

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a point on the north line of Donation Land Claim No. 53 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said north line also being the south line of Section 3 in said Township and Range, said POINT OF BEGINNING also being the INITIAL POINT of this subdivision, said POINT OF BEGINNING bears North 89°49'28" East (record North 89°45' East), 2125.20 feet from the Northwest corner of said Claim, said POINT OF BEGINNING also being the Northeast corner of the tract of land described in Instrument Number 2005-027236 of the Deed Records of Jackson County, Oregon; thence South 01°25'32" East (record South 01°30' East), 389.00 feet to the centerline of Griffin Creek; thence along said centerline, North 70°28'32" West (record North 70°33' West) 107.05 feet; thence leaving said centerline, North 01°25'32" West, (record North 01°30' East) 352.91 feet, to said North line; thence North 35°09'51" West, 22.03 feet to the Southerly right-of-way line of the realigned Taylor Road; thence North 54°50'09" East, along said southerly right-of-way line, 50.00 feet; thence leaving said southerly right-of-way line, South 35°09'51" East, 57.02 feet to said north line; thence North 89°49'28" East, along said north line, 38.97 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

PUBLIC UTILITY EASEMENT 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 (PUE) 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."

Release Affidavits:

From Ronald Mete and Erdyne Mete,
as joint tenants with rights of survivorship
as beneficiaries, recorded as
Instrument No. 2006-052299
Official Records of Jackson County, Oregon.

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber

** RECEIVED **
DATE 10/16/06 BY REAR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-07

JANSCOURT

A SUBDIVISION

located in the

NORTHEAST ONE-QUARTER OF SECTION 10,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

for

JANSCOURTCP, LLC

91 Church Street
ASHLAND, OREGON 97520

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that JANSCOURTCP, LLC, a limited liability company, is the owner of the lands hereon described, and has subdivided the same into lots, and streets as shown hereon, and the number and size of the lots and the courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public, for public use, the street and public utility easements as shown hereon, and does hereby create the emergency vehicle turnaround easement and the utility service easements, as shown hereon.

The Declarant does hereby create maintenance easements to benefit lots 1, 4, 5, 7 and 8 as shown hereon. The easement is to allow access to the adjoining lot for maintenance and repair of the structures and for utility service related thereto. The easement shall provide for construction and maintenance of the adjoining structure, roof and roof overhangs with allowance for storm water runoff, and matters generally associated with zero lot line construction.

The Declarant does hereby create a Party Wall Easement, subject to general rules of law regarding common walls, along the common boundary line between the Lots 2/3 and between Lots 5/6 as shown hereon. The easement shall provide for the construction and maintenance of the common wall (with interior utilities if any), adjoining roof and roof overhangs, with allowance for storm water runoff and matters generally associated with a party wall. Such repairs and maintenance shall be at the mutual consent of the adjoining owners and the costs shall be shared equally. Further, any such repairs and maintenance shall be done in a timely manner. No lot owner shall unreasonably interfere with the use of this easement. Any damage caused by an act of an owner, his agents or invitees shall be repaired by such owner at his sole expense. In the event of legal action or appeal therefrom, the losing party or parties shall pay the prevailing party or parties reasonable attorney's fees.

Now therefore, the Declarant declares that the Party Wall Easements shall be for the purpose and consideration of protecting the value and desirability of the real properties as shown hereon, and shall be binding upon all parties.

We hereby designate said subdivision as JANSCOURT.

Shawn McFadden
Shawn McFadden
Agent of JANSCOURTCP, LLC

State of Oregon)
County of Jackson)

Personally appeared before me on Sept 19th 2006 the above named
Shawn McFadden, registered Agent of JANSCOURTCP L.L.C., and does
acknowledge the foregoing instrument to be his voluntary act and deed.

(Signature) *Shawn McFadden*
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2006

Approvals:

Examined and approved by the City of Central Point this 9th day
of OCTOBER, 2006.

Robert Rein
Public Works Director

Community Development Director
Community Development Director

Examined and approved by the Jackson County Surveyor this 21st
day of September, 2006.

Robert Rein
County Surveyor

All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of October 16, 2006

Patty Budzisz
Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 16th
day of October, 2006.

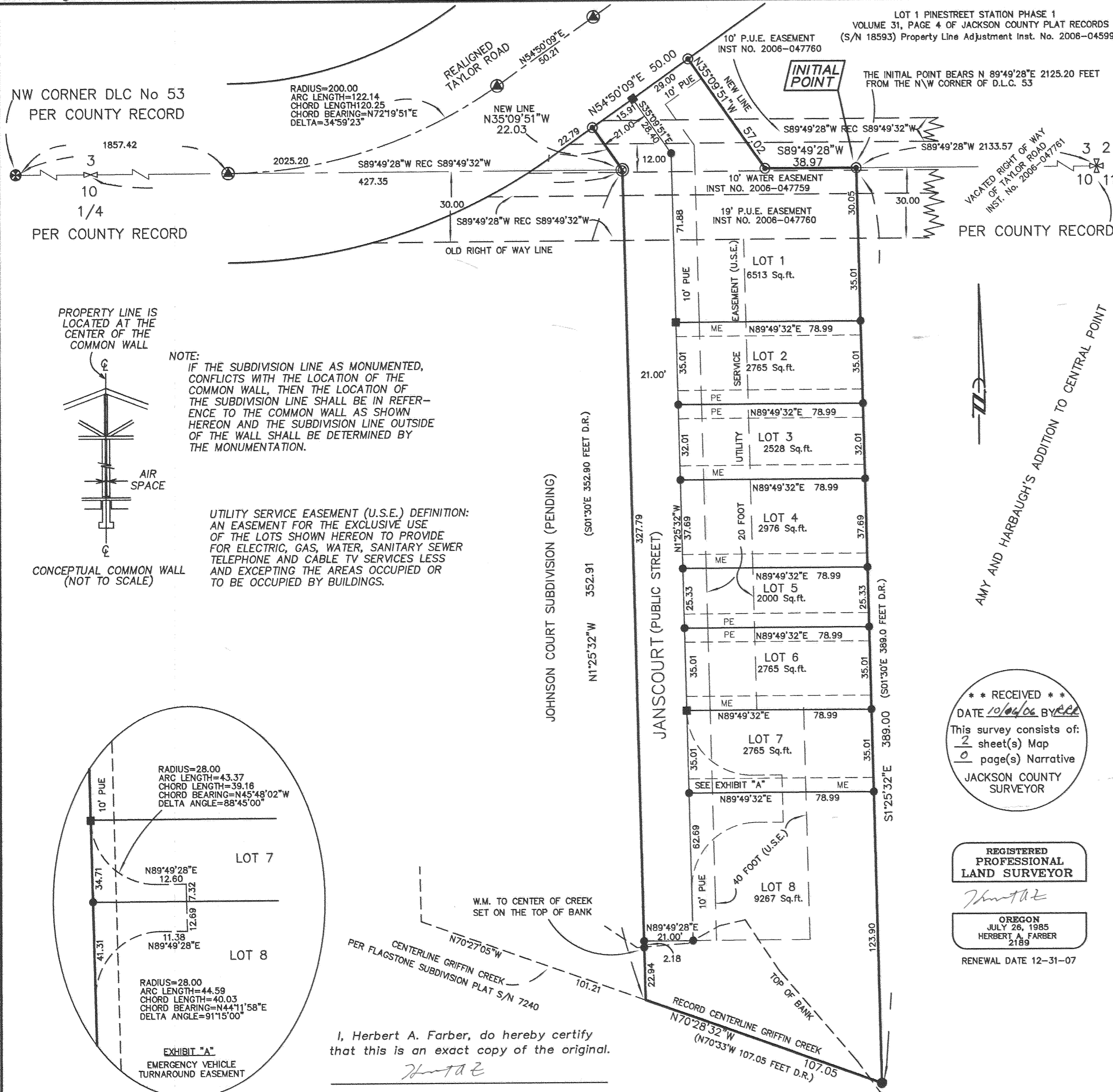
Amanda Kirkpatrick
Deputy
Assessor

Recorder:

Filed for record this 16th day of October, 2006 at 11:34 o'clock
A.M. and recorded in Volume 32, Page 856 of the
Plat Records of Jackson County, Oregon.

Kathleen S. Beckett *Sonya S. Morgan*
County Clerk Deputy

Approved for Recording: *Commissioner/Administrator* Oct. 16, 2006
Commissioner/Administrator Date



JANSCOURT
a subdivision located in the
NORTHEAST ONE QUARTER OF SECTION 10,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON
for
JANSCOURTCP, LLC
91 Church Street
ASHLAND, OREGON 97520

- LEGEND**
- ✱ = FOUND 2-1/2" BRASS CAP - SECTION CORNER
 - ⊠ = FOUND 2-1/2" BRASS CAP - 1/4 CORNER
 - ⊗ = FOUND 3" BRASS CAP - N.W. CORNER D.L.C. 53
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - ⊕ = FOUND 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
 - = SET TACK WITH 3/4" BRASS WASHER MARKED "FARBER PLS 2189"
 - ⊗ = SET 5/8" x 24" IRON PIN w/ 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
 - S/N = RECORD FILED SURVEY NUMBER
 - W.M. = WITNESS MONUMENT
 - D.R. = DEED RECORD
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- ME = 6 FOOT MAINTENANCE EASEMENT TO ALLOW ACCESS OVER AND ACROSS THE RESPECTIVE LOTS FOR MAINTENANCE AND REPAIR OF ZERO LOT LINE STRUCTURES AND UTILITIES (SEE DECLARATION).
- PE = 6 FOOT PARTY WALL EASEMENT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL LINE BETWEEN PARTY WALL STRUCTURES (SEE DECLARATION).

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

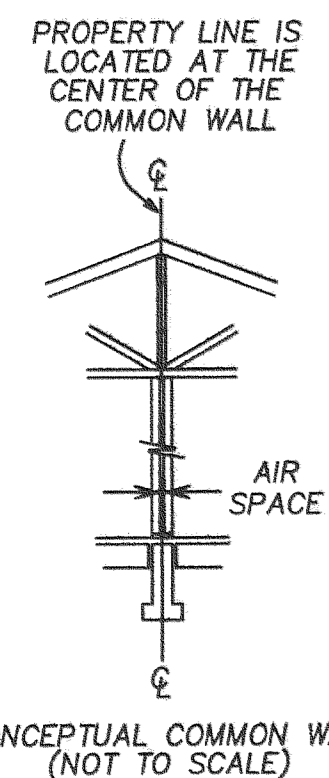
PURPOSE: TO SURVEY AND MONUMENT THE SUBDIVISION APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION, PER STAFF REPORT, DATED OCTOBER 4, 2005, FILE NUMBER 06002 LD.

PROCEDURE: UTILIZING CONTROL USED IN PREVIOUS SURVEYS IN THE IMMEDIATE VICINITY, I TIED THE FOUND MONUMENTS AS SHOWN HEREON. THE NORTH BOUNDARY PRIOR TO THE ROAD VACATION WAS ESTABLISHED FROM RECORD DEED CALLS IN INST. NO. 2005-027236, ALONG THE D.L.C. LINE AND EXTENDED NORTHERLY TO INTERSECT THE SOUTH RIGHT-OF-WAY OF THE RE-ALIGNED TAYLOR ROAD. THE NORTH BOUNDARY WAS ADJUSTED WITH INSTRUMENT No 2006-045997 AS APPROVED AS PREVIOUSLY STATED AND SHOWN HEREON. THE EAST BOUNDARY IS DEED RECORD AND WITH FOR THE CENTERLINE OF GRIFFIN CREEK AS ITS SOUTHERLY TERMINUS. THE RECORD DISTANCE TO THE CREEK DOES NOT MATCH THE CURRENT LOCATION OF GRIFFIN. THE LOCATION DOES HOWEVER MATCH THE RECORD LOCATION PER THE FLAGSTONE SUBDIVISION PLAT (S/N 7240), AND WAS HELD. THE SOUTHERLY BOUNDARY IS THE CREEK CENTERLINE AS PER S/N 7240. THE WEST BOUNDARY WAS ESTABLISHED USING RECORD CALLS. I MONUMENTED THE LOTS AND BOUNDARY AS SHOWN HEREON. PROPERTY LINE ADJUSTMENT DEED INST. No. 2006-045997

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

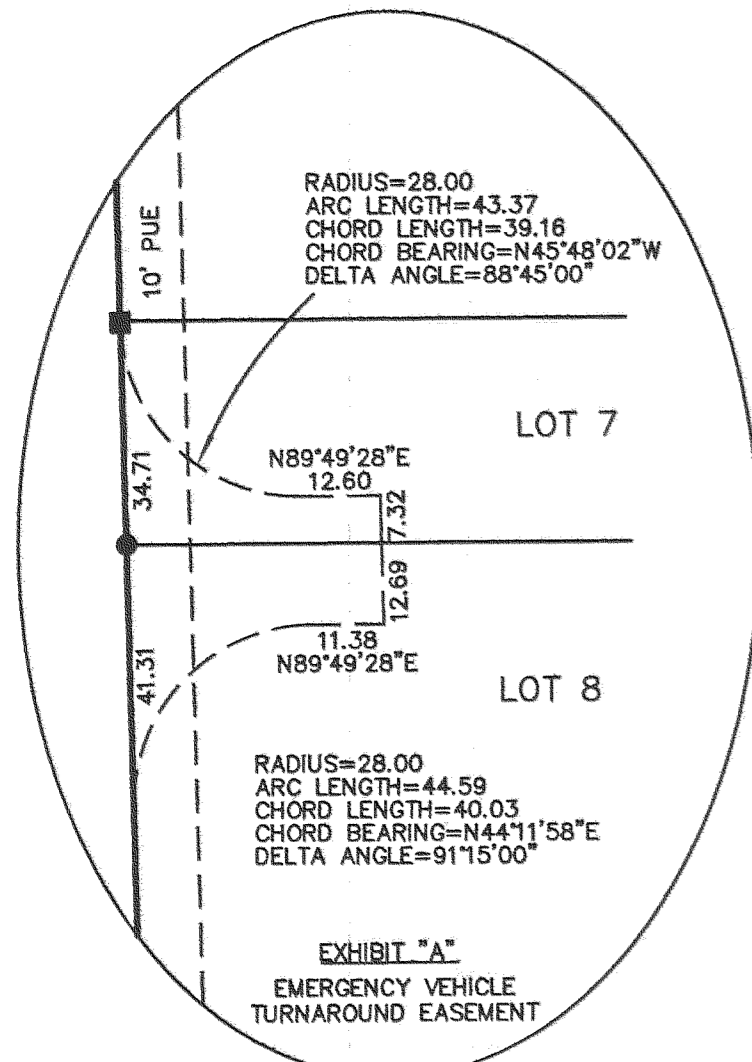
SCALE: 1" = 30'

DATE: AUGUST 18, 2006
JOB NO.: 1341-05
JOBS\CENTRAL POINT\JANSCOURTCP\MICROSURVEY\final plat surveys\final plat.dwg



NOTE:
IF THE SUBDIVISION LINE AS MONUMENTED, CONFLICTS WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE SUBDIVISION LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE SUBDIVISION LINE OUTSIDE OF THE WALL SHALL BE DETERMINED BY THE MONUMENTATION.

UTILITY SERVICE EASEMENT (U.S.E.) DEFINITION:
AN EASEMENT FOR THE EXCLUSIVE USE OF THE LOTS SHOWN HEREON TO PROVIDE FOR ELECTRIC, GAS, WATER, SANITARY SEWER TELEPHONE AND CABLE TV SERVICES LESS AND EXCEPTING THE AREAS OCCUPIED OR TO BE OCCUPIED BY BUILDINGS.



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber