

BIRCHFIELD VILLAGE (A PLANNED COMMUNITY SUBDIVISION)

Located in the SW1/4 of Section 12, T.37S.,R.2W., W.M., City of Central Point, Jackson County, Oregon

August 4, 2003

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 1/4" brass cap located at the Northeast corner of Donation Land Claim No. 63, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the centerline of Beall Lane, South 89° 57' 07" East, 777.27 feet; thence leaving said lane line and running along the centerline of Circle Wood Drive, North 0° 00' 09" East, 30.00 feet to a brass disk found set in concrete; thence leaving said drive line, North 89° 57' 07" West, 25.00 feet to a 5/8" rebar with plastic cap found set for the Southeasterly corner of tract described in Instrument No. 02-43890 of the Official Records of said county, for THE INITIAL POINT OF BEGINNING; thence run along the Northerly, right-of-way line of said Beall Lane, North 89° 57' 07" West, 170.244 feet (record = North 89° 54' 30" West, 170.40 feet) to the Southwesterly corner of said tract; thence North 0° 44' 51" East, 131.10 feet (record = North 0° 44' 50" East, 131.05 feet) to an angle point on the Westerly boundary of said tract; thence North 1° 53' 30" West, 98.99 feet (record = North 1° 50' 20" West, 98.91 feet) to a 3/4" iron pin found set for the Northwesterly corner of said tract; thence North 89° 57' 48" East, 171.81 feet (record = East, 171.84 feet) to a 3/4" iron pin found set for the Northeasterly corner of said tract; thence along the Westerly right-of-way line of said Circle Wood Drive, South 0° 00' 09" West, 230.276 feet (record = South 0° 00' 20" East, 230.17 feet) to THE INITIAL POINT OF BEGINNING.

G.D.K. SURVEYOR

SURVEY FOR: Paul Grout P.O. Box 8210 Medford, OR. 97501

SURVEY BY: Kaiser Surveying 19440 Highway 62 Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT G.D.K. SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 16, 1967 GARY D. KAISER No. 803 EXP. 6-30-05

*** APPROVALS ***

Examined and approved this 5th day of August, 2003.

Robert Robute JACKSON COUNTY SURVEYOR

Examined and approved by the City of Central Point Planning Department this 5th day of August, 2003.

Planning Director

Examined and approved as required by O.R.S. 92.100 this 6th day of August, 2003.

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 the 6th day of August, 2003.

Carole Applegate, Deputy TAX COLLECTOR DATE 8-6-03

*** RECORDERS CERTIFICATE ***

Filed for Record this 14th day of August, 2003 at 8:00 O'clock, A.M. and Recorded as Partition Plat No. of the Records of Jackson County, Oregon. Index Volume 29, Page 34.

Kathleen S. Beckett COUNTY CLERK

CHERYL ANGERIS DEPUTY

For order of the County Commissioners approving this plat see Volume 205, Page 799-801 of County Commissioners Journal of Proceedings.

*** POST MONUMENTATION ***

I, Gary D. Kaiser, hereby certify that the deferred monuments shown on sheet 2 will be set on or before December 25, 2003.

SURVEYOR

All monuments are now set on this 31st day of DECEMBER, 2003. See Document No. 03-87519 of the Official Records of Jackson County, Oregon. SN 18045

Robert Robute COUNTY SURVEYOR

*** DECLARATION ***

Known all men by these presents, that PAUL GROUT, an estate in fee simple, is the owner of the lands hereon described, and has caused the same to be subdivided into lots, common area and additional Beall Lane right-of-way as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I also hereby dedicate to the public for public use that area shown hereon as "area being dedicated for additional Beall Lane right-of-way" and the public utility easements (P.U.E.) as shown on Sheet 2. I also hereby dedicate to the City of Central Point the 15-foot wide sewer easement shown on Sheet 2 and the 15-foot wide water line easement shown on Sheet 2. I also hereby create for the benefit of Lots 1-9, a common ingress-egress easement across common area of Lot 10 and that 10-foot wide stormdrain easement as shown on Sheet 2. I hereby designate said subdivision as BIRCHFIELD VILLAGE - a Planned Community Subdivision.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 5 DAY, OF August, 2003.

Paul Grout PAUL GROUT

STATE OF OREGON) COUNTY OF JACKSON)

Personally appeared the above named PAUL GROUT, and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 5 day of August, 2003.

Joann Van Wormer NOTARY PUBLIC - OREGON COMMISSION NO. 364514 MY COMMISSION EXPIRES Jan 9, 2007

We, STANLEY A. GROUT TRUSTEE AND MARLENE L. GROUT TRUSTEE OF THE GROUT FAMILY TRUST AS TO AN UNDIVIDED 44.753 INTEREST AND DAVID A. GROUT AS TO AN UNDIVIDED 55.247 INTEREST, are the undersigned beneficiary of certain Trust Deeds dated July 1, 2003, and recorded July 23, 2003, as Document No. 03-50284, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 5 day of August, 2003.

Stanley A. Grout, Trustee Marlene L. Grout, Trustee

Before me: Joann Van Wormer NOTARY PUBLIC - OREGON COMMISSION NO. 364516 MY COMMISSION EXPIRES Jan 9, 2007

Signed this 5 day of August, 2003.

David A. Grout

Before me: Joann Van Wormer NOTARY PUBLIC - OREGON COMMISSION NO. 364516 MY COMMISSION EXPIRES Jan 9, 2007

RECEIVED Date 8/14/03 By RRR This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

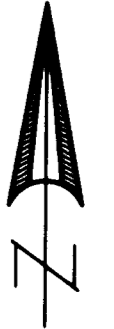
BIRCHFIELD VILLAGE (A PLANNED COMMUNITY SUBDIVISION)

Located in the SW1/4 of Section 12, T.37S.,R.2W., W.M.,
City of Central Point, Jackson County, Oregon

August 4, 2003

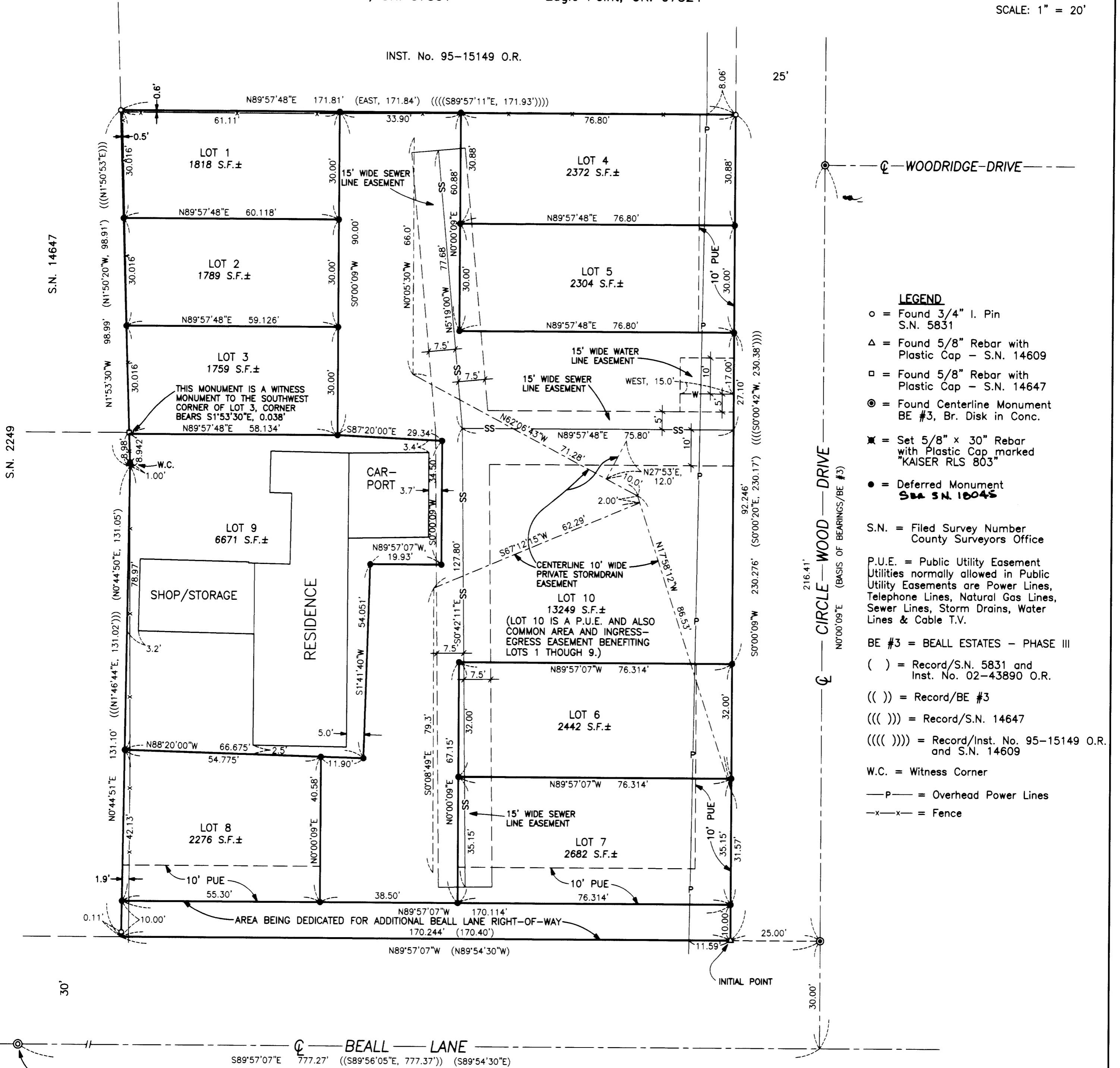
SURVEY FOR:
Paul Grout
P.O. Box 8210
Medford, OR. 97501

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



SCALE: 1" = 20'

INST. No. 95-15149 O.R.



- LEGEND**
- = Found 3/4" I. Pin S.N. 5831
 - △ = Found 5/8" Rebar with Plastic Cap - S.N. 14609
 - = Found 5/8" Rebar with Plastic Cap - S.N. 14647
 - ⊙ = Found Centerline Monument BE #3, Br. Disk in Conc.
 - ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
 - = Deferred Monument S.N. 18045
- S.N. = Filed Survey Number
County Surveyors Office
- P.U.E. = Public Utility Easement
Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- BE #3 = BEALL ESTATES - PHASE III
- () = Record/S.N. 5831 and Inst. No. 02-43890 O.R.
- (()) = Record/BE #3
- ((()) = Record/S.N. 14647
- (((()) = Record/Inst. No. 95-15149 O.R. and S.N. 14609
- W.C. = Witness Corner
- P— = Overhead Power Lines
- x-x- = Fence

EASEMENTS
A Current Title Report shows no easement.
Existing Overhead Power line is shown hereon.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivide tract described in Instrument No. 02-43890 O.R. into 10 P.U.D. Lots including common area.

PROCEDURE: The outside boundary was located from information on the Plat of BEALL ESTATES, PHASE III, Filed Survey Nos. 2249, 5831, 14609, 14647 and Instrument No. 02-43890 O.R.. The Lots and Common Area were located per the approved Tentative Plat.

**** RECEIVED ****
Date 8/14/03 By PRR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPIED OF THE ORIGINAL PLAT
G.D.K.
SURVEYOR

69827