

* See Att. of Post Mon.

SURVEY NO. 18039

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

SURVEY FOR: Duncan Development, LCC
P.O. Box 5656
Central Point, Oregon 97502

LOCATION: In the Southwest 1/4 of Section 10, Township 37 South, Range 2 West,
Willamette Meridian, City of Central Point, Jackson County, Oregon.

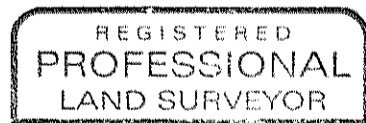
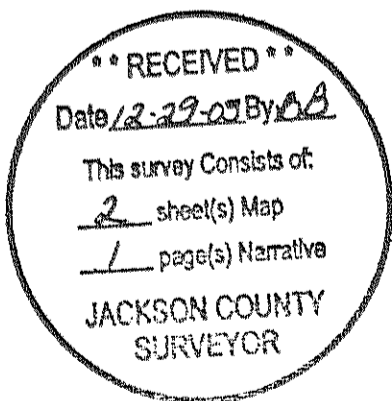
PURPOSE: To survey, monument and prepare final plat of PHEASANT CREEK
ESTATES, PHASE 1 per City of Central Point Planning Department and
per the client's request.

PROCEDURE: Utilizing found monumentation and information per Filed Survey No.
15979, Plats of COUNTRY MEADOW ESTATES SUBDIVISION,
PHASE 1, and DIAMOND CENTER SUBDIVISION and information
provided by the Jackson County Surveyor's Office for survey in progress
for correcting Grant Road alignment for control, I established proper
monuments as shown hereon. An electronic total station was used to
make all measurements.

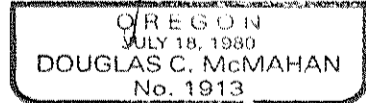
*Vol. 29 Pg. 62
Book 15 pg 43
13R/10*

BASIS OF BEARING: Filed Survey No. 15979 (C/L Hanley Road)

DATE: October 21, 2003



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/04
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

(phsck1nrr.dcm)
DCM:eg

PHEASANT CREEK ESTATES, PHASE 1

LOCATED IN:
THE S.W. 1/4 OF SECTION 10, T.37S., R.2W., W.M.,
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

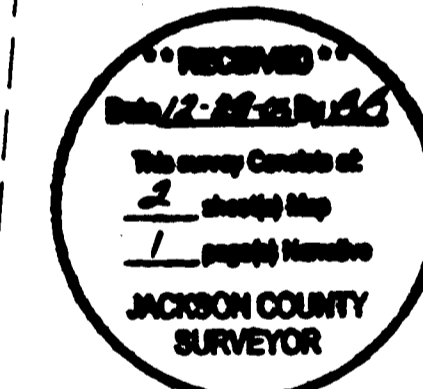
FOR
DUNCAN DEVELOPMENT, LLC
P.O. BOX 5656
CENTRAL POINT, OREGON 97502

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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 60 feet OCTOBER 21, 2003
BASIS OF BEARING: FILED SURVEY NO. 15979

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- △ = DEFERRED MONUMENT - SEE CS 18M4 - AAA C.S. 2/25/04
- ⊙ = SET 5/8"x24" REBAR WITH METAL CAP STAMPED "D.MCMAHAN LS 1913".
- ⊕ = FOUND BRASS DISC AS SHOWN
- ⊖ = FOUND 5/8" REBAR WITH CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 15979.
- = FOUND 5/8" IRON BAR PER DIAMOND CENTER SUBDIVISION PLAT, UNLESS OTHERWISE SHOWN.
- SB = BUILDING SETBACK AT 60' WIDTH
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PFE = PRIVATE FENCELINE EASEMENT (SEE DECLARATION)
- S/N = FILED SURVEY NUMBER
- R.R.V.I.D. = ROGUE RIVER VALLEY IRRIGATION DISTRICT EASEMENT BEING CREATED HEREON FOR ACCESS, INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES.

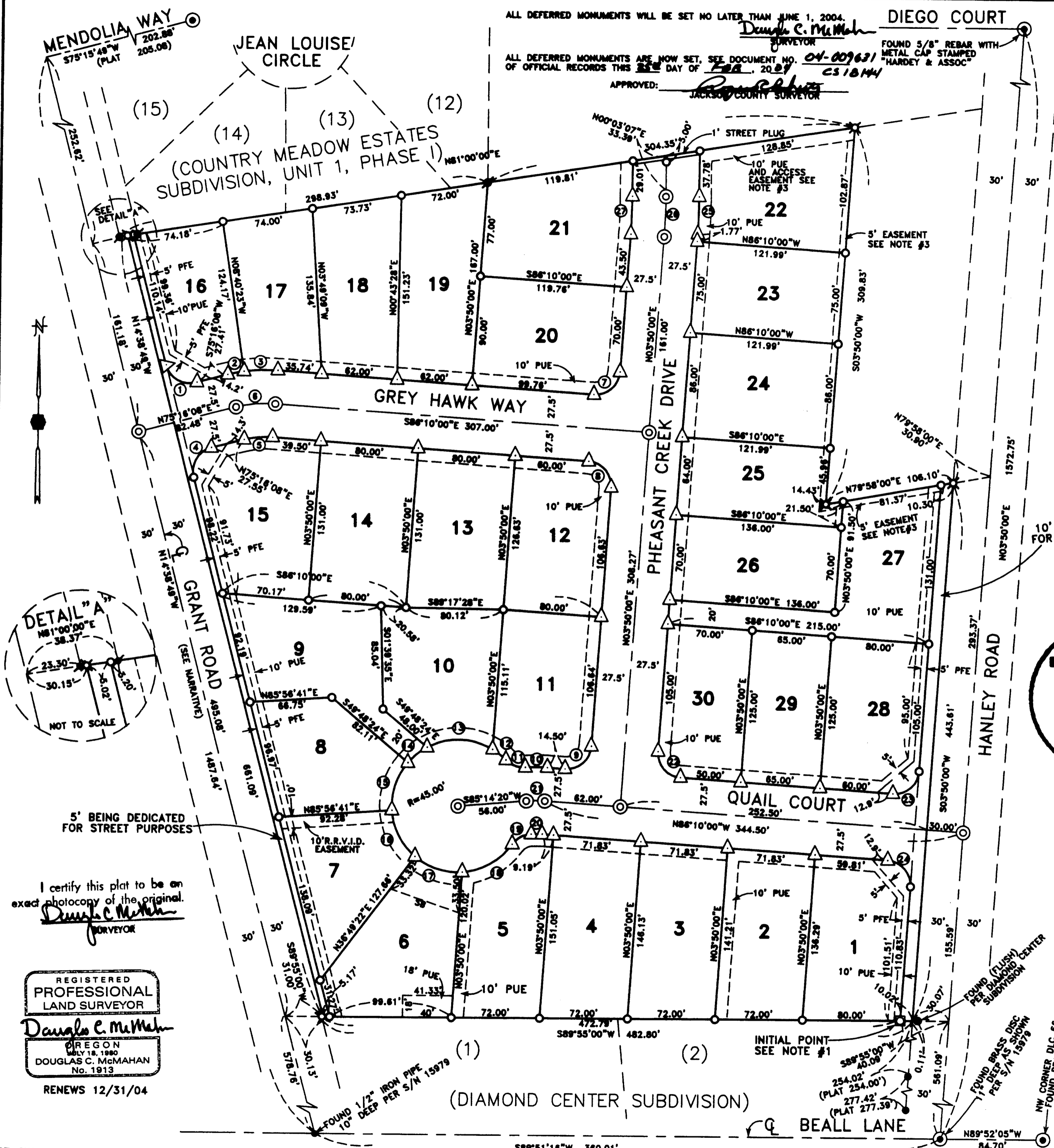
- NOTES:**
- INITIAL POINT SET 2 1/2" BRASS DISC ON 2" X 30" IRON PIPE STAMPED "INITIAL POINT PHEASANT CREEK ESTATES PHASE 1 LS 1913"
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS 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 OWNER'S 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.
 - SEE DECLARATION ON SHEET 1 OF 2.



LOT SIZE

LOT NO.	SQUARE FEET
1	10,574
2	9,967
3	10,320
4	10,673
5	9,905
6	10,430
7	8,581
8	9,030
9	11,152
10	10,102
11	9,963
12	10,045
13	10,305
14	10,480
15	11,375
16	8,484
17	8,818
18	9,669
19	10,543
20	10,692
21	10,786
22	10,960
23	9,149
24	10,491
25	8,084
26	9,520
27	12,299
28	9,914
29	8,125
30	8,664

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	80°05'03"	20.00	31.45	28.31	S59°41'20"E
2	8°03'28"	127.50	13.48	13.47	S78°17'53"W
3	12°30'23"	127.50	27.83	27.78	S87°34'48"W
4	88°54'57"	20.00	31.39	28.28	S30°18'40"W
5	18°33'32"	72.50	23.48	23.39	S84°33'04"W
6	18°33'32"	100.00	32.40	32.26	N48°30'04"E
7	80°00'00"	20.00	31.42	28.28	N48°30'00"E
8	80°00'00"	20.00	31.42	28.28	N41°10'00"W
9	80°00'00"	20.00	31.42	28.28	N48°30'00"E
10	8°03'04"	127.50	17.92	17.90	S89°48'28"W
11	48°51'05"	20.00	17.40	16.86	S89°17'31"E
12	14°42'32"	54.50	14.00	13.96	N51°43'25"W
13	58°11'48"	54.50	56.31	53.84	N88°40'48"W
14	21°31'44"	54.50	20.48	20.36	S50°57'28"W
15	44°14'54"	54.50	42.09	41.05	S18°04'09"W
16	48°00'59"	54.50	43.77	42.60	S27°03'48"E
17	44°11'28"	54.50	42.03	41.00	S72°10'00"E
18	50°52'09"	54.50	48.39	46.81	N80°18'13"E
19	51°52'28"	20.00	18.11	17.50	S80°48'22"W
20	7°08'24"	72.50	8.97	8.97	N88°42'42"W
21	8°38'40"	100.00	15.00	14.99	S89°32'10"W
22	80°00'00"	20.00	31.42	28.28	S41°10'00"E
23	80°00'00"	20.00	31.42	28.28	N48°30'00"E
24	80°00'00"	20.00	31.42	28.28	N41°10'00"W
25	3°48'53"	527.50	34.81	34.81	N01°58'34"E
26	3°48'53"	500.00	33.00	32.99	N01°58'33"E
27	3°48'53"	472.50	31.18	31.18	N01°58'34"E



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

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
OREGON JULY 18, 1980
DOUGLAS C. McMAHAN No. 1913
RENEWS 12/31/04

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN JUNE 1, 2004.
Douglas C. McMahon
SURVEYOR
FOUND 5/8" REBAR WITH METAL CAP STAMPED "HARDEY & ASSOC."
ALL DEFERRED MONUMENTS ARE NOW SET. SEE DOCUMENT NO. 04-009631 OF OFFICIAL RECORDS THIS DAY OF FEB. 20, 2004 CS 18M4
APPROVED: *[Signature]*
JACKSON COUNTY SURVEYOR

PHEASANT CREEK ESTATES, PHASE 1

LOCATED IN: THE S.W. 1/4 OF SECTION 10, T.37S., R.2W., W.M., CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, DUNCAN DEVELOPMENT, LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and streets as shown hereon, and the number 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 dedicate to the public, for public use, the streets shown hereon, together with those easements labeled as public utility easements, and does here by create for the benefit of the Rogue River Valley Irrigation District an easement for access, installation and maintenance of irrigation facilities, across Lot 7 as shown hereon, and does also hereby create easements for access, installation and maintenance of private storm drainage facilities, retaining wall and fence across Lots 22-27, for the benefit of the owners, heirs and assignees of Lots 22-27, and does also hereby create the private fence easement for installation and maintenance of a fence line across Lots 1, 6-9, 15, 16, 27, and 28 for the benefit of the owners, heirs, and assignees of Lots 1, 6-9, 15, 16, 27, and 28 as shown hereon, and also does hereby grant to the City of Central Point, in fee simple, the area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. DUNCAN DEVELOPMENT, LLC, does hereby designate said subdivision as PHEASANT CREEK ESTATES, PHASE 1.

IN WITNESS WHEREOF, We have set our hands and seals this 8th day of December, 2003.

DUNCAN DEVELOPMENT, LLC:

Signature of Mike Duncan, Managing Member of Duncan Development, LLC

STATE OF OREGON } County of Jackson } ss.

The foregoing instrument was acknowledged before me this 8th day of December, 2003, by Mike Duncan, known to me as the person who executed the within instrument on behalf of said LLC, freely and voluntarily.

Before me: Mollie E. Choate, Notary



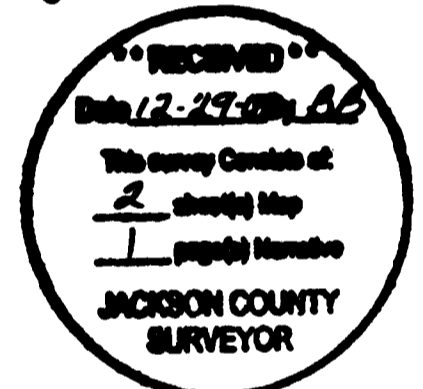
*** SURVEYOR'S CERTIFICATE ***

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 Northwest corner of Donation Land Claim No. 66 in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°52'05" West 84.70 feet to a point on the centerline of Hanley Road; thence North 03°50'00" East along said centerline, 561.09 feet; thence leaving said centerline, South 89°55'00" West 30.07 feet to a point for the Northeast corner of DIAMOND CENTER SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence continue South 89°55'00" West (Record South 89°55'30" West) along the Northerly boundary of said Subdivision, 10.02 feet to a brass disc for the INITIAL POINT OF BEGINNING; thence continue South 89°55'00" West (Record South 89°55'30" West) along the said boundary 472.79 feet to a point on the Northeastly right-of-way line of Grant Road; thence North 14°38'49" West along said right-of-way line, 661.09 feet to a point on the Southerly boundary of COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE 1, according to the Official Plat thereof, now of record in said Jackson County; thence North 81°00'00" East along the Southerly boundary of said Subdivision, 298.93 feet to a point for the Southeast corner of Lot 12 of said Subdivision, said point also being the Southwest corner of tract described in Instrument No. 91-22011 of the Deed Records of said Jackson County; thence continue North 81°00'00" East along the Southerly boundary of said tract, 304.35 feet to the Northwest corner of tract described in Instrument No. 87-16296, said Deed Records; thence South 03°50'00" West, along the Westerly boundary of said tract, 309.83 feet (Record 308.2 feet) to the Southwest corner thereof; thence North 79°58'00" East along the Southerly boundary of said tract, 106.10 feet to a point on the Westerly right-of-way line of the aforementioned Hanley Road; thence South 03°50'00" West along said right-of-way line, 443.61 feet to the aforementioned Northeast corner of DIAMOND CENTER SUBDIVISION; thence South 89°55'00" West (Record South 89°55'30" West) along the Northerly boundary of said Subdivision, 10.02 feet to the INITIAL POINT OF BEGINNING.

Signature of Douglas C. McMahan, Surveyor



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

*** APPROVALS ***

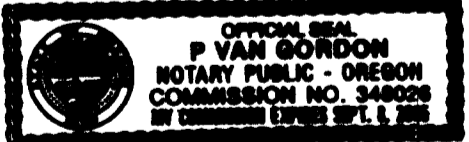
PEOPLE'S BANK OF COMMERCE, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JUNE 9, 2003 AS DOCUMENT NO. 03-37318, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 17th DAY OF December, 2003. Signature of Ken Troutman, Authorized Representative, People's Bank of Commerce, President

STATE OF OREGON } COUNTY OF JACKSON } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2003, BY Ken Troutman, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PEOPLES BANK OF COMMERCE.

BEFORE ME: Signature of P. Van Gordon, Notary



Examined and approved by the City of Central Point Planning Department this 10th day of December, 2003.

Signature of Planning Director

Examined and approved this 29th day of December, 2003.

Signature of County Surveyor

Examined and approved as required by O.R.S. 92.100 as of December 12, 2003.

Signature of 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 December 12, 2003.

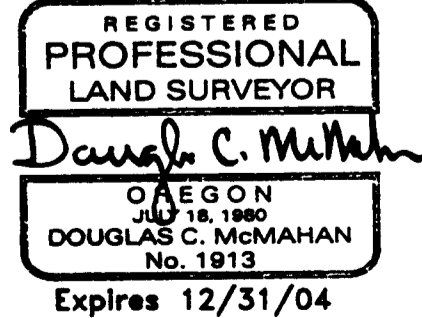
Signature of Deputy Tax Collector

RECORDING:

Filed for record this 29th day of December, 2003 at 11:35 O'clock A.M. and recorded in Volume 29 of Plats at Page 62 of Records of Jackson County, Oregon.

Signature of Kathleen S. Beckett, County Clerk

Signature of Barbara J. Shaw, Deputy





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

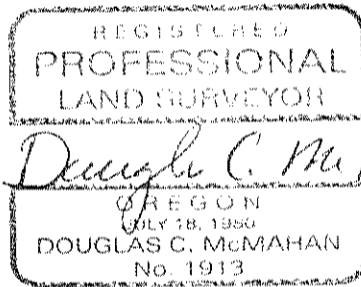
18 144

**AFFIDAVIT OF MONUMENTATION
FOR
DEFERRED MONUMENTS**

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those monuments shown as deferred on the Official Plat of PHEASANT CREEK ESTATES, PHASE 1, as recorded in Volume 29, Page 62 of Plats in Jackson County, Oregon. The deferred lot corners are 5/8 inch x 24 inch rebar with yellow plastic caps marked "D.MCMAHAN LS 1913".

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

IN WITNESS WHEREOF, signed this 12th day of February, 2004.

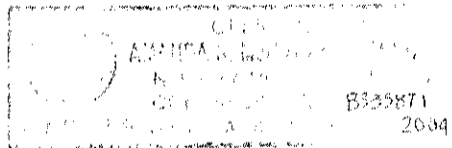


STATE OF OREGON)
County of Jackson) ss.

This instrument was acknowledged before me on this 12th day of February, 2004, by Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Amadeo J. McMahan-Crandall
Notary



Examined and approved this 23rd day of FEBRUARY, 2004.

Robert R. Roberts
Jackson County Surveyor

