

DAISY CREEK VILLAGE PHASE 1 (A PLANNED UNIT DEVELOPMENT)

PREPARED FOR:
ERIC ARTNER CONSTRUCTION, INC.
P.O. Box 609
Jacksonville, OR.
97530-0609

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that DAISY CREEK VILLAGE, LLC., an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and hereby dedicates to the City of Central Point for public use all public waterline, sanitary sewer and public utility easements shown hereon. Declarant does hereby create the COMMON SPACE & PUE (Public Utility Easement), and shall also allow for the private access ways (for access, parking and maneuvering), pedestrian ways, and shall allow for emergency vehicular and pedestrian ingress and egress. Declarant does hereby create those private wafer and storm drain easements over, through and across Lots 1 to 9 (for the use and benefit of Lots 2 to 10), and Lots 11 to 21 (for the use and benefit Lots 12 to 22), as depicted hereon. Each said lot is subject to the associated costs and burden for the maintenance thereof. DAISY CREEK VILLAGE, PHASE I, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 04-062593, and recorded on the 26th day of OCTOBER, 2004, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, easements and Common Area, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and Declarant hereby designates this subdivision as "DAISY CREEK VILLAGE, PHASE I", A Planned Community.

Eric Artner
Eric Artner, Member
DAISY CREEK VILLAGE, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Eric Artner, known to me to be a member of DAISY CREEK VILLAGE, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 15 day of October, 2004.

Before me:
Linda Coffman
Linda Coffman NOTARY PUBLIC-OREGON
COMMISSION NO.: 379166
MY COMMISSION EXPIRES: March 31, 2008

RELEASE

U.S. Bank N.A., as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 04-032785 on June 14, 2004, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 15 day of October, 2004.

George Riste
George Riste
Vice President

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above-named George Riste, Vice President, U.S. Bank N.A., acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of October, 2004.

Before me:
Tiffany L. Pool
Tiffany L. Pool NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2007

Located within Lot "A" of The Cooksey Addition to Central Point, a plat now of record, being located within Donation Land Claim No. 53, in the Northeast One-quarter of Section 10, in Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated within a portion of Lot "A" of the Cooksey Addition to the City of Central Point, being located within Donation Land Claim Number 53, in the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, more particularly described as follows:

Commencing at the Southeast Corner of Lot "A" of COOKSEY ADDITION to the City of Central Point, Jackson County, Oregon; thence North 35°09'30" West, 210.83 feet (Record: 211.2 feet), to a 2 inch iron pipe monumenting the True Point of Beginning; thence continuing North 35°09'30" West, 528.74 feet (Record: 528.75 feet); thence South 54°51'00" West, 129.05 feet (Record: 129.20 feet), to the southwesterly line of tract described in Document Number 77-26988, of the Official Records of Jackson County, Oregon; thence along said southwesterly line, South 34°47'44" East, 396.91 feet (Record: 397.21 feet); thence South 11°56'00" East, 83.86 feet (Record: South 11°56' East, 83.62 feet); thence North 73°14'51" East, 173.51 feet (Record: 173.52 feet), to the True Point of Beginning.

Cael E. Neathamer
Surveyor

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Central Point Planning Commission, Resolution Number 618, adopted on June 1, 2004 (Planning File No. 04-006)

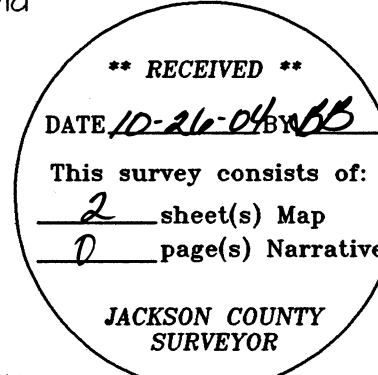
Procedure: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and a Trimble 5100 Global Positioning System (GPS) with a Trimble TSCe data collector, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Documents Numbered 77-26988 and 04-010637, of the Official Records of Jackson County, Oregon; Surveys Numbered 358 and 8034, as filed in the office of the Jackson County Surveyor; and, Yocum Subdivision, a plat now of record.

Utilizing the GPS equipment, the basis of bearings were established, being referenced to Geodetic North.

Utilizing the 2" iron pipe (being the Point of Beginning for the subject tract), and the found monument set per Survey Number 8034, established the east boundary.

Utilizing the found monuments per Survey Number 358, and Document Number 04-010637, established the northerly, westerly and southerly boundaries. A found monument per the Yocum Subdivision along Glenn Street verified the computed location of the westerly boundary.

Utilizing the above referenced information, the project boundaries and interior lots were computed and, the exterior boundary monumented, as depicted hereon.



NOTES:

DAISY CREEK VILLAGE, A Planned Community Subdivision, is subject to the following matters of record:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.
- 2) An easement created per Document Number 81-01402A, of the Official Records of Jackson County, Oregon (refer to Details "B" and "C").
- 3) An exception for a drainage ditch along the westerly boundary (now known as Daisy Creek), and a perpetual easement for a driveway (location not given), as contained in Document Number 81-07817 of the Official Records of Jackson County, Oregon.
- 4) Temporary utility easements per Documents Numbered 2004-031945 and 2004-033550, which extinguish upon the recording of this plat.

APPROVALS:

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

William Deputy October 19, 2004
Planning Director Date

PLANNING FILE NUMBER: 04-006

Examined and approved this 18th day of OCTOBER, 2004.

Robert Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 42.095 have been paid as of October 18th, 2004.

Patty Burdson, Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 42.100 this 18th day of OCTOBER, 2004.

Christopher Ferris Deputy
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 26th DAY OF OCTOBER, 2004 AT 11:56 O'CLOCK A. M.
AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 69 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 208, PAGE 563-565 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

Kathleen S. Beckett Barbara J. Shaw
County Clerk Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
3126 State St., Suite 200
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 04002 DATE: October 14, 2004

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st of July, 2006.

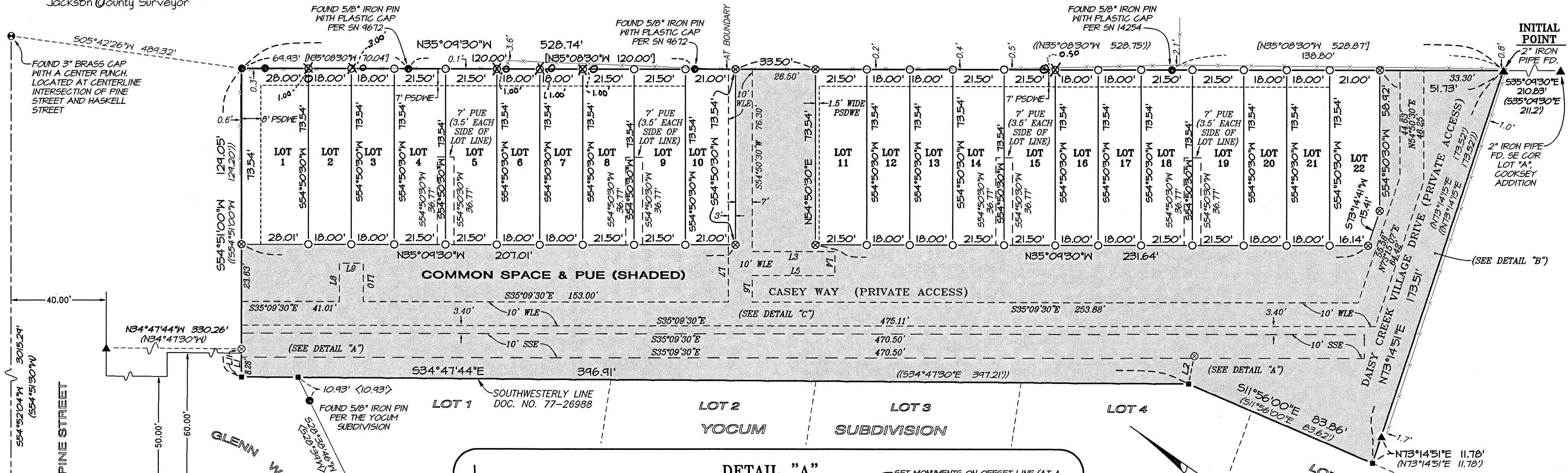
All monuments are now set, on this 12 day of JUNE, 2007.
 Refer to Document Number 07-26269 of the Official Records of Jackson County, Oregon. (SEE CS 19654)

Eric Artner
 Jackson County Surveyor

DAISY CREEK VILLAGE
 PHASE 1
 (A PLANNED UNIT DEVELOPMENT)

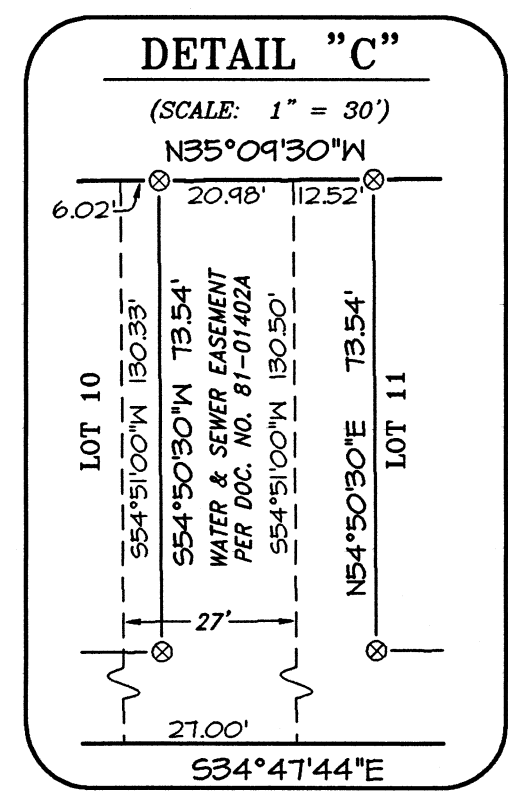
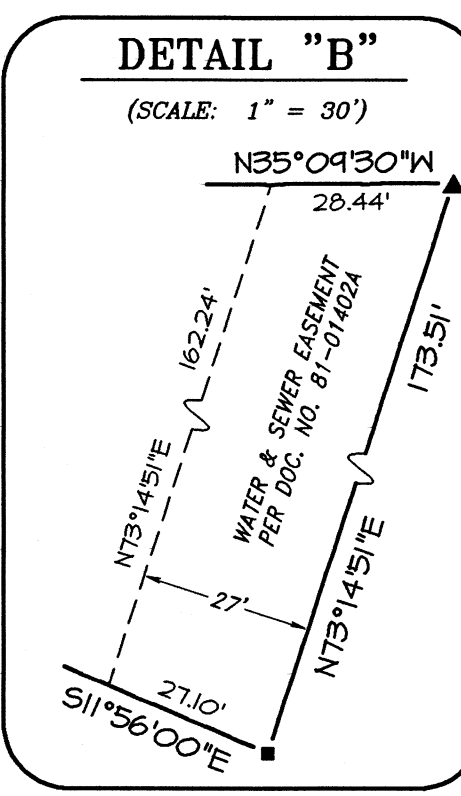
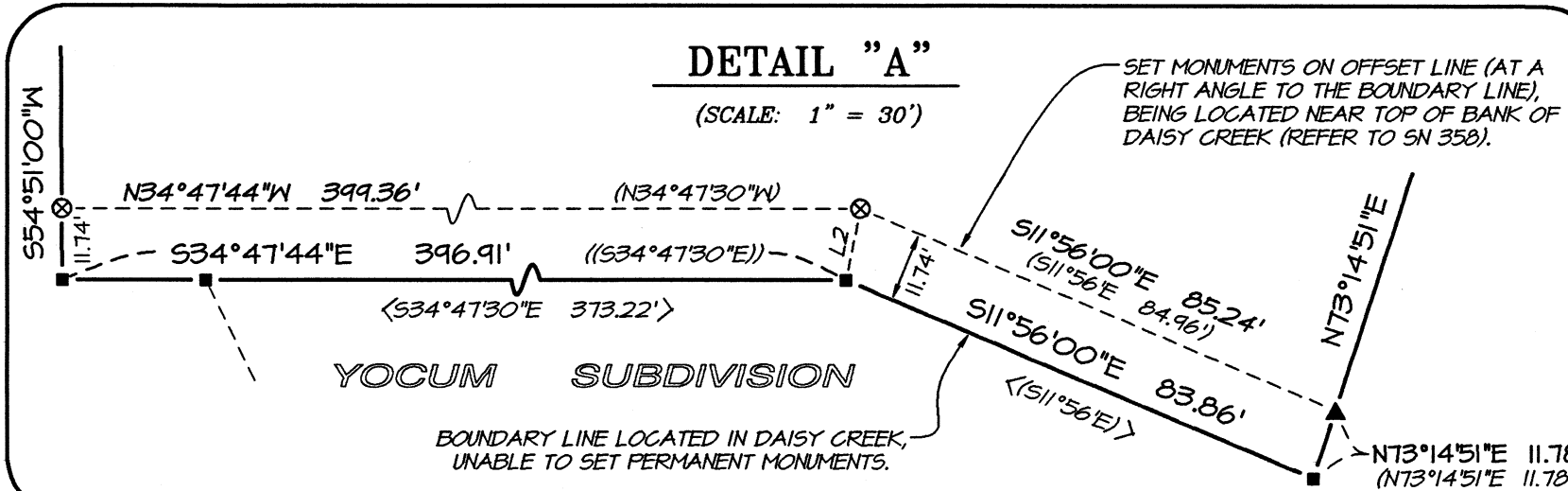
A replat of a portion of Lot "A" of The Cooksey Addition to Central Point, a plat now of record, being located within Donation Land Claim No. 53, in the Northeast One-quarter of Section 10, in Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:
 ERIC ARTNER CONSTRUCTION, INC.
 P.O. Box 609
 Jacksonville, OR.
 97530-0609



LEGEND:

- Indicates a deferred monument (refer to Post Monumentation Certificate).
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER L5 56545", the top set flush with the surface, or as noted.
- Indicates a found monument per SN 8034, or as noted hereon.
- ▲ Indicates a found 2 inch diameter iron pipe per SN 358, or as noted hereon.
- Indicates a computed position.
- () Indicates record information as per SN 358, or as noted hereon.
- (()) Indicates record information as per SN 8034.
- [] Indicates record information as per SN 9672.
- < > Indicates record information as per the YOCUM SUBDIVISION.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a public utility easement being created hereon.
- PSDWE Indicates a private storm drain and waterline easement, being created hereon.
- WLE Indicates a public waterline easement, being created hereon.
- SSE Indicates a public sanitary sewer easement, being created hereon.
- 2.9' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- x— Indicates the centerline of an existing fence.



LOT SIZE TABLE

LOT #	SQUARE FEET
1	2,060
2	1,324
3	1,324
4	1,581
5	1,581
6	1,324
7	1,324
8	1,581
9	1,581
10	1,544
11	1,581
12	1,324
13	1,324
14	1,581
15	1,581
16	1,324
17	1,324
18	1,581
19	1,581
20	1,324
21	1,324
22	1,509

COMMON SPACE: 35,061 SQ FT

RECEIVED
 DATE 10-26-04 BY VAB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 Carl E. Neathamer
 OREGON
 JULY 09, 2001
 CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/04

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S54°51'00"W	10.00'
L2	S66°38'08"W	11.98'
L3	S35°09'30"E	34.64'
L4	S54°50'22"W	10.00'
L5	N35°09'30"W	34.64'
L6	S54°50'30"W	11.07'
L7	S54°50'30"W	23.83'
L8	S00°22'46"E	16.04'
L9	S35°09'30"E	10.00'
L10	S54°50'30"W	16.04'
L11	S54°51'00"W	11.74'

BASIS OF BEARING:
 Geodetic North based on NGS datum, attained by Global Positioning System (GPS) observations.
 Basis applied to the centerline of Pine Street.

PREPARED BY: Neathamer Surveying, Inc.
 3126 State St., Suite 200
 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382
 PROJECT NUMBER: 04002 DATE: October 14, 2004