

COUNTRYSIDE TERRACE

(A PLANNED UNIT DEVELOPMENT)

Located within Donation Land Claim Number 56, in the Southwest One-quarter of Section 2, and the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

RYAN CSAFTIS

**931 Golf View Drive
Medford, OR. 97504**

Vol. 31 Pg. 3
Book 16 pg. 40
132/98

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 Donation Land Claim No. 56, in the Northwest One-quarter of Section 11, 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 Southwest Corner of Donation Land Claim (DLC) No. 56 in said Township, Range and Section; thence along the south boundary of said claim, North 89°54'31" East, 260.00 feet (Record: North 89°55'30" East, 260.00 feet); thence North 00°02'30" East, 33.36 feet (Record: North 00°03'40" East), to a point on the northerly right of way of Hopkins Road, a public road; thence continuing North 00°02'30" East, along said right of way, 12.00 feet to the True Point of Beginning; thence leaving said right of way, and continuing North 00°02'30" East, 129.64 feet; thence North 21°46'43" West, 134.53 feet (Record: North 21°45'33" West, 134.52 feet), to the Northeast corner of Parcel A described in Document 86-25090 of the Official Records of Jackson County, Oregon; thence South 89°54'20" West, 180.00 feet to a point on the easterly right of way of Freeman Road, a public road (said point being 30.00 feet easterly, when measured at right angles from the West boundary of DLC 56); thence along said right of way and parallel to said DLC boundary, South 00°02'30" West, 242.80 feet to the most northerly point of that tract of land as described in Document Number 99-51974 of the Official Records of Jackson County, Oregon; thence along the northerly line of said tract the following courses and distances: South 44°55'15" East, 25.47 feet; thence South 89°52'55" East, 162.00 feet, to a point on the westerly line of tract as described in Document Number 98-33168 of the Official Records of Jackson County, Oregon; thence along the westerly and northerly lines of said tract the following courses and distances: North 00°02'30" East, 7.00 feet; thence South 89°52'55" East, 50.00 feet to the Point of Beginning.

Cael E. Neathamer

Surveyor

RELEASE

Theron G. Gorden, Milton F. Gorden, and Roland F. and Thais I. Pacey, of the Pacey Family Trust, vtd (pursuant to Instrument Number 04-020141), as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 03-85034, of 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 29th day of December, 2004.

Theron G. Gorden

Milton F. Gorden

Roland F. Pacey, Trustee
Pacey Family Trust, vtd

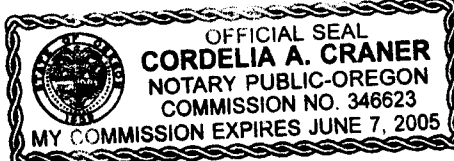
Thais I. Pacey, Trustee
Pacey Family Trust, vtd

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above-named Theron G. Gorden, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 29th day of December, 2004.

Before me:
Cordelia A. Craner
NOTARY PUBLIC-OREGON
COMMISSION NO.: 6-7-05
MY COMMISSION EXPIRES:

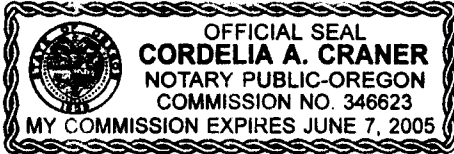


STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above-named Milton F. Gorden, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 29th day of December, 2004.

Before me:
Cordelia A. Craner
NOTARY PUBLIC-OREGON
COMMISSION NO.: 6-7-05
MY COMMISSION EXPIRES:

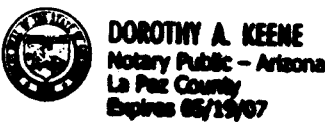


STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above-named Roland F. Pacey and Thais I. Pacey, Trustees of the Pacey Family Trust, vtd, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 4 day of January, 2005.

Before me:
Dorothy A. Keene
NOTARY PUBLIC-OREGON
COMMISSION NO.: 115692
MY COMMISSION EXPIRES: MAY 19, 2007



COUNTRYSIDE TERRACE
(A PLANNED UNIT DEVELOPMENT)

Located within Donation Land Claim Number 56, in the Southwest One-quarter of Section 2, and the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

RYAN CSAFTIS
931 Golf View Drive
Medford, OR. 97504

NOTES:

- Countryside Terrace is subject to the following matters of record:
- 1) Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.
 - 2) The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
 - 3) Easements for two underground water system vaults pursuant to Documents Numbered 98-13153 and 98-33169 of the Official Records of Jackson County, Oregon.
 - 4) Temporary construction Easements pursuant to Documents Numbered 99-51974 and 99-51976 of the Official Records of Jackson County, Oregon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°02'30"E	4.28'
L2	S44°57'30"E	7.07'
L3	N89°54'20"E	9.28'
L4	S00°05'40"E	5.00'
L5	S89°54'20"W	11.36'
L6	N89°54'20"E	26.27'
L7	N89°54'20"E	23.73'
L8	N33°50'56"E	7.18'
L9	N00°05'40"W	3.47'
L10	N89°54'20"E	5.00'
L11	N89°54'20"E	5.00'
L12	S00°05'40"E	6.53'
L13	S33°50'56"W	10.23'
L14	S33°50'56"W	8.35'
L15	S52°49'53"W	15.84'
L16	S00°02'30"W	7.00'
L17	S00°02'30"W	12.00'
L18	S00°03'40"W	12.00'

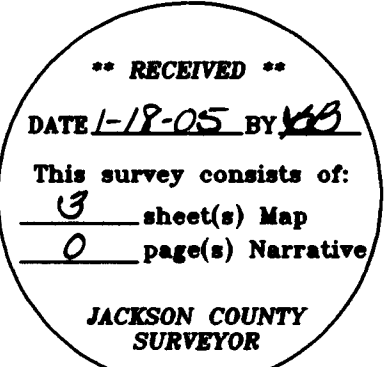
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
209.250, OREGON REVISED STATUTES

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 Resolution Number 612, on April 6, 2004.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied in a closed traverse or via redundant ties. Based on the found monuments, Document Number 03-81661 of the Official Records of Jackson County, Oregon, Surveys Numbered 12097, 15666 16261 and 16865, on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	35.00'	90°08'10"	55.06'	S45°01'35"E	44.56'
C2	35.00'	33°56'35"	20.73'	S73°07'22"E	20.43'
C3	35.00'	18°58'57"	11.60'	S46°39'36"E	11.54'
C4	35.00'	10°46'10"	6.58'	S42°33'12"E	6.57'
C5	35.00'	37°12'38"	22.73'	S18°33'49"E	22.33'
C6	12.50'	90°08'10"	19.66'	S45°01'35"E	17.70'
C7	35.00'	01°58'11"	1.20'	S89°06'34"E	1.20'

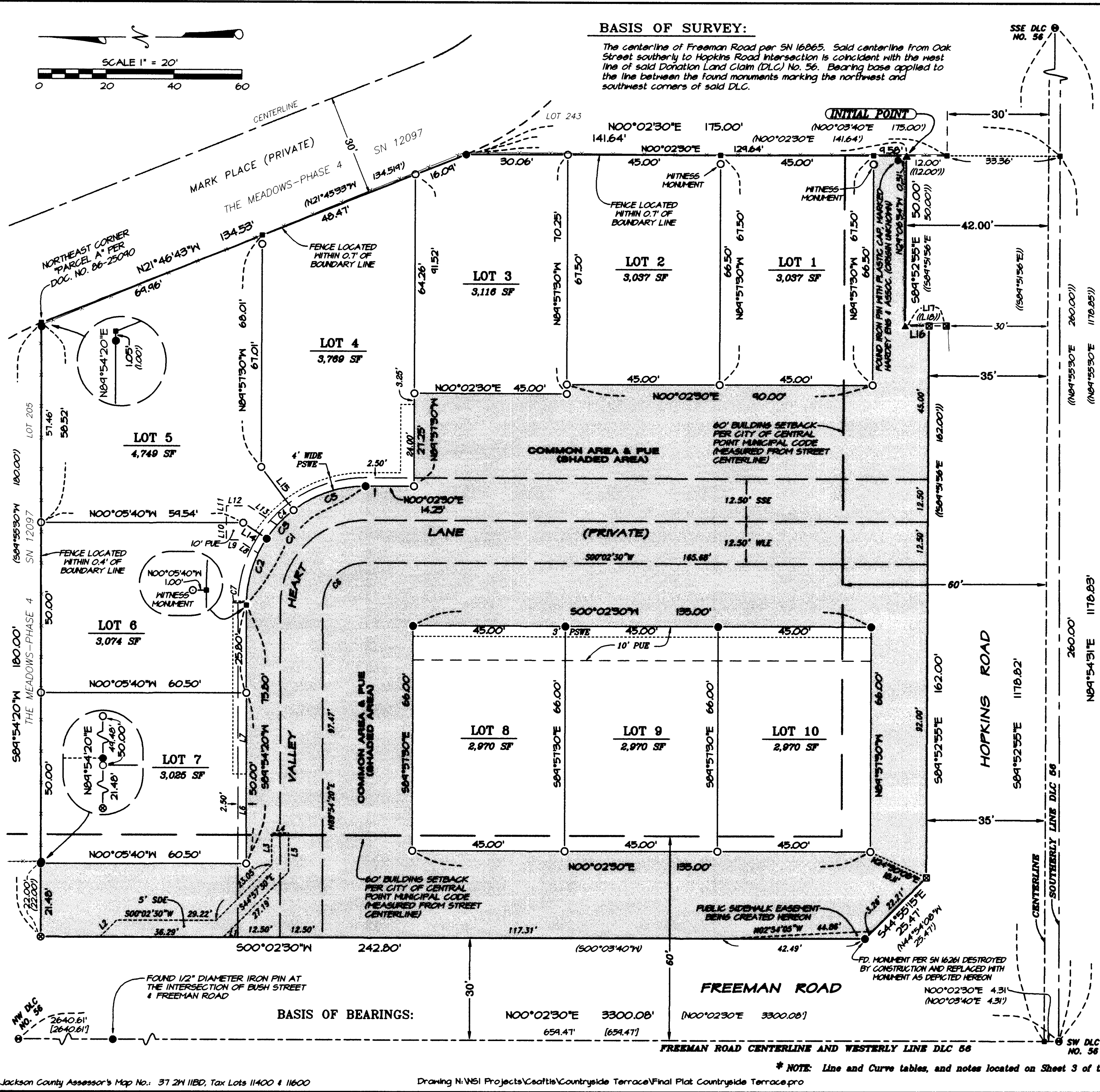


REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CARL 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

DATE: December 27, 2004 PROJECT NUMBER: 03089
Sheet 3 of 3 © CEN



COUNTRYSIDE TERRACE (A PLANNED UNIT DEVELOPMENT)

Located within Donation Land Claim Number 56, in the Southwest One-quarter of Section 2, and the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

RYAN CSAFTIS
931 Golf View Drive
Medford, OR. 97504

LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
- Indicates a set 38-caliber shell casing with a tack and brass washer marked "NEATHAMER LS56545", set flush with concrete.
- ⊕ Indicates a found brass cap as noted hereon.
- Indicates a found 5/8-inch iron pin with plastic cap marked "KAISER RLS 803" (per SN 12097), or as marked hereon.
- ▲ Indicates a found 5/8-inch iron pin with plastic cap marked "HARDEY ENG & ASSOC.", per SN 15666.
- ⊗ Indicates a found 5/8-inch iron pin with plastic cap marked "L.J. FRIAR & ASSOC.", per SN 16261.
- Indicates a computed position.
- () Indicates record information as per SN 12097.
- [] Indicates record information as per SN 15666 & 16261.
- (()) Indicates record information as per SN 16865.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a public utility easement being created hereon.
- SDE Indicates a public storm drain easement, being created hereon.
- SSE Indicates a public sanitary sewer easement, being created hereon.
- WLE Indicates a public waterline easement, being created hereon.
- PSWE Indicates a private sidewalk 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.
- x— Indicates the centerline of an existing fence.

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

RECEIVED
DATE 1-19-05 BY *BB*
This survey consists of:
13 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

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Sheet 2 of 3 © CEN

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PREPARED FOR:

RYAN CSAFTIS
931 Golf View Drive
Medford, OR. 97504

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that RYAN J. CSAFTIS, 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, hereby dedicates to the City of Central Point for public use all public easements depicted hereon. Declarant does hereby create that area depicted hereon as COMMON SPACE, for the use and benefit of all lot owners within this development, which shall allow for private services and utilities such as, but not limited to the following: storm drain, sanitary sewer, water, telephone, cable television, natural gas and electric services and their appurtenances, and shall allow the right of way for each affected lot owner to access to install, maintain, repair and replace said services and utilities serving their individual lot, and shall do so at their expense. Also, each said owner shall replace in kind any improvements contained within said Common Area that was disturbed and/or destroyed during the course of the above listed action(s). Said Common Area shall allow for vehicular and pedestrian access, parking and maneuvering, mail boxes, signs, dumpster(s), and other improvements for the use and benefit of each lot created hereon. COUNTRYSIDE TERRACE, a planned unit development, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 05-002739 as recorded on the 18 day of January, 2005, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots and a private street, 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 this subdivision.

Declarant hereby designates this subdivision as COUNTRYSIDE TERRACE.

IN WITNESS WHEREOF, I set my hand and seal this 28th day of December, 2004.

Ryan J. Csafitis
RYAN J. CSAFTIS

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named RYAN J. CSAFTIS, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 28th day of December, 2004

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

SURVEYOR'S CERTIFICATE

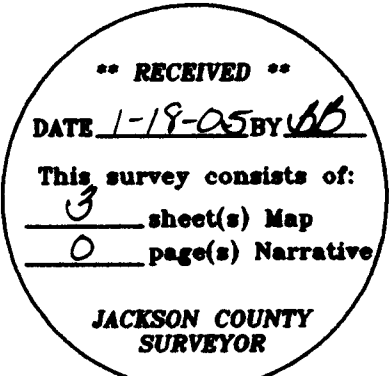
I, Cael E. Neethamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated within Donation Land Claim No. 56, in the Northwest One-quarter of Section 11, 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 Southwest Corner of Donation Land Claim (DLC) No. 56 in said Township, Range and Section; thence along the south boundary of said claim, North 89°54'31" East, 260.00 feet (Record: North 89°55'30" East, 260.00 feet); thence North 00°02'30" East, 33.36 feet (Record: North 00°03'40" East), to a point on the northerly right of way of Hopkins Road, a public road; thence continuing North 00°02'30" East, along said right of way, 12.00 feet to the True Point of Beginning; thence leaving said right of way, and continuing North 00°02'30" East, 129.64 feet; thence North 21°46'43" West, 134.53 feet (Record: North 21°45'33" West, 134.52 feet), to the Northeast corner of Parcel A described in Document 86-25090 of the Official Records of Jackson County, Oregon; thence South 89°54'20" West, 180.00 feet to a point on the easterly right of way of Freeman Road, a public road (said point being 30.00 feet easterly, when measured at right angles from the West boundary of DLC 56); thence along said right of way and parallel to said DLC boundary, South 00°02'30" West, 242.80 feet to the most northerly point of that tract of land as described in Document Number 99-51974 of the Official Records of Jackson County, Oregon; thence along the northerly line of said tract the following courses and distances: South 44°55'15" East, 25.47 feet; thence South 84°52'55" East, 162.00 feet, to a point on the westerly line of tract as described in Document Number 98-33168 of the Official Records of Jackson County, Oregon; thence along the westerly and northerly lines of said tract the following courses and distances: North 00°02'30" East, 7.00 feet; thence South 84°52'55" East, 50.00 feet to the Point of Beginning.

Cael E. Neethamer
Surveyor

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



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Cael E. Neethamer
OREGON
JULY 08, 2001
CAEL E. NEETHAMER
56545
Renewal Date 12/31/04

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.

Int. Affairs Deputy 1-7-2005
Planning Director Date

Planning File No.: 04005
Examined and approved this 7th day of JANUARY, 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 18th, 2004.

Carol Anderson Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 12th day of January, 2004.

DAN WESSER ROSS
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 18 DAY OF January, 2004 AT 11:04 O'CLOCK A.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 03 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 212, PAGE 128-130, OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

Ruthless B. Beckett Geraldine Cutting
County Clerk Deputy

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

DATE: December 27, 2004 PROJECT NUMBER: 03089
Sheet 1 of 3 © CEN