

SNOWY BUTTE STATION, PHASE 3

A replat of portions of Lots C, 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 3". 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 1.00' 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 3 shall be subject to those Covenants, Conditions and Restrictions as contained in Instrument Number 2007-002153 of the Official Records of Jackson County, Oregon.

C.A. Galpin
C.A. Galpin, Managing Member
INVESTORS II, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named C.A. Galpin, known to me to be the Managing 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 5 day of January, 2007.

Before me:
Terry Spudis
Terry Spudis NOTARY PUBLIC-OREGON
COMMISSION NO.: 396082
MY COMMISSION EXPIRES: Aug 16, 2009

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 Trimble 5700 Global Positioning System (GPS), Trimble 5600 and S-6 robotic instruments, and Trimble TSCe data collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Document Number 01-42284 of the Official Records of Jackson County, Oregon; Surveys Numbered 708, 11902, 16648, 19077, and Roll Map Number V-16/4, as filed in the office of the Jackson County Surveyor; the record plats of SNOWY BUTTE ORCHARDS, and SNOWY BUTTE STATION, PHASE 2 (recorded February 22, 2006, in Volume 32 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 19077 in the office of the Jackson County Surveyor).

Basis of bearings is referenced to Geodetic North per Survey Number 19077, a survey previously performed by this firm.

Utilizing said Document Number 01-42284, established the exterior boundaries of the subject tract as follows: Established the easterly boundary utilizing the ties to the center of the existing tracks of the Southern Pacific Railroad, and record right of way width per Roll Map Number V-16/4; Established the southerly boundary utilizing the found 1 inch diameter iron pipe and record measurement of 228.83 feet along the easterly right of way of Chicory Lane per Survey Number 708; Established the westerly boundary holding common with the easterly boundary of Survey Number 19077 and the easterly and northerly right of way lines of Chicory Lane (established by found monuments per Survey Number 708 and Survey Number 16648, and the record right of way width); and, established the northerly boundaries holding common with the established street right of ways of Cheney Loop and Haskell Street, and the southerly boundary of Lot 54 of aforesaid Survey Number 19077.

Utilizing the established exterior boundaries, computed the street centerline, rights of way and interior lot corners.

Monumented the exterior boundary and lot corners as depicted on the accompanying plat. The first monument for this subdivision was established on November 17, 2006.

** RECEIVED **
DATE 1-12-07 BY MB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PREPARED FOR:

INVESTORS II, LLC
PO Box 4754
Medford, Oregon 97501

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 portion of Document No. 01-42284 of the Official Records of Jackson County, Oregon, and a replat of portions of Lots C, J and K of the Snowy Butte Orchards, a plat now of record, 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:

Beginning at a point on the easterly boundary of Lot C of said Snowy Butte Orchards, being a point on the southwesterly right of way of the Southern Pacific Railroad, and being the southeast corner of Lot 54 of Snowy Butte Station, Phase 2 (recorded February 22, 2006, in Volume 32 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 19077 in the office of the Jackson County Surveyor); thence along the easterly boundaries of Lots C and K of the plat of said Snowy Butte Orchard and said railroad right of way, South 35°04'05" East, 923.00 feet (Record: South 35°08' East), to a 1 inch iron pipe (per Survey Number 708, as filed in the office of the Jackson County Surveyor); thence leaving said right of way, North 89°29'05" West, 644.42 feet to a point on the easterly right of way of Chicory Lane, a public right of way; thence along said easterly right of way, North 00°01'22" West, 228.83 feet; thence South 89°54'22" West, 42.05 feet to the southeast corner of Lot B of aforesaid Snowy Butte Station, Phase 2; thence along the east line of said Lot B, North 00°01'00" West, 115.04 feet to the northeast corner thereof, being a point on the southerly right of way of Cheney Loop; thence along said southerly right of way, the following courses and distances: North 89°58'55" East, 22.85 feet to the beginning of a tangent curve to the left, having a radius of 126.00 feet and a central angle of 35°07'56" (the long chord of which bears North 72°24'57" East, 76.06 feet); thence along the arc of said curve, 77.26 feet; thence North 54°50'54" East, 133.81 feet to the beginning of a tangent curve tangent to right, having a radius of 20.00 feet and a central angle of 90°00'00" (the long chord of which bears South 80°04'01" East, 28.28 feet); thence along the arc of said curve, 31.42 feet to the southerly terminus of Haskell Street, a public right of way; thence along said southerly terminus, North 54°50'54" East, 79.00 feet; thence along the easterly right of way of Haskell Street the following courses and distances: North 35°04'01" West, 195.61 feet to the beginning of a tangent curve to the left, having a radius of 189.50 feet and a central angle of 31°38'28" (the long chord of which bears North 50°58'15" West, 103.33 feet); thence along the arc of said curve, 104.65 feet to the southwest corner of aforesaid Lot 54 of Snowy Butte Station, Phase 2; thence leaving said right of way, and along the south line of said Lot 54 North 54°50'56" East, 68.27 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

RELEASES:

South Valley Bank & Trust, as holders of beneficiary interest under those certain Trust Deeds recorded as Instruments Numbered 2004-036761 (modified by Instrument Number 2006-033224), 2005-054644, 2006-033433 and 2006-033434, all of 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 5 day of January, 2007.
John Brittain
John Brittain, Vice President
Commercial Lending Group
South Valley Bank & Trust

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above-named John Brittain, 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 5 day of January, 2007.

Before me:
Nathaly L. Gilkey
Nathaly L. Gilkey NOTARY PUBLIC-OREGON
COMMISSION NO.: 382452
MY COMMISSION EXPIRES: 8-11-08

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] 1-10-07
Community Development Director/Designee Date
[Signature] 1-10-07
Public Works Director/Designee Date

Examined and approved this 5th day of January, 2007.
[Signature]
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 1-12, 2007.
[Signature] Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 12th day of January, 2007.
[Signature] Deputy
Assessor [Signature] Deputy

RECORDING

FILED FOR RECORD THIS THE 12 DAY OF JANUARY, 2007, AT 2:38 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 03 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] [Signature]
County Clerk Deputy

Approved for Recording: [Signature] 1/12/07
County Commissioner/Administrator Date

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

Cael E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 8, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/08

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: January 4, 2007 PROJECT NUMBER: 06055

Sheet 1 of 2 © CEN

SNOWY BUTTE STATION, PHASE 3

A replat of portions of Lots C, 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 31 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°50'55"E	22.85'
L2	S54°51'00"W	5.33'
L3	N54°51'00"E	5.33'
L4	N00°32'14"E	12.50'
L5	S00°32'14"W	12.50'
L6	N00°32'14"E	55.00'
L7	N00°01'22"W	17.50'
L8	N00°01'22"W	9.50'
L9	N35°04'00"W	15.58'
L10	N00°01'22"W	106.41'

PREPARED FOR:

INVESTORS II, LLC
PO Box 4754
Medford, Oregon 97501

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	126.00'	35°07'56"	71.26'	N72°24'57"E	76.06'
C2	104.00'	35°07'56"	63.71'	N72°24'57"E	62.78'
C3	20.00'	90°00'00"	31.42'	S80°04'01"E	28.28'
C4	184.50'	31°38'28"	104.65'	N50°58'15"W	103.33'
C5	150.00'	54°52'04"	143.64'	N62°35'03"W	138.22'
C6	20.00'	90°00'01"	31.42'	S09°50'59"W	28.28'
C7	20.00'	89°59'54"	31.42'	N80°04'01"W	28.28'
C8	86.50'	35°41'14"	53.88'	S72°41'37"W	53.01'
C9	104.00'	35°41'14"	64.78'	S72°41'37"W	63.74'
C10	113.50'	29°58'20"	59.37'	S69°50'10"W	56.70'
C11	113.50'	05°42'54"	11.32'	S87°40'47"W	11.32'
C12	25.00'	90°00'00"	39.27'	N44°27'46"W	35.36'
C13	25.00'	90°00'00"	39.27'	S45°32'14"W	35.36'
C14	136.00'	08°06'37"	19.25'	N85°55'37"E	19.23'

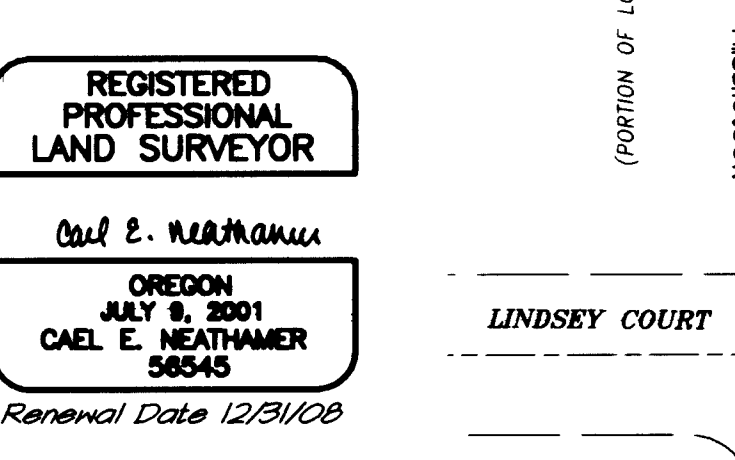
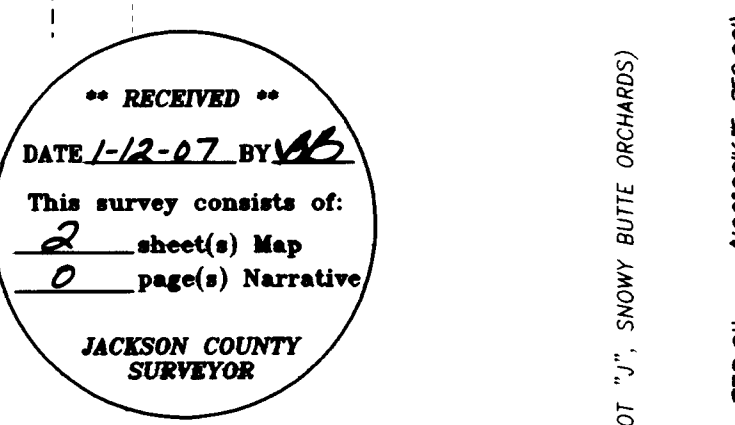
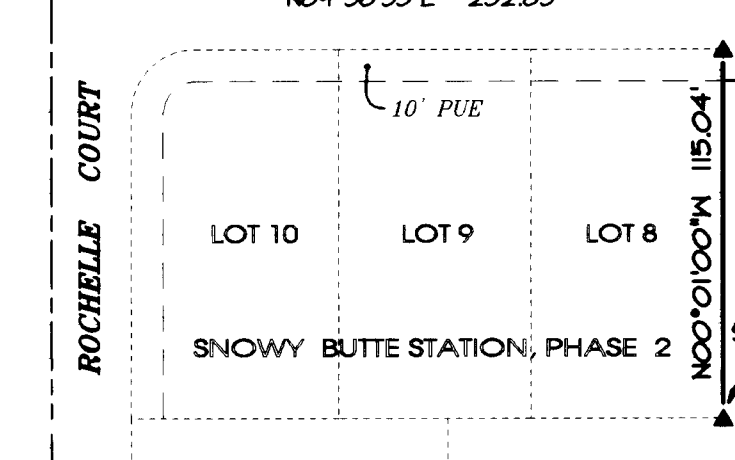
NOTES:

SNOWY BUTTE STATION, PHASE 3, is subject to the following matters of record as listed on the Title Report supplied by First American Title Insurance Co. of Oregon:

- 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.
- Easements as follows: 6-foot wide per Volume 228, Page 254; 20-foot wide per Volume 251, Page 183; and a 20-foot wide per Volume 363 Page 23, 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 tract herein.
- Easement for installation of power pole guy stub per Volume 504, Page 346 of the Deed Records of Jackson County, Oregon, the location of which not specified, and no evidence of said guy stub was found within the boundaries of the subject tract herein.
- 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.

LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT
25	26	27	28	29	30	31	32	33	34
SNOWY BUTTE STATION, PHASE 2									

LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT
35	36	37	38	39	40	41	42	43	44
CHENEY LOOP									



**** RECEIVED ****
DATE 1-12-07 BY *AB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON JULY 8, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/08

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

MONUMENT NOTE

BY DESIGN, THE SOUTHERLY BACK OF CURB ALONG MAC COURT IS COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF LOTS 1 THROUGH 6. DUE TO THE DIFFICULTY OF ACCURATELY SETTING SAID MONUMENTS, FOR THE COMMON LOT LINES OF LOTS 2-3 AND 3-6, 1.00 FOOT WITNESS MONUMENTS WERE SET.

LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an aluminum cap marked "C/L MON. L5 56545".
- ▲ Indicates a found 5/8 inch diameter iron pin with a plastic cap marked "C NEATHAMER, L5 56545" per SN 19077.
- ⊙ Indicates a found 5/8 inch diameter iron pin with an aluminum cap marked "C/L MON, L5 56545" per SN 19077.
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "L.J. FRIAR & ASSOC", per SN 16648, or a found monument as noted hereon.
- Indicates a computed position.
- [] Indicates record information as per SN 19077.
- () Indicates record information as per SN 16648, or as depicted hereon.
- (()) Indicates record information as per SN 708.
- 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).

BASIS OF BEARING:

Geodetic North based on NGS datum, attained by Global Positioning System (GPS) observations per Survey Number 19077.

PREPARED BY: Neathamer Surveying, Inc.
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PLOT DATE: January 4, 2007 PROJECT NUMBER: 06055