

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Ron L. Maddox and Vicki Maddox, husband and wife, as tenants by the entirety, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots and streets as shown 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. We do hereby dedicate to the public for public use, 10.00 feet as shown along Hanley Road for street purposes, together with the streets shown hereon, also together with those easements labeled as public utility easements. We hereby designate said subdivision as Hanley Dale Subdivision.

HANLEY DALE SUBDIVISION

LOCATED IN:
NE 1/4 OF THE SW 1/4 OF SECTION 10
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at the INITIAL POINT, a tack & washer in a concrete sidewalk on the Easterly right of way line of Hanley Road from which the Northwest corner of Donation Land Claim number 66 bears South, 684.57 feet and East, 8.89 feet; thence North 03°50'00" East along said the Easterly right of way line, 345.65 feet to a point from which the Southwest corner of Lot 5 of "JACKSON WOODS ADDITION" recorded in Volume 30, Page 26 of the Plat records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 18240, bears South 89°49'20" East, 10.02 feet ; thence South 89°49'20" East along the South line of said "JACKSON WOODS ADDITION " , 309.18 feet to a point on the northerly boundary of that tract described in Volume 510, Page 337 of the Official Records of Jackson County, Oregon; thence South 14°13'57" West, 1.94 feet (Record, 1.82 feet); thence South 25°23'14" West, 9.18 feet; thence South 04°21'54" East, 19.24 feet; thence South 06°58'49" East, 26.34 feet; thence South 21°08'14" East, 16.73 feet; thence South 11°04'34" East, 31.22 feet; thence South 01°30'56" West, 8.23 feet; thence South 02°24'48" West, 14.86 feet; thence North 89°50'38" West, 18.73 feet; thence South 00°01'11" East, 77.81 feet; thence South 34°14'35" East, 7.13 feet; thence South 20°49'45" East, 24.71 feet; thence South 21°07'16" East, 63.81 feet to 5/8" iron rod; thence South 00°48'03" West, 53.46 feet to a 5/8" iron rod; thence North 89°54'00" West along the North line of Instrument number 78-02254 of the Official Records of Jackson County, Oregon, 360.07 feet to the true point of beginning.

APPROVALS

Examined and approved this 19th day of January, 2006
Roger Robert
JACKSON COUNTY SURVEYOR

Examined and recommended for approval by Rogue Valley Sewer Services
this 8 day of February, 2006
Calvin
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Central Point, Jackson County, Oregon. Dated this 20th day of January, 2006
Tim
CITY ADMINISTRATOR / PLANNING DIRECTOR
Robert 1-20-06
PUBLIC WORKS DIRECTOR DATE

Examined and approved as required by O.R.S. 92.100 as of JANUARY 31, 2006
Wallace Johnson, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 31st, 2006
Case A. Juenson, Deputy
TAX COLLECTOR

RECORDERS CERTIFICATE

Approved for Recording: E. J. ... 3/7/06
Commissioner/Administrator Date

Filed for record this 7th day of MARCH, 2006 at 3:34 o'clock P.M.
and recorded in Volume 32 of Plats at page 20 of records of Jackson County, Oregon.

Kathleen S Beckett Bertan J Shaw
COUNTY CLERK DEPUTY

R L Maddox
Ron L. Maddox
Vicki Maddox
Vicki Maddox

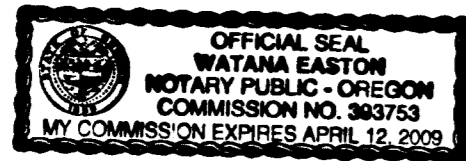
STATE OF Oregon
COUNTY OF Jackson SS.

This certifies that on this 7th day of March, 2006, before me a Notary Public, personally appeared Ron L. Maddox and Vicki Maddox, who acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Watana Easton
Watana Easton Notary Public - Oregon

Commission No. 393753

My Commission Expires: April 12, 2009
(Month, date, year)

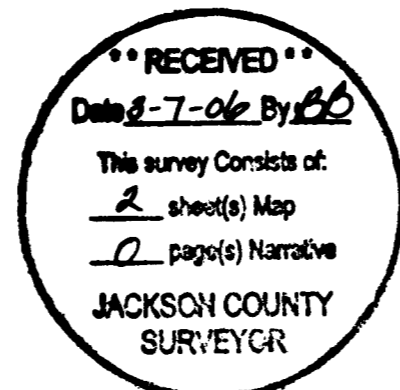


Richard G. Templin
RICHARD G. TEMPLIN LS2359

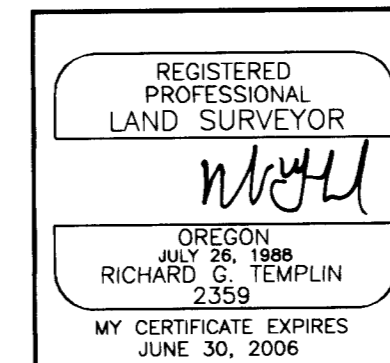
SURVEY NARRATIVE

PURPOSE: To survey and monument, a 7 lot Subdivision as depicted hereon.

PROCEDURE: I tied the Northwest corner of Donation Land Claim number 66 along with centerline monuments set on Jackson Creek Estates, Units 1 & 7, Jackson Wood Addition and Pheasant Creek Estates, Phase 1. The North line was established by holding monuments found and recorded on filed survey numbers 15677 and 18240 and calculated ties from centerline monuments recorded on Jackson Creek Estates, Unit 1. The Easterly line was calculated by ties from centerline monuments recorded on Jackson Creek Estates, Unit 1 and Unit 7, along with deed calls. The placement of monuments along the Easterly line would be impractical because they fall in the riparian waterway of Jackson Creek. Witness corners were set along the property lines on the top of bank of Jackson Creek, as shown. The Southerly line was established by holding deed calls which coincided with Instrument number 78-02254 of the Official Deed Records of Jackson County, Oregon. The Westerly boundary was established by holding centerline monuments found and recorded on filed surveys 18240, 168039 and 15979. Monuments were set as shown.



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
HANLEY DALE SUBDIVISION
LOCATED IN:
NE 1/4 OF THE SW 1/4 OF SECTION 10
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON
For: MR. RON MADDOX
900 POORMAN CR. RD.
JACKSONVILLE, OR. 97530 DATE: JANUARY 16, 2006

HANLEY DALE SUBDIVISION

LOCATED IN:
NE 1/4 OF THE SW 1/4 OF SECTION 10
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

DETAIL
NOT TO SCALE

RIPARIAN COURSE DATA

PT	BEARING	DISTANCE
L18	N 08°06'08" W	8.00
L19	N 27°31'47" W	147.10
L20	N 09°47'15" W	54.16
L21	N 24°38'43" W	115.55
L22	N 00°48'03" E	48.12

COURSE DATA

PT	BEARING	DISTANCE
L1	N 00°48'03" E	53.46
L2	N 21°07'16" W	63.81
L3	N 20°49'45" W	24.71
L4	N 34°14'35" W	7.13
L5	S 89°50'38" E	18.73
L6	N 02°24'48" E	14.86
L7	N 01°30'56" E	8.23
L8	N 11°04'34" W	31.22
L9	N 21°08'14" W	16.73
L10	N 06°58'49" W	26.34
L11	N 04°21'54" W	19.24
L12	N 25°23'14" E	9.18
L13	N 14°13'57" E	1.94
L14	S 86°10'00" E	28.26
L15	S 86°10'00" E	20.60
L16	S 86°10'00" E	140.42
L17	S 03°49'59" W	3.97

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	90°00'01"	31.42	S 41°10'00" E	28.28
B	28.00	41°59'41"	20.52	N 72°50'09" E	20.07
C	50.00	04°30'30"	3.93	N 54°05'34" E	3.93
D	50.00	59°03'53"	51.54	N 85°52'46" E	49.29
E	50.00	48°03'52"	41.94	S 40°33'24" E	40.73
F	50.00	51°55'46"	45.32	S 09°26'28" W	43.78
G	50.00	35°09'13"	30.68	S 52°58'55" W	30.20
H	50.00	60°44'53"	53.01	N 79°04'00" W	50.56
I	50.00	12°37'55"	11.02	N 42°22'42" W	11.00
J	50.00	272°06'01"	237.44	S 07°53'20" W	69.40
K	28.00	50°06'21"	24.49	N 61°06'49" W	23.71
L	20.00	90°00'00"	31.42	S 48°50'00" W	28.28

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- SET TACK IN STAINLESS STEEL WASHER MARKED "LS2359", IN CONCRETE SIDEWALK
- ▲ FD. 3/4" IRON PIPE PER FS #1746 & #18240
- ⊕ FD. 5/8" REBAR WITH HUCK CAP PER F.S. #18240
- ⊙ INDICATES CENTERLINE MONUMENT SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
- FD. BRASS CAP PER F.S. #18240
- BRASS CAP CENTERLINE MONUMENT PER F.S. #15025
- ⊙ METAL CAP CENTERLINE MONUMENT PER F.S. #18039
- METAL CAPPED CENTERLINE MONUMENT PER F.S. #15979
- △ INDICATES CALCULATED POSITION
- ▨ 25' WIDE RIPARIAN SETBACK AREA
- () INDICATES RECORD DATA PER F.S. #15677
- [] INDICATES RECORD DATA PER F.S. #15025
- (()) INDICATES RECORD DATA PER F.S. #18240
- FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

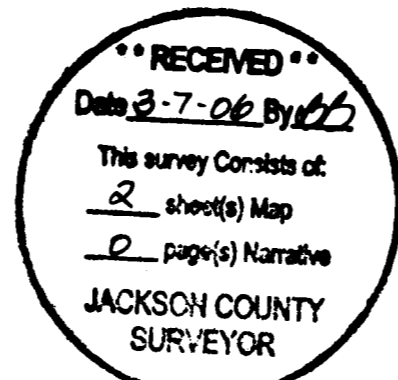
NOTE: Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, 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 the prior written approval of the utilities with facilities in the PUE.

ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE LOCATED WITHIN THE ROGUE VALLEY IRRIGATION DISTRICT - NOT LOCATED
- 2) THE PREMISES ARE SUBJECT TO RIGHTS OF THE PUBLIC, RIPARIAN OWNERS AND OF GOVERNMENTAL BODIES IN THAT PORTION OF THE SAID PREMISES LYING BELOW THE HIGH WATER MARK OF JACKSON CREEK

NOTE #1: THE 3/4" IRON PIPE REPORTED ON FS'S 1746, 15677 & 18240 WAS FOUND, TIED AND USED TO CONTROL THE NORTH LINE. NEW SIDEWALK CONSTRUCTION DESTROYED THE ORIGINAL POSITION. IT WOULD BE IMPRACTICAL TO RESET THE 3/4" IRON PIPE'S POSITION BECAUSE IT NOW FALLS ON THE LIP OF THE SIDEWALK. AND WE ARE DEDICATING AN ADDITIONAL 10.00 FEET.

NOTE #2: THE MONUMENT AT THE INITIAL POINT OF JACKSON WOODS ADDITION WAS DISTURBED BY FENCE CONSTRUCTION - A BRASS CAP WAS FOUND NEXT TO AN 1" IRON PIPE (DISTURBED). MONUMENT WAS RESET AS NOTED AT RECORD POSITION.



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

[Signature]
RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2006

RICHARD TEMPLIN LAND SURVEYING
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