

DAISY CREEK VILLAGE, PHASES 2 & 3 (A PLANNED UNIT DEVELOPMENT)

A replat of a portion of Lots 7, 8, 9 and 10, vacated Ash Street and Alder Street and an Alley between Lots 8 and 9, of The Cooksey Addition to Central Point, located within Donation Land Claim No. 53, in the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

PREPARED FOR:

ERIC ARTNER CONSTRUCTION, INC. P.O. Box 609; Jacksonville, OR. 97630-0609

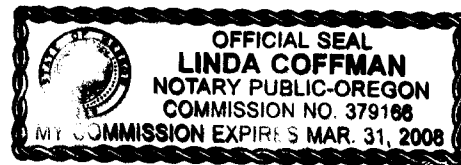
DECLARATION

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 as described in Document Number 2005-025975, of the Official Records of Jackson County, Oregon, and depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith.

KNOW ALL PERSONS BY THESE PRESENTS, that Donna Beck, the fee title owner of that tract described in Document Number 2005-025974, of the Official Records of Jackson County, Oregon, and more particularly described in the "SURVEYOR'S CERTIFICATE", hereby has caused the adjustment along the southerly boundary of Tract "A", as depicted hereon.

Eric Artner, Member DAISY CREEK VILLAGE, LLC.

Donna Beck



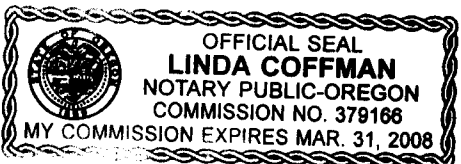
STATE OF OREGON } SS County of Jackson

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 3rd day of May, 2005.

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

STATE OF OREGON } SS County of Jackson



Personally appeared the above named Donna Beck, known to me to be the fee title owner of that real property, as described in Document Number 96-34964 of the Deed Records of Jackson County, Oregon, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 3 day of May, 2005.

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

SURVEYOR'S CERTIFICATE

I, Carl 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:

Description for Daisy Creek Village, Phases 2 and 3:

Commencing at the southeast corner of Lot "A" of the COOKSEY ADDITION, a plat now of record; thence along the east line of said lot, North 35°04'30" West, 11.05 feet to a point on the east line of said lot, and the True Point of Beginning; thence continuing along said east line, North 35°04'30" West, 338.36 feet to the centerline of Alder Street (vacated per Volume 315, Page 145 of the Deed Records of Jackson County, Oregon), of said subdivision; thence along said centerline, North 54°51'26" East, 189.45 feet; thence leaving said centerline, South 35°08'34" East, 2.83 feet; thence parallel with said centerline, North 54°51'26" East, 41.00 feet; thence North 35°08'34" West, 2.83 feet to a point on said centerline; thence along said centerline, North 54°51'26" East, 9.50 feet to a point on the westerly right of way of Haskell Street; thence along said westerly right of way, South 35°08'34" East, 340.00 feet; thence leaving said right of way line, South 54°51'26" West, 271.89 feet to a tangent curve to the right, having a radius of 99.00 feet and a central angle of 10°27'16" (the long chord of which bears South 60°05'04" West, 18.04 feet; thence along the arc of said curve 18.06 feet to the Point of Beginning.

Tract "A" description:

Beginning at the intersection the westerly right of way line of Haskell Street and the centerline of Alder Street (vacated per Volume 315, Page 145 of the Deed Records of Jackson County, Oregon), of the COOKSEY ADDITION, a plat now of record; thence along said westerly right of way line, North 35°08'34" West, 107.00 feet, being a point on the east line of Lot 10 of said subdivision; thence leaving said right of way line, and parallel with aforesaid centerline, South 54°51'26" West, 158.00 feet; thence parallel with aforesaid westerly right of way line, South 35°08'34" East, 107.00 feet to a point on aforesaid centerline; thence along said centerline, North 54°51'26" East, 57.50 feet; thence leaving said centerline, South 35°08'34" East, 2.83 feet; thence parallel with said centerline, North 54°51'26" East, 41.00 feet; thence North 35°08'34" West, 2.83 feet to a point on said centerline; thence along said centerline, North 54°51'26" East, 9.50 feet to a point on aforesaid westerly right of way of Haskell Street, and the Point of Beginning.

Carl E. Neathamer Surveyor

I hereby certify that this is an exact copy of the original. Carl 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 61B, 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 TSCc data collector, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Document Number 01-42284 of the Official Records of Jackson County, Oregon; Surveys Numbered 358, 8034, 9672, 14254 and 18477, as filed in the office of the Jackson County Surveyor; and, the COOKSEY ADDITION TO THE CITY OF CENTRAL POINT, a plat now of record.

Basis of bearings obtained from SN 18477 per this office earlier this year, and is referenced to Geodetic North.

Established the northerly line of Donation Land Claim No. 54, as depicted on SN 14254. Utilizing said SN and SN 18477, established the southerly, westerly and northerly boundaries. It should be noted, that the found pipe marking the southeast corner of Lot "A" for the Cooksey Addition, was found to be southerly of said DLC line. Utilizing the found monuments depicted hereon, established the location of Haskell Street, which controlled the easterly boundary. This concluded the boundary for the subdivision and Tract "B"

Utilizing the established Haskell Street right of way location and the northerly boundary as described hereinabove, established the southerly and easterly boundaries of Tract "A".

Utilizing the deed description and SN 14254, established the northerly and westerly boundaries of said Tract "A".

The interior lot corners were computed, and monuments were set as depicted hereon.

NOTES:

All Public Utility Easements shall allow for both public and private lines, appurtenances and facilities, as described in the DECLARATION.

Tract "A" subject to the terms and provisions as set out in Document Number 94-25513, being a sanitary sewer easement.

DAISY CREEK VILLAGE, PHASES 2 and 3, A Planned Unit Development, 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 agreement for Consent to Inclusion in Local Improvement District, including the terms and provisions thereof, pursuant to Document Number 94-35611, of the Official Records of Jackson County, Oregon.
3) An easement in favor of PacificCorp, and Oregon Corporation, pursuant to Document Number 95-05392 of the Official Records of Jackson County, Oregon, was extinguished by Document Number 2005-19163, of the Official Records of Jackson County, Oregon.
4) An easement in favor of the City of Central Point, Oregon, pursuant to Document Number 02-53060 of the Official Records of Jackson County, Oregon, was extinguished by Document Number 2005-024509, of the Official Records of Jackson County, Oregon.
5) 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.

Planning Director MAY 3, 2005 Date

PLANNING FILE NUMBER: 04006

Examined and approved this 3rd day of May, 2005.

Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 6th, 2005.

Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 06 day of May, 2005.

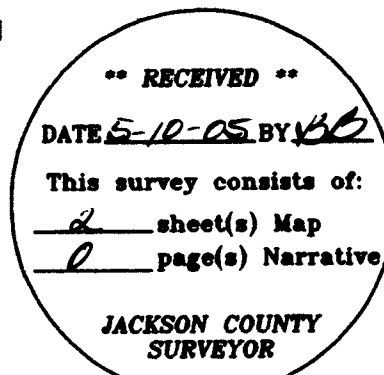
Assessor Deputy

RECORDING

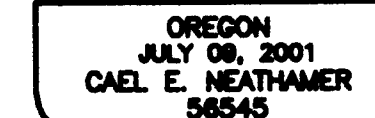
FILED FOR RECORD THIS THE 10 DAY OF May, 2005 AT 3:28 O'CLOCK P.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 25 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 213, PAGE 153, OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

County Clerk Deputy



Carl E. Neathamer



Renewal Date 12/31/06

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

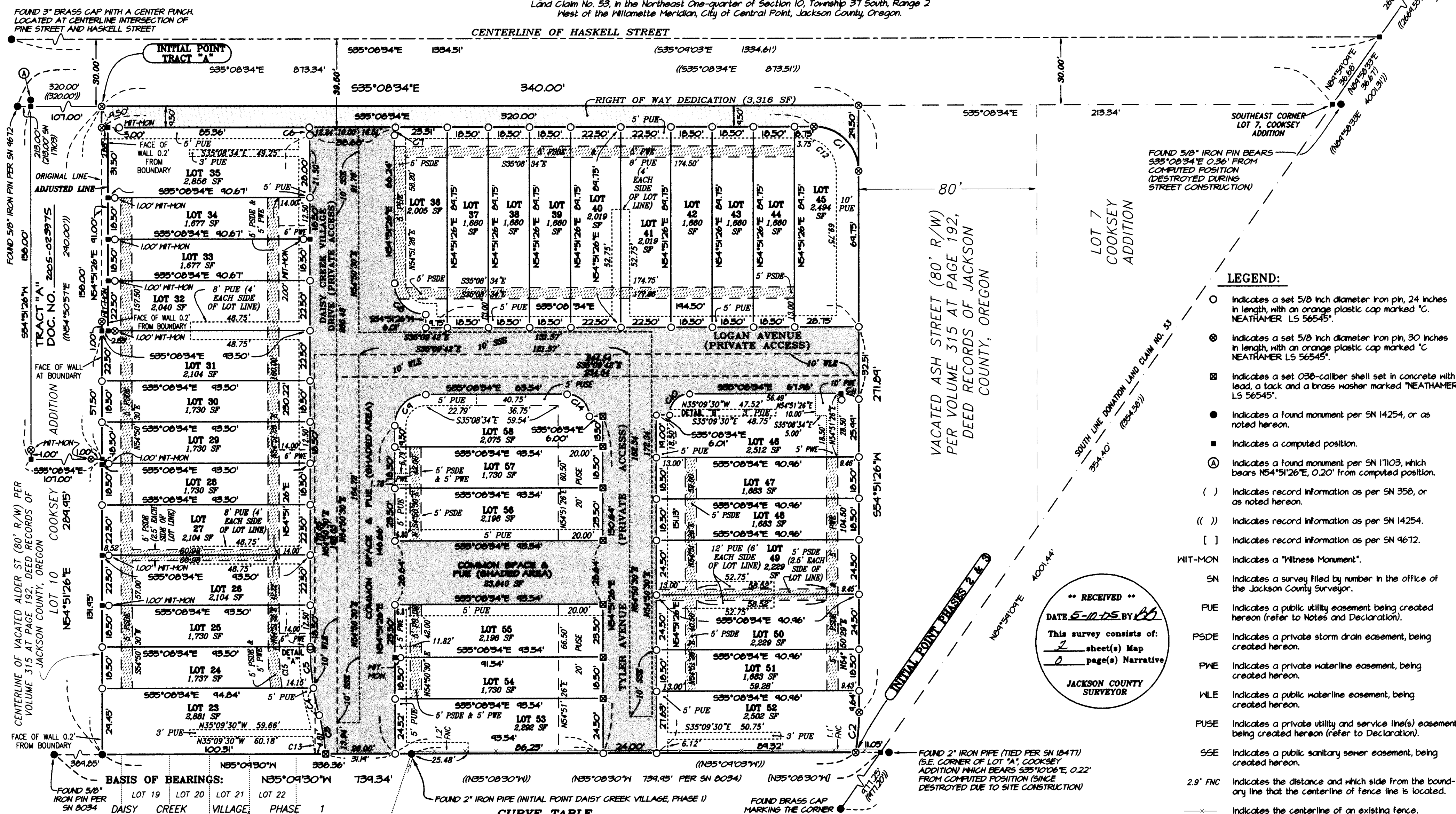
PROJECT NUMBER: 04002 DATE: May 3, 2005

Sheet 1 of 2 © GEN

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

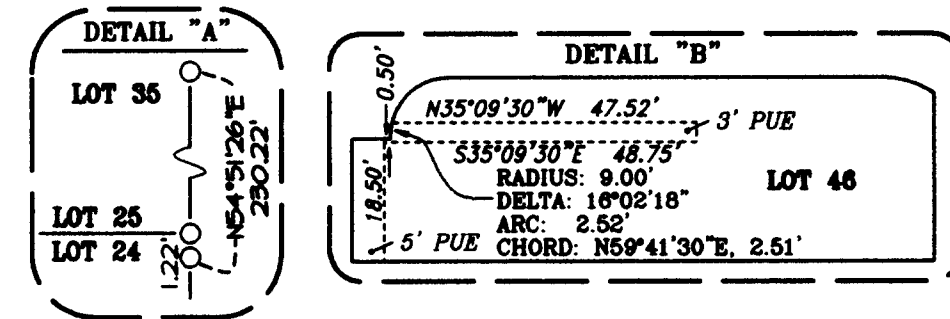
DAISY CREEK VILLAGE, PHASES 2 & 3 (A PLANNED UNIT DEVELOPMENT)

A replat of a portion of Lots 7, 8, 9 and 10, vacated Ash Street and Alder Street and an Alley between Lots 8 and 9, of the Cooksey Addition to Central Point, located within Donation Land Claim No. 53, in the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.



- LEGEND:**
- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
 - ⊙ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
 - ⊠ Indicates a set 038-caliber shell set in concrete with lead, a tack and a brass washer marked "NEATHAMER LS 56545".
 - Indicates a found monument per SN 14254, or as noted hereon.
 - Indicates a computed position.
 - Ⓐ Indicates a found monument per SN 17103, which bears N54°51'26"E, 0.20' from computed position.
 - () Indicates record information as per SN 358, or as noted hereon.
 - (()) Indicates record information as per SN 14254.
 - [] Indicates record information as per SN 9672.
 - WIT-MON Indicates a "Witness Monument".
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - PUE Indicates a public utility easement being created hereon (refer to Notes and Declaration).
 - PSDE Indicates a private storm drain easement, being created hereon.
 - PWE Indicates a private waterline easement, being created hereon.
 - WILE Indicates a public waterline easement, being created hereon.
 - PUSE Indicates a private utility and service line(s) easement, being created hereon (refer to Declaration).
 - SSE Indicates a public sanitary sewer easement, being created hereon.
 - 2.9' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is located.
 - — — Indicates the centerline of an existing fence.

**** RECEIVED ****
DATE 5-10-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	20.00'	90°00'00"	31.42'	S09°51'26"W	28.28'
C2	99.00'	10°27'16"	18.06'	S60°08'04"W	16.04'
C3	88.00'	11°27'27"	17.60'	N45°22'56"E	17.57'
C4	112.00'	06°19'44"	12.97'	N42°44'05"E	12.97'
C5	112.00'	06°32'24"	17.95'	N50°25'11"E	17.95'
C6	20.00'	10°04'43"	3.52'	N44°44'02"E	3.51'
C7	14.00'	14°28'59"	3.54'	N62°08'46"E	3.55'
C8	14.00'	40°00'00"	21.99'	N09°51'26"E	14.80'
C9	14.00'	40°00'00"	21.99'	S00°08'34"E	14.80'
C10	9.00'	93°11'05"	14.64'	S61°44'06"E	15.08'
C11	14.00'	54°50'59"	8.52'	S17°43'04"E	8.58'
C12	15.00'	40°00'00"	23.56'	S09°51'26"W	21.21'
C13	85.00'	05°30'39"	7.46'	N48°01'50"E	7.46'
C14	10.00'	40°00'00"	15.71'	S09°51'26"W	14.14'
C15	126.00'	07°52'55"	17.93'	N50°54'58"E	17.92'

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

BASIS OF BEARING:
Geodetic North based on NGS datum, attained by Global Positioning System (GPS) observations per Survey Number 18477.

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: May 3, 2005
Sheet 2 of 2 © GEN