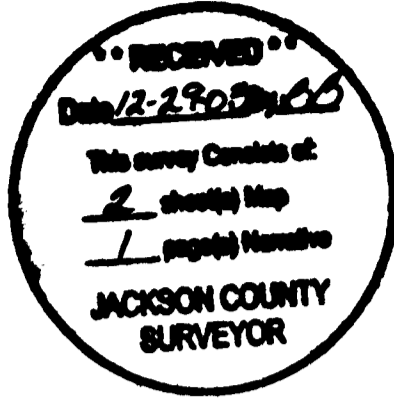


CASCADE MEADOWS VILLAGE, PHASE 2

A PLANNED COMMUNITY

LOCATED IN:

LOTS "N" AND "V" 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 ***

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 has subdivided the same into lots, 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 95-107 and Lots 22-32 and Tract "B" of Cascade Meadows Village, Phase 1 of this Subdivision, and across Lot 93 for the benefit of the owners, heirs, and assignees of Lot 94 and does hereby create the 7.5' wide sanitary sewer easements across Lots 125 and 126 for the benefit of ROGUE VALLEY SEWER SERVICES, and does hereby create the 5' storm drainage easement across Lot 126 for the benefit of the City of Central Point, 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. Capital Development 2002, L.L.C. does hereby designate said subdivision as CASCADE MEADOWS VILLAGE, PHASE 2.

IN WITNESS WHEREOF, We have set our hands and seals this 5th day of December, 2003.

CAPITAL DEVELOPMENT 2002, L.L.C.:

Craig A. Stone
Craig A. Stone, Partner

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 5th day of December, 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: Amber Gray
Notary

Michael A. Montero
Michael A. Montero, Partner

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 5th day of December, 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: Amber Gray
Notary

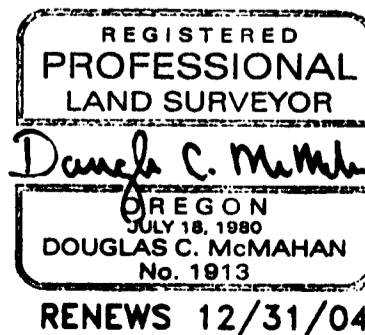
For order of the County Court approving this plat see Volume 206, Page 597-599 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 29th day of DECEMBER, 2003 at 11:530 Clock A.M. and recorded in Volume 29 of Plats at Page 64 of Records of Jackson County, Oregon.

Kathleen S Beckett
County Clerk

Barbara Shaw
Deputy



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

*** 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:

BEGINNING at a point for the Northwest corner of Lot 21 of CASCADE MEADOWS VILLAGE, PHASE 1, in the City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon; said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence South 00°00'50" West along the Westerly boundary of said CASCADE MEADOWS VILLAGE, PHASE 1, a distance of 105.00 feet to a point for the Southwest corner thereof, said point being on the Northerly right-of-way line of Beall Lane; thence along said right-of-way line South 89°51'20" West 156.44 feet; thence continue along said right-of-way line North 89°52'50" West 85.56' to a point on the Easterly right-of-way line of Chicory Lane; thence North 00°00'50" East along said Easterly right-of-way line, 870.08 feet to a point on the Southerly boundary of tract described per Instrument No. 72-16164 of the Deed Records of said Jackson County; thence South 89°34'20" East along the Southerly boundary of said tract 134.07 feet to the Southeast corner thereof; thence North 01°56'00" West along the Easterly boundary of said tract, 100.70 feet to the Northeast corner thereof; thence South 89°28'20" East 78.94 feet (Deed Record 78.91 feet); thence North 00°01'10" East 5.23 feet (Deed Record 5.21 feet) to a 5/8 inch rebar, said rebar being the beginning point of a boundary line by agreement per Instrument No. 80-23069 of said Deed Records; thence South 89°58'50" East along said boundary line, 38.42 feet to the Northwest corner of the aforementioned CASCADE MEADOWS VILLAGE, PHASE 1; thence along the Westerly boundary of said CASCADE MEADOWS VILLAGE, PHASE 1, South 00°00'50" West 104.90 feet; thence South 04°23'10" East 52.14 feet; thence South 00°00'50" West 660.09 feet; thence South 10°53'37" West to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

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

Thom
Planning Director

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

Greg R Roberts
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of DECEMBER 19, 2003.

Jack
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 19, 2003.

Carol Applegate
Deputy Tax Collector

CASCADE MEADOWS VILLAGE, PHASE 2

A PLANNED COMMUNITY

LOCATED IN:

LOTS "N" AND "V" 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



LOT SIZE

LOT NO.	SQUARE FEET
93	5,188
94	6,584
95	5,054
96-106	5,000
107	5,055
108-109	5,000
110	8,964
111	5,858
112-125	5,000
126	4,958

NOTE:

- INITIAL POINT SET 2 1/2" BRASS DISC ON 2" X 30" IRON PIPE IN POSITION OF FOUND 5/8" REBAR PER S/N 17814, STAMPED "INITIAL POINT CASCADE MEADOWS VILLAGE, PH 2 LS 1913."
- 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).
- 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.
- FOUND 2 1/2" BRASS DISC FOR NORTHWEST CORNER DLC NO. 65 AND NORTH-EAST CORNER DLC NO. 66 FLUSH IN ROAD SURFACE STAMPED "T37S R2W"

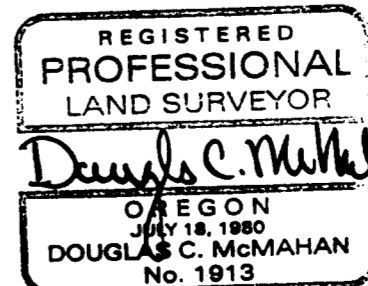
NE
C.S. DLC 1982
66

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

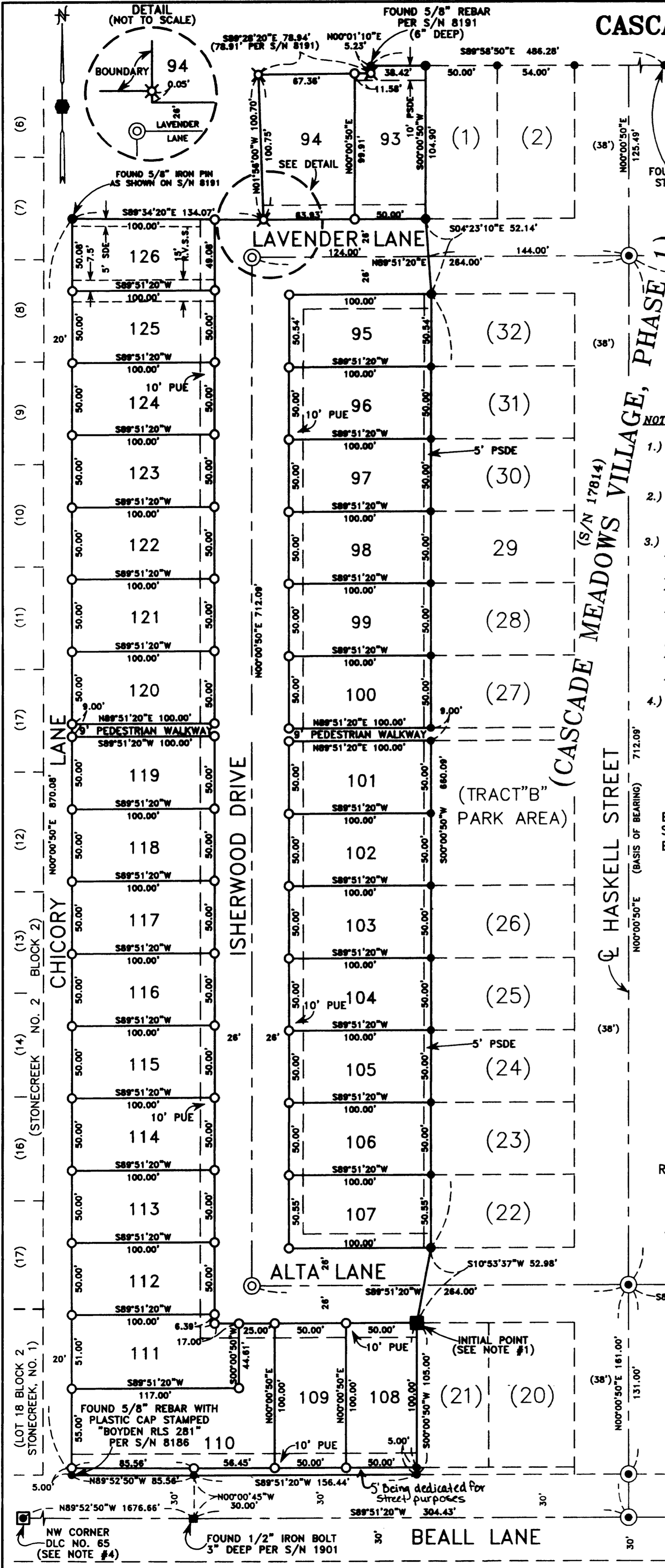
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 50 feet NOVEMBER 11, 2003
BASIS OF BEARING: FILED SURVEY NO. 17814 (HASKELL STREET)

- = SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊗ = SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⦿ = FOUND 5/8" IRON PIN WITH CAP STAMPED "KAISER RLS 803" PER S/N 15621.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER S/N 17814.
- = FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913" PER S/N 17814.
- ⊕ = 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.
- SDE = 5' 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

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



RENEWS 12/31/04



* See Ratification
of Plat - attached

SURVEY NO. 18041

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

SURVEY FOR: Capitol Development 2002, L.C.C.
802 Naudia Way
Medford, Oregon 97504

Vol. 29 Pg. 64
Book 15 pg. 45
13R/12

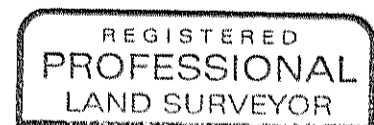
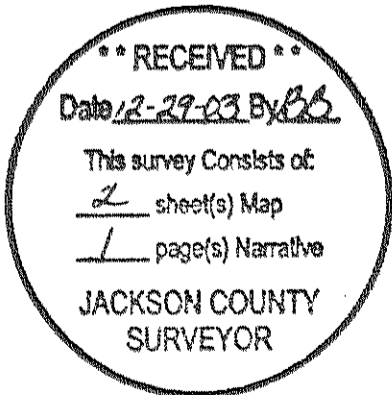
LOCATION: In Lots "N" and "V" of SNOWY BUTTE ORCHARDS in the Southwest
1/4 of Section 11, Township 37 South, Range 2 West of the Willamette
Meridian, City of Central Point, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat of CASCADE MEADOWS
VILLAGE PHASE 2, per City of Central Point Planning Department and
as per the client's request.

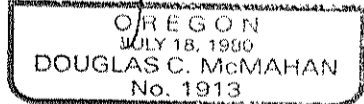
PROCEDURE: Utilizing information and found monumentation per filed Survey Numbers
1901, 8186, 8191, 12733, and 17814, for control I establish monuments as
shown on the accompanying drawing. Instrument No. 98-00137 of the
Jackson County Deed Records was used in determining the client's
property. The Northerly boundary was determined by Boundary Line
Agreement per Document No. 80-23069 of the Deed Records of Jackson
County, and information per filed Surveys No. 8191 and 12733. An
electronic total station was used to make all measurements.

BASIS OF
BEARING: Filed Survey No. 17814
(C/L HASKELL STREET)

DATE: November 11, 2003



Douglas C. McMahan



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

(casmead2nrr.dcm)

125250 dno

4

Jackson County Official Records 2004-001745
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

18041
6 SURV.

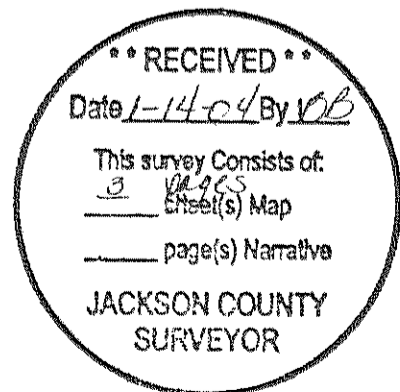
After recording return to:
Capital Development 2002 LLC
708 Cardley Ave.
Medford, OR 97504

**RATIFICATION OF PLAT
CASCADE MEADOWS VILLAGE, PHASE 2**

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 2 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;

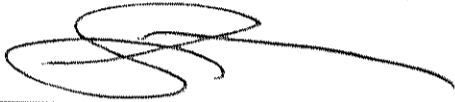


NOW THEREFORE, the undersigned does hereby ratify and affirm the Plat and Declaration of Cascade Meadows Village, Phase 2, and accept all the terms and provisions thereof, and consent to and join in all dedications to public or private use as shown thereon and set forth therein, said plat and declaration being recorded in Volume 29, Page 64, Plat Records of Jackson County, Oregon.

Dated this 1-12-04.

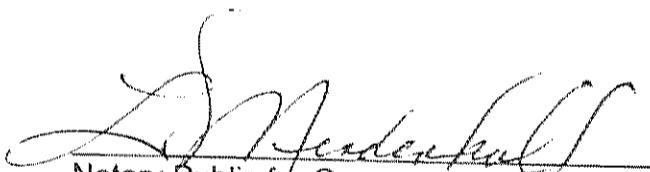
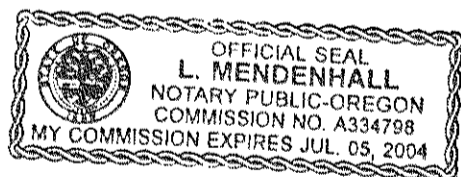
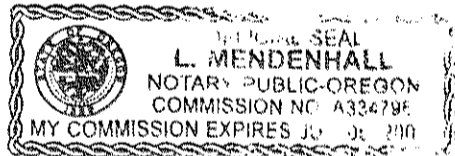
CAPITAL DEVELOPMENT 2002, L.L.C.,
an Oregon limited liability company

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



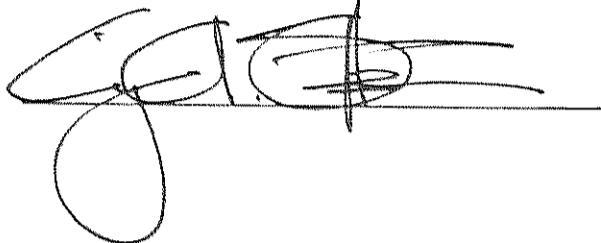
State of Oregon,
County of Jackson) ss.

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:

