- B.C.V.S.A. = BEAR CREEK VALLEY SANITARY AUTHORITY.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS.
- [] = PER PLAT OF GREEN GLEN SUBDIVISION, UNIT NO. 2.
- CPE = CITY OF CENTRAL POINT WATER SYSTEM AND STORM DRAINAGE SYSTEM EASEMENT, BEING CREATED HEREON.

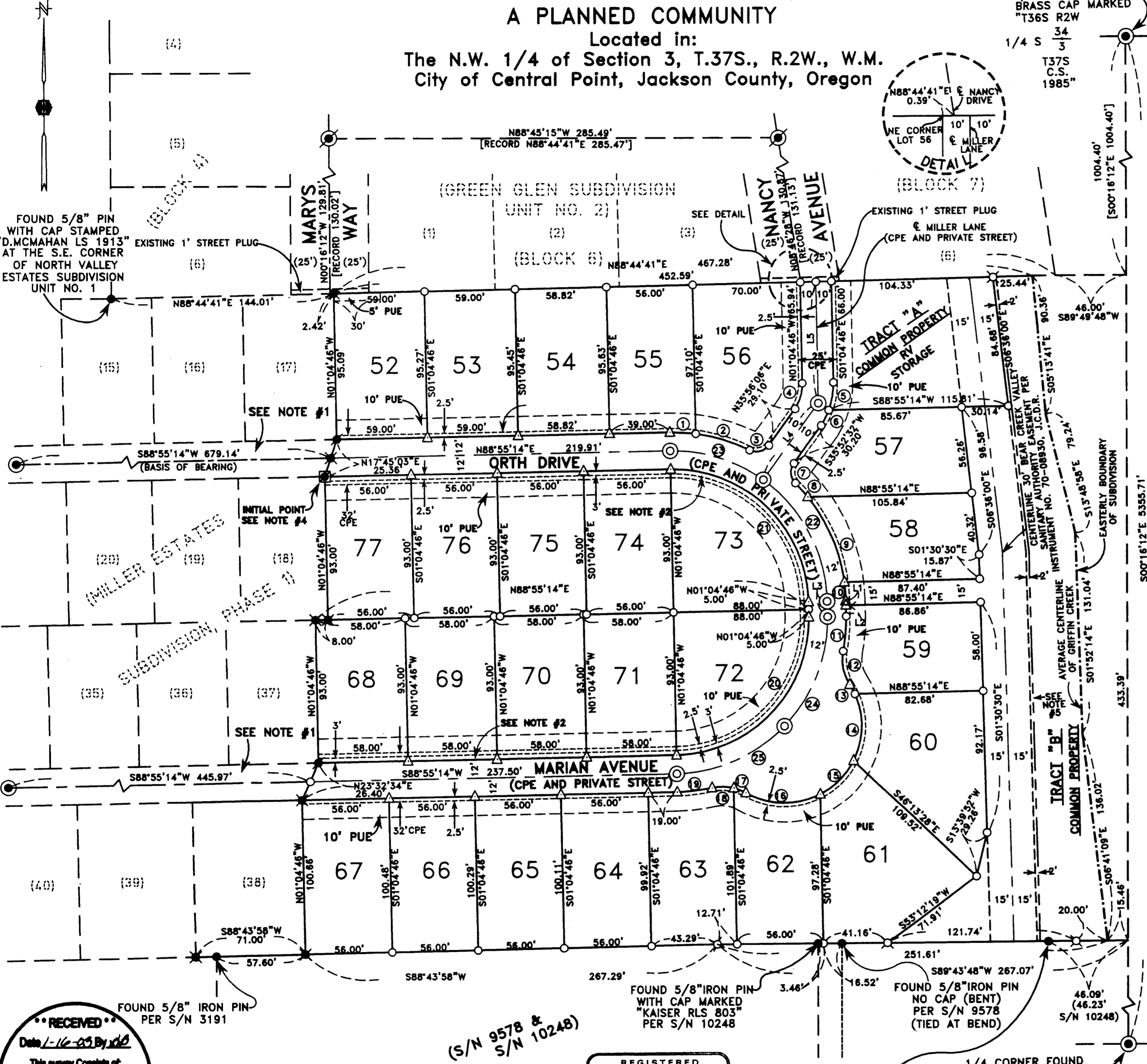
NOTES:

- 1.) 15 FOOT B.C.V.S.A. SEWER LINE EASEMENT PER INSTRUMENT NO. 00-46531 J.C.D.R. SEE SHEET 3 OF 3.
- 2.) 3 FOOT SIDEWALK EASEMENT
- 3.) EASEMENTS CREATED PER INSTRUMENTS NO. 71-14978 AND 72-05724 FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY & LIGHT (ALLOWS ACCESS ACROSS THIS PROPERTY).
- 4.) SET 2 1/2" BRASS DISC ON 2"x30" IRON PIPE IN LOCATION OF FOUND 5/8" REBAR STAMPED "INITIAL POINT MILLER ESTATES SUBD., PHASE 2 LS 1913."
- 5.) 50 FOOT WIDE RIGHT OF WAY EASEMENT TO PACIFIC POWER & LIGHT COMPANY LYING 25 FEET EACH SIDE OF CENTERLINE PER INSTRUMENT NO. 72-05724 J.C.D.R.

| CURVE TABLE | | | | | | LOT NO. | SQUARE FEET |
|-------------|-----------|---------|---------|---------|---------------|---------|-------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING | | |
| 1 | 08°43'56" | 112.00' | 17.07' | 17.05' | S86°42'48"E | 52 | 5,615 |
| 2 | 18°49'00" | 112.00' | 36.78' | 36.62' | S72°56'20"E | 53 | 5,626 |
| 3 | 80°33'53" | 10.00' | 14.06' | 12.93' | N78°11'13"E | 54 | 5,620 |
| 4 | 33°48'31" | 30.00' | 17.70' | 17.45' | N15°49'30"E | 55 | 5,367 |
| 5 | 21°03'48" | 50.00' | 18.38' | 18.28' | S09°27'08"W | 56 | 6,957 |
| 6 | 12°44'43" | 50.00' | 11.12' | 11.10' | S26°21'24"W | 57 | 5,800 |
| 7 | 80°33'53" | 10.00' | 14.06' | 12.93' | S04°22'40"E | 58 | 5,272 |
| 8 | 06°07'42" | 112.00' | 11.98' | 11.97' | S41°35'45"E | 59 | 5,091 |
| 9 | 31°14'47" | 112.00' | 61.08' | 60.33' | S22°54'30"E | 60 | 6,933 |
| 10 | 06°12'21" | 112.00' | 12.13' | 12.12' | S04°10'56"E | 61 | 7,349 |
| 11 | 11°47'59" | 112.00' | 23.07' | 23.02' | S04°49'13"W | 62 | 5,302 |
| 12 | 43°11'36" | 30.00' | 22.62' | 22.08' | S10°52'35"E | 63 | 5,648 |
| 13 | 08°02'35" | 50.00' | 7.02' | 7.01' | S28°27'06"E | 64 | 5,601 |
| 14 | 51°15'20" | 50.00' | 44.73' | 43.25' | S01°11'52"W | 65 | 5,611 |
| 15 | 35°37'45" | 50.00' | 31.09' | 30.59' | S44°38'24"W | 66 | 5,621 |
| 16 | 57°51'34" | 50.00' | 30.49' | 48.37' | N88°36'56"W | 67 | 5,631 |
| 17 | 16°00'11" | 30.00' | 8.38' | 8.35' | N67°41'14"W | 68 | 5,394 |
| 18 | 27°11'25" | 30.00' | 14.24' | 14.10' | N89°17'02"W | 69 | 5,394 |
| 19 | 11°47'59" | 112.00' | 23.07' | 23.02' | S63°01'15"W | 70 | 5,394 |
| 20 | 90°00'00" | 88.00' | 138.23' | 124.45' | N43°55'14"E | 71 | 5,394 |
| 21 | 90°00'00" | 88.00' | 138.23' | 124.45' | N48°04'46"W | 72 | 6,522 |
| 22 | 53°00'36" | 100.00' | 95.52' | 89.26' | S27°35'04"E | 73 | 6,522 |
| 23 | 36°59'24" | 100.00' | 64.56' | 63.44' | S72°35'04"E | 74 | 5,208 |
| 24 | 45°00'00" | 100.00' | 78.54' | 76.54' | S21°25'14"W | 75 | 5,208 |
| 25 | 45°00'00" | 100.00' | 78.54' | 76.54' | S66°25'14"W | 76 | 5,208 |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 2.89' | S01°04'46"E |
| L2 | 7.11' | S01°04'46"E |
| L3 | 10.00' | S01°04'46"E |
| L4 | 61.27' | N35°32'32"E |
| L5 | 79.21' | N01°04'46"W |

| LOT NO. | SQUARE FEET |
|-----------|-------------|
| 52 | 5,615 |
| 53 | 5,626 |
| 54 | 5,620 |
| 55 | 5,367 |
| 56 | 6,957 |
| 57 | 5,800 |
| 58 | 5,272 |
| 59 | 5,091 |
| 60 | 6,933 |
| 61 | 7,349 |
| 62 | 5,302 |
| 63 | 5,648 |
| 64 | 5,601 |
| 65 | 5,611 |
| 66 | 5,621 |
| 67 | 5,631 |
| 68 | 5,394 |
| 69 | 5,394 |
| 70 | 5,394 |
| 71 | 5,394 |
| 72 | 6,522 |
| 73 | 6,522 |
| 74 | 5,208 |
| 75 | 5,208 |
| 76 | 5,208 |
| 77 | 5,208 |
| TRACT "A" | 9,140 |
| TRACT "B" | 27,427 |



RECEIVED
Date 1-16-03 By xld
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

(S/N 3191)

I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JULY 18, 1980
DOUGLAS C. MCMAHAN No. 1913
RENEWS 12/31/02

FOUND 5/8" IRON PIN WITH CAP MARKED "KAISER RLS 803" PER S/N 9578 & S/N 10248
FOUND 5/8" IRON PIN NO CAP (BENT) PER S/N 9578 (TIED AT BEND)
FOUND 5/8" IRON PIN AS PER S/N 10248 (NO CAP)
1/4 CORNER FOUND BRASS CAP MARKED "T37S R2W" 1/4 CS COR 3/10 1964"