

**\*\* APPROVALS \*\***

WE CERTIFY THAT PURSUANT to authority granted to us by the City of Central Point Planning Commission in open meeting of MARCH 11, 20 03 this plat is hereby approved by the City of Central Point Planning Commission. File No. PUD-02-087. Dated this 3rd day of February, 20 04.

Attest: [Signature] President  
[Signature] Secretary

EXAMINED AND APPROVED this 9th day of FEBRUARY, 20 04.

[Signature]  
Jackson County Surveyor

EXAMINED AND APPROVED this 4th day of FEBRUARY, 20 04.

[Signature]  
City Engineer PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED as required by ORS 92.100 as of FEBRUARY 09, 20 04.

[Signature] Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of February 9th, 20 04.

[Signature] Deputy  
Tax Collector

**\*\* DECLARATION \*\***

Know all men by these presents that CEDAR PARK GROUP, LLC, an Oregon Limited Liability Company, is the owner of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the lots and open space as shown on Sheet 2, and does hereby dedicate to the public the streets and alleys together with that portion shown on Sheet 2 labeled as Public Utility Easement (PUE). Cedar Park Group, LLC does hereby designate said Subdivision as CEDAR PARK, PHASE 1, A Planned Community. Cedar Park, Phase 1, A Planned Community shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature]  
DAN DAVIS, MEMBER  
CEDAR PARK, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS.

PERSONALLY APPEARED THE ABOVE NAMED DAN DAVIS, MEMBER OF CEDAR PARK GROUP, LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF CEDAR PARK, LLC.

DATED THIS 3rd DAY OF February, 20 04.

[Signature]  
[Signature] NOTARY PUBLIC-OREGON  
COMMISSION NO. 354244  
MY COMMISSION EXPIRES March 20, 2006

**\*\* AFFIDAVIT OF CONSENT \*\***

From the COFFMAN FAMILY TRUST recorded as Doc.# 2004-06955, ORJCO.

**CEDAR PARK, PHASE 1**  
A Planned Community  
Located in the N.W. 1/4 of Section 3,  
T.37S, R.2W, W.M. City of Central Point,  
Jackson County, Oregon

**SURVEY FOR:**  
Cedar Park, LLC  
4550 Little Applegate Road  
Jacksonville, OR. 97530

**SURVEY BY:**  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
816 West Eighth Street  
Medford, OR 97501  
(541) 772-2782

**DATE:**  
DECEMBER 11, 2003

**\*\* RECORDER'S CERTIFICATE \*\***

Filed for record this 11 day of February, 20 04, at 1:23 o'clock P.M., and recorded in Volume 30 of Plats at Page 10 of the records of Jackson County, Oregon.

[Signature] Kathleen S. Beckett  
County Clerk  
[Signature] Rose A. Crows  
Deputy

Covenants, Conditions and Restrictions recorded as Doc. 04-6954, 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:

Beginning at the Southeast corner of Lot 39 of MILLER ESTATES SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon, said point also being on the North line of Parcel 3 described in Document No. 03-48633, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said North line, North 88°49'48" East (record North 88°49'10" East), 13.45 feet to a 5/8 inch iron pin at the Northeast corner of said Parcel 3; thence along the East lines of Parcels 1, 2 & 3 of the above said Document, South 00°15'29" East, 324.69 feet (record South 00°16'50" East) to a 5/8 inch iron pin; thence leaving said East line, along the arc of a 394.00 foot radius curve to the right having a central angle of 12°16'31", a distance of 84.41 feet (the long chord of which bears North 84°47'34" West, 84.25 feet); thence along the arc of a 496.00 foot radius curve to the left, having a central angle of 21°27'10", a distance of 185.71 feet (the long chord of which bears North 89°22'54" West, 184.63 feet) thence along the arc of a 256.00 foot radius curve to the right having a central angle of 14°46'32", a distance of 66.02 feet (the long chord of which bears South 87°16'47" West, 65.84 feet); thence along the arc of a 130.00 foot radius curve to the left having a central angle of 38°38'12", a distance of 87.66 feet (the long chord of which bears South 75°20'57" West, 86.01 feet); thence South 54°52'43" West, 11.15 feet to the Northeastery line of North Pacific Highway No. 99; thence along said Northeastery line, North 35°07'17" West, 406.97 feet to the Northwest corner of said Parcel 3; thence along the North line of said Parcel 3, North 88°49'48" East (record North 88°49'10" East), 645.98 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-05

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

PURPOSE: To survey and monument the Lots, Open Space, Streets and Alleys of CEDAR PARK PHASE 1, A Planned Community.

PROCEDURE: Made ties to monuments as shown on Sheet 2 to control the exterior of the parent tract. Computed the interior lot & right of way corners per the approved tentative plat and set pins at the locations shown on Sheet 2.

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

[Signature]  
SURVEYOR

\*\* RECEIVED \*\*  
DATE 2-11-04 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

For order approving this Plat, see Volume 206, Page 1512 of the County Commissioner's Journal of Proceedings.

**SURVEY BY:**

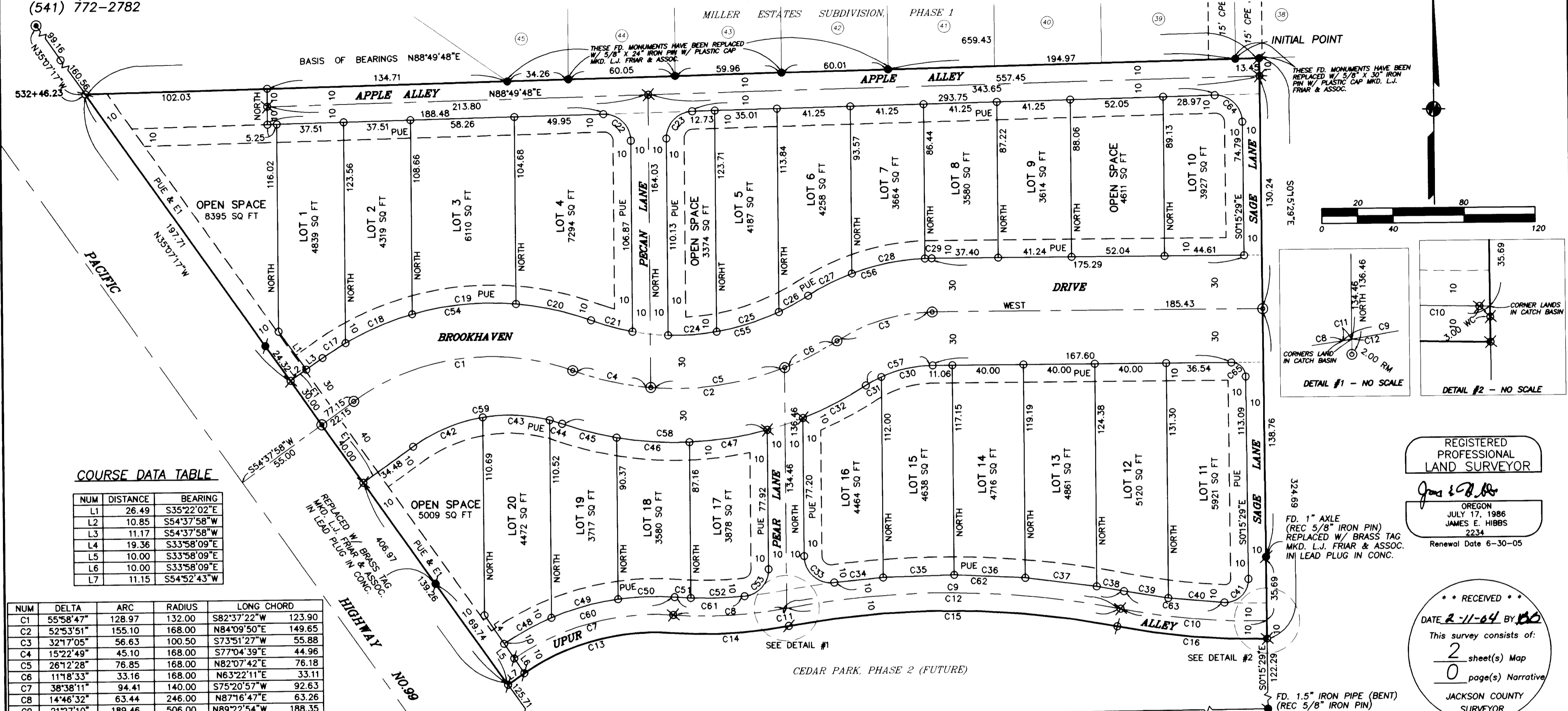
L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 816 West Eighth Street  
 Medford, OR 97501  
 (541) 772-2782

**SURVEY FOR:**

Cedar Park, LLC  
 4550 Little Applegate Road  
 Jacksonville, OR. 97530

**CEDAR PARK, PHASE 1**

A Planned Community  
 Located in the N.W. 1/4 of Section 3,  
 T.37S, R.2W, W.M. City of Central Point,  
 Jackson County, Oregon



**COURSE DATA TABLE**

NUM	DISTANCE	BEARING
L1	26.49	S35°22'02"E
L2	10.85	S54°37'58"W
L3	11.17	S54°37'58"W
L4	19.36	S33°58'09"E
L5	10.00	S33°58'09"E
L6	10.00	S33°58'09"E
L7	11.15	S54°52'43"W

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	55°58'47"	128.97	132.00	S82°37'22"W 123.90
C2	52°53'51"	155.10	168.00	N84°09'50"E 149.65
C3	32°17'05"	56.63	100.50	S73°51'27"W 55.88
C4	15°22'49"	45.10	168.00	S77°04'39"E 44.96
C5	26°12'28"	76.85	168.00	N82°07'42"E 76.18
C6	11°18'33"	33.16	168.00	N63°22'11"E 33.11
C7	38°38'11"	94.41	140.00	S75°20'57"W 92.63
C8	14°46'32"	63.44	246.00	N87°16'47"E 63.26
C9	21°27'10"	189.46	506.00	N89°22'54"W 188.35
C10	12°17'33"	82.39	384.00	S84°48'06"E 82.23
C11	0°05'09"	0.76	506.00	S79°56'06"W 0.76
C12	21°22'00"	188.70	506.00	N89°20'19"W 187.61
C13	38°38'11"	87.66	130.00	S75°20'57"W 86.01
C14	14°46'32"	66.02	256.00	N87°16'47"E 65.84
C15	21°27'10"	185.71	496.00	N89°22'54"W 184.63
C16	12°16'30"	84.41	394.00	S84°47'34"E 84.25
C17	5°29'14"	15.51	162.00	S57°22'35"W 15.51
C18	14°24'42"	40.75	162.00	S67°19'34"W 40.64
C19	20°47'47"	58.80	162.00	S84°55'49"W 58.48
C20	15°17'03"	43.22	162.00	N77°01'46"W 43.09
C21	10°02'24"	24.18	138.00	S74°24'26"E 24.15
C22	9°10'12"	23.87	15.00	N45°35'06"W 21.43
C23	88°49'47"	23.26	15.00	S44°24'54"W 21.00
C24	11°25'28"	27.52	138.00	N86°29'50"E 27.47
C25	15°13'35"	36.67	138.00	N73°10'18"E 36.57
C26	7°50'36"	18.89	138.00	N61°38'13"E 18.88
C27	12°04'42"	27.51	130.50	S63°45'15"W 27.46
C28	18°31'19"	42.19	130.50	S79°03'17"W 42.00
C29	1°41'03"	3.84	130.50	S89°09'28"W 3.84
C30	24°14'09"	29.82	70.50	S77°52'55"W 29.60
C31	8°02'55"	9.90	70.50	S61°44'22"W 9.90
C32	11°32'17"	39.87	198.00	N63°29'03"E 39.81
C33	96°49'12"	25.35	15.00	S48°24'36"E 22.44
C34	3°04'22"	27.67	516.00	S84°42'58"W 27.67
C35	4°26'39"	40.02	516.00	S88°28'29"W 40.01
C36	4°26'54"	40.06	516.00	N87°04'44"W 40.05
C37	4°28'47"	40.34	516.00	N82°36'53"W 40.33
C38	1°43'10"	15.49	516.00	N79°30'54"W 15.49

NUM	DELTA	ARC	RADIUS	LONG CHORD
C39	3°50'51"	25.12	374.00	S80°34'45"E 25.11
C40	4°50'14"	31.58	374.00	S84°55'18"E 31.57
C41	92°55'03"	21.08	13.00	N46°12'03"E 18.85
C42	26°32'12"	42.61	92.00	S67°54'04"W 42.23
C43	23°33'02"	37.82	92.00	N87°03'18"W 37.55
C44	4°32'53"	7.30	92.00	N73°00'21"W 7.30
C45	9°08'22"	31.58	198.00	S75°18'05"E 31.55
C46	11°55'02"	41.18	198.00	S85°49'47"E 41.11
C47	12°52'48"	44.51	198.00	N81°46'17"E 44.42
C48	11°34'56"	30.32	150.00	S61°49'19"W 30.27
C49	14°52'03"	38.92	150.00	S75°02'49"W 38.81
C50	12°11'12"	31.90	150.00	S88°34'27"W 31.84
C51	21°34'46"	9.18	236.00	S86°26'50"E 9.18
C52	7°20'57"	30.27	236.00	N88°45'48"E 30.25
C53	85°05'18"	22.28	15.00	N42°32'39"E 20.28
C54	55°58'47"	158.28	162.00	S82°37'22"W 152.06
C55	34°29'40"	83.08	138.00	N74°57'44"E 81.83
C56	32°17'05"	73.53	130.50	S73°51'27"W 72.57
C57	32°17'05"	39.73	70.50	S73°51'27"W 39.20
C58	33°56'13"	117.28	198.00	S87°42'01"E 115.57
C59	54°38'07"	87.73	92.00	S81°57'02"W 84.44
C60	38°38'11"	101.15	150.00	S75°20'57"W 99.24
C61	9°34'44"	39.46	236.00	N89°52'41"E 39.41
C62	18°09'53"	163.59	516.00	N87°44'16"W 162.91
C63	8°41'05"	56.69	374.00	S82°59'52"E 56.64
C64	90°54'43"	23.80	15.00	N45°42'50"W 21.38
C65	89°44'31"	12.53	8.00	N45°07'44"W 11.29

S89°38'49"W

**LEGEND**

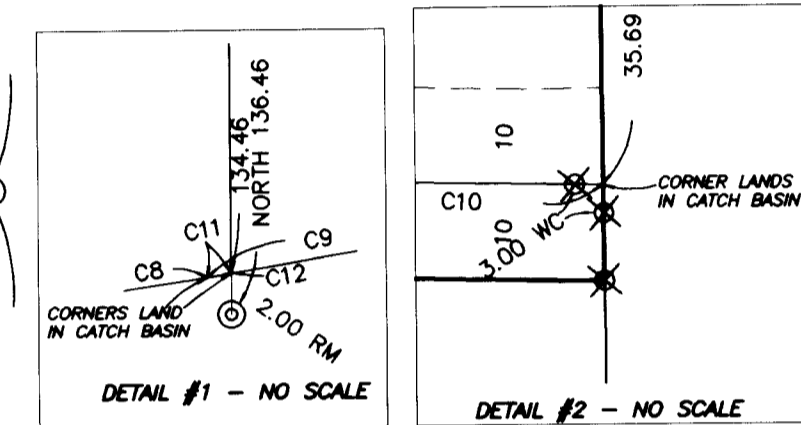
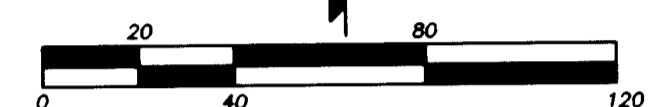
- ⊙ = FD 2" BRASS DISC MKD. LS 1913 PER MESP1 FS16772.
- = FD. 5/8 IRON PIN W/ PLASTIC CAP MKD. D.MCMAHAN LS1913 PER MESP1 FS16722.
- ⊕ = FD. 5/8" IRON PIN PER FS3191.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- ⊕ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY NO.
- JCDR = JACKSON COUNTY DEED RECORDS.
- DR = DEED RECORD.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- PUE = PUBLIC UTILITY EASEMENT.
- MESP1 = MILLER ESTATES SUBDIVISION PHASE 1.
- E1 = POWERLINE EASEMENT PER VOL.391 PG.412, JCDR.
- ( ) = RECORD DATA AS SHOWN.
- X- = FENCE LINE.

**BASIS OF BEARINGS:**

SOUTHERLY LINE OF MILLER ESTATES SUBDIVISION PH.1 FS16772 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET      DATE: DECEMBER 11, 2003      SCALE: 1" = 40'

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.



REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-05

RECEIVED  
 DATE 2-11-04 BY [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**EASEMENTS PER SUBDIVISION GUARANTEE**

- EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER VOL.50 PG.220 JCDR, CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER VOL.391 PG.412 JCDR, CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER VOL.475 PG.144 JCDR, CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER DOC #66-07205 ORJCO, CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- ACCESS RIGHTS TO HIGHWAY 99 PER VOL.388 PG.243 JCDR IS NOT ON PROPERTY.
- ACCESS RIGHTS TO HIGHWAY 99 PER VOL.403 PG.32 JCDR & VOL.453 PG.113 JCDR HAS BEEN RELINQUISHED AND REPLACED BY DOC#03-70406 ORJCO.