



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

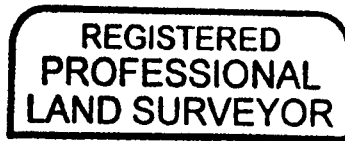
AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

18573

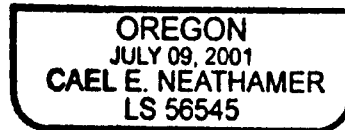
Be it hereby noted that on BLUEGRASS DOWNS, PHASE 1, filed for record January 6 2005 and recorded in Volume 31 of Plats at Page 2 of the Records of Jackson County, Oregon, and filed as Survey Number 18573 in the office of the Jackson County Surveyor, a drafting error was made affecting the distance of L11 (line number 11 as contained in the Line Table) of the subject subdivision. Said distance is stated as 21.96 feet. The distance L11 should be 21.84 feet.

Date: August 10, 2005

Cael E. Neathamer



Cael E. Neathamer



RENEWAL: DEC. 31, 2006

STATE OF OREGON)
County of Jackson) ss.

Before me on August 10th, 2005, personally appeared the above named Cael E. Neathamer, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

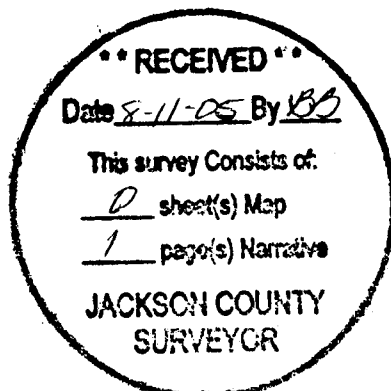
Mark Neathamer



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

August 10, 2005
Date

Roger R. Roberts
Jackson County Surveyor



BLUEGRASS DOWNS, PHASE 1

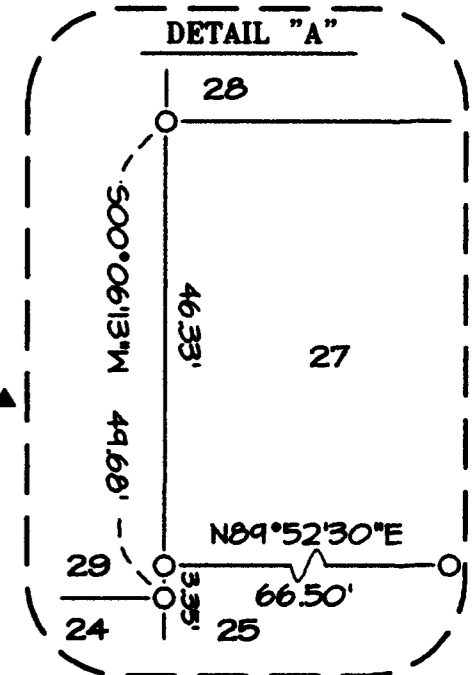
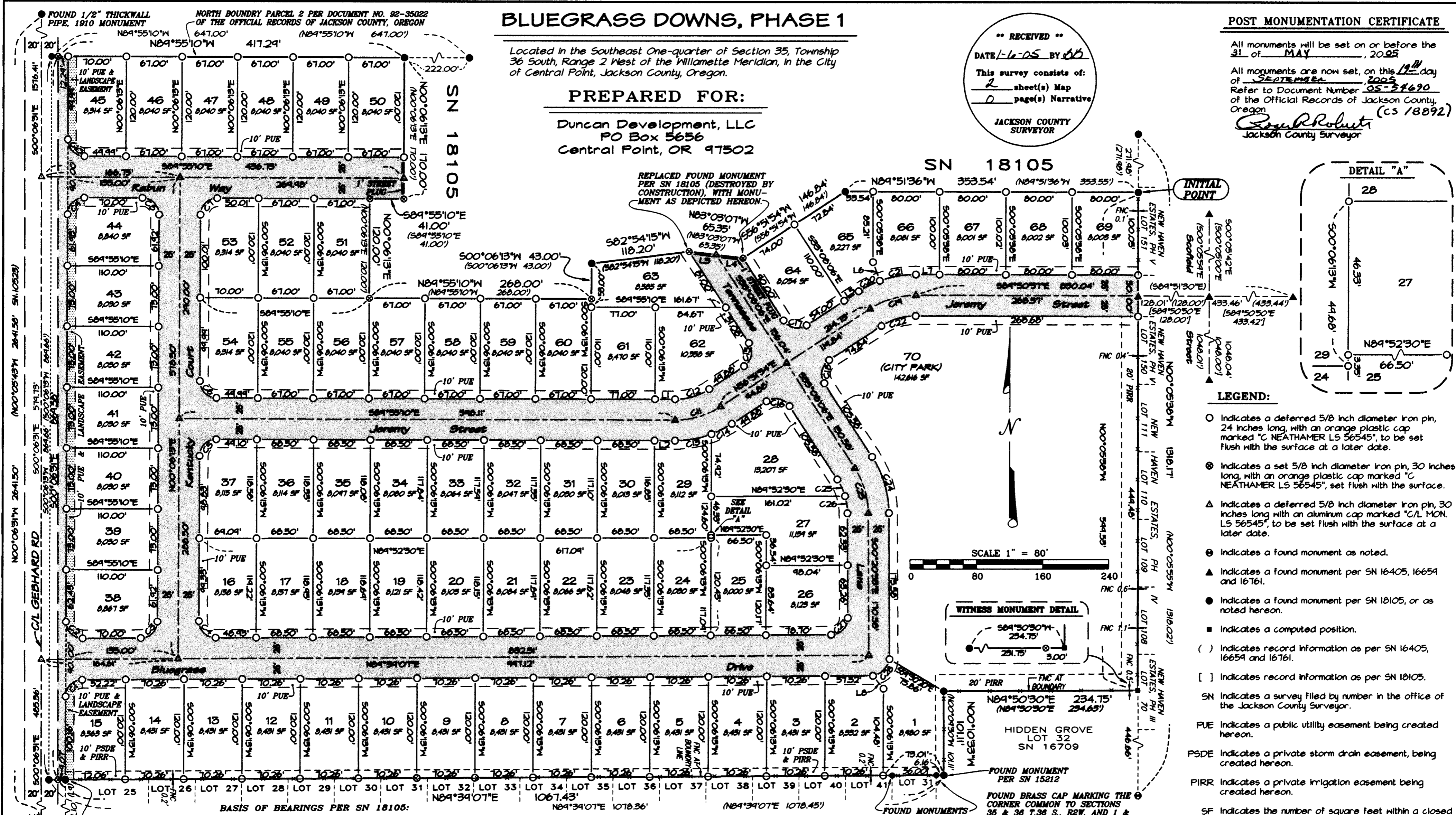
Located in the Southeast One-quarter of Section 35, Township 36 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

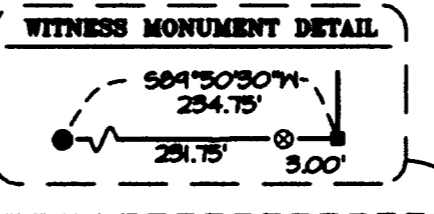
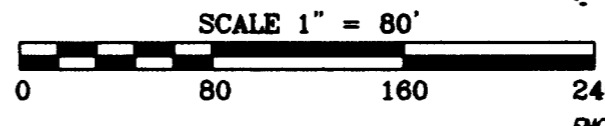
Duncan Development, LLC
PO Box 5656
Central Point, OR 97502

**** RECEIVED ****
DATE: 1-16-05 BY: *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

POST MONUMENTATION CERTIFICATE
All monuments will be set on or before the 31st of MAY, 2005.
All monuments are now set, on this 14th day of SEPTEMBER, 2005.
Refer to Document Number: 05-54690
of the Official Records of Jackson County, Oregon.
[Signature] (CS 18892)
Jackson County Surveyor



- LEGEND:**
- Indicates a deferred 5/8 inch diameter iron pin, 24 inches long, with an orange plastic cap marked "C NEATHAMER LS 56545", to be set flush with the surface at a later date.
 - ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches long, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush with the surface.
 - △ Indicates a deferred 5/8 inch diameter iron pin, 30 inches long with an aluminum cap marked "C/L MON. LS 56545", to be set flush with the surface at a later date.
 - Indicates a found monument as noted.
 - ▲ Indicates a found monument per SN 16405, 16659 and 16761.
 - Indicates a found monument per SN 18105, or as noted hereon.
 - Indicates a computed position.
 - () Indicates record information as per SN 16405, 16659 and 16761.
 - [] Indicates record information as per SN 18105.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - PUE Indicates a public utility easement being created hereon.
 - PSDE Indicates a private storm drain easement, being created hereon.
 - PIRR Indicates a private irrigation easement being created hereon.
 - SF Indicates the number of square feet within a closed area such as a lot.
 - 2.9' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is.
 - Indicates the centerline of an existing fence.



GREEN VALLEY SUBDIVISION SN 16770

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	20.00'	89°32'54"	31.26'	N44°52'40"E	28.17'	C15	20.00'	90°00'00"	31.42'	N11°51'54"E	28.28'
C2	20.00'	40°21'06"	31.57'	S45°07'20"E	28.40'	C16	20.00'	90°00'00"	31.42'	S78°08'06"E	28.28'
C3	20.00'	89°32'54"	31.26'	N44°52'40"E	28.17'	C17	20.00'	90°00'00"	31.42'	S78°08'06"E	28.28'
C4	20.00'	40°21'06"	31.57'	S45°07'20"E	28.40'	C18	20.00'	90°00'00"	31.42'	N11°51'54"E	28.28'
C5	20.00'	89°32'54"	31.26'	N44°52'40"E	28.17'	C19	100.00'	33°17'04"	58.04'	N73°30'28"E	57.28'
C6	20.00'	40°21'06"	31.57'	S45°07'20"E	28.40'	C20	125.00'	13°01'32"	28.42'	N63°22'40"E	28.36'
C7	20.00'	89°32'54"	31.26'	N44°52'40"E	28.17'	C21	125.00'	20°15'36"	44.20'	N80°01'15"E	43.91'
C8	20.00'	40°21'06"	31.57'	S45°07'20"E	28.40'	C22	75.00'	33°17'04"	43.57'	N73°30'28"E	42.96'
C9	20.00'	89°32'54"	31.26'	N44°52'40"E	28.17'	C23	100.00'	32°47'13"	57.22'	S16°44'30"E	56.45'
C10	20.00'	40°21'06"	31.57'	S45°07'20"E	28.40'	C24	125.00'	32°47'13"	71.53'	S16°44'24"E	70.56'
C11	100.00'	33°12'56"	57.97'	N73°28'22"E	57.16'	C25	75.00'	16°52'50"	22.10'	S24°41'41"E	22.02'
C12	75.00'	33°12'56"	43.48'	N73°28'22"E	42.87'	C26	75.00'	15°54'23"	20.82'	S08°18'05"E	20.75'
C13	125.00'	20°35'44"	44.93'	N74°46'58"E	44.64'	C27	20.00'	90°00'00"	31.42'	N44°39'07"E	28.28'
C14	125.00'	12°37'12"	21.53'	N63°10'30"E	21.48'	C28	25.50'	67°22'48"	24.98'	N44°39'07"E	28.28'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°55'10"E	24.10'
L2	S84°55'10"E	24.53'
L3	S63°03'07"E	32.68'
L4	S63°03'07"E	32.67'
L5	N56°51'54"E	20.84'
L6	S20°06'34"E	24.00'
L7	S84°50'51"E	28.47'
L8	S34°21'00"E	20.00'
L9	S00°06'52"W	338.20'
L10	S00°06'13"W	338.28'
L11	N84°54'31"E	24.46'
L12	N84°51'24"E	25.00'

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CARL E. NEATHAMER
56545
Renewal Date 12/31/06

BASIS OF BEARINGS:
Survey Number 18105, as filed in the office of the Jackson County Surveyor. Basis applied to the south line of the survey, as depicted hereon.

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

DATE: December 29, 2004 PROJECT NUMBER: 04077

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that DUNCAN DEVELOPMENT, 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, has caused this tract of land to be surveyed and platted into lots, streets and those easements, 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 hereby designates this subdivision as BLUEGRASS DOWNS, PHASE 1. Declarant hereby dedicates to the City of Central Point for public use a City Park, all streets (shaded areas), and public utility easements depicted hereon. Declarant does hereby convey in fee simple, to the City of Central Point, that area portrayed and designated hereon as a one-foot street plug. By the approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected street, it hereby dedicates the street plug for public street purposes. Declarant does hereby create that private storm drain easement over, through and across Lots 2 to 15, as depicted hereon, being for use and benefit of Lots 1 to 15. Each said lot is subject to the associated costs and burden for the maintenance thereof. Declarant hereby creates that Private Irrigation Easement, as depicted hereon, for the use and benefit of the Rogue River Valley Irrigation District. BLUEGRASS DOWNS, PHASE 1, A Subdivision, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 05-000945, recorded on January 6th, 2005, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, I set my hand and seal this 30th day of

DECEMBER, 2004.

Michael K. Duncan, Manager

DUNCAN DEVELOPMENT, LLC

STATE OF OREGON } ss
County of Jackson }

Personally appeared the above named Michael K. Duncan, known to me to be the Manager of DUNCAN DEVELOPMENT, 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 30th day of December, 2004.

Before me: Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th 2007

RELEASE

People's Bank of Commerce, an Oregon Corporation, as holders of beneficiary interest under that certain Trust Deed dated and recorded as Instrument Number 04-009681 on February 25, 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 30th day of December, 2004.

Mike Sickels, CEO
PEOPLE'S BANK OF COMMERCE
REAL ESTATE LOAN CENTER

STATE OF OREGON } ss
County of Jackson }

Personally appeared the above named Mike Sickels, known to me to be the CEO of the PEOPLE'S BANK REAL ESTATE LOAN CENTER, an Oregon Corporation, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 30th day of December, 2004.

Before me: Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th 2007

BLUEGRASS DOWNS
PHASE 1

Located in the Southeast One-quarter of Section 35, Township 36 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

Duncan Development, LLC
PO Box 5656
Central Point, OR 97502

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 in the Southeast One-quarter of Section 35, Township 36 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 Section 35, Township 36 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon; thence North 00°05'38" West along the Easterly line of said Section 35, a distance of 446.66 feet to the Northeast corner of Lot 32 of HIDDEN GROVE, according to the official plat thereof, now of record in said Jackson County; thence continuing along said easterly line of Section 35, North 00°05'38" West, 599.53 feet to the True Point of Beginning; thence leaving said Easterly line, North 89°51'36" West, 353.54 feet; thence South 56°51'54" West 146.84 feet; thence North 83°03'07" West 65.35 feet; thence South 82°54'15" West 118.20 feet; thence South 00°06'13" West 43.00 feet; thence North 89°55'10" West 268.00 feet; thence North 00°06'13" East 120.00 feet; thence South 89°55'10" East 41.00 feet; thence North 00°06'13" East 170.00 feet to a point on the Northerly boundary of Parcel 2 as described in Instrument No. EAST 92-35022 of the Official Records of Jackson County, Oregon; thence North 89°55'10" West along said line, 417.29 feet to a point on the easterly right of way of Gebhard Road, a public road; thence along said right of way, South 00°06'31" East 869.58 feet to a point on a projection of the North boundary of the GREEN VALLEY SUBDIVISION, according to the official plat thereof, now of record in said Jackson County, Oregon; thence along the north boundary of said subdivision, North 89°39'07" East 1067.43 feet to an angle point for Lot 32 of aforementioned HIDDEN GROVE; thence along the westerly boundary thereof, North 00°10'33" West 101.11 feet to the Northwest corner thereof; thence along the northerly boundary thereof, North 89°50'30" East 234.75 feet to the Northeast corner thereof, being a point on the easterly line of aforesaid Section 35; thence along said easterly line, North 00°05'38" West, 599.53 to the Point of Beginning.

Cael E. Neathamer
Surveyor

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor

NOTES:

BLUEGRASS DOWNS, PHASE 1, is subject to the following matters of record:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services (formerly Bear Creek Valley Sanitary Authority).

Easements for transmission and distribution of electricity pursuant to Volume 155, Page 278, Volume 361, Page 192, and Volume 378, Page 105, all of the Deed Records of Jackson County, Oregon, are blanket in nature and not able to specifically locate. The only known existing power are the poles and lines along Gebhard Road, as depicted hereon.

An easement running to Gebhard Road pursuant to Volume 502, Page 287A of the Deed Records of Jackson County, Oregon, being extinguished hereon.

NOTE "A": Position for N.E. Corner DLC 55 per ties into control established by this firm during SN 15762. Corner has since been destroyed by road improvements.

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 601, approved in November, 2003.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200R data collector with TDS software, and a Trimble 5700 Global Positioning System (GPS) unit with a Trimble TSCe (Trimble Survey Controller software), all found monuments were tied in a closed traverse or via redundant ties. Record data utilized: Document Number 04-009680 of the Official Records of Jackson County, Oregon; Surveys numbered 10523 and 18105, and Record survey data for the 1910 road Survey of Gebhard Road, all on file in the office of the Jackson County Surveyor.

Established the northerly portion of Gebhard Road utilizing the found iron pipes per the 1910 Gebhard Road Survey. Established the southerly portion of Gebhard Road utilizing the most southerly found 1910 pipe, and a distance of 21.96 feet westerly from the found pipe at the angle point (as per SN 10523). This alignment for the southerly portion of Gebhard Road agreed with the 25.00 feet called on said survey from the found pipe on the DLC line.

Utilizing Doc. No. 04-009680 and SN 18105, the remaining exterior boundary lines were established, terminating the westerly boundary on the established easterly right of way of Gebhard Road.

Interior lots and streets were computed and monumented as depicted hereon.

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.

Planning Director 12-30-04 Date

Examined and approved this 30th day of December, 2004.

Roger Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 4th, 2005.

Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 4th day of January, 2005.

Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 6th DAY OF January, 2005 AT 2:05 O'CLOCK P.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 12 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 212, PAGE 29-31 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

Kathleen S. Beckett County Clerk
Armen V. Helman Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

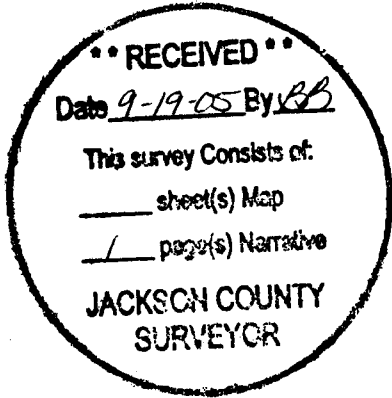
OREGON JULY 08, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/06

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

DATE: December 29, 2004 PROJECT NUMBER: 04077

Sheet 1 of 2 © CEN



Jackson County Official Records **2005-054690**
 R-AF
 Cnt=1 Stn=10 ALONZOKM **09/08/2005 09:27:30 AM**
 \$5.00 \$5.00 \$11.00 **Total:\$21.00**



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

18892

AFFIDAVIT OF DEFERRED MONUMENTS, TO COMPLY WITH 92.070
OF THE OREGON REVISED STATUTES

Know all persons by these presents, that I Cael E. Neathamer, a Registered Land Surveyor in the State of Oregon (Registrant No. 56545), do hereby affirm that I have established, with proper monuments, the subdivision corners depicted as "DEFERRED MONUMENT", on the official plat of BLUEGRASS DOWNS, PHASE 1, as recorded on January 6, 2005, in Volume 31 of Plats, at Page 2 of the Records of Jackson County, Oregon, and filed as Survey Number 18573 in the office of the Jackson County Surveyor, with exception to the **WITNESS MONUMENTS** set as follows:

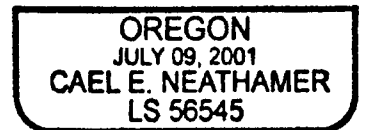
- (1) A witness monument set at North 00°06'13" East, 1.00 foot from the southerly corner common to Lots 3 and 4.
- (2) A witness monument set at South 00°06'13" West, 2.00 feet from the northerly corner common to Lots 9 and 10.
- (3) A witness monument set at North 00°06'13" East, 1.00 foot from the southerly corner common to Lots 12 and 13.
- (4) A witness monument set at South 00°06'13" East, 2.00 feet from the northerly corner common to Lots 32 and 33.
- (5) A witness monument set at North 89°55'10" West, 2.00 feet from the easterly corner common to Lots 40 and 41.
- (6) A witness monument set at South 00°05'38" West, 2.00 feet from the northeast corner of Lot 70.

Signed the 15th day of August, 2005: Cael E. Neathamer
 Surveyor's Signature

Prepared by: Neathamer Surveying, Inc.
 3126 State St., Suite 200
 PO Box 1584
 Medford, OR 97501



Cael E. Neathamer



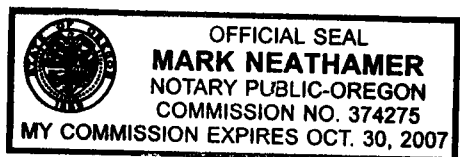
RENEWAL: DEC. 31, 2006

STATE OF OREGON)
) ss
 COUNTY OF JACKSON)

Signed before me this 15th day of August, 2005.

 Mark Neathamer
 Notary Public for Oregon

 Aug. 15th 2005
 Date



Examined and approved this 31st of August, 2005.

 Robert Robert
 Jackson County Surveyor

 Aug 31st 2005
 Date