

APPROVAL:

[Signature] 11-20-03  
CENTRAL POINT PLANNING DEPARTMENT DATE  
PLANNING COMMISSION RESOLUTION NO. 554

SEQUOIA PLACE  
A PLANNED COMMUNITY SUBDIVISION

LOCATED IN:  
SE 1/4 OF SECTION 3 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE BASE AND MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100  
AS OF NOVEMBER 25<sup>TH</sup>, 2003

[Signature]  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY  
ORS 92.095 HAVE BEEN PAID AS OF November 25<sup>th</sup>, 2003.

[Signature]  
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 29 DAY OF DECEMBER  
2003, AT 10:44 O'CLOCK, A.M. AND RECORDED IN  
VOLUME 29, PAGE 57  
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 16<sup>TH</sup> DAY OF  
November, 2003  
[Signature]  
COUNTY SURVEYOR

PREPARED FOR:  
HABITAT FOR HUMANITY ROGUE VALLEY  
P.O. BOX 688  
MEDFORD, OREGON 97501

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net

DATE OF SURVEY: 10-08-03  
TERRASURVEY JOB NO. 213-03

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT HABITAT FOR HUMANITY ROGUE VALLEY, AN OREGON NONPROFIT CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS, COMMON AREAS, AND EASEMENTS AS SHOWN HEREON AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH.

THAT THE AREA SHOWN AS A 10' PRIVATE UNDERGROUND UTILITIES EASEMENT IS AN EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE UNDERGROUND UTILITIES INCLUDING WATER, POWER, CABLE TV, GAS, TELEPHONE, AND FIBER OPTICS WHICH SERVICE LOTS WITHIN THE SUBDIVISION AND IS APPURTENANT TO THE LOTS WHICH IT SERVES.

THAT SAID OWNER DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITIES OVER, UNDER, AND ABOVE THAT CERTAIN STRIP OF LAND DESIGNATED AS "PUBLIC UTILITIES EASEMENT". SAID EASEMENT SHALL BE KEPT FREE OF PERMANENT STRUCTURES AND OTHER OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE INTENDED USE OF SAID EASEMENT.

THAT THE AREAS DESIGNATED AS COMMON AREAS ARE TO BE OWNED BY THE HOMEOWNERS ASSOCIATION. THE TERMS AND CONDITIONS OF SAID OWNERSHIP ARE MORE SPECIFICALLY ADDRESSED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SEQUOIA PLACE, A PLANNED COMMUNITY SUBDIVISION. SAID OWNER DOES HEREBY DESIGNATE THIS SUBDIVISION AS SEQUOIA PLACE, A PLANNED COMMUNITY SUBDIVISION, TO THE CITY OF CENTRAL POINT.

[Signature]  
ANNA D'AMATO EXECUTIVE DIRECTOR  
HABITAT FOR HUMANITY/ROGUE VALLEY

FOR THE ORDER OF THE COUNTY COMMISSIONERS APPROVING  
THIS PLAT SEE VOLUME 206 PAGE 612-614 OF THE  
COMMISSIONERS JOURNAL OF PROCEEDING.

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN NOVEMBER 1, 2004.

[Signature]  
RICHARD F. ALSPACH, PLS 2653

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 06-24109  
OFFICIAL RECORDS, JACKSON COUNTY, OREGON, THIS 9<sup>TH</sup> DAY OF May, 2006  
(See CS 19176)  
-2004.

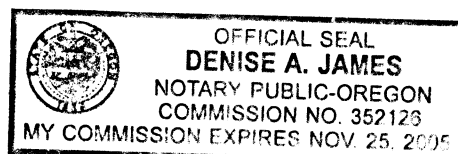
APPROVED BY JACKSON COUNTY SURVEYOR.

[Signature]  
JACKSON COUNTY SURVEYOR

STATE OF OREGON ) S.S.  
COUNTY OF JACKSON)

ON THIS, THE 14 DAY OF November, 2003, BEFORE ME APPEARED ANNA D'AMATO, EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY ROGUE VALLEY, AN OREGON NONPROFIT CORPORATION, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY HER AND TO BE HER FREE ACT AND DEED.

[Signature]  
NOTARY



I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON JET SET MYLAR #JR440JME 4MIL.

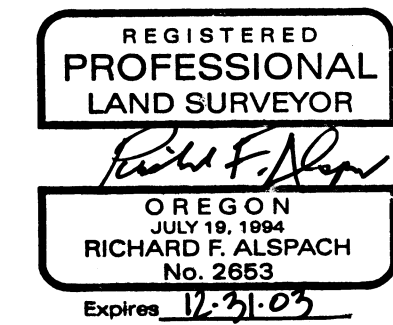
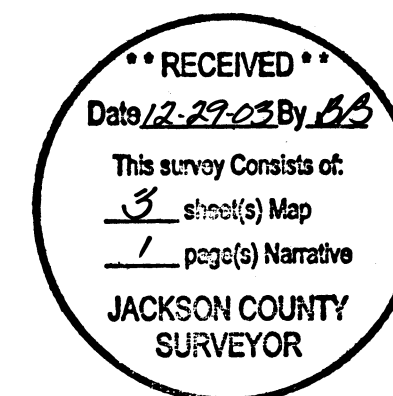
[Signature]  
RICHARD F. ALSPACH, PLS 2653

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

[Signature]  
RICHARD F. ALSPACH, PLS 2653

[Signature]  
RICHARD F. ALSPACH PLS 2653

11/13/03  
DATE



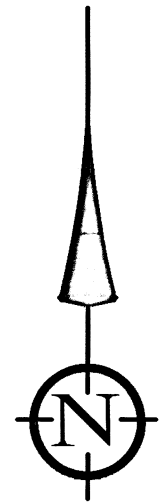
# SEQUOIA PLACE

## A PLANNED COMMUNITY SUBDIVISION

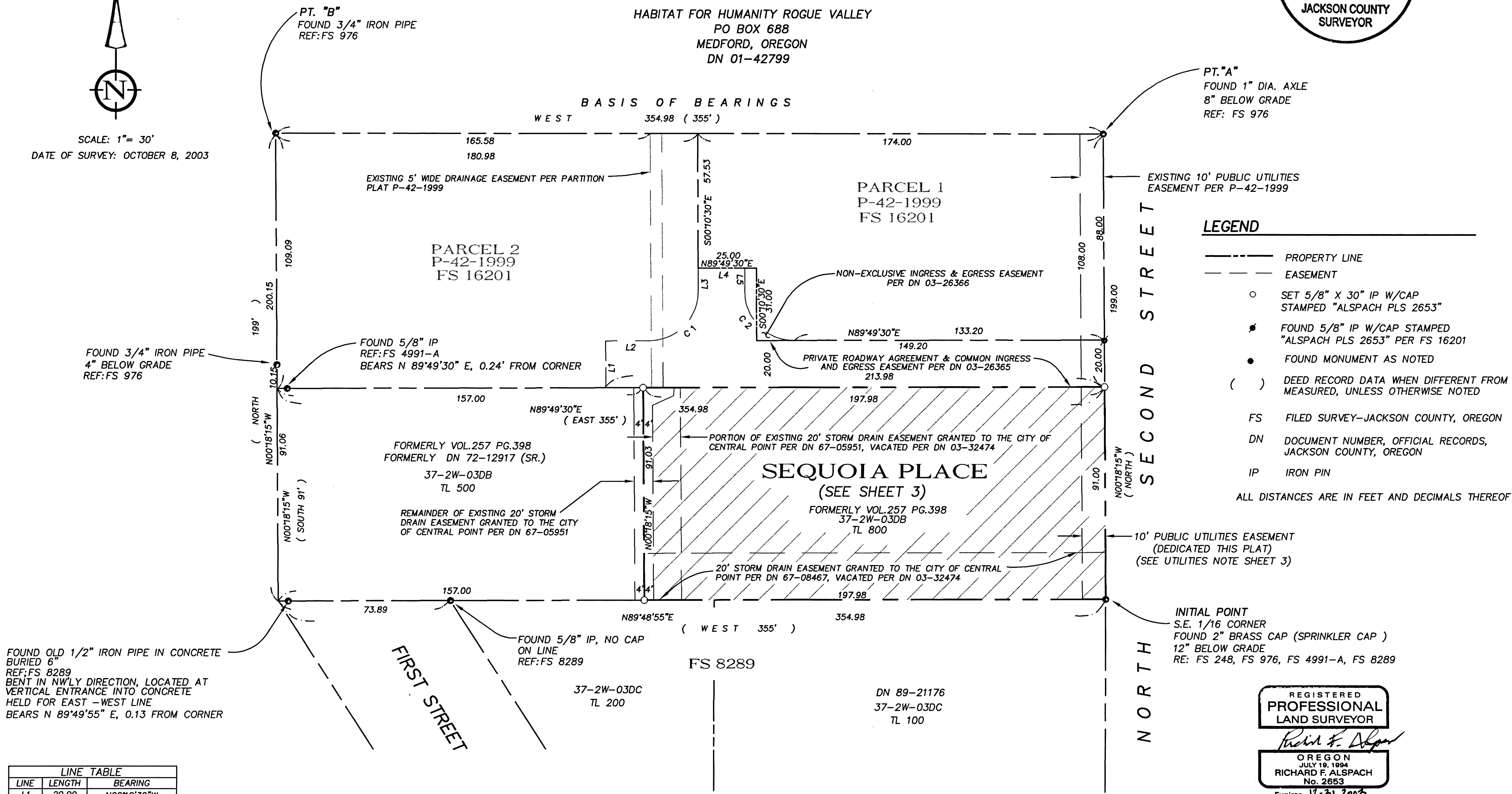
LOCATED IN:  
SE 1/4 OF SECTION 3 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE BASE AND MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

HABITAT FOR HUMANITY ROGUE VALLEY  
PO BOX 688  
MEDFORD, OREGON  
DN 01-42799

\*\* RECEIVED \*\*  
Date 12-29-03 By RL  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



SCALE: 1" = 30'  
DATE OF SURVEY: OCTOBER 8, 2003



- LEGEND**
- PROPERTY LINE
  - - - EASEMENT
  - SET 5/8" X 30" IP W/CAP STAMPED "ALSPACH PLS 2653"
  - FOUND 5/8" IP W/CAP STAMPED "ALSPACH PLS 2653" PER FS 16201
  - FOUND MONUMENT AS NOTED
  - ( ) DEED RECORD DATA WHEN DIFFERENT FROM MEASURED, UNLESS OTHERWISE NOTED
  - FS FILED SURVEY-JACKSON COUNTY, OREGON
  - DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
  - IP IRON PIN
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

FOUND OLD 1/2" IRON PIPE IN CONCRETE BURIED 6"  
REF: FS 8289  
BENT IN NWLY DIRECTION, LOCATED AT VERTICAL ENTRANCE INTO CONCRETE HELD FOR EAST - WEST LINE BEARS N 89°49'55" E, 0.13 FROM CORNER

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N00°10'30"W
L2	18.73	N89°49'30"E
L3	10.00	N00°10'30"W
L4	20.00	S89°49'30"W
L5	10.00	S00°10'30"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CORD
C1	21.00	90°0'0"	32.99	N44°49'30"E 29.70
C2	21.00	90°0'0"	32.99	S45°10'30"E 29.70

- EASEMENT NOTES**
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PAGE 57, JACKSON COUNTY, OREGON, DEED RECORDS IS A "BLANKET" EASEMENT AND IS EVIDENCED BY POWER POLES ALONG SECOND STREET.
  - EASEMENT GRANTED FOR A SEWER LINE ADJACENT TO THE NORTHERLY LINE OF THE SUBJECT PROPERTY PER DOCUMENT NO. 72-12917, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, HAS NO SPECIFIED WIDTH.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard F. Alspach*  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653  
Expires 12-31-2005

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 213-03

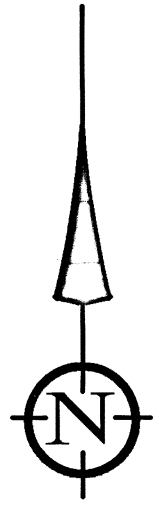
**BASIS OF BEARING**  
FOUND MONUMENTS AT PT."A" AND PT."B" AS WEST PER SURVEY NO. 16201

# SEQUOIA PLACE A PLANNED COMMUNITY SUBDIVISION

LOCATED IN:

SE 1/4 OF SECTION 3 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE BASE AND MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

HABITAT FOR HUMANITY ROGUE VALLEY  
PO BOX 688  
MEDFORD, OREGON  
DN 01-42799

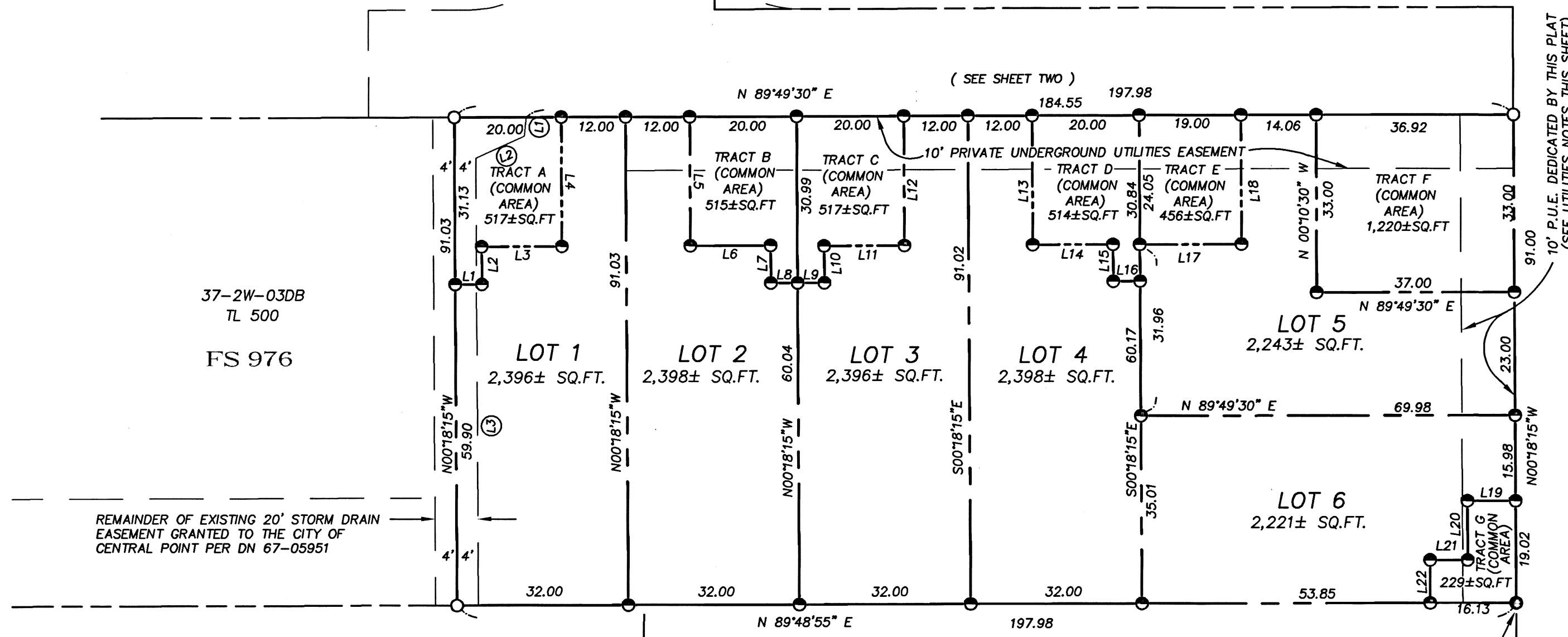


PARCEL 2  
P-42-1999  
FS 16201

PARCEL 1  
P-42-1999  
FS 16201

SCALE: 1" = 20'  
DATE OF SURVEY: OCTOBER 8, 2003

**RECEIVED**  
Date 12-27-03 By RL  
This survey consists of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**LEGEND**

- PROPERTY LINE
- - - EASEMENT
- SET 5/8" x 30" IP W/CAP STAMPED "ALSPACH PLS 2653"
- DEFERRED MONUMENT (See C.S. 19/176) *Reginald Schultz, C.S. 5/09/06*
- ⊙ FOUND 5/8" IP W/CAP STAMPED "ALSPACH PLS 2653" PER FS 16201
- FOUND MONUMENT AS NOTED
- ( ) DEED RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY-JACKSON COUNTY, OREGON
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

**UTILITIES NOTE**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITIES EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**EASEMENT LINE TABLE**

- Ⓐ S 05°10'56" W 3.60
- Ⓑ S 65°56'20" W 9.93
- Ⓒ S 00°18'15" E 83.43

37-2W-03DC  
TL 200

FS 8289

LINE	LENGTH	BEARING
L1	5.00	S89°41'45"W
L2	7.00	S00°18'15"E
L3	15.00	S89°41'45"W
L4	24.09	S00°18'15"E
L5	24.03	N00°18'15"W
L6	15.00	S89°41'45"W
L7	7.00	N00°18'15"W
L8	5.00	S89°41'45"W
L9	5.00	N89°41'45"E
L10	6.86	S00°18'15"E
L11	15.00	S89°41'45"W
L12	24.09	S00°18'15"E
L13	24.03	S00°18'15"E
L14	15.00	N89°41'45"E
L15	6.86	S00°18'15"E
L16	5.00	N89°41'45"E
L17	19.00	N89°41'45"E
L18	24.00	N00°18'15"W
L19	9.09	S89°41'45"W
L20	11.00	S00°10'30"E
L21	7.00	S89°49'30"W
L22	8.00	S00°10'30"E

INITIAL POINT  
S.E. 1/16 CORNER  
FOUND 2" BRASS CAP (SPRINKLER CAP)  
12" BELOW GRADE  
RE: FS 248, FS 976, FS 4991-A, FS 8289

DN 89-21175  
37-2W-03DC  
TL 100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard F. Alspach*  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653  
Expires 12-31-2003

**TERRASURVEY, INC.**

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net

JOB NO. 213-03

**BASIS OF BEARING**

FOUND MONUMENTS AT PT."A" AND PT."B" AS WEST PER SURVEY NO. 16201  
( SEE SHEET 2 )

13P/5

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

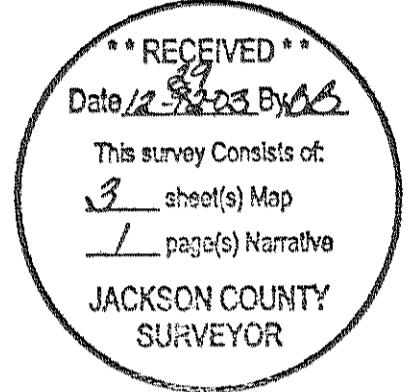
**DATE OF SURVEY:**

October 8, 2003

*Vol. 29 Pg. 57  
Book 15 Pg 38  
132/5*

**SURVEYED BY:**

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Or 97520



**SURVEY FOR:**

Habitat For Humanity Rogue Valley  
PO Box 688  
Medford, OR 97520

**LOCATION:**

Located in the S.E. 1/4 of Section 3, Township 37 South, Range 2 West, Willamette Base and Meridian, City of Central Point, Jackson County Oregon

**PURPOSE:**

The purpose of this survey is to divide the Habitat for Humanity property as described in Document Number 01-42799 into a planned community subdivision consisting of 6 lots with common areas which is in substantial conformance with the Tentative Plan approved by the City of Central Point by Planning Commission Resolution Number 554.

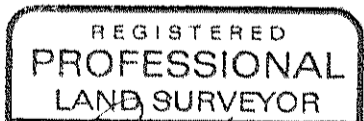
**BASIS OF BEARINGS:**

The basis of bearings for this survey is the north line of the land partitioned by Partition P-42-1999, filed as Survey Number 16201, being West as determined by monuments found at the northeast corner of Parcel 1 and at the northwest corner of Parcel 2 of said partition.

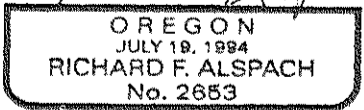
**PROCEDURE:**

In 1999 I surveyed and partitioned the adjoining property to the north of the subject property. In conducting this survey I used control and monuments from that survey as a basis of bearings and as control to establish the northerly and easterly boundaries of the subject property. To establish the south line I held monuments that were either found or set along the south line by Edward McGinty in 1957 (FS 976), by Hugh Ingle in 1972 (FS 4991), and by Verlyn Thomas in 1980 (FS 8289). The legal description for the subject property describes a larger parcel with an exception of the West 157.0 feet. Therefore the westerly line of the subject parcel was established at 157.0 feet east of the westerly described line.

The previous fence on the northerly line was removed to accommodate a shared access drive per Document Number 03-32474. The fence on the south line was recently constructed on the line by Habitat volunteers. This fence replaces a fence, recently constructed by the southerly neighbor, which encroached on Habitat property. At the time of this survey there is no fence on the westerly line.



*Richard F. Alspach*



Expires 12-31-2003

October 21, 2003

*Richard F. Alspach*

Richard F. Alspach, PLS 2653

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon