

**** APPROVALS ****

WE CERTIFY THAT PURSUANT to authority granted to us by the City of Central Point Planning Commission in open meeting of 01 NOVEMBER, 20 05 this Plat is hereby approved by the City of Central Point Planning Commission. File No. 05064.

Dated this 28th day of FEBRUARY, 20 06.

Attest: [Signature] President [Signature] Secretary

EXAMINED AND APPROVED this 12th day of December, 20 05.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED this 27th day of FEBRUARY, 20 06.

[Signature]
City Engineer PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED as required by ORS 92.100 as of March 2, 20 06.

[Signature] deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of March 2, 20 06.

[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that I, MYLES R. COMSTOCK, am the owner 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 and Streets 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 Streets, Right of Way dedication, together with the Public Utility Easements (PUE), Public Sidewalk Easements (SWE) and City Water Facility Easements (CWE) as shown on Sheet 2. I do hereby make and establish the Private Storm Drainage Easements (PSDE) as shown on Sheet 2. I do hereby designate said Subdivision as SAN IGNACIO PLACE. This Subdivision shall be subject to Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

STATE OF OREGON)
) SS.
COUNTY OF JACKSON)

[Signature]
MYLES R. COMSTOCK

PERSONALLY APPEARED THE ABOVE NAMED MYLES R. COMSTOCK, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 13th DAY OF December, 2005.

[Signature]
[Signature] NOTARY PUBLIC-OREGON
COMMISSION NO. 354244
MY COMMISSION EXPIRES March 20, 2006

**** AFFIDAVIT OF CONSENT ****

From U.S. BANK, N.A. recorded as Doc.# 2006-010510, ORJCO.

SAN IGNACIO PLACE, PHASE 1
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:

Myles Comstock
2915 Highway 66
Ashland, OR 97520

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:

DECEMBER 12, 2005

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

Filed for record this 2nd day of MARCH, 20 06, at 2:27 o'clock P.M., and recorded in Volume 32 of Plats at Page 16 of the records of Jackson County, Oregon and Document No. 2006-010509, ORJCO.

[Signature]
County Clerk

[Signature]
Deputy

Covenants, Conditions and Restrictions recorded as Doc. 2006-010511, 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 Donation Land Claim No. 66, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the center line of Beall Lane, North 89°53'11" West, 22.15 feet to the center line of Snowy Butte Lane; thence along said center line, North 00°01'40" West, 649.42 feet; thence South 89°58'03" East, 17.00 feet to a point on the North line of that tract described in Document No. 02-25711, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said North line, South 89°58'03" East, 313.27 feet to the Northeast corner thereof; thence South 00°04'50" East, 153.94 feet to the Southeast corner thereof; thence North 89°58'03" West, 320.41 feet to the East line of Snowy Butte Lane; thence along said East line, North 00°01'40" West, 153.94 feet to the North line of said tract; thence along said North line thereof, South 89°58'03" East, 7.00 feet to the INITIAL POINT OF BEGINNING.

***** 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. 2009-044406.
ORJCO, THIS 28th DAY OF DECEMBER, 2009.

APPROVED: [Signature]
JACKSON COUNTY SURVEYOR

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 Streets of SAN IGNACIO PLACE, PHASE 1, a Subdivision of Doc. #02-25711, ORJCO.

PROCEDURE: Using control established by this office during Snowy Butte Meadows & Pear Tree Estates, to control this Survey, I held the North & South lines parallel to the North line of Tract "S" of Snowy Butte Orchards and at deed record distance North from the intersection of the centerline of Beall Lane and Snowy Butte Lane. 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 with various interior lot & street right of way monuments being deferred until construction of the Subdivision improvements has been completed.

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.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

3-2-06
DATE

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

[Signature]
SURVEYOR

** RECEIVED **
DATE 3-2-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

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:

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 & located in the S.E. 1/4 of Section 10,
 T.37S, R.2W, W.M. City of Central Point
 Jackson County, Oregon

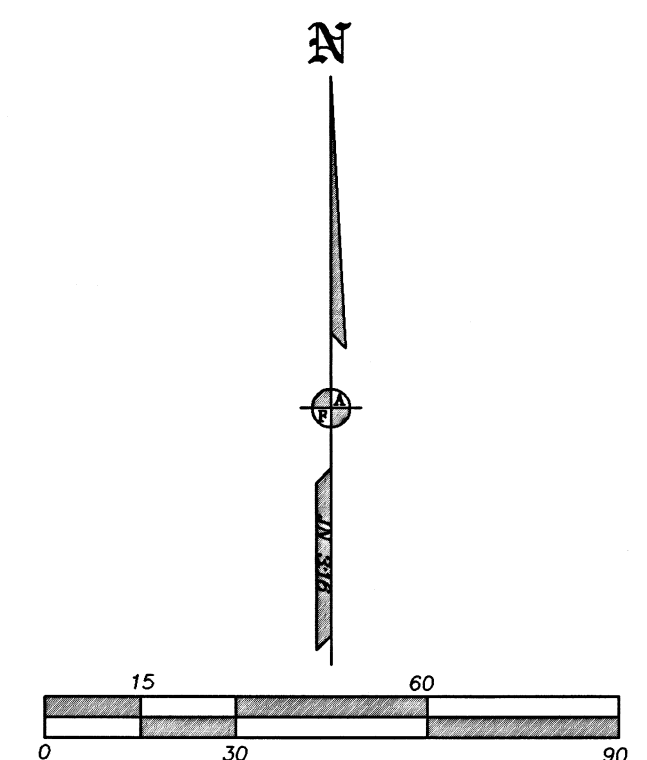
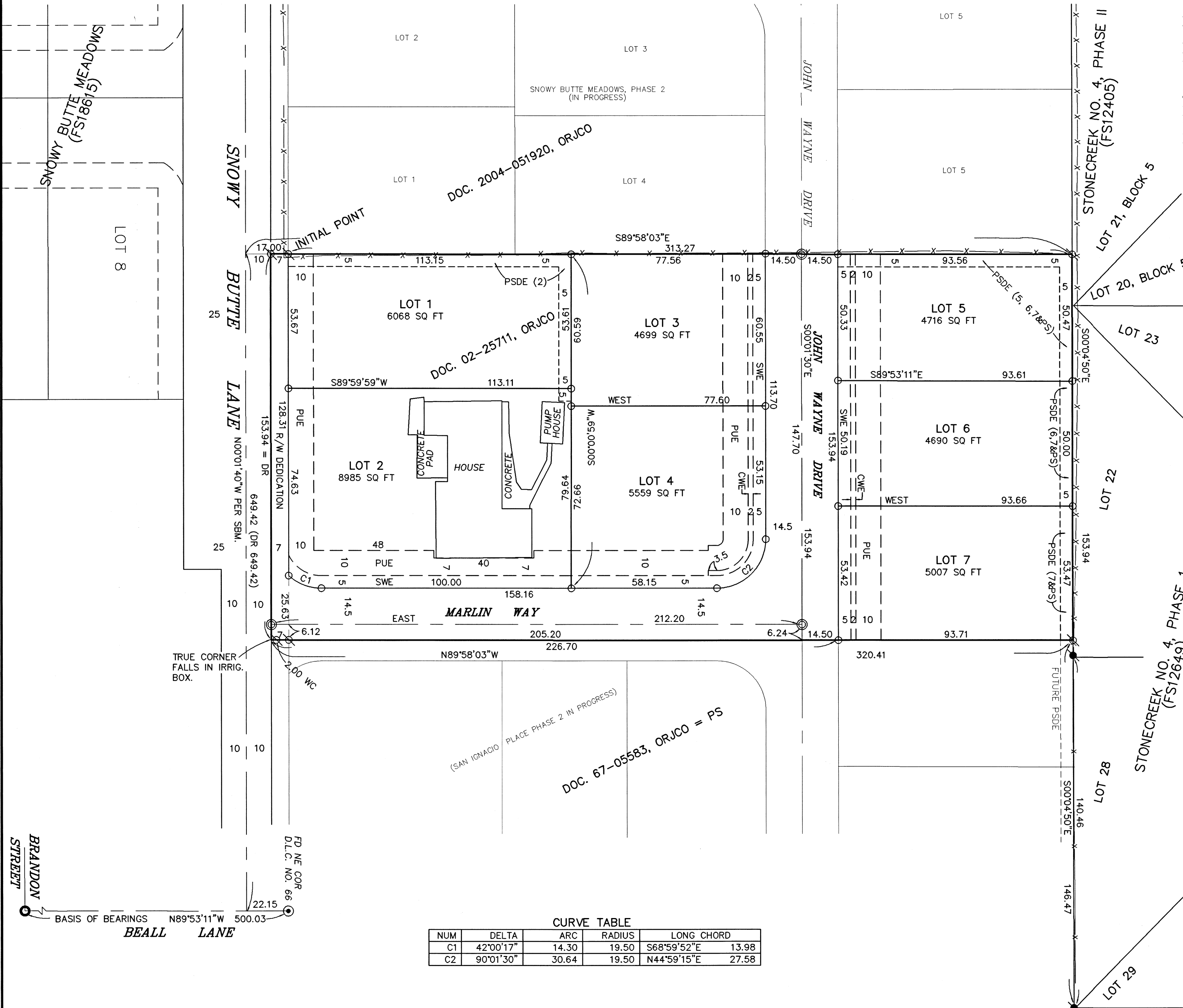
LEGEND:

- ⊙ = 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 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. 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)
- C1 = SEE CURVE TABLE.
- () = RECORD DATA AS SHOWN.
- X- = FENCE LINE.
- JCES4 = JACKSON CREEK ESTATES SUBDIVISION, UNIT 4. (FS13250)
- SBO = SNOWY BUTTE ORCHARDS.
- SWE = PUBLIC SIDEWALK EASEMENT.
- CWE = CITY WATER FACILITY EASEMENT.
- PSDE(##) = PRIVATE STORM DRAIN EASEMENT (LOT WITH RIGHT TO USE)
- PS = PROPERTY DESCRIBED IN DOC. #67-05583, ORJCO.

BASIS OF BEARINGS:

CENTERLINE OF BEALL LANE PER FS13250 (JCES4) AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET DATE: DECEMBER 12, 2005 SCALE: 1" = 30'



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

J. Friar
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

*** RECEIVED ***
 DATE: 3-2-06 BY: *MBB*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	42°00'17"	14.30	19.50	S68°59'52"E 13.98
C2	90°01'30"	30.64	19.50	N44°59'15"E 27.58

14/89