

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ROBERTS & LARSON LLC, an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, hereby dedicates to the City of Central Point for public use all streets and public utility easements shown hereon. Declarant does hereby convey in fee simple, to the City of Central Point, that area portrayed and designated hereon as a one-foot street plug. By the approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected street, it hereby dedicates the street plug for public street purposes. Declarant does hereby create those private storm drain easements over, through and across Lots 166 to 171, and Lots 173 to 176, as depicted hereon, being for use and benefit of Lots 165 to 176. Each said lot is subject to the associated costs and burden for the maintenance thereof. CENTRAL POINT EAST SUBDIVISION, PHASE 6, UNIT 1, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 99-13948, dated and recorded on March 18, 1999, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, streets and those easements, as depicted 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.

Declarant hereby designates this subdivision as CENTRAL POINT EAST SUBDIVISION, PHASE 6, UNIT 1.

IN WITNESS WHEREOF, I set my hand and seal this 12 day of FEBRUARY, 2003.

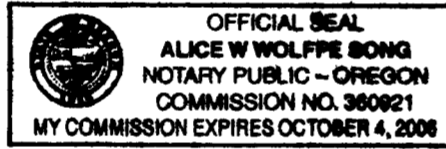
Charles F. Larson, Manager ROBERTS & LARSON, L.L.C.

STATE OF OREGON } ss County of Lane

Personally appeared the above named Charles F. Larson, known to me to be Manager of ROBERTS & LARSON LLC, 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 12 day of FEBRUARY, 2003.

Alice W. Wolfe, Notary Public - Oregon, Commission No. 360921, My Commission Expires 10.4.2006



NOTES:

Central Point East Subdivision, Phase 6, Unit 1, is subject to the following matters of record:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Bear Creek Sanitary Authority.
2) The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
3) 25 foot right-of-way easement as contained in Volume 54, 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.
4) Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded as Document Number 87-13507, Official Records of Jackson County, Oregon.
5) Deferred Development Agreement with the Bear Creek Valley Sanitary Authority, including the terms and provisions thereof, as set forth in Instrument recorded as Document Numbers 98-33279 and 98-33294, and as clarified by agreement, including the terms and provisions thereof recorded as Document Numbers 99-04748 and 99-04749 of the Official Records of Jackson County, Oregon.
6) Declaration of Covenants, Conditions, and Restrictions affecting the herein described property, as more fully set forth in instrument recorded as Document Number 99-13948, Official Records of Jackson County, Oregon, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7) Easements for transmission and distribution of electricity, granted to the California Oregon Power Company, and Pacific Power and Light Company, their heirs and assigns, as set forth in Volume 361, Page 192, and Volume 378, Page 105 of the Deed Records of Jackson County, Oregon, and Document Number 87-18522 of the Official Records of Jackson County, Oregon, do not affect this subdivision.

CENTRAL POINT EAST SUBDIVISION, PHASE 6, UNIT 1

Located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon

SURVEYOR'S CERTIFICATE

I, Cael E. 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 Southwest 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:

Beginning at the Initial Point, being an angle point on the boundary of Partition Plat No. P-34-1998, recorded June 4, 1998, in the Records of Partition Plats, Jackson County, Oregon, and filed as Survey Number 15762 in the office of the Jackson County Surveyor, and being North 00°03'20" East, 5.32 feet from the southeast corner and on the easterly boundary of CENTRAL POINT EAST DEVELOPMENT, PHASE 5, recorded on February 3, 1999, in Volume 25 of Plats at Page 7 of records of Jackson County, Oregon; thence along the boundary of said partition plat the following courses and distances: North 89°36'13" East, 155.03 feet; thence South 00°02'06" West, 224.88 feet to a point on a curve concave to the southwest, having a radius of 270.00 feet and a central angle of 05°17'04"; thence along the arc of said curve 24.90 feet (the long chord of which bears South 77°18'24" East, 24.89 feet); thence leaving said curve and Partition Plat boundary, South 53°38'37" East, 53.47 feet; thence South 04°20'44" East, 137.86 feet; thence North 89°37'33" East, 118.22 feet to an angle point on the boundary of aforesaid Partition Plat; thence along the boundary of said plat, South 00°04'58" West, 279.88 feet, to a point on the northerly boundary of CENTRAL POINT EAST SUBDIVISION, PHASE 3, recorded on January 11, 2001, in Volume 27 of Plats at Page 3 of Records of Jackson County, Oregon; thence along said Phase 3 boundary the following courses and distances: South 89°35'19" West, 133.96 feet to a point on the easterly right-of-way of Ridgeway Avenue; thence North 75°11'14" West, 53.19 feet to a point on the westerly right-of-way of said Ridgeway Avenue; thence leaving said right-of-way North 89°54'50" West, 69.00 feet; thence North, 49.11 feet; thence North 50°00'43" West, 350.96 feet to an angle point on the boundary of CENTRAL POINT EAST SUBDIVISION, PHASE 1, recorded February 3, 1999, in Volume 25 of Plats at Page 7 of Records of Jackson County, Oregon; thence along said Phase 1 boundary, North 28°24'00" West, 87.30 feet; thence continuing along said boundary North 14°53'37" West, 175.92 feet to the southwest corner of aforesaid Phase 5; thence along the southerly boundary of said Phase 5 the following courses and distances: North 70°31'05" East, 149.54 feet to the westerly right-of-way of Ridgeway Avenue; thence North 41°07'38" East, 59.68 feet to the easterly right-of-way of said Ridgeway Avenue; thence leaving said right-of-way North 61°36'49" East, 90.72 feet; thence North 00°03'20" East, 5.32 feet to the Initial Point of Beginning.

Cael E. Neathamer, Surveyor

RELEASE

ROBERTS & LARSONS, L.L.C., an Oregon limited liability company, as holders of beneficiary interest under that certain Trust Deed dated and recorded as Instrument Number 99-12250 on March 10, 1999, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 12 day of FEBRUARY, 2003.

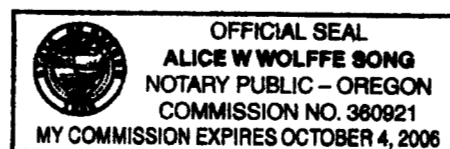
Charles F. Larson, Manager ROBERTS & LARSONS, L.L.C.

STATE OF OREGON } ss County of Lane

Personally appeared the above named Charles F. Larson, known to me to be Manager of ROBERTS & LARSON LLC, 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 12 day of FEBRUARY, 2003.

Alice W. Wolfe, Notary Public - Oregon, Commission No. 360921, My Commission Expires 10.4.2006



RECEIVED stamp: \*\* RECEIVED \*\* DATE 2-5-03 BY CB. This survey consists of: 2 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp: CAEL E. NEATHAMER, OREGON JULY 08, 2001, CAEL E. NEATHAMER 56545, Renewal Date 12/31/04

PREPARED FOR:

ROBERTS & LARSON LLC, P.O. Box 10667, Eugene, Oregon 97440

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 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, Document Number 02-38836 of the Official Records of Jackson County, Oregon, Surveys Numbered 15762, 16027, 16028 and 16771, on file in the office of the Jackson County Surveyor, 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.

Planning Director, Date

Examined and approved this 24th day of FEBRUARY, 2003.

Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Feb. 26, 2003.

Deputy Tax Collector, Deputy

Examined and approved as required by O.R.S. 92.100 this day of FEBRUARY 26, 2003, 2003.

Assessor, Deputy

RECORDING

FILED FOR RECORD THIS THE 5 DAY OF MARCH, 2003 AT 3:26 O'CLOCK P.M. AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 08 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 204, PAGE 541-543, OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

KATHLEEN S. BECKETT, County Clerk; CHERYL AUGERIS, Deputy

PREPARED BY: Neathamer Surveying, Inc. 100 East Main St, Suite N P.O. Box 1584 Medford, Oregon 97501-0120 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 02010 DATE: February 7, 2003 Sheet 1 of 2

# CENTRAL POINT EAST SUBDIVISION, PHASE 6, UNIT 1

Located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon

**PREPARED FOR:**  
**ROBERTS & LARSON LLC**  
 P.O. Box 10667  
 Eugene, Oregon 97440

**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	10°15'26"	274.00'	49.05'	S24°36'38"E	48.99'
C2	7°38'37"	274.00'	36.55'	S33°33'39"E	36.53'
C3	17°54'02"	300.00'	43.73'	S28°25'57"E	43.35'
C4	9°00'59"	326.00'	51.30'	S23°54'25"E	51.25'
C5	8°53'04"	326.00'	50.55'	S32°56'26"E	50.50'
C6	89°36'34"	20.00'	31.28'	S82°11'15"E	28.19'
C7	05°17'04"	270.00'	24.90'	S77°18'24"E	24.89'
C8	16°17'39"	126.00'	35.83'	N61°04'18"E	35.71'
C9	26°36'12"	100.00'	46.43'	N66°18'34"E	46.01'
C10	24°28'02"	74.00'	31.60'	N65°14'30"E	31.36'
C11	40°23'26"	20.00'	31.55'	N07°48'45"E	28.38'
C12	13°32'34"	126.00'	29.78'	S30°36'41"E	29.71'
C13	23°50'24"	126.00'	52.43'	S11°55'12"E	52.05'
C14	37°22'58"	100.00'	65.25'	S18°41'29"E	64.09'
C15	37°22'58"	74.00'	48.28'	S18°41'29"E	47.43'

**Legend:**

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
- ⊕ Indicates a set 5/8 inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON. LS 56545", top set just below the pavement surface.
- △ Indicates a found 2-1/2 inch diameter brass cap with center punch, marked "C/L MON LS 2675", in a monument case. Refer to SN 16028.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675". Refer to SN 16028.
- Indicates a found aluminum cap with center punch, marked "LS 2349", flush with surface. Refer to SN 16771.
- ▲ Indicates a found 5/8 inch diameter iron pin with a red plastic cap marked "D. MINNECI LS 2349". Refer to SN 16771.
- Indicates a computed position.
- < > Indicates record information as per SN 15762.
- ( ) Indicates record information as per SN 16027.
- [ ] Indicates record information as per SN 16028.
- (( )) Indicates record information as per SN 16771.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a public utility easement being created hereon.
- PSDE Indicates a private storm drain easement, being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- 2.9' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is.
- — — Indicates the centerline of an existing fence.

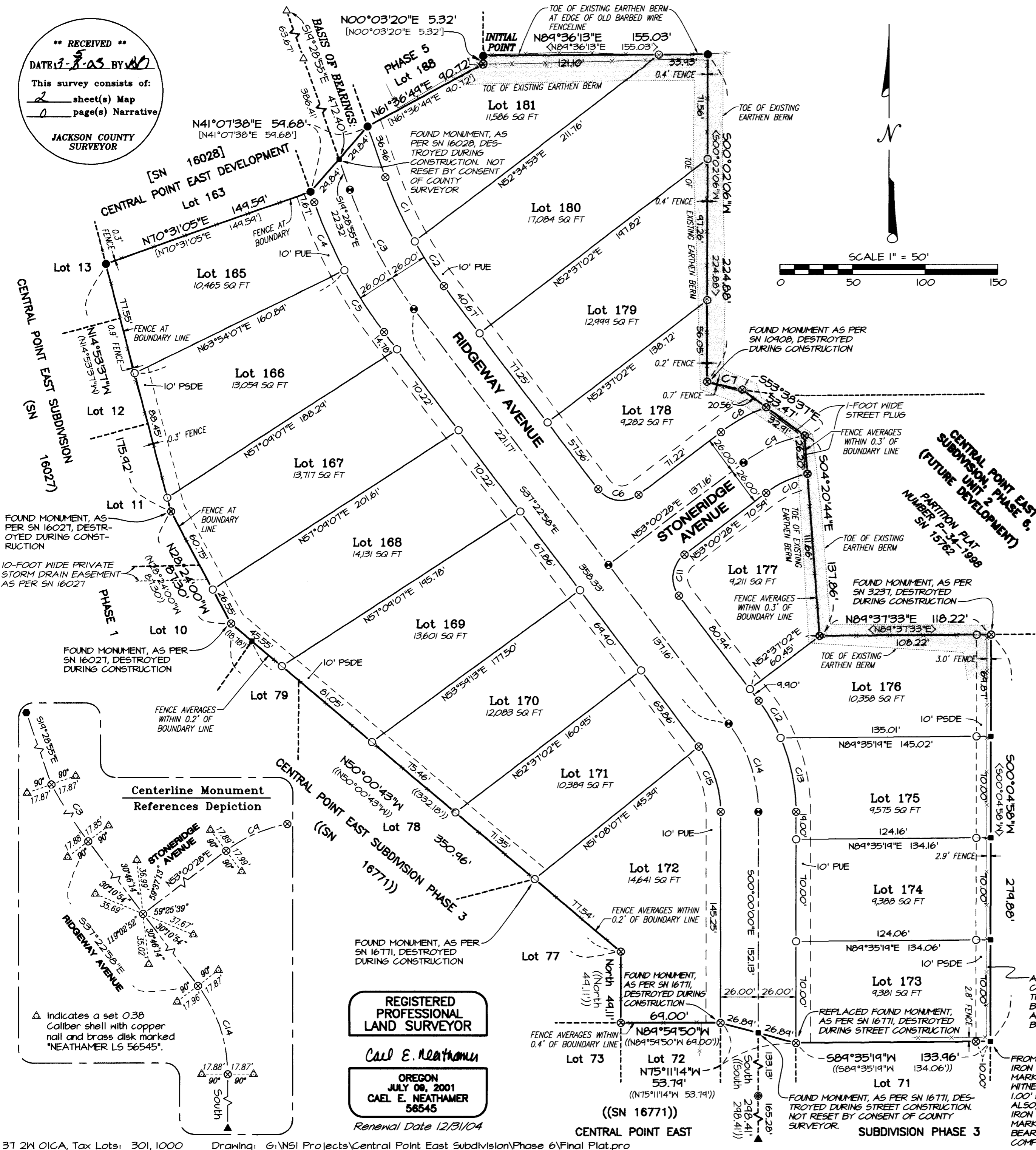
**Basis of Bearings:**

The centerline of Ridgeway Avenue as per the CENTRAL POINT EAST SUBDIVISION, PHASE 5, filed as SN 16028 in the office of the Jackson County Surveyor. Basis applied to the line between the found monuments, as depicted hereon.

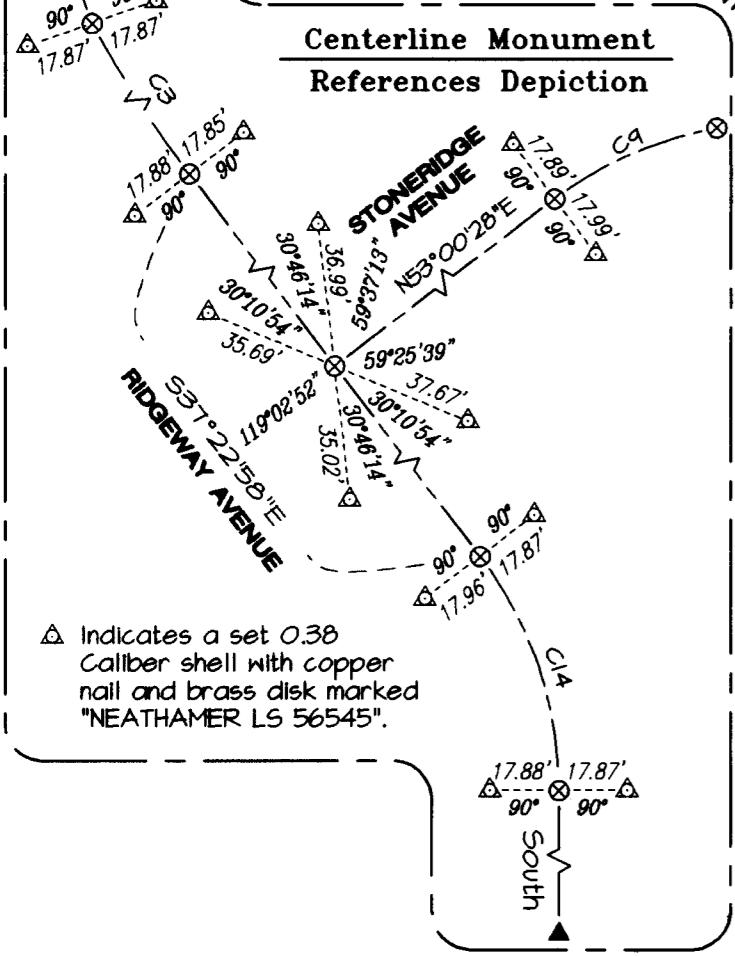
**PREPARED BY: Neathamer Surveying, Inc.**  
 100 East Main St, Suite N  
 P.O. Box 1584  
 Medford, Oregon 97501-0120  
 Phone (541) 732-2869  
 FAX (541) 732-1382

PROJECT NUMBER: 02010 DATE: February 7, 2003

Sheet 2 of 2 © CEN



**\*\* RECEIVED \*\***  
 DATE 1-3-05 BY [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 Carl E. Neathamer  
 OREGON  
 JULY 08, 2001  
 CAEL E. NEATHAMER  
 56545  
 Renewal Date 12/31/04