

**** APPROVALS ****

WE CERTIFY THAT PURSUANT to authority granted to us by the City of Central Point Planning Commission in open meeting of this day is hereby approved by the City of Central Point Planning Commission. File No. 05029

Dated this 20th day of DECEMBER, 20 05.

Attest: [Signature] President
COMMUNITY DEVELOPMENT DIRECTOR
[Signature] Secretary
COMMUNITY PLANNER

EXAMINED AND APPROVED this 16th day of December, 20 05.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED this 20th day of December, 20 05.

[Signature]
City Engineer
PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 20, 20 05.

[Signature] deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of December 27, 20 05.

[Signature] Deputy
Tax Collector

**** DECLARATION ****

Know all men by these presents that KNAPP CLASSIC HOMES, INC., is the owner of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the Lots as shown on Sheet 2, and does hereby dedicate to the public, the Street together with that portion labeled as Public Utility Easement (PUE) and does hereby make and establish the Shared Driveway Easement (SDE) for the benefit of Lots 2, 3 & 4 providing access to Covington Court. Knapp Classic Homes, Inc. does hereby designate said Subdivision as BORIAN ESTATES which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature]
RAY M. KNAPP, President
KNAPP CLASSIC HOMES, INC.

STATE OF OREGON)
COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED RAY M. KNAPP OF KNAPP CLASSIC HOMES, INC., AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF KNAPP CLASSIC HOMES, INC.

DATED THIS 16th DAY OF December, 2005.

[Signature]
[Signature] NOTARY PUBLIC-OREGON
COMMISSION NO. 30974
MY COMMISSION EXPIRES March 20, 2006

**** AFFIDAVITS OF CONSENT ****

~~From the BANK OF THE CASCADES recorded as Doc. # 05-077859, ORJCO.~~
From the BANK OF THE CASCADES recorded as Doc. # 05-077859, ORJCO.

BORIAN ESTATES

A Subdivision

In Lot 19 of AMENDED PLAT OF LOTS 3-10 INCLUSIVE OF PITT VIEW SUBDIVISION & located in the S.E. 1/4 of Section 11, T.37S., R.2W., W.M. City of Central Point Jackson County, Oregon

SURVEY FOR:

Knapp Classic Homes, Inc.
675 South Fourth Street
Jacksonville, OR. 97530

SURVEY BY:

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

DATE:

DECEMBER 14, 2005

******* RECORDER'S CERTIFICATE *******

Filed for record this 27th day of December, 20 05 at 10:30 o'clock A.M., and recorded in Volume 31 of Plats at Page 78 of the records of Jackson County, Oregon and recorded as Document No. 2005-077858, Official Records of Jackson County, Oregon.

[Signature] Kathleen S. Beckett
County Clerk
[Signature] Sonya S. Morgan
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 05-077860, Official Records of Jackson County, Oregon.

**** 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 the Northwest corner of Lot 19 of the AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE OF PITT VIEW SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line of said Lot 19, South 89°55'00" East, 97.03 feet to the Northwest corner of that tract described in Document No. 2004-072744, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°02'34" East, 123.79 feet; thence North 89°55'00" West, 6.20 feet; thence South 00°05'00" West, 30.08 feet; thence North 89°55'00" West, 20.40 feet; thence South 00°05'00" West, 58.16 feet; thence North 89°55'00" West, 70.35 feet to the West line of said Lot 19; thence along said West line, South 00°00'38" East, 206.72 feet to the Southwest corner thereof; thence along the South line of said Lot 19, South 89°53'25" East, 201.06 feet to the Southeast corner of that tract described in Document No. 2004-072744, said Official Records; thence along the east line of said tract, North 00°02'34" West, 418.85 feet to the North line of said Lot 19; thence along said North line, North 89°55'00" West, 103.80 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-07

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

PURPOSE: To survey and monument the Lots and Street of BORIAN ESTATES SUBDIVISION being located within Doc. #2005-021085, ORJCO. See City File #05029.

PROCEDURE: Made ties to monuments as shown on Sheet 2 to control the exterior of the parent tract. Computed the interior lot & right of way corners per the approved tentative plat and set pins at the locations shown on Sheet 2.

EASEMENTS PER SUBDIVISION GUARANTEE

1) PROPERTY SUBJECT TO RESTRICTIVE COVENANT RECORDED AS DOC. 00-32065, ORJCO.

NOTE PLACED AT THE REQUEST OF 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 MAP 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.

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

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

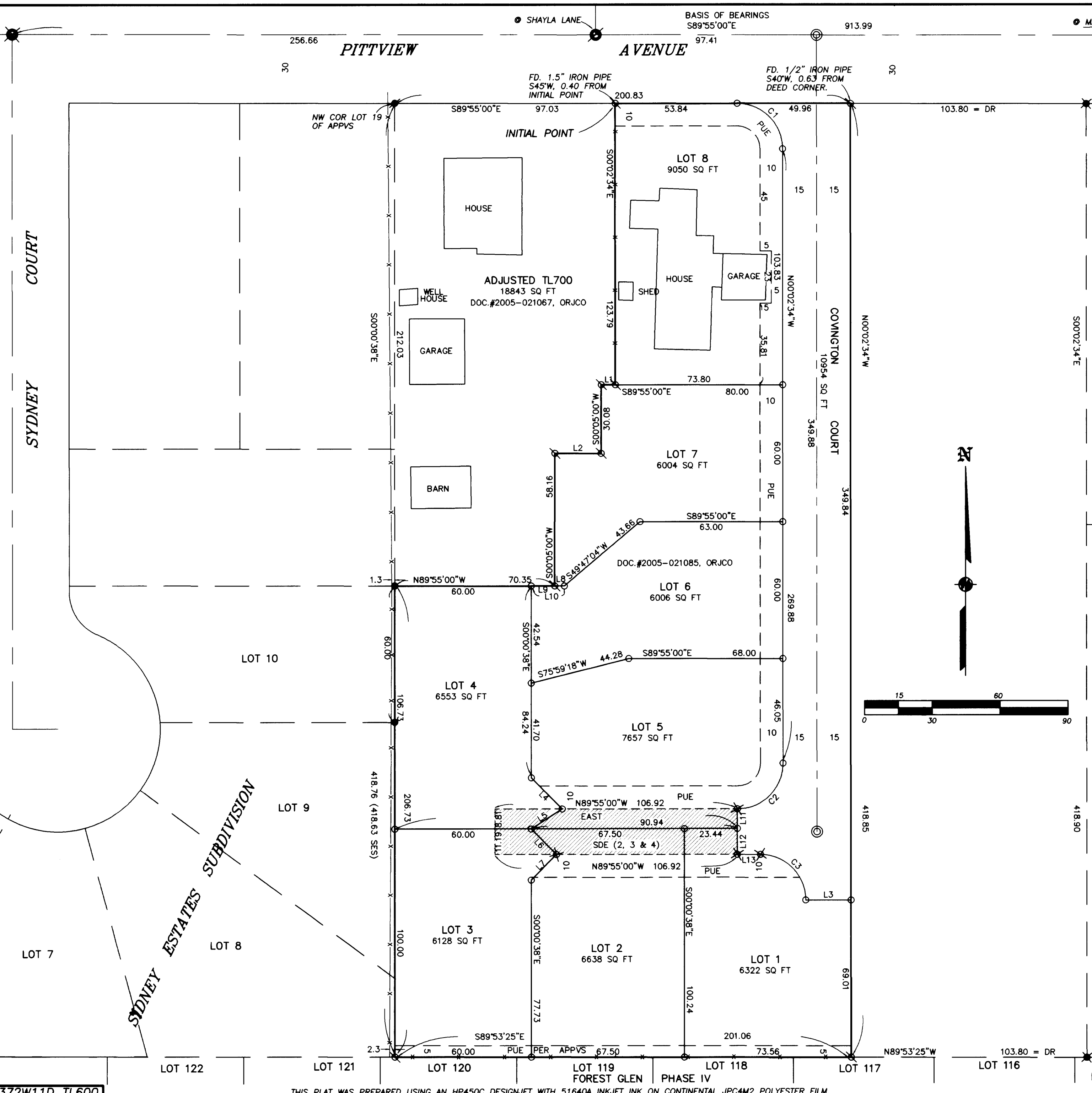
[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
DATE 12/27/05

**** RECEIVED ****
DATE 12-27-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

BORIAN ESTATES

A Subdivision
In Lot 19 of AMENDED PLAT OF LOTS 3-10 INCLUSIVE
OF PITT VIEW SUBDIVISION & located in the S.E. 1/4
of Section 11, T.37S., R.2W., W.M. City of Central Point
Jackson County, Oregon



LEGEND

- = FD 2" BRASS DISC PER FS14098.
- ⊗ = FD 2" BRASS DISC PER FS12224.
- ⊙ = FD. ALUMINUM CAP PER FS17019.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.MCMAHAN LS1913 PER SES.
- ⦿ = FD. 5/8" IRON PIN PER FS10693.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD FARBER PLS2189 PER FS14351.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- ⊙ = 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.

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.
 SES = SIDNEY ESTATES SUBDIVISION. FS12224.
 E1 = POWERLINE EASEMENT PER VOL.391 PG.412, JCDR.
 () = RECORD DATA AS SHOWN.
 -X- = FENCE LINE.
 SDE = SHARED DRIVEWAY EASEMENT.
 APPVS = AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE OF PITT VIEW SUBDIVISION.

BASIS OF BEARINGS:
 SURVEY NO. 14351 AS SHOWN HEREON.
 DATE: DECEMBER 14, 2005 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°52'26"	31.37	20.00	N44°58'47"W 28.25
C2	90°07'33"	31.46	20.00	N45°01'13"E 28.32
C3	89°52'26"	31.37	20.00	N44°58'47"W 28.25
NUM	BEARING	DISTANCE		
L1	S89°55'00"E	6.20		
L2	N89°55'00"W	20.40		
L3	S89°55'00"E	20.00		
L4	S45°00'00"E	19.28		
L5	S57°14'20"W	16.20		
L6	S44°43'59"E	15.80		
L7	S44°53'26"W	15.75		
L8	S89°55'00"E	4.23		
L9	S89°55'00"E	10.35		
L10	S89°55'00"E	14.58		
L11	S00°05'00"W	8.66		
L12	S00°05'00"W	11.34		
L13	N89°55'00"W	10.13		

SURVEY BY:

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

SURVEY FOR:

Knapp Classic Homes, Inc.
 675 South Fourth Street
 Jacksonville, OR. 97530

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

Joe E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Joe E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-07

RECEIVED
 DATE 12-27-05 BY
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR