

SNOWY BUTTE STATION, PHASE 2

A replat of a portion of Lots 1 to 3, 7 and 8, vacated Ash Street and Alleys between Lots 1 and 2, and 3 and 4, of The Cooksey Addition to Central Point, and Lots B, C and portions of Lots J and K of the Snowy Butte Orchards, partially located within Donation Land Claim No. 53 and No. 54, in the Northeast One-quarter of Section 10, and in the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that INVESTORS II, LLC an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant has caused this tract of land to be surveyed and platted into streets, lots, easements and Open Area, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and hereby designates this development as "SNOWY BUTTE STATION, PHASE 2". Declarant hereby dedicates to the City of Central Point for public use, all of the right of way dedications, public easements and the Open Spaces, as depicted hereon. Declarant does hereby convey in fee simple, to the City of Central Point, that area portrayed and designated hereon as a 1-Foot Street Plug. By the approval of this plat, the City of Central Point declares that upon dedication of the extension of the affected street, it hereby dedicates the street plug for public street purposes. SNOWY BUTTE STATION, PHASE 2 shall be subject to those Covenants, Conditions and Restrictions as contained in Instrument Number 2006-008776, of the Official Records of Jackson County, Oregon.

Daniel E. Bunn
Daniel E. Bunn, Member
INVESTORS II, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Daniel E. Bunn, known to me to be a member of INVESTORS II, 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 17 day of February, 2006.

Before me:
Gwendolyn Escob
Gwendolyn Escob NOTARY PUBLIC-OREGON
COMMISSION NO.: 362050
MY COMMISSION EXPIRES: Oct. 14, 2006

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 543.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and a Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Documents Numbered 01-42284 and 2005-74307 of the Official Records of Jackson County, Oregon; Surveys Numbered, 708, 4510, 11005, and Roll Map Number V-16/4, as filed in the office of the Jackson County Surveyor; the COOKSEY ADDITION TO THE CITY OF CENTRAL POINT, SNOWY BUTTE ORCHARDS, STONECREEK NO. 1 (SN 7222), LINDSEY MEADOWS SUBDIVISION (SN 16648), and DAISY CREEK VILLAGE PHASES 1, 2 and 3 (Phases 2 and 3 also being filed as SN 18728), all plats now of record.

Basin of bearings obtained via GPS observations per DAISY CREEK VILLAGE PHASE 1, and is referenced to Geodetic North (said GPS observations performed by this office during said survey).

Established Haskell Street and Ash Street per SN 18477, SN 11005 and Instrument No. 03-60476. Utilizing the location of the south line of DLC 53, established the Initial Point. Located the average center of the rails of the existing railroad, and utilized record right of way widths per Roll Map V-16/4 and said COOKSEY ADDITION plat. Located existing monuments set per SN 708, SN 4510, SNOWY BUTTE ORCHARDS and LINDSEY MEADOWS.

Utilizing said instrument numbers, established railroad right of way, located monuments and the above referenced surveys and plats, established the boundaries of the subject tract. Thence computed the centerline, rights of way and interior lot corners.

Monumented the exterior boundary and lot corners as depicted on the accompanying plat. (The first monument of which was established on October 26, 2005).

SURVEYOR'S CERTIFICATE:

I, Cael 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:

All that real property being a replat of a portion of Lots 1 to 3, 7 and 8, vacated Ash Street and Alleys between Lots 1 and 2, and 3 and 4, of The Cooksey Addition to Central Point, and Lots B, C and portions of Lots J and K of the Snowy Butte Orchards, partially located within Donation Land Claim No. 53 and No. 54, in the Northeast One-quarter of Section 10, and in the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon, being more particularly described as follows:

Commencing at the south-southwest corner of Donation Land Claim No. 53 (DLC 53) in said township and range; thence along the south boundary thereof, North 89°59'04" East, 919.48 feet to the True Point of Beginning; thence continuing along said south boundary, North 89°59'04" East, 57.77 feet to the southeast corner of Lot "A" of the Cooksey Addition to Central Point, a plat now of record; thence along the east boundary thereof, North 35°09'23" West, 11.05 feet to a 5/8 inch iron pin with plastic cap marked "C NEATHAMER, LS 56545", at the southwest corner of Lot 52 of Daisy Creek Village, Phases 2 & 3, as recorded May 10, 2005, in Volume 31 of Plats at Page 25 of the Records of Jackson County, Oregon, and the beginning of a tangent curve concave to the north, having a radius of 99.00 feet and a central angle of 10°27'16" (the long chord of which bears North 60°05'04" East, 18.04 feet); thence along the south boundary of said subdivision as follows: thence along the arc of said curve 18.06 feet to a 5/8 inch iron pin with plastic cap marked "C NEATHAMER, LS 56545", at the southeast corner of Lot 52 thereof; thence North 54°51'26" East 271.89 feet to a 5/8 inch iron pin with plastic cap marked "C NEATHAMER, LS 56545", being the southeast corner thereof, and a point on the westerly right of way of Haskell Street (a public right of way); thence leaving said subdivision, and along said westerly right of way, South 35°08'34" East, 213.34 feet to a point on aforesaid south boundary of DLC 53; thence along said south boundary of DLC 53, North 89°59'04" East, 73.36 feet to a point on the easterly right of way of said Haskell Street; thence leaving said claim line, and along said easterly right of way, North 35°08'34" West, 175.55; thence North 54°51'26" East, 10.00 feet to the beginning of a curve as described in Instrument No. 03-60476 of the Official Records of Jackson County, Oregon; said curve concave to the southeast, having a radius of 48.00 feet and a central angle of 70°44'23" (the long chord of which bears North 24°36'03" East, 55.57 feet); thence along said instrument and the arc of said curve 54.26 feet to a point on the southerly right of way of Ash Street per said instrument; thence along said southerly right of way, North 54°51'26" East, 104.00 feet to the beginning of curve concave to the southwest, having radius of 48.00 feet and a central angle of 70°44'23" (the long chord of which bears North 85°06'49" East, 55.57 feet); thence along said curve, 54.26 feet; thence North 54°51'26" East, 43.14 feet to the beginning of a tangent curve to the left, having a radius of 60.00 feet and a central angle of 38°04'21" (the long chord of which bears North 35°44'15" East, 34.14 feet); thence along the arc of said curve, 39.87 feet to a point on the westerly right of way of Amy Street (a public right of way); thence leaving said Ash Street right of way and along said Amy Street right of way, South 35°09'03" East, 12.77 feet; thence North 54°51'26" East, 70.00 feet to a point on the westerly right of way of Southern Pacific Railroad; thence along said railroad right of way, South 35°09'03" East, 428.98 feet to a point on aforesaid south boundary of DLC 53; thence continuing along said railroad right of way, South 35°09'03" East, 444.33 feet; thence leaving said railroad right of way, South 54°50'56" West, 68.27 feet to a point of a curve concave to the southwest having a radius of 189.50 feet and a central angle of 31°38'28" (the long chord of which bears South 50°58'15" East, 103.33 feet); thence along said curve, 104.65 feet; thence tangent to said curve, South 35°09'01" East, 195.61 feet; thence South 54°50'54" West, 79.00 feet to the beginning of a curve concave to the southwest, having a radius of 20.00 feet and a central angle of 90°00'00" (the long chord of which bears North 80°09'01" West, 28.28 feet); thence along said curve 31.42 feet; thence tangent to said curve, South 54°50'54" West, 133.81 feet to the beginning of a tangent curve to the right, having a radius of 126.00 feet and a central angle of 35°07'56" (the long chord of which bears South 72°24'57" West, 76.06 feet); thence along the arc of said curve, 77.26 feet; thence South 89°58'55" West, 22.85 feet; thence South 00°01'00" East, 115.04 feet; thence South 89°59'22" West, and along the northerly boundary of Lindsey Meadows Subdivision, recorded September 22, 2000, in Volume 26 of Plats at Page 35 of the Records of Jackson County, Oregon; thence along said subdivision boundary, South 89°59'22" West, 617.96 feet to the northwest corner thereof, also being a point on the northeasterly boundary of Lot 16, Block 1 of Stonecreek No. 1, recorded April 26, 1978, in Volume 13 of Plats at Page 36 of the Records of Jackson County, Oregon (from which a found 3/4 inch diameter iron pipe bears North 89°59'22" West, 0.44 feet); thence along the exterior boundary of said subdivision the following courses and distances: North 32°41'16" West, 70.22 feet to a found 5/8 inch diameter iron pin, being an angle point of Lot 15 thereof; thence North 61°10'06" West, 129.46 feet to a 1/2 inch diameter iron pipe, being the angle point of Lot 14 thereof; thence North 15°26'57" West, 186.41 feet to a 3/4 inch diameter iron pipe per Survey Number 708 as filed in the office of the Jackson County Surveyor, being an angle point of Lot 11 thereof; thence North 49°09'30" West, 270.45 feet; thence leaving said subdivision boundary, North 00°01'18" West, 408.66 feet to the Point of Beginning. ALSO, that portion of Lot 3 of the Cooksey Addition to Central Point, recorded December 15, 1888, and as contained in Volume 18, Pages 4, 5 and 6, of the Deed Records of Jackson County, Oregon, being more particularly described as follows: Beginning at the centerline intersection of a vacated alley between Lots 3 and 4 of said subdivision (vacated per Instrument No. 77-00221 of the Official Records of Jackson County, Oregon), and the easterly right of way of Haskell Street; thence along said centerline, North 54°51'26" East, 144.47 feet; thence leaving said centerline, South 35°08'34" East, 150.00 feet to a point on the south boundary of said Lot 3, and the northerly right of way of Ash Street; thence along said south boundary of Lot 3 and northerly right of way, South 54°51'26" West, 144.47 feet to intersect with aforesaid easterly right of way of Haskell Street, also being the south-west corner of said Lot 3; thence along said right of way and the west boundary of said Lot 3, North 35°08'34" West, 150.00 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

PREPARED FOR:

INVESTORS II, LLC
PO Box 4754
Medford, Oregon 97501

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.

[Signature] 2-17-06
Community Development Director/Designee Date
FILE # 03036
[Signature] 2-17-06
Public Works Director/Designee Date

Examined and approved this 17th day of FEBRUARY, 2006.

[Signature]
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of February 22, 2006.

[Signature] Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 22nd day of February, 2006.

[Signature] DEPUTY
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 22 DAY OF FEBRUARY, 2006, AT 11:30 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 14 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett County Clerk
Barbara J Shaw Deputy

Approved for Recording: [Signature] FEBRUARY 22, 2006
Commissioner/Administrator Date

** RECEIVED **
DATE 2-22-06 BY BB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON JULY 09, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/06

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

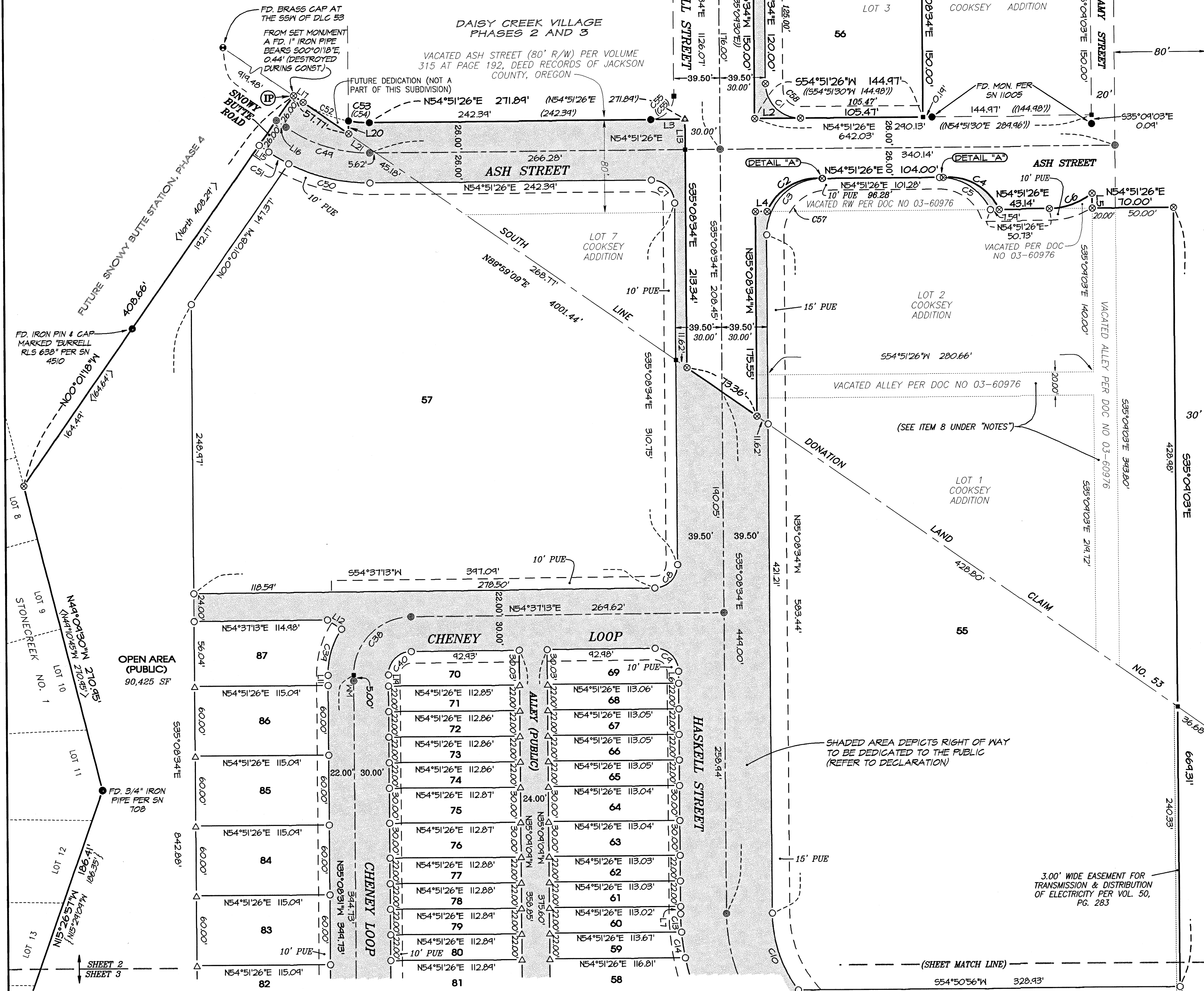
Sheet	Description
1	Title Page (this sheet)
2	Plat (northerly portion)
3	Plat (southerly portion)
4	Tables, notes and legend

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

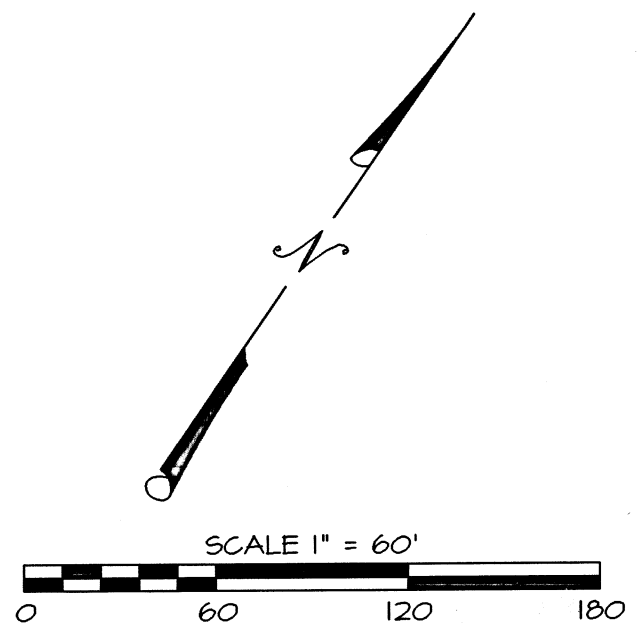
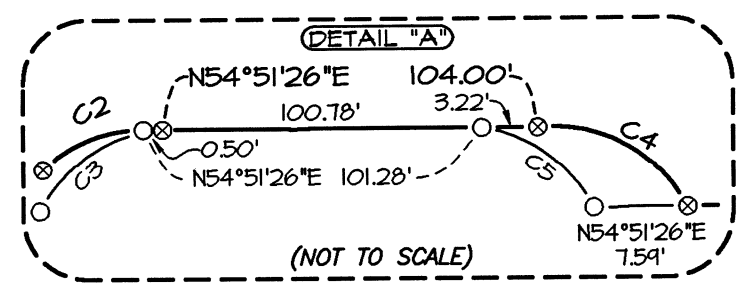
PROJECT NUMBER: 04098 PLOT DATE: February 17 2006

SNOWY BUTTE STATION, PHASE 2

A replat of a portion of Lots 1 to 3, 7 and 8, vacated Ash Street and Alleys between Lots 1 and 2, and 3 and 4, of The Cooksey Addition to Central Point, and Lots B, C and portions of Lots J and K of the Snowy Butte Orchards, partially located within Donation Land Claim No. 53 and No. 54, in the Northeast One-quarter of Section 10, and in the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.



PREPARED FOR:
INVESTORS II, LLC
 PO Box 4754
 Medford, Oregon 97501



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

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 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
 OREGON
 JULY 09, 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.

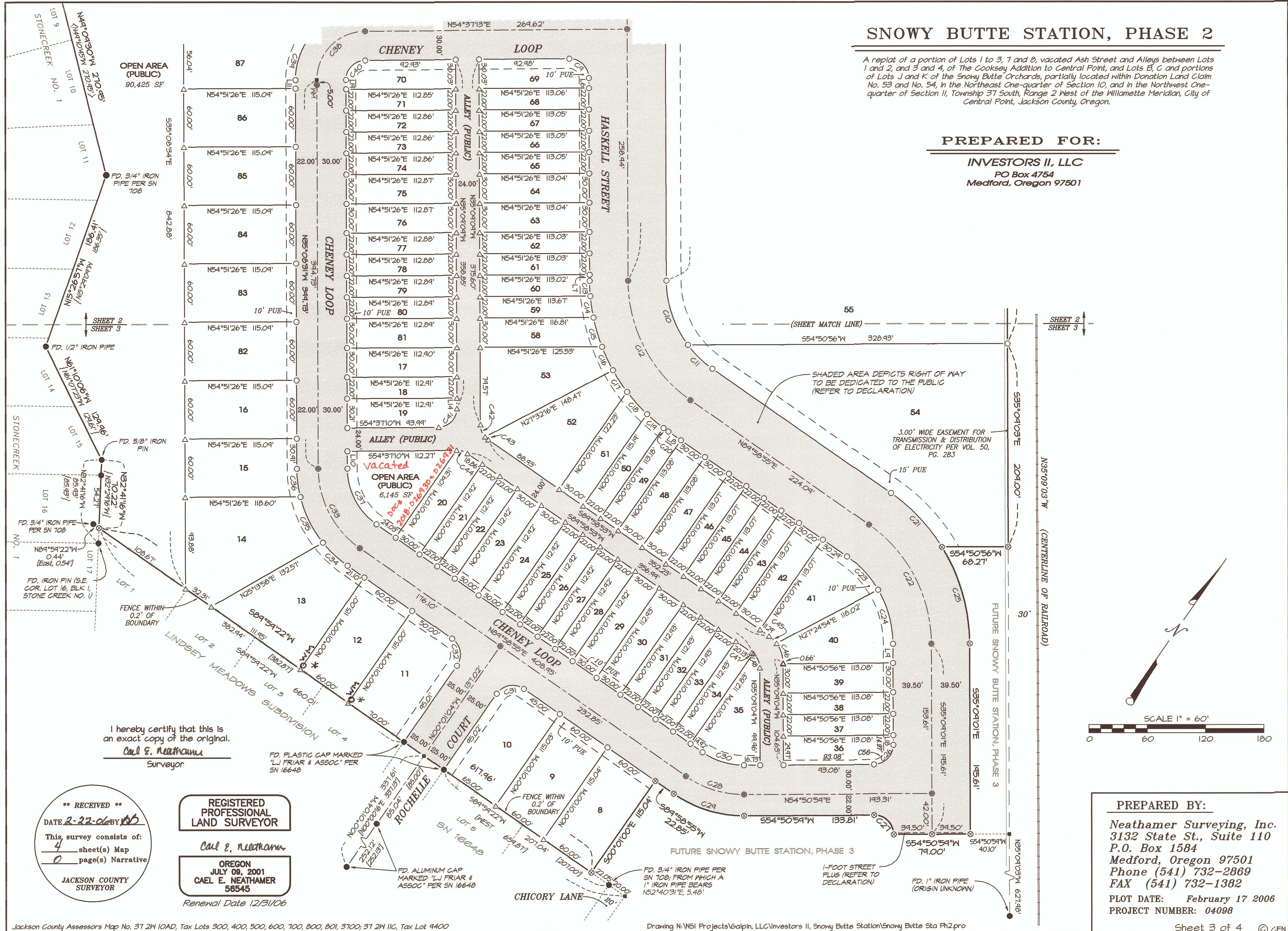
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PREPARED FOR:

INVESTORS II, LLC
PO Box 4754
Medford, Oregon 97501



I hereby certify that this is an exact copy of the original.

Carl E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

**** RECEIVED ****
DATE 2-22-06 BY AB
This survey consists of:
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JACKSON COUNTY SURVEYOR

PREPARED BY:

Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: February 17 2006
PROJECT NUMBER: 04098

144/87

NOTES:

SNOWY BUTTE STATION, PHASE 2, is subject to the following matters of record as listed on the Title Report supplied by First American Title Insurance Co. of Oregon:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services; and, levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulation concerning the same of the Rogue River Valley Irrigation District.
2) Easement per Volume 149, Page 93 and Volume 351, Page 283 and Volume 363, Page 23 of the Deed Records of Jackson County, Oregon, not located within the boundaries of the subject tracts herein.
3) Easements as follows: a 6-foot wide per Volume 228, Page 254; a 20-foot wide per Volume 257, Page 183; a 20-foot wide per Volume 257, Page 184 and 185, all of the Deed Records of Jackson County, Oregon, are not specific as to their location, and the facilities and appurtenances of which they were created for were not found within the boundaries of the subject tracts herein.
4) Easement for installation of power pole guy stub per Volume 504, Page 396 of the Deed Records of Jackson County, Oregon; the location of which not specified, and no evidence of said guy stub were found within the boundaries of the subject tracts herein.
5) Easement per Instrument Number 82-00325 of the Official Records of Jackson County, Oregon; the location of which not specified and not able to locate.
6) Easement per Instrument Number 85-18548 not contained within the boundaries of the subject tracts herein.
7) Unrecorded gas pipeline easement, as listed as an exception in Instrument Number 90-01804, not contained within the boundaries of the subject tracts herein.
8) Improvement encroachments as depicted on Survey Number 14302, as filed in the office of the Jackson County Surveyor, not contained within the boundaries of the subject tracts herein.
9) Easement for railroad and transportation purposes as reserved for in Instrument Number 79-14947 of the Official Records of Jackson County, Oregon, not contained within the boundaries of the subject tracts herein.
10) Reservation for an easement across those vacated streets and alleys for purposes of installation, maintenance, repair and replacement of utilities and cable vision facilities, including the right to access the property for those purposes, as contained in Instrument Number 03-60476 of the Official Records of Jackson County, Oregon.
11) Underground wire crossing as depicted on Southern Pacific Transportation Company Station Map No. V-16/S-4, not contained within the boundaries of the subject tracts herein.
12) 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.
13) All items, reservations, easements, etcetera, as listed in Instrument Number 95-00050 of the Official Records of Jackson County, Oregon, are not contained within the boundaries of the subject tracts herein.
14) An easement in favor of PacificCorp, and Oregon Corporation, pursuant to Instrument Number 95-05342 of the Official Records of Jackson County, Oregon, was extinguished by Document Number 2005-19163, of the Official Records of Jackson County, Oregon.
15) All items, reservations, easements, etcetera, as listed in Instrument Number 2004-033748 of the Official Records of Jackson County, Oregon, are not contained within the boundaries of the subject tracts herein.

RELEASE

South Valley Bank & Trust, as holders of beneficiary interest under those certain Trust Deeds recorded as Instruments Numbered 04-036761 and 05-005469, in the Official Records of Jackson County, Oregon, of said records, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 17 day of February, 2006.

John Britton, Vice President Commercial Lending Group South Valley Bank & Trust

STATE OF OREGON } 55
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above-named John Britton, Vice President Commercial Lending Group, South Valley Bank & Trust, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 17 day of February, 2006.

Mark Neathamer, NOTARY PUBLIC-OREGON
COMMISSION NO.: Oct. 30th 2007
MY COMMISSION EXPIRES: 374 275

SNOWY BUTTE STATION, PHASE 2

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PREPARED FOR:

INVESTORS II, LLC
PO Box 4754
Medford, Oregon 97501

LEGEND:

- O Indicates a set 5/8 inch diameter Iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
A Indicates a deferred monument, to be a set 5/8 inch diameter Iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545" (Refer to Deferred Monument Certificate hereon).
* 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 5/8 inch diameter Iron pin, 30 inches in length, with an aluminum cap marked "C/L MON. LS 56545".
A Indicates a set 038-caliber shell casing, lead, tack and brass washer marked "NEATHAMER LS 56545", in place of destroyed monument set per SN 18728.
* Indicates a found monument as described.
* Indicates a found Iron pin with plastic cap per SN 18728, or as described hereon.
* Indicates a found 3-inch diameter brass cap with center punch at the centerline intersection of Haskell Street and Pine Street.
■ Indicates a computed position.
() Indicates record information as per SN 18728.
[] Indicates record information as per SN 16648.
(()) Indicates record information as per SN 11005.
< > Indicates record information as per SN 7222.
{ } Indicates record information as per SN 708 and/or 4510.
WM 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 Declaration).
IP Indicates the INITIAL POINT for this subdivision.
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.
* SEE AFFID. OF DEFERRED MONUMENTS Doc No. 07-09364 (CS 19533)

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st of February, 2007.

All monuments are now set, on this 26th day of February, 2007. Refer to Document Number 07-09364 (CS 19533) of the Official Records of Jackson County, Oregon.

Robert Schmitt, Jackson County Surveyor

LOT AREA TABLE

Table with 4 columns: LOT, AREA (SF), LOT, AREA (SF). Lists lot numbers 8 through 47 and their corresponding areas in square feet.

CURVE TABLE

Table with 6 columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists curve numbers C1 through C58 and their geometric data.

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line numbers L1 through L21 and their bearings and distances.

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

RECEIVED
DATE 2-22-06 BY CS
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON JULY 09, 2001
CARL E. NEATHAMER 56545
Renewal Date 12/31/06

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