

JACKSON WOODS ADDITION

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

*** DECLARATION ***

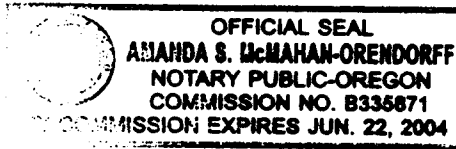
KNOW ALL MEN BY THESE PRESENTS, that Salvador C. Esquivel, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and Tract "A" as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public, for public use, 10.00 feet as shown along Hanley Road for street purposes, together with those easements labeled as public utility easements, and does hereby grant to the City of Central Point in fee simple Tract "A" as shown on sheet 2 of this plat and does hereby create access easements across Lots 3-6 for the benefit of the owners, heirs and assignees of Lots 3-6, across Lots 1, 2, 7 and 8 for the benefit of the owners, heirs and assignees of Lots 1, 2, 7 and 8 and across Lot 9 and Tract "A" for the benefit of the owners, heirs and assignees of Lot 9, and does also hereby create the private stormdrainage easement for installation and maintenance of stormdrainage facilities, across Lot 2 for the benefit of the owners, heirs and assignees of Lot 7, and does hereby designate said subdivision as JACKSON WOODS ADDITION.

IN WITNESS WHEREOF, We have set our hands and seals this 22 day of April, 2004.

STATE OF OREGON) County of Jackson) ss.

The foregoing instrument was acknowledged before me this 22nd day of April, 2004, by Salvador C. Esquivel, known to me as the person who executed the within instrument, freely and voluntarily.

Before me: Amanda M. Mahan-Orendorff, Notary



Signature of Salvador C. Esquivel

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON) County of Jackson) ss.

I, Darrell L. Huck, 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 in 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, 1031.59 feet; thence leaving said centerline South 89°49'20" East 30.06 feet to a point on the Easterly right-of-way line of said Hanley Road, said point being the Southwest corner of tract described in Instrument No. 97-33382 of the Deed Records of said Jackson County; thence continue South 89°49'20" East (Record South 89°50'10" East) along the Southerly boundary of said tract 10.02 feet to a brass disc for the INITIAL POINT OF BEGINNING; thence continue along said boundary, South 89°49'20" East (Record South 89°50'10" East) 262.62 feet to a point for the most-Southerly Southwest corner of Lot 9 in ROSEWOOD ESTATES SUBDIVISION (PHASE 1) according to the Official Plat thereof, now of record in said Jackson County, said point being on the average centerline of Jackson Creek; thence along the Westerly boundary of said subdivision, North 04°51'37" West (Record North 04°52'27" West) 27.81 feet; thence North 63°20'57" West (Record North 63°21'47" West) 58.51 feet; thence North 13°13'50" East (Record North 13°13'00" East) 82.56 feet; thence North 13°00'33" West (Record North 13°01'23" West) 46.85 feet; thence North 02°59'45" West (Record North 03°00'35" West) 89.89 feet; thence North 18°56'07" West (Record North 18°56'57" West) 71.69 feet; thence North 34°58'32" West (Record North 34°59'22" West) 76.96 feet; thence North 32°50'26" West (Record North 32°51'16" West) 66.58 feet; thence North 05°08'42" West (Record North 05°09'32" West) 26.26 feet; thence North 00°32'42" East (Record North 00°31'52" East) 76.00 feet; thence North 07°25'30" West (Record North 07°25'20" West) 53.02 feet; thence North 33°36'27" West (Record North 33°37'17" West) 54.31 feet; thence North 11°55'15" West 59.81 feet (Record North 11°56'05" West 59.83 feet) to a point on the Northerly boundary of the aforementioned tract described in Instrument No. 97-33382; thence leaving said Subdivision boundary, North 89°51'20" West (Record North 89°52'10" West) 19.40 feet to a point on the aforementioned Easterly right-of-way line of Hanley Road; thence South 03°50'00" West along said right-of-way line 715.84 feet to the aforementioned Southwest corner of tract described in Instrument No. 97-33382; thence leaving said right-of-way line, South 89°49'20" East (Record 89°50'10" East) along the Southerly boundary of said tract, 10.02 feet to the INITIAL POINT OF BEGINNING.

Signature of Darrell L. Huck, Surveyor

*** APPROVALS ***

THE MICHAEL T. MAHAR RETIREMENT PLANS AND TRUST, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 03-2699, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN HEREBY RELEASES FROM THE LEIN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

By: [Signature] Title: TRUSTEE

Examined and approved by the City of Central Point Planning Department this 26th day of April, 2004.

Signature of Planning Director

STATE OF OREGON) County of Jackson) ss.

The foregoing instrument was acknowledged before me this 21 day of April, 2004 by MICHAEL T. MAHAR known to me as the person who executed the within instrument as Trustee on behalf of MICHAEL T. MAHAR RETIREMENT PLAN AND TRUST, freely and voluntarily.

Before me: Gail M. Lawless, Notary



Examined and approved this 11th day of May, 2004.

Signature of County Surveyor

Examined and approved as required by O.R.S. 92.100 as of May 5th, 2004.

Signature of Assessor, Department of Assessment

For order of the County Court approving this plat see Volume 207, Page 79-81 of County Commissioners Journal of Proceedings.

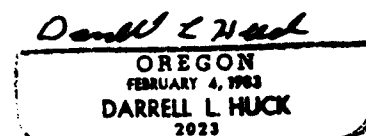
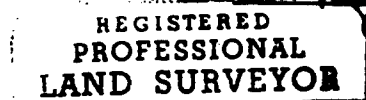
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of May 5, 2004.

RECORDING:

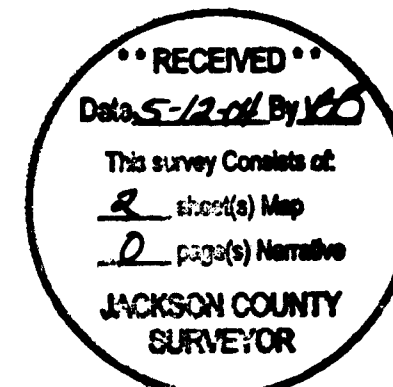
Filed for record this 12 day of May, 2004 at 1:35 Clock P.M. and recorded in Volume 30 of Plats at Page 26 of Records of Jackson County, Oregon.

Signature of Kathleen A. Beckett, County Clerk

Signature of Geraldine Cutting, Deputy



RENEWS 6/30/05



Signature of Tax Collector

I certify this plat to be an exact photocopy of the original. Signature of Darrell L. Huck, Surveyor SHEET 1 OF 2

JACKSON WOODS ADDITION

LOCATED IN:
THE SW 1/4 OF SECTION 10, T37S, R2W, WM,
CITY OF CENTRAL POINT, JACKSON COUNTY,
OREGON

FOR:
SALVADOR C. ESQUIVEL
28 QUINCE STREET
MEDFORD, OREGON 97501

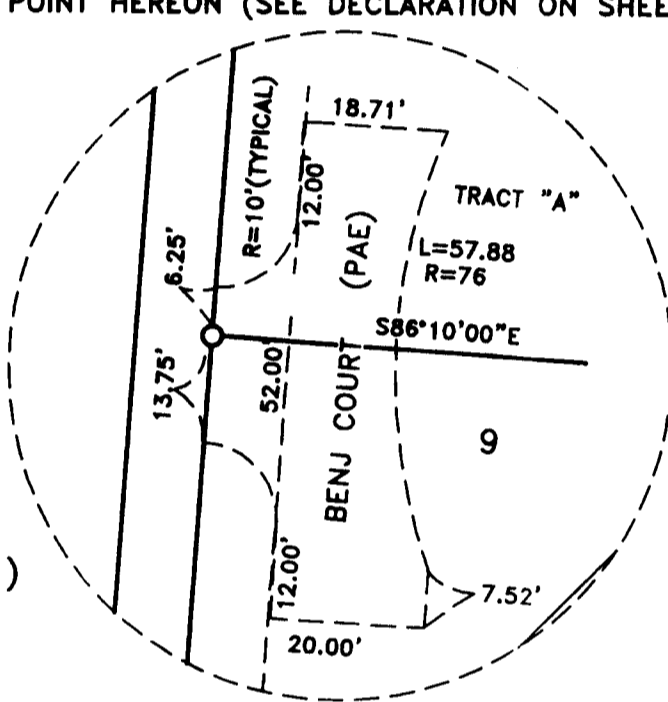
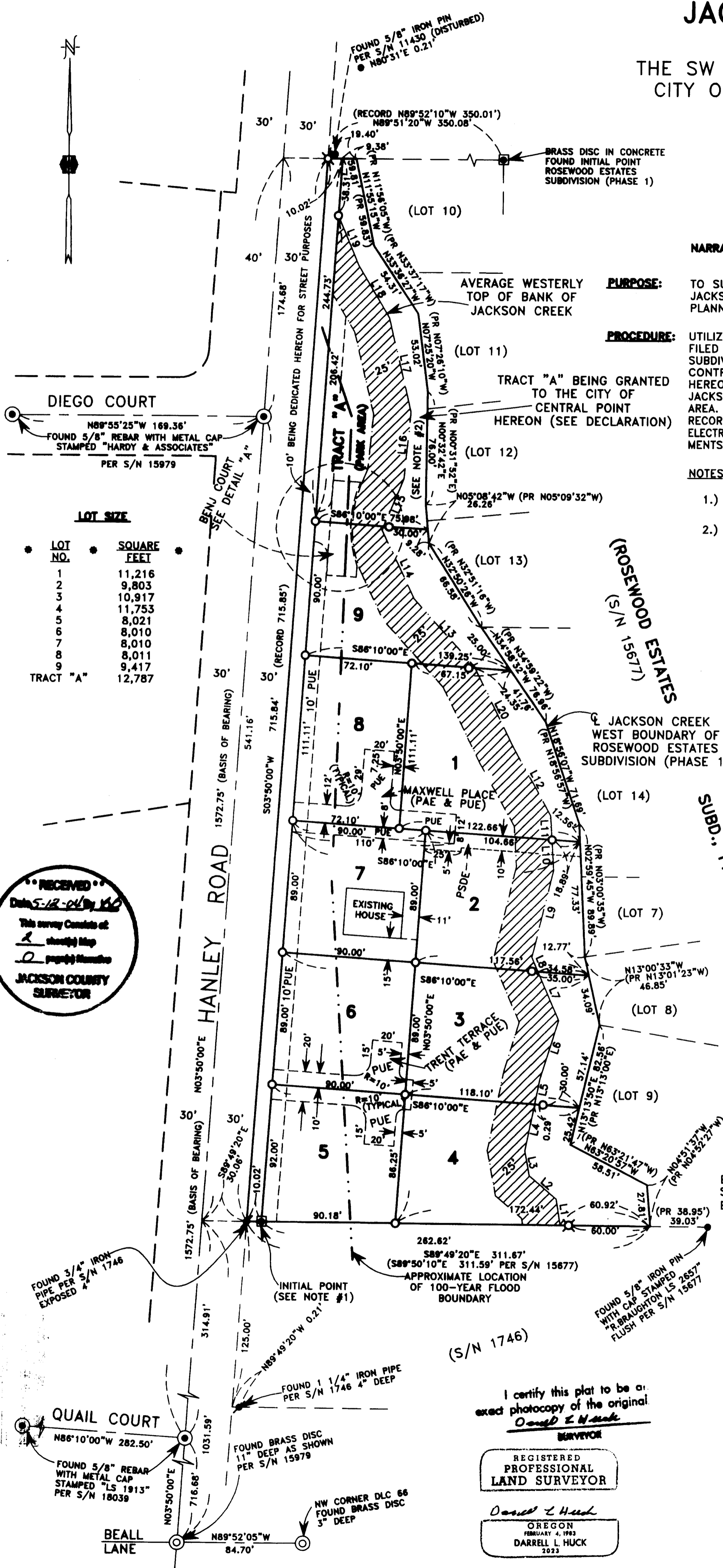
**NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

PURPOSE: TO SURVEY MONUMENT AND PREPARE FINAL PLAT FOR JACKSON WOODS ADDITION PER CITY OF CENTRAL POINT PLANNING AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEY NO. 15979, PLANS OF ROSEWOOD ESTATES SUBDIVISION AND PHEASANT CREEK ESTATES, PHASE 1 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. THE AVERAGE TOP OF THE WESTERLY BANK OF JACKSON CREEK WAS TIED TO ESTABLISH RIPARIAN SETBACK AREA. INSTRUMENT NO. 97-33382, JACKSON COUNTY DEED RECORDS WAS USED TO DETERMINE SUBJECT PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

NOTES:

- 1.) INITIAL POINT SET 2 1/2" BRASS DISC IN 1"X30" IRON PIPE STAMPED "INITIAL POINT JACKSON WOODS ADD. LS 2023".
- 2.) TRACT "A" (PARK AREA) BEING GRANTED TO THE CITY OF CENTRAL POINT HEREON (SEE DECLARATION ON SHEET 1).



LINE TABLE FOR AVERAGE WESTERLY TOP OF BANK OF JACKSON CREEK

LINE	LENGTH	BEARING
L1	17.74	N09°23'13"W
L2	23.52	N50°10'19"W
L3	17.08	N11°28'30"W
L4	31.81	N11°17'24"E
L5	16.93	N11°17'24"E
L6	41.47	N17°08'41"E
L7	35.92	N23°40'17"W
L8	10.28	N23°40'17"W
L9	60.26	N13°34'05"E
L10	20.66	N03°32'11"W
L11	16.20	N03°32'11"W
L12	53.44	N29°15'12"W
L13	62.06	N42°02'26"W
L14	50.70	N25°49'45"W
L15	37.65	N22°37'19"E
L16	45.02	N05°39'50"E
L17	65.33	N13°21'47"W
L18	40.94	N30°48'45"W
L19	36.35	N22°42'30"W
L20	59.43	N26°39'45"W

LOT SIZE

LOT NO.	SQUARE FEET
1	11,216
2	9,803
3	10,917
4	11,753
5	8,021
6	8,010
7	8,010
8	8,011
9	9,417
TRACT "A"	12,787

RECEIVED
Data 5-12-04
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641
BY: DARRELL L. HUCK
SCALE: 1" = 50'
BASIS OF BEARING:

PLS No. 2023
DATE: FEBRUARY 17, 2004
FILED SURVEY NO. 15979
(C/L HANLEY ROAD)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.HUCK 2023".
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.HUCK LS 2023".
- = FOUND 5/8" IRON PIN, AS SHOWN HEREON
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP AS SHOWN
- ⊕ = FOUND BRASS DISC AS SHOWN
- PSDE = PRIVATE STORMDRAINAGE EASEMENT BEING CREATED HEREON.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- ▨ = 25' WIDE RIPARIAN SETBACK AREA
- PR = PLAT RECORD PER ROSEWOOD ESTATES SUBDIVISION (PHASE 1)
- PAE = PRIVATE ACCESS EASEMENT BEING CREATED HEREON.

I certify this plat to be an exact photocopy of the original
Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

RENEWS 6/30/05