

HAZEL CREEK SUBDIVISION
(A PLANNED UNIT DEVELOPMENT)

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

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR

July 19, 2005

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, 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 shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

SURVEY FOR:
Victor Kosmatka
3094 Wells Fargo Road
Central Point, OR. 97502

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

Commencing at the Northeasterly corner of Lot 8 of EAST CHERRY ESTATES SUBDIVISION, a recorded subdivision located in the City of Central Point, Jackson County, Oregon, from which a 5/8" rebar with plastic cap found set for a Witness corner bears South 65° 06' 50" West, 1.00 feet, along the Northerly boundary of said Lot 8 of EAST CHERRY ESTATES SUBDIVISION; thence North 0° 08' 20" East, 2.50 feet to a 5/8" rebar found set for the Northeast corner of tract described in Instrument No. 03-21166 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing North 0° 08' 20" East, 82.50 feet to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 84-20385 of said Official Records; thence along the Northerly boundary of said tract as follows: South 89° 51' 40" West, 106.52 feet to a 5/8" rebar with plastic cap set for the point of curve; thence 54.43 feet along the arc of a 75.00 foot radius curve to the left (long chord bears South 69° 04' 10" West, 53.246 feet) to a 5/8" rebar with plastic cap set on the Southeasterly right-of-way line of Hazel Street; thence running along said street line, North 48° 16' 40" East, 29.825 feet to a 5/8" rebar with aluminum cap set for the most Easterly corner of said Hazel Street right-of-way; thence North 32° 45' 25" West, 25.31 feet to a 5/8" rebar with aluminum cap set on the centerline of said Hazel Street right-of-way; thence along the Northwesterly boundary of tract described in Instrument No. 96-38040 of said Official Records, North 48° 16' 40" East, 4.20 feet to a 5/8" rebar with Plastic cap set at the most Northerly Northwest corner of said tract; thence along the Northerly boundary of said tract, North 89° 51' 40" East, 423.85 feet to a found 3/4" iron pin; thence continuing North 89° 51' 40" East, 0.23 feet to intersect the Southwesterly right-of-way line of Interstate Highway No. 5; thence along said Interstate Highway No. 5 line, South 44° 59' 37" East, 299.33 feet (record = South 45° 00' 30" East, 299.39 feet) to the Southeasterly corner of said tract described in Instrument No. 96-38040; thence along the Southerly line of said tract, South 89° 51' 40" West, 342.746 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of beforesaid tract described in Instrument No. 03-21166; thence North 0° 08' 20" East, 25.00 feet to a 5/8" rebar found set for an angle point on Easterly boundary of said tract; thence North 17° 32' 07" West, 120.23 feet to the most Northerly corner of said tract; thence South 72° 29' 35" West, 117.38 feet to THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-07

We, SOUTH VALLEY BANK & TRUST, the undersigned beneficiary of certain Trust Deed dated January 14, 2005, and recorded January 18, 2005 as Document No. 2005-002666, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Signed this 30th day of August, 20 05.

Before me:

John Brittain
Title: Vice President

(SIGN) Kristi Vollmar
NOTARY PUBLIC - OREGON
(PRINT) Kristi Vollmar
COMMISSION NO. 372088
MY COMMISSION EXPIRES Sept. 2, 2007



*** APPROVALS ***

Examined and approved this 25th day of August, 20 05.

Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and approved by the City of Central Point Planning Department this 28th day of September, 20 05.

Paul W. Price
PUBLIC WORKS DIRECTOR

Theresa
PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 7th day of OCTOBER, 20 05.

Joseph D.
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 7th day of October, 20 05.

Patty Bindson, Deputy
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

Carlus
DISTRICT ENGINEER

*** DECLARATION ***

Known all men by these presents, that DANIEL A. KOSMATKA and VICTOR D. KOSMATKA, as tenants in common, are the owners of the lands hereon described, and have caused the same to be subdivided into lots and private streets as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the public utility easements (P.U.E.) as shown on Sheet 2. We also hereby grant to Rogue Valley Sewer Service the 15-foot wide Sewer line easements across Lots 1, 2, 3, 4 and 9 and that 10-foot wide Sewer line Easement across Lot 9 as shown on Sheet 2. We also hereby create that reciprocal ingress-egress easement across Lot 9 as shown on Sheet 2 as HAZEL STREET and HAZEL COURT, private streets for the benefit of Lots 1 through 8. We hereby create that 5-foot wide Stormdrain easement across Lot 8 as shown on Sheet 2. We also hereby create for the benefit of the tract described in Instrument No. 03-21166 O.R. that 6-foot wide private Sewer Easement across Lots 3 and 4 as shown on Sheet 2. We hereby designate said Subdivision as HAZEL CREEK SUBDIVISION (A Planned Unit Development).

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 26 DAY, OF August, 20 05.

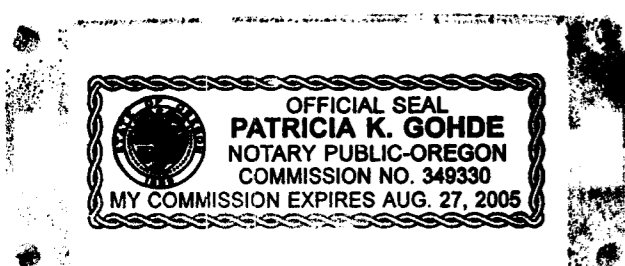
Daniel A. Kosmatka
DANIEL A. KOSMATKA

Victor D. Kosmatka
VICTOR D. KOSMATKA

STATE OR OREGON)
COUNTY OF JACKSON)^{ss}

Personally appeared the above named DANIEL A. KOSMATKA and VICTOR D. KOSMATKA and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 26th day of August, 20 05.



(SIGN) Patricia K. Gohde
Patricia K. Gohde NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 349330
MY COMMISSION EXPIRES 8/27/05

** RECEIVED **
Date 8-18-05 By SS
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** RECORDERS CERTIFICATE ***

Filed for record, this 13th day of OCTOBER, 20 05, at 10:52 O'clock A m, and recorded in Volume 31 of Plats on page 39 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckett
COUNTY CLERK

Barbara J. Shaw
DEPUTY

For order of the County Commissioners approving this plat see Volume 215, page 319-321 of County Commissioners Journal of Proceedings.

LEGEND

- o = Found 5/8" Rebar See S.N. 17108
- Δ = Found Monument as Indicated
- = Found 5/8" Rebar with Plastic Cap - S.N. 17108
- ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- = Fence
- () = Record/S.N. 4942
- (()) = Record/Inst. No. 79-25776 O.R.
- ((())) = Record/S.N. 10591
- = 12" R.V.S Sewer Line Easement
- = 12" Stormdrain
- RVS = Rogue Valley Sewer
- E.L.E.S. = East Cherry Estates Subdivision

CURVE DATA

Station	Δ	R	L	LC	I
①	72°36'14"	60.00'	76.031'	S53°50'13"E, 71.045'	
②	72°36'14"	49.00'	62.092'	S53°50'13"E, 58.02'	
③	17°23'46"	200.00'	60.724'	S8°50'13"E, 60.491'	30.597'
④	04°38'45"	189.00'	15.215'	S15°13'44"E, 15.211'	
⑤	10°48'36"	189.00'	35.659'	S73°10'03"E, 35.606'	
⑥	91°58'25"	20.00'	32.105'	S43°52'27"W, 28.767'	
⑦	88°33'23"	20.00'	30.912'	N45°51'39"W, 27.926'	
⑧	9°14'20"	211.00'	34.024'	N6°12'07"W, 33.987'	
⑨	100°40'57"	20.00'	35.145'	N39°31'11"E, 30.794'	
⑩	30°00'00"	50.00'	26.18'	N74°51'40"E, 25.882'	13.397'
⑪	14°40'43"	61.00'	15.627'	N67°12'02"E, 15.585'	
⑫	41°35'00"	75.00'	54.432'	N69°04'10"E, 53.246'	
⑬	38°52'44"	71.00'	45.899'	S71°41'58"E, 44.915'	
⑭	78°39'50"	5.00'	6.69'	N88°24'29"E, 6.202'	
⑮	75°09'27"	5.00'	6.558'	N12°29'50"W, 6.098'	
⑯	70°30'01"	20.00'	24.808'	S54°54'58"E, 23.093'	
⑰	90°00'00"	5.00'	7.854'	N44°51'40"E, 7.071'	
⑱	90°00'00"	5.00'	7.854'	S45°08'20"E, 7.071'	
⑲	30°00'00"	39.00'	20.42'	N74°51'40"E, 20.187'	
⑳	33°53'50"	61.00'	16.312'	N82°12'01"E, 16.263'	

HAZEL CREEK SUBDIVISION (A PLANNED UNIT DEVELOPMENT)

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

July 19, 2005

SURVEY FOR: Victor Kosmatka 3094 Wells Fargo Road Central Point, OR. 97502

SURVEY BY: Kaiser Surveying 19754 Highway 62 Eagle Point, OR. 97524

LINE TABLE

Ⓐ	N50°04'34"E	18.15'
Ⓑ	N39°22'00"W	27.00'
Ⓒ	S50°04'34"W	18.37'
Ⓓ	N89°51'40"E	12.78'
Ⓔ	N0°08'20"W	16.00'
Ⓕ	N89°51'40"E	45.00'
Ⓖ	S0°08'20"E	16.00'
Ⓗ	N89°51'40"E	9.44'
Ⓘ	N59°51'40"E	25.30'

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR

EASEMENTS

A Current Title Report indicates power line easements recorded in Vol. 234, Page 280 D.R., Vol. 461, Page 343 D.R., Vol. 534, Page 487 D.R., Vol. 546, Page 30 D.R.. The location of these power lines were not determined on this Survey.

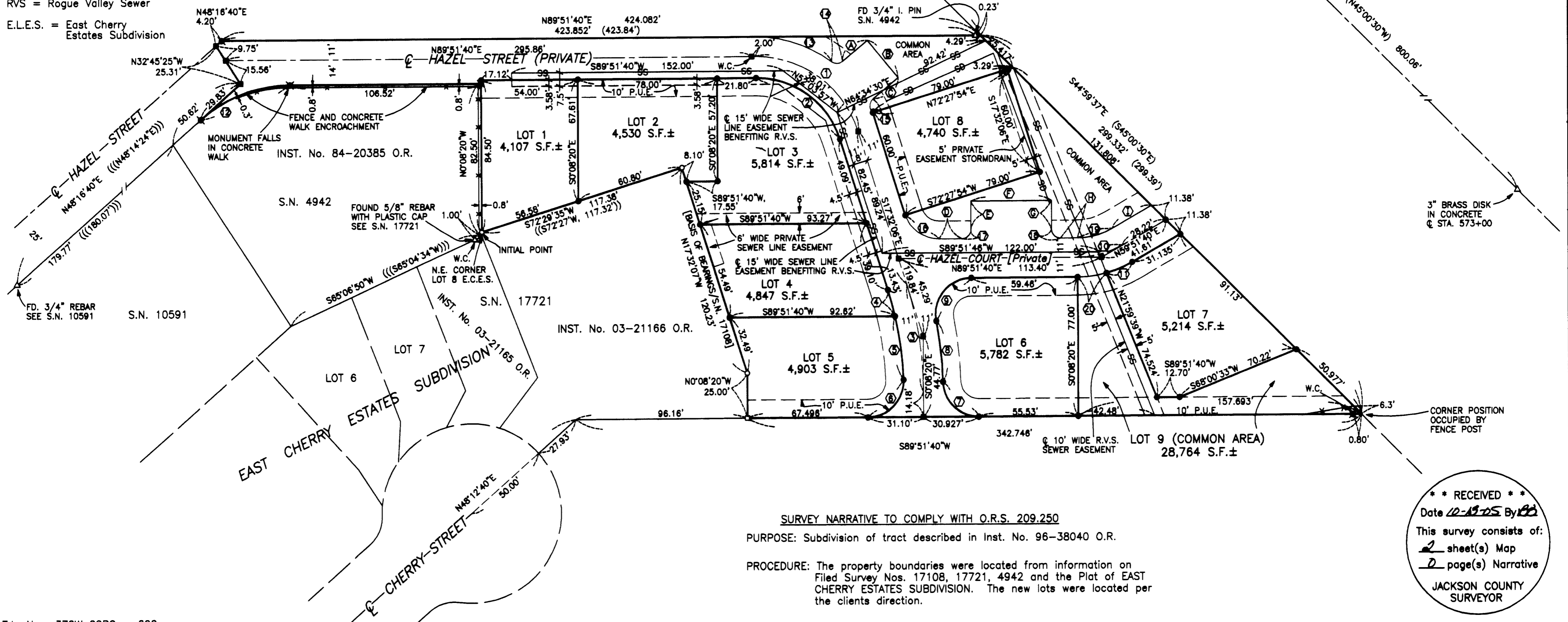


SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-07

NOTE: Hazel Street and Hazel Court are a reciprocal Ingress-Egress and P.U.E. across Lot 9 benefiting Lots 1-8.



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

PURPOSE: Subdivision of tract described in Inst. No. 96-38040 O.R.

PROCEDURE: The property boundaries were located from information on Filed Survey Nos. 17108, 17721, 4942 and the Plat of EAST CHERRY ESTATES SUBDIVISION. The new lots were located per the clients direction.

** RECEIVED **
Date 10-19-05 By [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR