

*** APPROVALS ***

City of Central Point File: MINGUS CREEK ESTATES

I certify that, pursuant to authority granted in Municipal Code, Chapter 16.12 this plat is hereby approved.

Planning Director 6-16-03 Date

Public Works Director JUNE 16 2003 Date

EXAMINED AND APPROVED this 14th day of May, 20 03

Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of June 20th, 2003

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 20th, 2003

Tax Collector

*** DECLARATION ***

Know all men by these presents that, RIVER CITY DEVELOPMENT, LLC. and CHRIS ADDERSON are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth and that this Plat is a correct representation of the same and do hereby dedicate to the public for public use the Easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition Charter Communications, its successors assigns in interest shall have the right to use said PUE; and do hereby make and establish the Access Easements (AE) and Private Utility Easements (UE) for the benefit of the Lots shown. RIVER CITY DEVELOPMENT, LLC. and Chris Adderson do hereby designate said Subdivision as MINGUS CREEK ESTATES SUBDIVISION.

DARREN LECOMTE, Member River City Development, LLC

PHYLLIS APRIL LECOMTE, Member River City Development, LLC

CHRIS ADDERSON

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Darren Lecomte and Phyllis April Lecomte and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of River City Development, LLC.

Dated this 27th day of May 2003

Marcia K. Boeckl Notary Public - Oregon Commission No. 345445 My Commission Expires 5/1/05



STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Chris Adderson and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 27th day of May 2003

Katie Mahar Notary Public - Oregon Commission No. 357200 My Commission Expires 4/28/06



*** AFFIDAVIT OF CONSENT ***

From UMPQUA BANK recorded as Document No. 03-41652, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR

For order of the County Court approving this plat see Volume 204

Page 2005-2007 of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

MINGUS CREEK ESTATES SUBDIVISION *** RECORDER'S CERTIFICATE ***

Located in the N.W. 1/4 of Sec. 11, T.37S, R.2W., W.M. City of Central Point, Jackson County, Oregon

Filed for record this 26 day of June, 20 03, at

10:33 o'clock A.M., and recorded in Volume 29 of Plats at

Page 28 of the records of Jackson County, Oregon.

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

SURVEY FOR:

RIVER CITY DEVELOPMENT, LLC 1744 E. McANDREWS ROAD SUITE B MEDFORD, OR. 97501 PHONE: (541) 776-5900

County Clerk

Deputy

DATE:

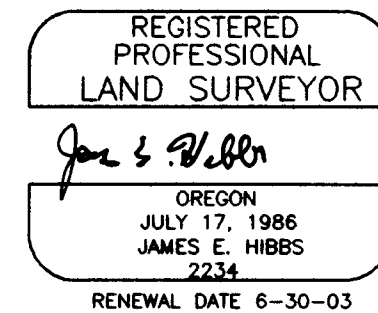
MAY 5, 2003

Declaration of Conditions, Covenants & Restrictions recorded as Doc. # 03-41653, ORJCO.

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

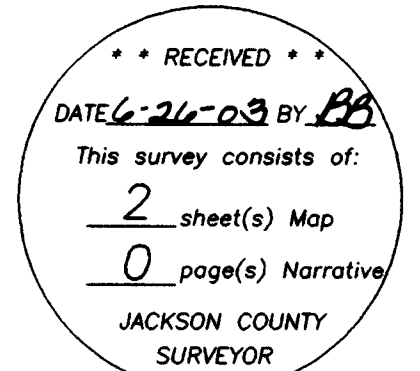
Parcels 2 and 3 per Partition Plat No. P-56-2000, according to the official plat thereof, now of record, in Volume 11, Page 56 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16650 in the Office of the Jackson County Surveyor. ALSO: Beginning at the Southwest corner of said Parcel 3; thence along the North line of THE MEADOWS, A P.U.D., according to the official plat thereof, now of record, in Jackson County, Oregon, North 89°57'00" West, 97.23 feet to the East line of Freeman Road; thence along said East line, North 00°03'40" East, 140.83 feet to South line of Cedar Shadows Way; thence along said South line, North 89°57'00" East, 97.23 feet to the Northeast corner of that tract described in Document No. 02-43626, Official Records of Jackson County, Oregon; thence along the East line of said tract, South 00°03'40" West, 141.00 feet to the point of beginning.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.260

PURPOSE: TO SURVEY AND MONUMENT THE LOTS OF MINGUS CREEK ESTATES SUBDIVISION.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE SUBJECT PROPERTY. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS SET BY FS16650 AND PROLONGED WESTERLY TO THE EAST R/W OF FREEMAN ROAD. CEDAR SHADOWS WAY WAS CONTROLLED BY MONUMENTS ESTABLISHED BY FS16650. THERE HAVE BEEN UNRECORDED MONUMENTS ESTABLISHED BY THE SURVEYOR WHO FILED FS16650 TO REPLACE MONUMENTS THAT WERE DESTROYED BY SIDEWALK CONSTRUCTION. AS OF THIS DATE NO SURVEY HAS BEEN FILED TO MAKE THESE MONUMENTS OF RECORD. THESE MONUMENTS DO FIT RECORD POSITION PER FS16650 AND WERE HELD AS THE CORRECT CORNER MONUMENT. COMPUTED THE INTERIOR LOT CORNERS AND SET PINS AS SHOWN ON SHEET 2.



SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

SURVEY FOR:
 RIVER CITY DEVELOPMENT, LLC
 1744 E. McANDREWS ROAD SUITE B
 MEDFORD, OR. 97501
 PHONE: (541) 776-5900

MINGUS CREEK ESTATES SUBDIVISION

Located in the N.W. 1/4 of Sec. 11, T.37S., R.2W., W.M.
 City of Central Point, Jackson County, Oregon

LEGEND:

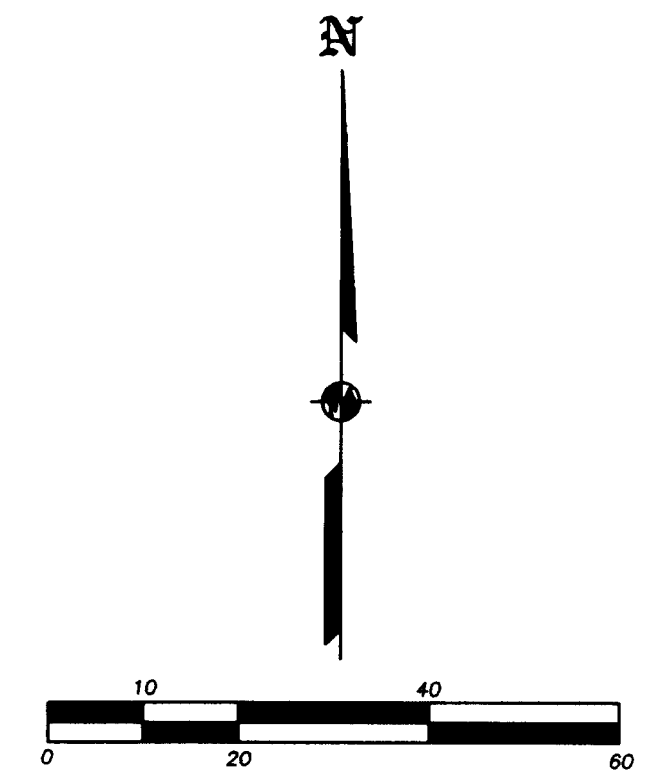
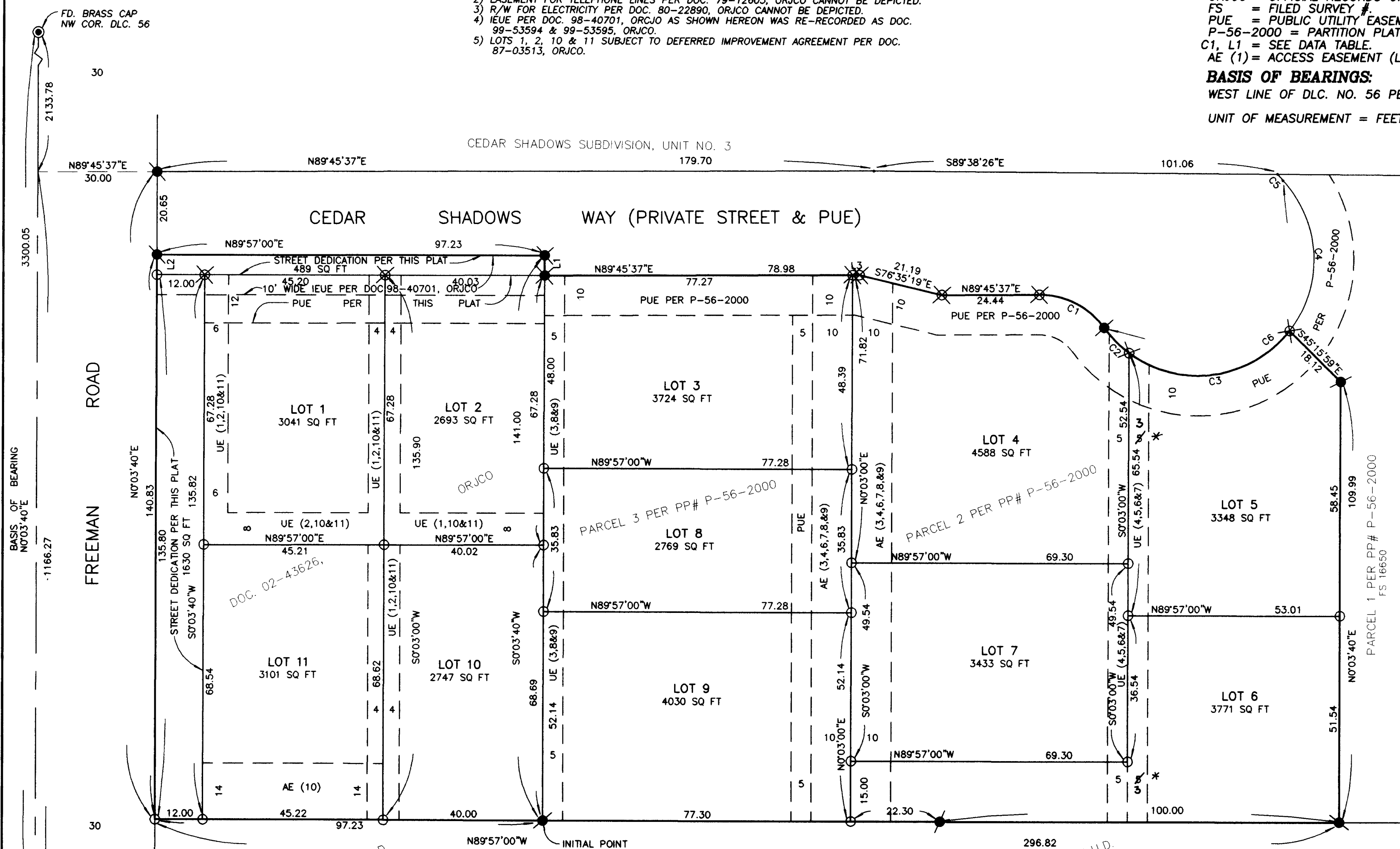
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT AS NOTED.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R. BRAUGHTON LS2657 PER FS16650.
- ⊙ = FD. BRASS TAG MKD. LS2657 IN LEAD PLUG IN CONCRETE SIDEWALK. NOT OF RECORD.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. & ASSOC. IN LEAD PLUG IN CONCRETE SIDEWALK.

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) R/W FOR ELECTRICITY PER DOC. 94-08919, ORJCO CANNOT BE DEPICTED.
- 2) EASEMENT FOR TELEPHONE LINES PER DOC. 79-12605, ORJCO CANNOT BE DEPICTED.
- 3) R/W FOR ELECTRICITY PER DOC. 80-22890, ORJCO CANNOT BE DEPICTED.
- 4) IEUE PER DOC. 98-40701, ORJCO AS SHOWN HEREON WAS RE-RECORDED AS DOC. 99-53594 & 99-53595, ORJCO.
- 5) LOTS 1, 2, 10 & 11 SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 87-03513, ORJCO.

IEUE = INGRESS, EGRESS & UTILITY EASEMENT.
 UE (1) = PRIVATE UTILITY EASEMENT (LOT BENEFITTING)
 JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 FS = FILED SURVEY #.
 PUE = PUBLIC UTILITY EASEMENT.
 P-56-2000 = PARTITION PLAT NO. P-56-2000 (FS16650).
 C1, L1 = SEE DATA TABLE.
 AE (1) = ACCESS EASEMENT (LOT BENEFITTING).

BASIS OF BEARINGS:
 WEST LINE OF DLC. NO. 56 PER FS16650 AS SHOWN.
 UNIT OF MEASUREMENT = FEET DATE: MAY 5, 2003 SCALE: 1" = 20'



DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	54°13'12"	18.93	20.00	N63°07'47"W 18.23
C2	17°36'56"	8.92	29.00	S44°49'39"E 8.88
C3	88°40'24"	44.88	29.00	N82°01'40"E 40.53
C4	80°47'05"	40.89	29.00	N2°42'05"W 37.59
C5	3°43'55"	2.08	32.00	S41°13'39"E 2.08
C6	187°04'26"	94.69	29.00	N50°26'36"E 57.89


NUM	DISTANCE	BEARING
L1	5.03	N0°03'40"E
L2	5.03	S0°03'40"W
L3	1.71	N89°45'37"E

* Affidavit of Correction
 Doc. No. 04-002093.
 SEE CS 17820 (ATTACHED)
 Roguel R. Renteria, C.S.
 1/16/04

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

RECEIVED
 DATE 6-26-03 BY JEB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

 = PORTION OF PRIVATE UTILITY EASEMENT CORRECTED BY THIS AFFIDAVIT.

