

* * APPROVALS * *

WE CERTIFY THAT PURSUANT to authority granted to us by the City of Central Point Planning Commission in open meeting of November 2nd, 2004 this plat is hereby approved by the City of Central Point Planning Commission. File No. PUD-04-029.

Dated this 28th day of January, 20 05.

Attest: [Signature] President
Director

[Signature] Secretary

EXAMINED AND APPROVED this 26th day of October, 20 04.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED this — day of —, 20 —.

NOT REQUIRED AT THIS TIME
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of January 31st, 2005.

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of January 31st, 20 05.

[Signature] Deputy
Tax Collector

* * DECLARATION * *

Know all men by these presents that I, DALE F. CLARK, DBA Heritage Development, am the owner of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots and common area as shown on Sheet 2, and do hereby dedicate to the public for public use the Storm Drainage Easement (SDE) and Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of their communications facilities. I do hereby designate said Subdivision as SNOWY BUTTE MEADOWS, which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. I do hereby make and establish the Private Road Easements shown hereon labeled Virginia Drive and Holley Way. I do hereby dedicate to the public for public use the 15' wide Right of Way (R/W) dedication shown on Sheet 2.

[Signature]
DALE F. CLARK
DBA HERITAGE DEVELOPMENT

STATE OF OREGON) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED DALE F. CLARK, DBA HERITAGE DEVELOPMENT, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 26th DAY OF October, 20 04.

[Signature]
KAREN L. DAFITE
NOTARY PUBLIC-OREGON
COMMISSION NO. 25424
MY COMMISSION EXPIRES March 20, 2006

* * AFFIDAVIT OF CONSENT * *

From JAMES W. CHRISTOPHERSON, SR., HELEN M. CHRISTOPHERSON, WILLIAM J. MCTAGGART AND LORI MCTAGGART recorded as Doc.# 2005-006306, ORJCO.

From CURTIS G. THOMPSON, PAULA R. THOMPSON, W. DALE KEMMERER AND KAREN A. KEMMERER recorded as Doc.# 2005-006304, ORJCO.

From THOMAS A. CARLTON, and NORMA J. CARLTON, Trustees of the Carlton Family Trust recorded as Doc.# 2005-006303, ORJCO.

From F. JOSEPH PETKO and VIRGINIA BROWN PETKO recorded as Doc.# 2005-006305, ORJCO.

37S2W10DB TL9400
37S2W10DC TL200

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SNOWY BUTTE MEADOWS

A Subdivision in Lot "R" of Snowy Butte Orchards
& located in the S.E. 1/4 of Section 10,
T.37S, R.2W, W.M. City of Central Point
Jackson County, Oregon

SURVEY FOR:

Dale F. Clark
1980 Sky Park Drive #C
Medford, Or. 97504

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
816 West Eighth Street
Medford, OR 97501
(541) 772-2782
ljfriar@charter.net

DATE:

SEPTEMBER 27, 2004

* * * POST MONUMENTATION * * *

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY January 30, 20 08.

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 06-09182.
ORJCO, THIS 23rd DAY OF FEBRUARY, 20 06.
(See CS 19081)

APPROVED: [Signature]
JACKSON COUNTY SURVEYOR

* * RECORDER'S CERTIFICATE * *

Filed for record this 3rd day of February, 20 05, at
1:34 o'clock 7 M., and recorded in Volume 31 of Plats at Page 8
of the records of Jackson County, Oregon.

[Signature] Kathleen S. Beckett County Clerk
[Signature] Carmen J. Helman Deputy

Covenants, Conditions and Restrictions recorded as Doc. 2005-006307, ORJCO.

* * SURVEYOR'S CERTIFICATE * *

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at a point for the Northwest corner of Lot "R" of SNOWY BUTTE ORCHARDS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence South 89°58'03" East, 5.59 feet to the Northwest corner of Tract One described in Document No. 2004-040661, Official Records of Jackson County, Oregon; thence along the North line of said Tract One, South 89°58'03" East, 35.00 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence continue along said North line, South 89°58'03" East, 250.97 feet; thence South 00°01'40" East, 82.60 feet; thence North 89°58'20" East, 148.25 feet to the West line of Snowy Butte Lane; thence along said West line, South 00°01'40" East, 239.50 feet; thence South 89°58'20" West, 130.00 feet; thence South 00°01'40" East, 67.41 feet to the South line of Tract Two described in Document No. 2004-040661, said Official Records; thence along said South line, North 89°53'11" West, 112.88 feet to the Southwest corner thereof; thence along the East line of Tract Three described in Document No. 2004-040661, said Official Records, South 00°01'40" East, 351.59 feet to the most Southerly corner thereof; thence along the West line of said Tract Three the following nine courses: North 26°08'22" West, 54.05 feet; thence North 22°06'27" West, 80.85 feet; thence North 06°20'56" West, 94.21 feet; thence North 17°19'21" West, 107.91 feet; thence North 09°14'51" West, 89.58 feet; thence North 10°25'20" West, 66.85 feet; thence North 27°02'15" West, 39.47 feet; thence North 13°58'20" West, 52.60 feet; thence North 08°15'54" West, 43.62 feet to the Northwest corner of said Tract Three; thence along the South line of said Tract One, North 89°53'11" West, 9.33 feet to the Southwest corner of said Tract One; thence along the West line of said Tract One the following four courses: North 09°48'18" West, 13.63 feet; thence North 19°24'08" West, 50.34 feet; thence North 02°07'58" West, 51.14 feet; thence North 02°46'21" West, 25.42 feet to the Northwest corner of said Tract One; thence along the North line thereof, South 89°58'03" East, 35.00 feet to the Initial Point of Beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature] James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-05

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250.

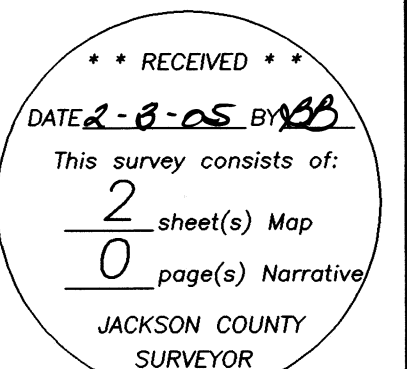
PURPOSE: To survey and monument the exterior boundary and graphically depict the interior Lots & Common Area of SNOWY BUTTE MEADOWS.

PROCEDURE: Made ties to monuments as shown on Sheet 2 to control this Survey. The Westerly line was held per JCES4 and deed record. The Northerly line was held by map data per FS18113. The Southerly line was held by the found monuments as shown. Snowy Butte Lane was controlled as shown on FS15011. Computed the interior lot common area corners per the approved tentative plat and set pins at the locations shown on Sheet 2. The interior lots corner monuments will be set after construction and lot grading have been completed. It is impractical to set exterior monuments along the Westerly boundary due to the proximity of the Creek.

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

[Signature] James E. Hibbs
SURVEYOR

For order approving this Plat, see Volume 212, Page 239-241 of the County Commissioner's Journal of Proceedings.



SHEET 1 OF 2

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
816 West Eighth Street
Medford, OR 97501
(541) 772-2782
ljfriar@charter.net

SURVEY FOR:

Dale F. Clark
1980 Sky Park Drive #C
Medford, Or. 97504

SNOWY BUTTE MEADOWS

A Subdivision
Located in the S.E. 1/4 of Section 10,
T.37S, R.2W, W.M. City of Central Point,
Jackson County, Oregon

LEGEND:

- = FD COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESSORIES.
- = FD BRASS DISC MKD. LS 1913 PER JCES4 OR AS NOTED.
- = FD. 5/8" IRON PIN PER FS1683.
- = FD. 3/4" IRON PIPE PER FS30.
- = FD. 5/8" IRON PIN W/PLASTIC CAP MKD. KAISER RLS803 PER FS15011.
- = FD. 5/8" IRON PIN W/PLASTIC CAP MKD. D.MCMAHAN LS1913 PER FS13250 OR 18113.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)*

FS = FILED SURVEY NO.
JCDR = JACKSON COUNTY DEED RECORDS.
DR = DEED RECORD.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WC = WITNESS CORNER.
PUE = PUBLIC UTILITY EASEMENT.
JCES4 = JACKSON CREEK ESTATES SUBDIVISION, UNIT 4. (FS13250)
L1 C1 = COURSE DATA TABLE.
() = RECORD DATA AS SHOWN.
-X- = FENCE LINE.
SDE = PUBLIC STORM DRAINAGE EASEMENT.

* AFFID. OF DEFERRED MON.
Doc No 06-09182
(CS 19081)
RRR, C.S.
2/23/06

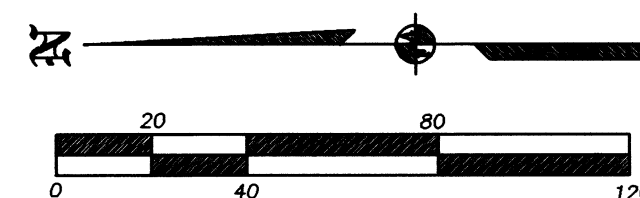
BASIS OF BEARINGS:

CENTERLINE OF BEALL LANE PER FS13250 (JCES4) AS SHOWN HEREON.

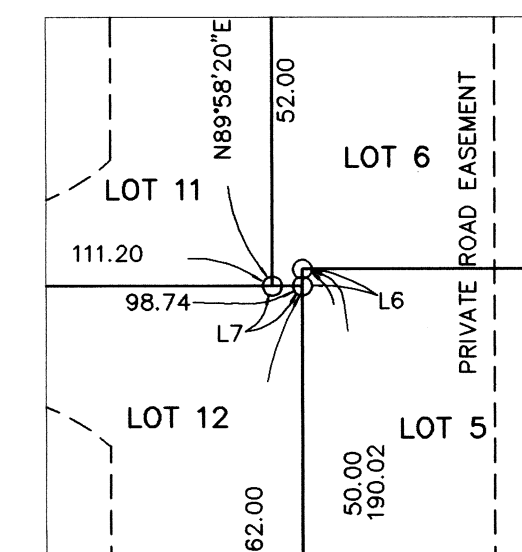
UNIT OF MEASUREMENT = FEET

DATE: SEPTEMBER 27, 2004

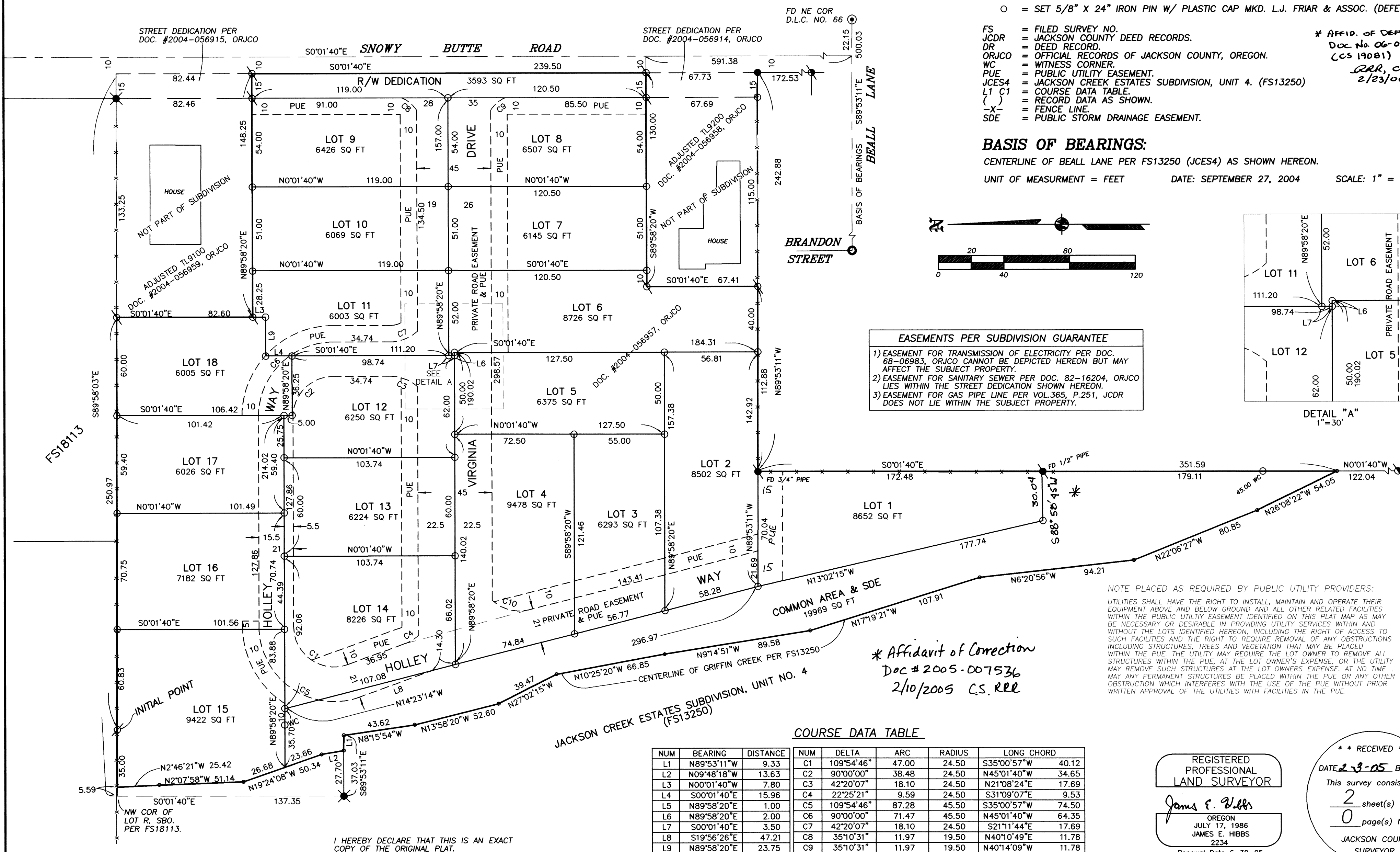
SCALE: 1" = 40'

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) EASEMENT FOR TRANSMISSION OF ELECTRICITY PER DOC. 68-06983, ORJCO CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT PROPERTY.
- 2) EASEMENT FOR SANITARY SEWER PER DOC. 82-16204, ORJCO LIES WITHIN THE STREET DEDICATION SHOWN HEREON.
- 3) EASEMENT FOR GAS PIPE LINE PER VOL.365, P.251, JCDR DOES NOT LIE WITHIN THE SUBJECT PROPERTY.



DETAIL "A"
1"=30'



* Affidavit of Correction
Doc # 2005-007536
2/10/2005 C.S. RRR

NOTE PLACED AS REQUIRED BY PUBLIC UTILITY PROVIDERS:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS' EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	LONG CHORD
L1	N89°53'11"W	9.33	C1	109°54'46"	47.00	24.50	S35°00'57"W 40.12
L2	N09°48'18"W	13.63	C2	90°00'00"	38.48	24.50	N45°01'40"W 34.65
L3	N00°01'40"W	7.80	C3	42°20'07"	18.10	24.50	N21°08'24"E 17.69
L4	S00°01'40"E	15.96	C4	22°25'21"	9.59	24.50	S31°09'07"E 9.53
L5	N89°58'20"E	1.00	C5	109°54'46"	87.28	45.50	S35°00'57"W 74.50
L6	N89°58'20"E	2.00	C6	90°00'00"	71.47	45.50	N45°01'40"W 64.35
L7	S00°01'40"E	3.50	C7	42°20'07"	18.10	24.50	S21°11'44"E 17.69
L8	S19°56'26"E	47.21	C8	35°10'31"	11.97	19.50	N40°10'49"E 11.78
L9	N89°58'20"E	23.75	C9	35°10'31"	11.97	19.50	N40°14'09"W 11.78
			C10	56°41'40"	24.24	24.50	S13°57'37"W 23.27

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

37S2W10DB TL9400
37S2W10DC TL200

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-05

** RECEIVED **

DATE 2-3-05 BY JEB

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY

SURVEYOR

SHEET 2 OF 2

04188FM

004



01089422200500075360010013

Kathleen S. Beckett - County Clerk

18615

