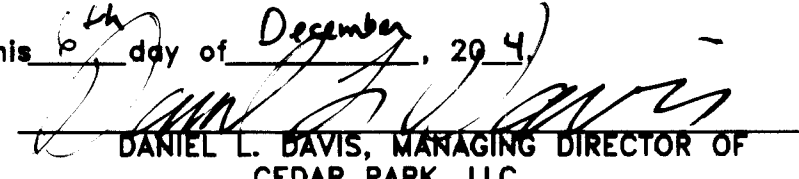


# CEDAR PARK, PHASE 2 (A PLANNED COMMUNITY)

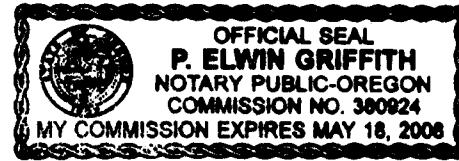
Located in:  
The N.W. 1/4 of Section 3, T.37S., R.2W., W.M.  
City of Central Point, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, THAT, CEDAR PARK GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN HEREON, AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND OPEN SPACE TRACTS, AS SHOWN HEREON, AND DOES ALSO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN HEREON. CEDAR PARK GROUP, LLC, DOES HEREBY DESIGNATE SAID SUBDIVISION AS CEDAR PARK, PHASE 2. CEDAR PARK, PHASE 2, AS A PLANNED COMMUNITY SHALL BE SUBJECT TO THE DECLARATIONS OF CONVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

IN WITNESS WHEREOF, We have set our hands and seals this 6<sup>th</sup> day of December, 2004.  
  
DANIEL L. DAVIS, MANAGING DIRECTOR OF  
CEDAR PARK, LLC

STATE OF OREGON )  
County of Jackson ) ss.  
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2004 by DANIEL L. DAVIS, known to me as the person who executed the within instrument as managing director of CEDAR PARK GROUP, LLC as his voluntary act and deed.  
Before me: P. Elwin Griffith  
Notary



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

Examined and approved by the City of Central Point Planning Department this 6<sup>th</sup> day of December, 2004.

William Deputy  
Planning Director

Examined and approved this 6<sup>th</sup> day of December, 2004.  
Roger Roberts  
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of DECEMBER 7<sup>th</sup>, 2004.  
Patty Binkson  
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 7, 2004.  
Patty Binkson  
Deputy  
Tax Collector

For order of the County Court approving this plat see Volume 211, Page 373-375 of County Commissioners Journal of Proceedings.

**RECORDING:**

Filed for record this 08 day of December, 2004 at 1:52 O'Clock P.M. and recorded in Volume 30 of Plats at Page 77 of Records of Jackson County, Oregon.

Rachleen Beckert  
County Clerk

Geraldine Cutting  
Deputy

\*\*\* 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 PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE TRACT:

BEGINNING at a point for the Southeast corner of CEDAR PARK, PHASE 1, in the City of Central Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Easterly boundary of Parcel 2 described per Instrument No. 03-48633 of the Deed Records of said Jackson County, said point being marked with a brass tag marked "L.J.FRIAR & ASSOC." in lead plug in concrete for the INITIAL POINT OF BEGINNING; thence South 00°15'29" East (Record South 00°14' East) along said Easterly boundary of Parcel 2, a distance of 122.29 feet to the Southeast corner thereof, thence along the Southerly boundary of said Parcel 2, South 89°38'49" West 354.85 feet (Record South 89°46'W, 350.20 feet) to a point on the Northeasterly right of way line of the relocated Highway No. 99; thence North 35°07'17" West (Record North 35°08'20" West) along said right-of-way line, 125.71 feet to the Southwest corner of the aforementioned CEDAR PARK, PHASE 1; thence along the Southerly boundary of said Cedar Park, Phase 1, North 54°52'43" East 11.15 feet; thence along the arc of a 130.00 foot radius curve to the right (the long chord to which bears North 75°20'57" East 86.01 feet) an arc distance of 87.67 feet; thence along the arc of a 256.00 foot radius curve to the left (the long chord to which bears North 87°16'49" East 65.84 feet) an arc distance of 66.02 feet; thence along the arc of a 496.00 foot radius curve to the right (the long chord to which bears South 89°22'52" East 184.63 feet) an arc distance of 185.71 feet; thence along the arc of a 394.00 foot radius curve to the left (the long chord to which bears South 84°47'33" East 84.25 feet) an arc distance of a 84.41 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck  
SURVEYOR

RON D. COFFMAN AND ADELIA A. COFFMAN, TRUSTEES OF THE COFFMAN FAMILY TRUST DATED DECEMBER 16, 1993, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED JULY 21, 2003 AND RECORDED JULY 23, 2003 AS NO. 03-48634, AND RE-RECORDED DECEMBER 29, 2003 AS NO. 03-86609 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, THE TERMS OF SAID TRUST DEED WERE MODIFIED BY INSTRUMENTS, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, DATED DECEMBER 16, 2003 AND RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 03-86610 AND DATED JULY, 2004, AND RECORDED JULY 20, 2004 AS NO.2004-041430, SAID OFFICIAL RECORDS, AFFECTING THE LAND DESCRIBED HEREIN, DO HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS BEING DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 7<sup>th</sup> DAY OF December, 2004.

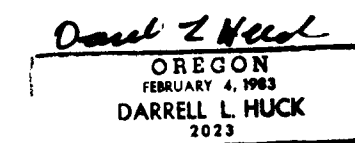
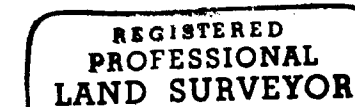
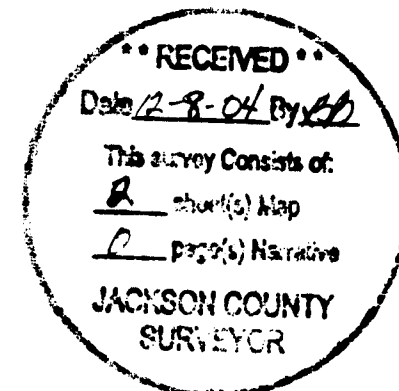


STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

Adelia A. Coffman  
ADELIA A. COFFMAN, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF December, 2004, BY ADELIA A. COFFMAN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT, AS TRUSTEES, ON BEHALF OF THE AFOREMENTIONED COFFMAN FAMILY TRUST.

BEFORE ME: Deana L. Adams  
NOTARY

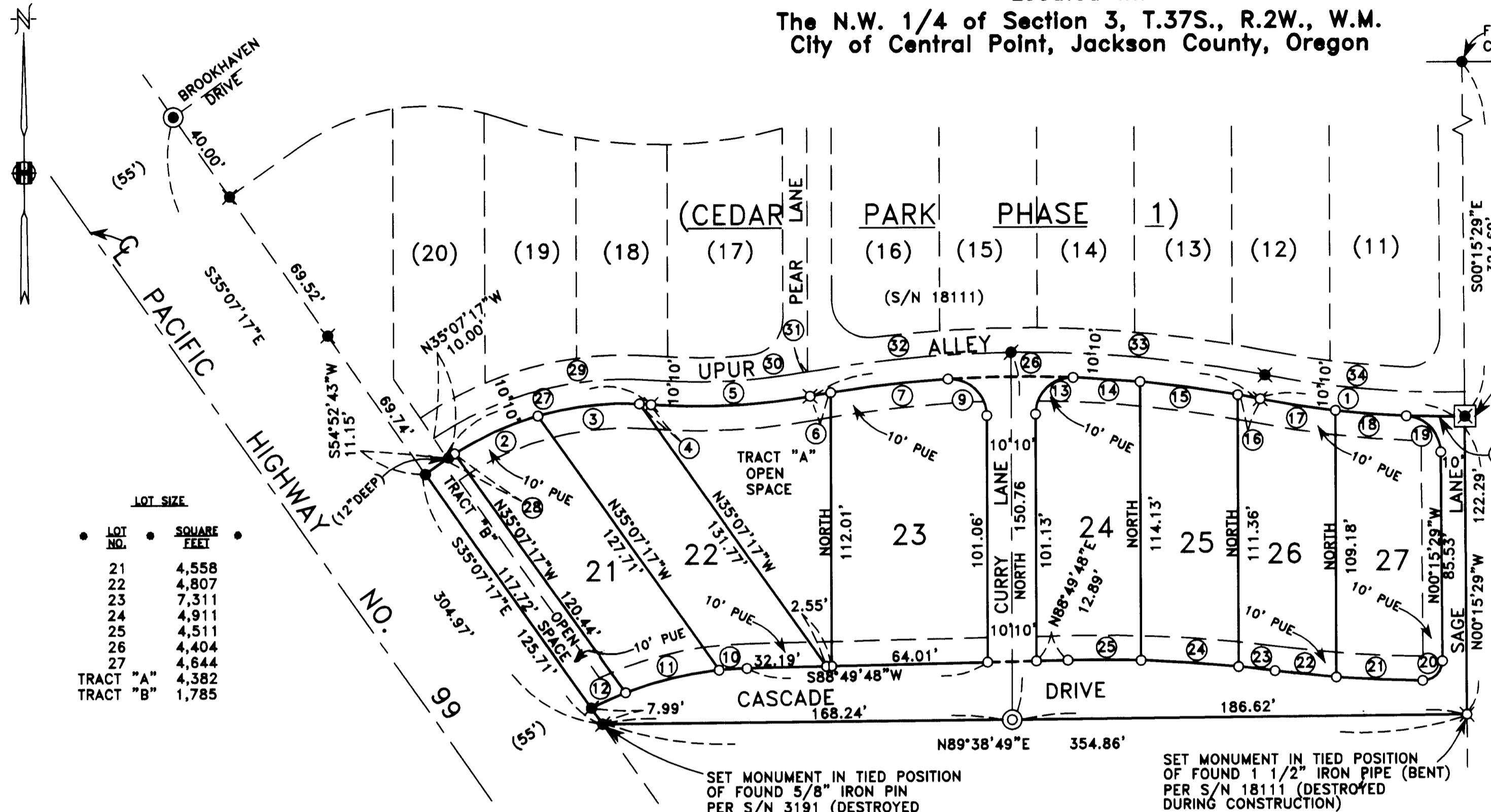


I certify this plat to be an exact photocopy of the original.  
Darrell L. Huck  
SURVEYOR

RENEWS 6/30/05

# CEDAR PARK, PHASE 2 (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 NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**PURPOSE:** TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF CEDAR PARK, PHASE 2 A PLANNED COMMUNITY, AS PER THE CLIENT'S REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 3191 AND 18111 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN. INSTRUMENT NO. 03-82657 J.C.D.R. WAS USED IN DETERMINING BOUNDARIES OF PARENT TRACT. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

INITIAL POINT  
FOUND BRASS TAG MARKED  
"L.J. FRIAR & ASSOC." IN  
LEAD PLUG IN CONCRETE PER  
PER S/N 18111

**HOFFBUHR & ASSOCIATES, INC.**  
880 GOLF VIEW DRIVE SUITE 201 MEDFORD, OREGON 97504  
(541) 779-4641

**SCALE: 1" = 40'**  
**BASIS OF BEARING:**

**NOVEMBER 29, 2004**  
**S/N 18111**  
**(WESTERLY BOUNDARY)**

**LOT SIZE**

LOT NO.	SQUARE FEET
21	4,558
22	4,807
23	7,311
24	4,911
25	4,511
26	4,404
27	4,644
TRACT "A"	4,382
TRACT "B"	1,785

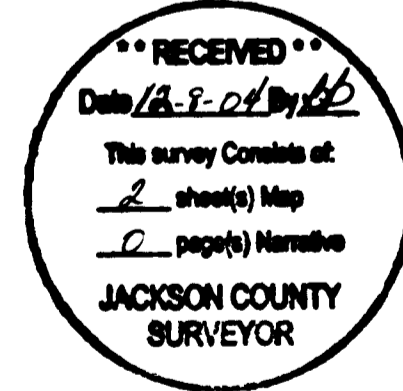
- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x24" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- = SET LEAD AND TACK WITH BRASS WASHER STAMPED "LS 2023"
- ⊕ = FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.J. FRIAR & ASSOC." PER PLAT OF CEDAR PARK PHASE 1 (S/N 18111)
- ⊗ = FOUND BRASS TAG MKD. "L.J. FRIAR & ASSOC." IN LEAD PLUG IN CONCRETE.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "L.J.FRIAR & ASSOC." PER S/N 18111.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS.
- O.R.J.C. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

**NOTES:**

- 1.) EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER VOL. 50 PG. 220 J.C.D.R., CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- 2.) EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER VOL. 391 PG. 412 J.C.D.R. CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- 3.) EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER VOL. 475 PG. 144 J.C.D.R. CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- 4.) EASEMENT FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES PER DOC #66-07205 O.R.J.C. CANNOT BE DEPICTED HEREON, BUT MAY AFFECT THE SUBJECT PROPERTY.
- 5.) ACCESS RIGHTS TO HIGHWAY 99 PER VOL. 388 PG. 243 J.C.D.R. IS NOT ON PROPERTY.
- 6.) ACCESS RIGHTS TO HIGHWAY 99 PER VOL. 403 PG 32 J.C.D.R. AND VOL. 453 PG. 113 J.C.D.R. HAS BEEN RELINQUISHED AND REPLACED BY DOC. #03-70406 O.R.J.C.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	12°16'31"	394.00	84.41	84.25	N84°47'33"W
2	16°33'55"	130.00	37.59	37.46	N66°00'41"E
3	18°32'39"	130.00	42.08	41.89	N83°33'58"E
4	1°49'47"	130.00	4.15	4.15	S86°14'49"E
5	14°46'32"	256.00	66.02	65.84	N87°16'49"E
6	0°59'27"	496.00	8.58	8.58	N80°23'17"E
7	5°35'24"	496.00	48.39	48.37	N83°40'42"E
8	3°31'41"	394.00	24.26	24.26	N89°09'59"W
9	93°31'36"	15.00	24.49	21.86	S46°45'48"E
10	4°37'51"	146.00	11.80	11.80	S86°30'52"W
11	15°33'11"	146.00	39.63	39.51	S76°25'22"E
12	5°59'41"	146.00	15.28	15.27	S65°38'55"W
13	92°25'56"	15.00	24.20	21.66	N46°12'58"E
14	3°10'09"	496.00	27.43	27.43	S85°59'00"E
15	4°40'00"	496.00	40.40	40.39	S82°03'56"E
16	1°04'39"	496.00	9.33	9.33	S79°11'36"E
17	4°32'33"	394.00	31.24	31.23	S80°55'34"E
18	4°12'17"	394.00	28.92	28.91	S85°17'59"E
19	87°08'39"	15.00	22.81	20.68	S43°49'46"E
20	90°57'10"	8.00	12.70	11.41	S45°13'06"W
21	4°01'55"	504.00	35.47	35.46	N87°17'21"W
22	2°52'43"	504.00	25.32	25.32	N83°50'02"W
23	1°32'20"	556.00	14.93	14.93	N83°09'51"W
24	4°07'59"	556.00	40.11	40.10	N86°00'00"W
25	3°06'13"	556.00	30.12	30.11	N89°37'06"W
26	21°27'10"	496.00	185.71	184.63	N89°22'52"W
27	38°38'14"	130.00	87.65	86.01	S75°20'57"W
28	1°41'53"	130.00	3.85	3.85	N56°52'22"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
29	38°38'14"	140.00	94.41	92.63	N75°20'57"E
30	14°46'32"	246.00	63.44	63.26	N87°16'49"E
31	00°05'09"	506.00	0.76	0.76	N79°56'07"E
32	09°30'08"	506.00	83.92	83.82	N84°43'46"E
33	11°51'53"	506.00	104.78	104.60	S84°35'14"E
34	12°17'34"	384.00	82.39	82.23	S84°48'04"E



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

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

RENEWS 6/30/05