

**CASCADE MEADOWS VILLAGE, PHASE 1
A PLANNED COMMUNITY**

LOCATED IN:
LOTS "N", "V" AND "W" OF SNOWY BUTTE ORCHARDS IN
THE S.W. 1/4 OF SECTION 11 T.37S., R.2W., W.M.,
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that CAPITAL DEVELOPMENT 2002, L.L.C. an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described, and have subdivided the same into lots, tracts, pedestrian walkways and streets as shown hereon, and the numbers 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 does hereby create the private storm drainage easements across Lots 1-7 for the benefit of the owners, heirs, and assignees of Lots 1-6 and Lots to the West of Lot 1 as needed in proposed Phase 2 of this Subdivision, and across Lots 9-11 and 80-90 for the benefit of the owners, heirs, and assignees of Lots 9-12 and 80-89, and does hereby create the 15' wide sanitary sewer easement across Lots 13 & 14 for the benefit of ROGUE VALLEY SEWER SERVICES, and does hereby create the 10' storm drainage easement across lots 7 & 8 for the benefit of the City of Central Point, and does hereby grant to the City of Central Point in fee simple TRACT "A" and TRACT "B" as shown hereon and does hereby dedicate to the public for public use the streets and the pedestrian ways shown hereon, together with those easements labeled as public utility easements, and does hereby grant to the City of Central Point in fee simple those areas portrayed and designated hereon as 1-foot street plugs, by its approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. Capital Development 2002, L.L.C. does hereby designate said subdivision as CASCADE MEADOWS VILLAGE, PHASE 1.

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:

Commencing at the Northeast corner of Donation Land Claim No. 64, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the center line of Beall Lane South 89°51'20" West 734.48 feet to a point which bears South 00°00'50" West 30.00 feet from the Southeast corner of tract described in Instrument No. 98-00137 of the Deed Records of said Jackson County; thence leaving said center line North 00°00'50" East 30.00 feet to a point for said Southeast corner, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence South 89°51'20" West along the Southerly boundary of said tract, 759.18 feet; thence leaving said boundary, North 00°00'50" East 105.00 feet; thence North 10°53'37" East 52.98 feet; thence North 00°00'50" East 660.09 feet; thence North 04°23'10" West 52.14 feet; thence North 00°00'50" East 104.90 feet to a point on the boundary established per agreement recorded in Instrument No. 80-23069 of the Deed Records of said Jackson County; thence South 89°58'50" East along said boundary 447.86 feet to a point on the Southwesterly boundary of the Central Oregon Pacific Railroad right-of-way, said point being the most-Northerly Northeast corner of the aforementioned tract described in Instrument No. 98-00137; thence South 35°08'00" East along said railroad boundary and the Northeasterly boundary of said tract, 530.37 feet (Record 530.59 feet) to the most-Easterly Northeast corner of said tract; thence leaving said railroad boundary South 00°00'50" West along the Easterly boundary of said tract, 538.19 feet (record 537.94 feet) to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

* For Ratification of Declaration
SEE Doc # 04-001744

IN WITNESS WHEREOF, We have set our hands and seals this 13th day of June, 2003.

CAPITAL DEVELOPMENT 2002, L.L.C.:

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 13th day of June, 2003, by Craig A. Stone, known to me as the person who executed the within instrument as, a partner, on behalf of said L.L.C., freely and voluntarily.

Before me: *Roberta L. Becker*
Notary

Craig A. Stone
Craig A. Stone, Partner

*** APPROVALS ***

Examined and approved by the City of Central Point Planning Department this 16th day of June, 2003.

Thom [Signature]
Planning Director

Examined and approved this 16th day of JUNE, 2003.

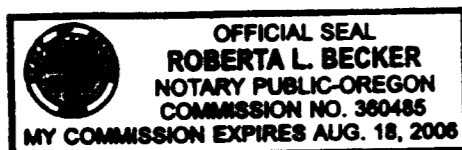
Gregor R. Roberts
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of JUNE 18th, 2003.

Christopher Francis 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 June 18th, 2003.

Jamae Clark, Deputy
Tax Collector

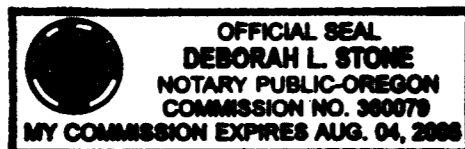


Michael A. Montero
Michael A. Montero, Partner

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 13TH day of JUNE, 2003, by Michael A. Montero, known to me as the person who executed the within instrument as, a partner, on behalf of said L.L.C., freely and voluntarily.

Before me: *Deborah L. Stone*
Notary



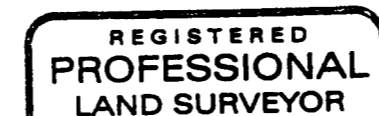
For order of the County Court approving this plat see Volume 204, Page 1996-1998 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 19 day of June, 2003 at 11:50 Clock A.M. and recorded in Volume 29 of Plats at Page 24 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Heraldine Cutting
Deputy



Douglas C. McMahan
REGON
JULY 18, 1990
DOUGLAS C. McMAHAN
No. 1913

EXPIRES 12/31/04

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

CASCADE MEADOWS VILLAGE, PHASE 1

A PLANNED COMMUNITY

LOCATED IN:

LOTS "N", "V" AND "W" OF SNOWY BUTTE ORCHARDS IN THE S.W. 1/4 OF SECTION 11 T.37S., R.2W., W.M., CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. McMAHAN
SCALE: 1 inch = 60 feet
BASIS OF BEARING: FILED SURVEY NO. 12733 (E BEALL LANE)

PLS No. 1913
May 21, 2003

LINE	BEARING	LENGTH
L1	N89°51'20"E	80.20'
L2	S00°00'50"W	21.50'
L3	S00°00'50"W	20.00'
L4	N89°51'20"E	88.98'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	24°14'54"	37.00	15.66	15.54	N78°01'13"W
2	58°02'01"	37.00	37.48	35.89	N36°52'46"W
3	57°40'57"	37.00	37.25	35.70	N20°58'43"E
4	5°36'48"	37.00	3.62	3.62	N52°37'35"E
5	90°09'30"	29.00	45.63	41.07	N45°03'55"W
6	15°32'19"	135.00	36.61	36.50	N68°29'30"E
7	16°48'11"	165.00	48.39	48.22	N73°17'28"E
8	48°25'55"	20.00	16.91	16.41	S24°13'48"W
9	90°09'30"	20.00	31.47	28.32	N45°03'55"W
10	90°09'30"	55.00	86.55	77.89	N45°03'55"W

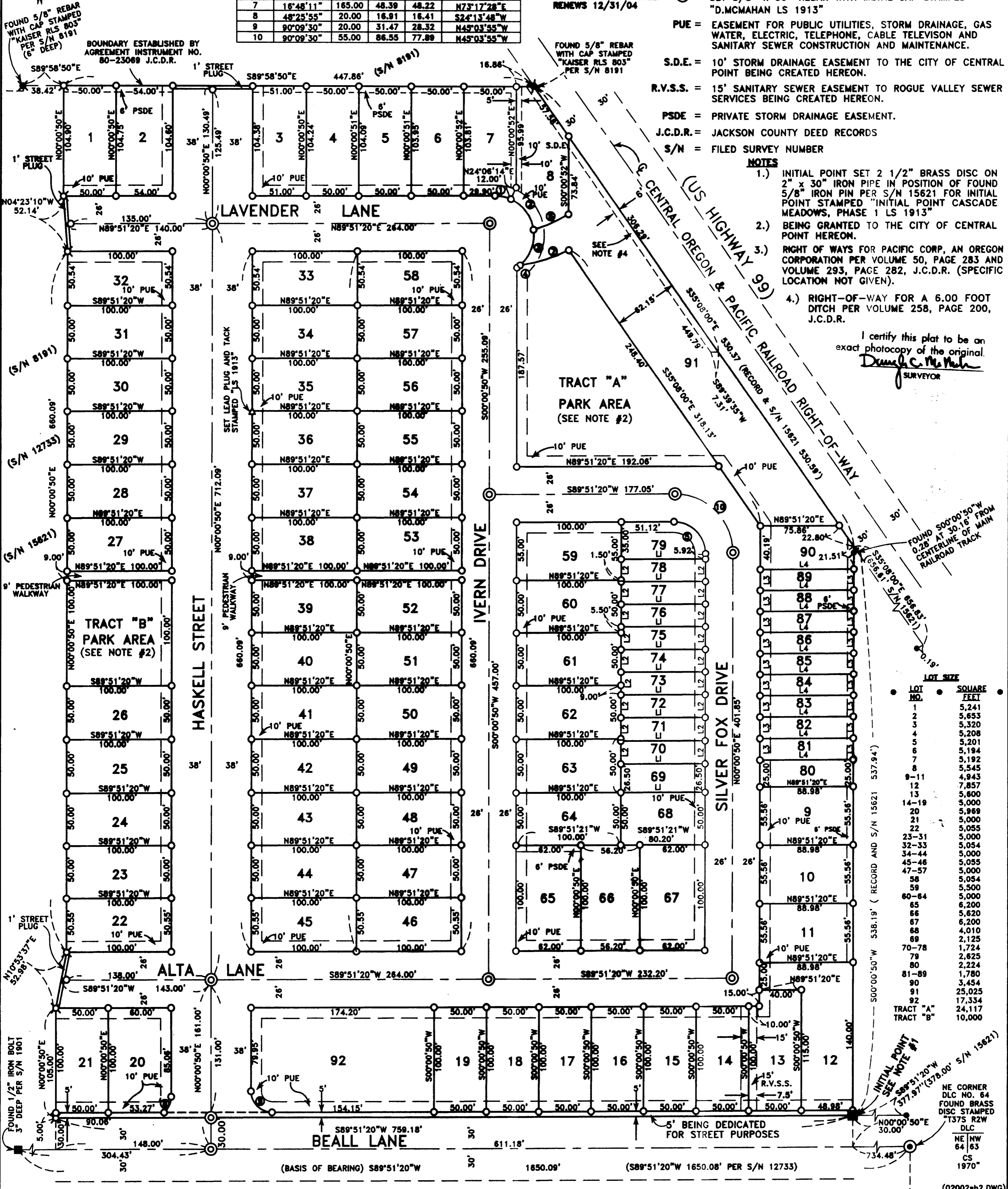
REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JULY 18, 1990
DOUGLAS C. McMAHAN No. 1913
RENEWS 12/31/04

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊗ = SET 5/8"x30" IRON PIN WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊙ = FOUND 5/8" IRON PIN WITH CAP STAMPED "KAISER RLS 803" PER S/N 15621.
- ⊚ = FOUND BRASS CAP MONUMENT
- = FOUND 5/8" IRON PIN WITH CAP STAMPED "KAISER RLS 803" PER S/N 12733.
- ⊙ = SET 5/8" x 30" REBAR WITH METAL CAP STAMPED "D.McMAHAN LS 1913"
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S.D.E. = 10' STORM DRAINAGE EASEMENT TO THE CITY OF CENTRAL POINT BEING CREATED HEREON.
- R.V.S.S. = 15' SANITARY SEWER EASEMENT TO ROGUE VALLEY SEWER SERVICES BEING CREATED HEREON.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- S/N = FILED SURVEY NUMBER

NOTES

- 1.) INITIAL POINT SET 2 1/2" BRASS DISC ON 2" x 30" IRON PIPE IN POSITION OF FOUND 5/8" IRON PIN PER S/N 15621 FOR INITIAL POINT STAMPED "INITIAL POINT CASCADE MEADOWS, PHASE 1 LS 1913"
- 2.) BEING GRANTED TO THE CITY OF CENTRAL POINT HEREON.
- 3.) RIGHT OF WAYS FOR PACIFIC CORP, AN OREGON CORPORATION PER VOLUME 50, PAGE 283 AND VOLUME 293, PAGE 282, J.C.D.R. (SPECIFIC LOCATION NOT GIVEN).
- 4.) RIGHT-OF-WAY FOR A 6.00 FOOT DITCH PER VOLUME 258, PAGE 200, J.C.D.R.

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



LOT NO.	SQUARE FEET
1	5,241
2	5,653
3	5,320
4	5,208
5	5,201
6	5,194
7	5,192
8	5,545
9-11	4,943
12	7,857
13	5,800
14-19	5,000
20	5,969
21	5,000
22	5,055
23-31	5,000
32-33	5,054
34-44	5,000
45-46	5,055
47-57	5,000
58	5,054
59	5,500
60-64	5,000
65	6,200
66	5,620
67	6,200
68	4,010
69	2,125
70-78	1,724
79	2,625
80	2,224
81-89	1,780
90	3,454
91	25,025
92	17,334
TRACT "A"	24,117
TRACT "B"	10,000

* See Ratification
of Plat (attached)

SURVEY NO. 17814

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Vol. 29 Pg. 24
Book 15 Pg. 5
134/72

SURVEY FOR: Capital Development 2002, L.L.C.
802 Nadia Way
Medford, Oregon 97504

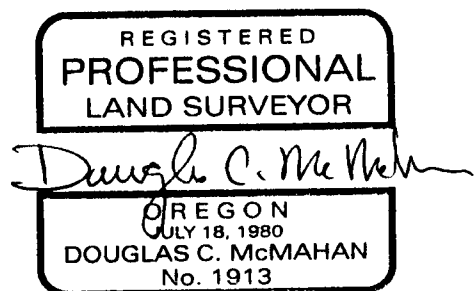
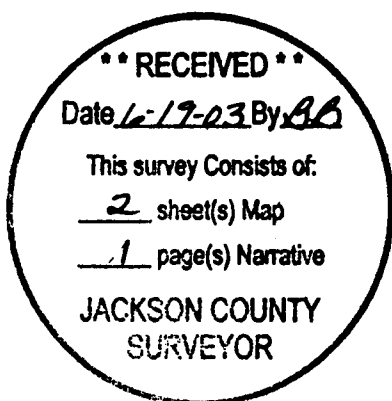
LOCATION: In Lots "N", "V" and "W" of SNOWY BUTTE ORCHARDS in the Southwest 1/4 of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat of CASCADE MEADOWS VILLAGE PHASE 1, per the City of Central Point Planning Department and as per the clients request.

PROCEDURE: Utilizing information and found monumentation per filed Survey Numbers 1901, 8186, 8191, 12733 and 15621, for control, I established monuments as shown on the accompanying map. Instrument No. 98-00137 of the Jackson County Deed Records was used in determining the client's property. The Northerly boundary was determined by Boundary Line agreement per Document No. 80-23069 of the Deed Records of Jackson County, and information from filed Surveys No. 8191 and 12733. I held the found 5/8 inch iron pins called for in Document No. 80-23069 to determine the Northerly boundary. The Easterly property boundary was determined per Document No. 98-00137 of the Deed Records of Jackson County, and filed Surveys Number 12733 and 15621. An electronic total station was used to make all measurements.

BASIS OF BEARING: Filed Survey No. 12733

DATE: May 21, 2003



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/04
Hoffbuhr & Associates, Inc.
3155 Alameda St. #201
Medford, Oregon 97504

(casmead\lrr.dcm)
DCM:eg

125250 dmo

3

Jackson County Official Records 2004-001744
R-AF
Cnt=1 Stn=10 CUTTING 01/14/2004 08:30:00 AM
\$15.00 \$5.00 \$11.00 Total:\$31.00



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

17814

6 surv.

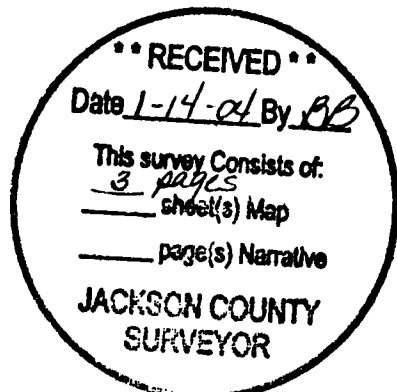
**RATIFICATION OF PLAT
CASCADE MEADOWS VILLAGE, PHASE 1**

Know all persons by these presents that:

WHEREAS, PacTrend Inc., an Oregon corporation did not join in the declaration of that plat of certain property situated therein and denoted as Cascade Meadows Village, Phase 1 in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, now of record, as required by O.R.S. 92.075, even though they were a member of Capital Development 2002, L.L.C., the fee owners at the time said plat and declaration were recorded in Jackson County, Oregon;

FURTHER, the signatures of Craig A. Stone and Michael A. Montero were not identified as members of the Stone Group LLC, an Oregon limited liability company, which is the other member of Capital Development 2002, L.L.C., the fee owners at the time said plat and declaration were recorded in Jackson County, Oregon;

1

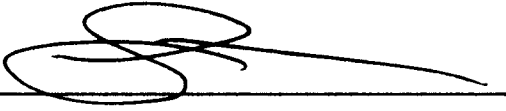


NOW THEREFORE, the undersigned does hereby ratify and affirm the Plat and Declaration of Cascade Meadows Village, Phase 1, and accept all the terms and provisions thereof, and consent to and join in all dedications to public or private use as shown thereon and set forth therein, said plat and declaration being recorded in Volume 29, Page 19, Plat Records of Jackson County, Oregon.

Dated this 1-12-04.

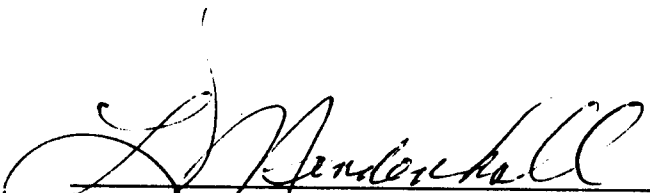
**CAPITAL DEVELOPMENT 2002, L.L.C.,
an Oregon limited liability company**

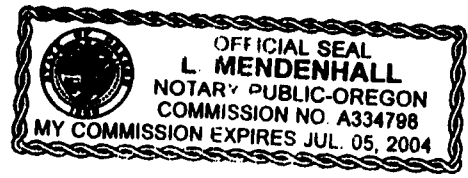
BY: PacTrend, Inc., an Oregon corporation (member)



State of Oregon,
County of Jackson) ss.

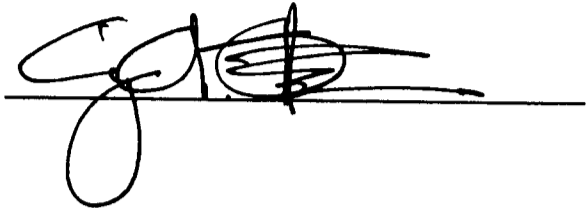
The foregoing instrument was acknowledged before me this day 1-12-04
By: Louis Mahar, President of
**PacTrend, Inc, an Oregon corporation, a member of CAPITAL DEVELOPMENT 2002,
L.L.C., an Oregon limited liability company.**


Notary Public for Oregon
My commission expires: 7-5-04



**CAPITAL DEVELOPMENT 2002, L.L.C.,
an Oregon limited liability company**

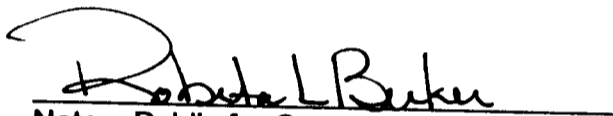
BY: Stone Group LLC, an Oregon limited liability company (member)



State of Oregon,
County of Jackson) ss.

The foregoing instrument was acknowledged before me this day January 8, 2004

By: Craig A. Stone member(s) of
**Stone Group LLC, an Oregon limited liability company , a member of CAPITAL
DEVELOPMENT 2002, L.L.C., an Oregon limited liability company.**



Notary Public for Oregon
My commission expires:

