

**** APPROVALS ****

WE CERTIFY THAT PURSUANT to authority granted to us by the City of Central Point Planning Commission in open meeting of JULY 5th, 20 05 this Plat is hereby approved by the City of Central Point Planning Commission. File No. 05064.

Dated this 4th day of JANUARY, 20 06.

Attest: [Signature] President
PUBLIC WORKS DIRECTOR
[Signature] COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED this 10th day of NOVEMBER, 20 05.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of January 12th, 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 January 12, 20 06.

[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that we, JIM GOVERNOR and BECKY GOVERNOR, are the owners 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 as shown on Sheet 2, and do hereby dedicate to the public for public use under the jurisdiction of the City of Central Point, the Street Dedications and Public Utility Easement (PUE), and we do hereby make and establish the Shared Driveway Easement for the benefit of Lots 4 & 5. We do hereby designate said Subdivision as PEAR TREE ESTATES, which will be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature] JIM GOVERNOR
[Signature] BECKY GOVERNOR

STATE OF OREGON)
COUNTY OF JACKSON) SS.

Personally appeared the above named Jim Governor and Becky Governor, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 10th day of November, 20 05.

[Signature]
KAREN L. LAETITE Notary Public-Oregon
Commission No. 357244
My commission expires March 20, 2006

**** AFFIDAVIT OF CONSENT ****

From PREMIERWEST BANK recorded as Doc.# 2006-001802, ORJCO.
From ELVIA V. PEARSON recorded as Doc.# 2006-001801, ORJCO.

PEAR TREE ESTATES
A Subdivision in Lot "S" 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:

Stan Harris & Jim Governor
P.O. Box 5348
Central Point, OR 97502

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:

NOVEMBER 8, 2005

***** POST MONUMENTATION *****

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 20 06.

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 06-009181, ORJCO, THIS 23rd DAY OF February, 20 06 (See 05 19082)

APPROVED: [Signature]
JACKSON COUNTY SURVEYOR

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

Filed for record this 12th day of JANUARY, 20 06, at 11:38 o'clock A.M., and recorded in Volume 32 of Plats at Page 3 of the records of Jackson County, Oregon and Document No. 2006-001799, ORJCO.

[Signature] Kathleen S. Beckett County Clerk
[Signature] Barbara J. Shaw Deputy

Covenants, Conditions and Restrictions recorded as Doc. 2006-001800, 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 the Northeast corner of Lot 9 of SNOWY BUTTE MEADOWS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence South 35°18'17" East, 60.60 feet to a point on the South line of that tract described in Document No. 2005-026870, Official Records of Jackson County, Oregon, said point also being on the East line of Snowy Butte Lane and the INITIAL POINT OF BEGINNING; thence along said East line, North 00°01'40" West, 131.90 feet to the North line of said tract; thence along said North line, South 89°58'03" East, 320.03 feet to the Northeast corner thereof; thence along the East line of said tract, South 00°04'50" East, 131.90 feet to the Southeast corner thereof; thence along the South line of said tract, North 89°58'03" West, 320.15 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 exterior boundary and Lots of PEAR TREE ESTATES, a Subdivision of that tract described in Doc. #2005-026870, ORJCO.

PROCEDURE: From control established by this office during Snowy Butte Meadows additional ties were made to monuments as shown on Sheet 2 to control this Survey. The North line of the parent tract is called to be the North line of Tract "S" of Snowy Butte Orchards. This line was held by prolonging the North line of Snowy Butte Meadows also being the North line of Tract "R" Easterly. The South line of the parent tract was held at deed record distance North from the intersection of the centerline of Snowy Butte Road and Beall Lane and parallel to the North line per deed. The East line of the subject tract was held as monumented per Stonecreek No. 4, Phase 1 & prolonged Northerly. Computed the lot corner positions per the approved tentative plat and set pins at the locations shown on Sheet 2.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

1/12/06
DATE

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

[Signature]
SURVEYOR

** RECEIVED **
DATE 1-12-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

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 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 OWNER'S 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.

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:

Stan Harris & Jim Governor
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PEAR TREE ESTATES
 A Subdivision in Lot 'S' of Snowy Butte Orchards
 & located in the S.E. 1/4 of Section 10,
 T.37S, R.9W, W.M. City of Central Point
 Jackson County, Oregon

LEGEND:

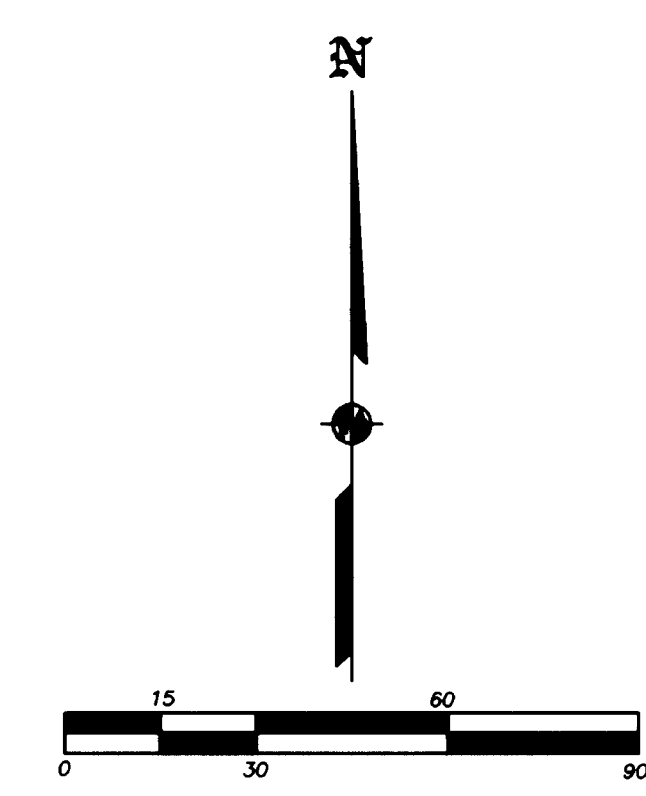
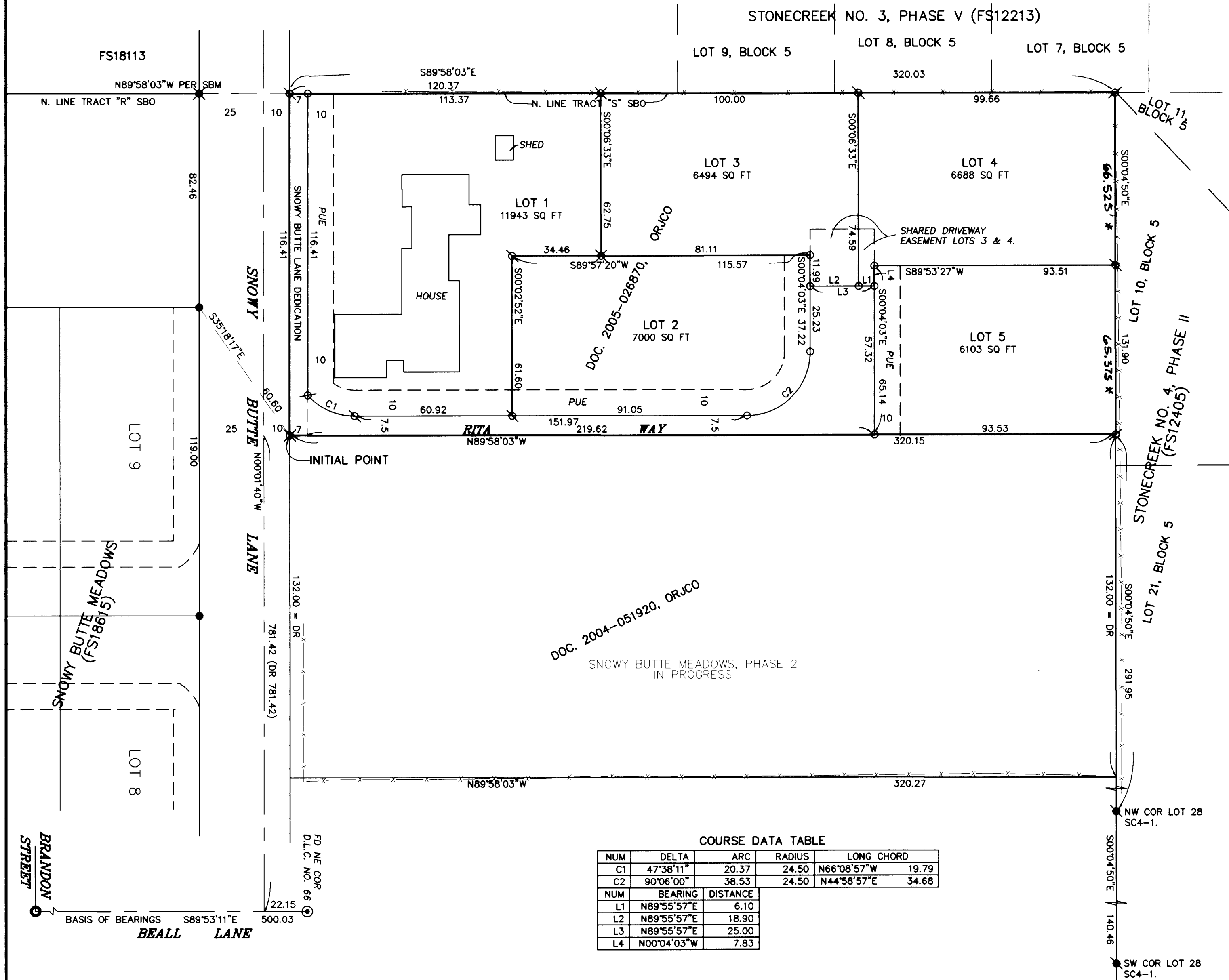
- ⊙ = FD COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESSORIES.
- = FD BRASS DISC MKD. LS 1913 PER JCES4.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SBM.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. FARBER PLS2189 PER SC4-1.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.MCMAHAN LS1913 PER FS18113.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- * ⊗ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- FS = FILED SURVEY NO.
- DR = DEED RECORD.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SC4-1 = STONECREEK NO. 4, PHASE 1. (FS12649)
- PUE = PUBLIC UTILITY EASEMENT.
- SBM = SNOWY BUTTE MEADOWS SUBDIVISION. (FS18615)
- LT C1 = COURSE DATA TABLE.
- () = RECORD DATA AS SHOWN.
- X- = FENCE LINE.
- JCES4 = JACKSON CREEK ESTATES SUBDIVISION, UNIT 4. (FS13250)
- SBO = SNOWY BUTTE ORCHARDS.

BASIS OF BEARINGS:

CENTERLINE OF BEALL LANE PER FS13250 (JCES4) AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET DATE: NOVEMBER 8, 2005 SCALE: 1" = 30'

* AFFIDAVIT OF CORRECTION Doc No 06-00511 (CS 19028)
 Roger Roberts, County Surveyor, 1/25/06

** Affid. of Deceased. Min. Doc No 06-09151
 (See CS 19082) RAR, C.S.
 2/23/06



DOC. 2004-051920, ORJCO
 SNOWY BUTTE MEADOWS, PHASE 2
 IN PROGRESS

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	47°38'11"	20.37	24.50	N66°08'57"W 19.79
C2	90°06'00"	38.53	24.50	N44°58'57"E 34.68
NUM	BEARING	DISTANCE		
L1	N89°55'57"E	6.10		
L2	N89°55'57"E	18.90		
L3	N89°55'57"E	25.00		
L4	N00°04'03"W	7.83		

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 [Signature]
 SURVEYOR

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

** RECEIVED **
 DATE 1-12-05 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

2006-003716

Jackson County Official Records 2006-00371

R-ACO 01/24/2006 11:59:43 A

Cnt=1 Str=7 MANCUSTE

\$5.00 \$5.00 \$11.00 \$20.00 Total:\$41.0



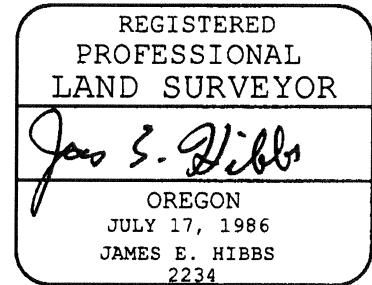
I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Kathleen S. Beckett - County Clerk

AFFIDAVIT OF CORRECTION Pursuant to O.R.S. 209.255

19028

I, James E. Hibbs, Registered Professional Land Surveyor of the State of Oregon No. 2234, do hereby state that I have discovered two drafting errors on the Official Plat of PEAR TREE ESTATES (Survey No. 19028), for Stan Harris & Brad Governor, filed January 12, 2006 in the Jackson County Surveyor's Office.

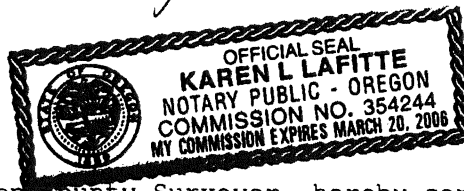
On Sheet 2, the distance along the East line of Lot 4 should be 66.525 and the distance along the East line of Lot 5 should be 65.375.



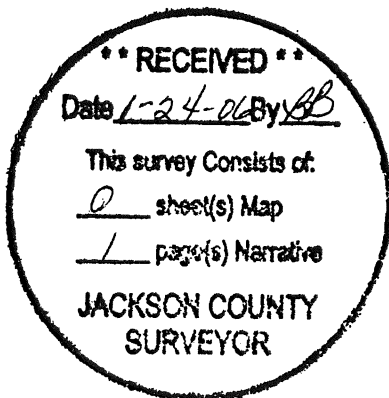
STATE OF OREGON))ss COUNTY OF JACKSON)

Signed before me this 19th day of January, 2006 by James E. Hibbs.

Karen Lafitte Notary Public of Oregon



I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.



Roger R. Roberts 1/23/06 Roger R. Roberts, Jackson Co. Surveyor

1761 1-24-06



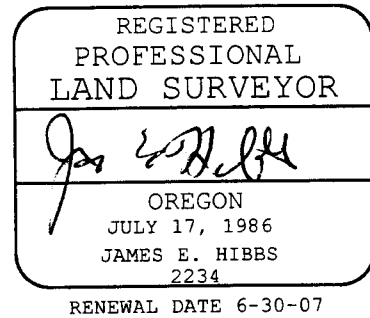
01176518200600091810010015

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

AFFIDAVIT OF MONUMENTATION FOR DEFERRED MONUMENTS
Pursuant to O.R.S. 92.070

19082

KNOW ALL MEN BY THESE PRESENTS, that I, James E. Hibbs, Registered Professional Land Surveyor of Oregon No. 2234, do hereby affirm that I have established with the proper monuments, the monuments shown as deferred on the final plat of Pear Tree Estates filed as Survey No. 19028 in the Jackson County Surveyor's Office.



STATE OF OREGON)

) ss

COUNTY OF JACKSON)

Signed before me this 22nd day of February, 2006.
By James E. Hibbs.

Karen L Lafitte
Notary Public of Oregon



Examined and approved this 22nd day of FEBRUARY, 2006.

Gregory Roberts
Jackson County Surveyor

