

**** APPROVALS ****

WE CERTIFY THAT PURSUANT to authority granted to us by the City of Central Point Planning Commission in open meeting of JULY 18, 20 06 this Plat is hereby approved by the City of Central Point Planning Commission. File No. 05064.
Dated this 17th day of JANUARY, 20 07.

Attest: [Signature] Public Works Director
[Signature] Community Development Director

EXAMINED AND APPROVED this 30th day of August, 20 06.

[Signature]
Jackson County Surveyor

~~EXAMINED AND APPROVED this _____ day of _____, 20 _____.~~

~~_____~~

EXAMINED AND APPROVED as required by ORS 92.100 as of JANUARY 24, 20 07.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of 1-24, 20 07.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that I, JEREMY RICHMOND, 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, PHASE 2. This Subdivision shall be subject to Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature]
JEREMY RICHMOND

STATE OF OREGON)
COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED JEREMY RICHMOND, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 22nd DAY OF June, 20 06.

[Signature]
[Signature] NOTARY PUBLIC-OREGON
COMMISSION NO. 402251
MY COMMISSION EXPIRES March 20, 2010

**** AFFIDAVIT OF CONSENT ****

From STANLEY L. SNOOK and GWEN SNOOK recorded as Doc. # 2007-004081, ORJCO.

For use of Subdivision Name from MYLES R. COMSTOCK recorded as Doc. # 2007-004080, ORJCO.

SAN IGNACIO PLACE, PHASE 2

A Subdivision in Lot "S" of Snowy Butte Orchards & located in the SE 1/4 of Section 10, T.57S, R.2W, W.M. City of Central Point Jackson County, Oregon

SURVEY FOR:

Jeremy Richmond
4849 Airway Drive, #105
Medford, OR 97504

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:

JUNE 21, 2006

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

Filed for record this 24th day of January, 20 07, at 1:43 o'clock P.M., and recorded in Volume 33 of Plats at Page 7 of the records of Jackson County, Oregon and Document No. 2007-004082, 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:

Beginning at the Southeast corner of Lot 7 of SAN IGNACIO PLACE, PHASE 1, according to the official plat thereof, now of record in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of that tract described in Document NO. 2005-077022, Official Records of Jackson County, Oregon, South 00°04'50" East, 100.00 feet to the Southeast corner of said tract; thence along the South line thereof, North 89°58'03" West, 320.50 feet to the East line of Snowy Butte Lane; thence along said East line, North 00°01'40" West, 100.00 feet to the Southwest corner of said PHASE 1; thence along the South line of said PHASE 1, South 89°58'03" East, 320.41 feet to the Initial Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-07

***** POST MONUMENTATION *****

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 20 07.

[Signature]
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. ORJCO, THIS _____ DAY OF _____, 20 _____.

APPROVED: _____
JACKSON COUNTY SURVEYOR

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

PURPOSE: To survey and monument the Lots and Streets of SAN IGNACIO PLACE, PHASE 2, a Subdivision of Doc. #2005-077022, ORJCO.

PROCEDURE: Using control established by this office during Snowy Butte Meadows, Pear Tree Estates & San Ignacio Place, Phase 1, to control this Survey, I held the South line parallel to the North line of Tract "S" of Snowy Butte Orchards and at deed record distance North from the intersection of the centerlines of Beall Lane and Snowy Butte Lane. The East line of the subject tract was held as monumented per Stonecreek No. 4, Phase 1. 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 had 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 OWNERS 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.

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

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
DATE 0124-07

** RECEIVED **
DATE 1-24-07 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:

Jeremy Richmond
 4849 Airway Drive, #105
 Medford, OR 97504

SAN IGNACIO PLACE, PHASE 2

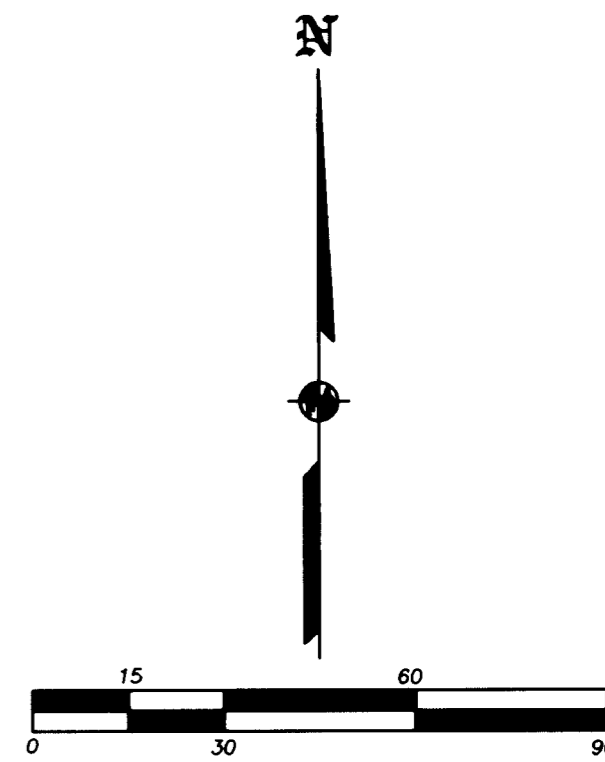
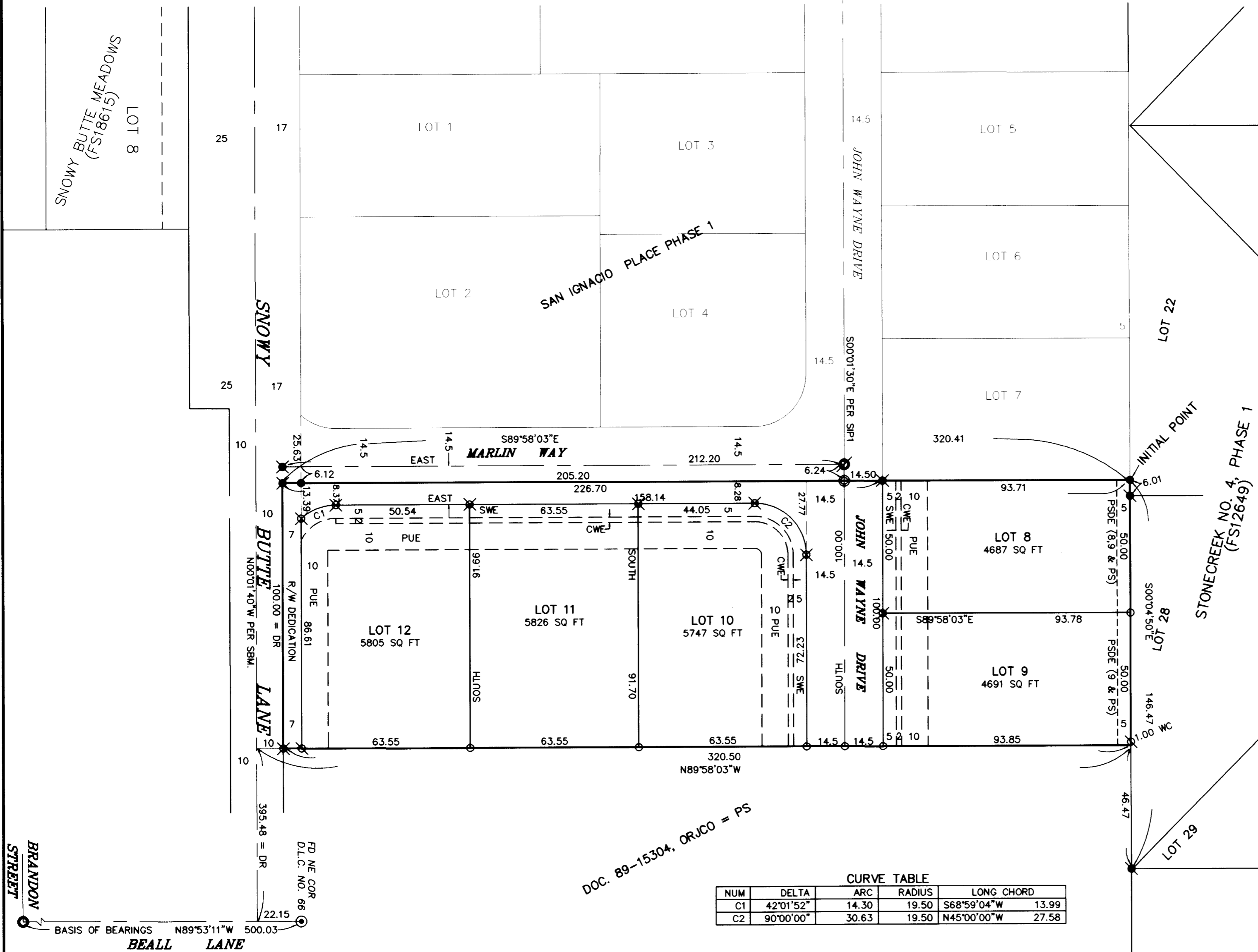
A Subdivision in Lot 5 of Snowy Butte Orchards
 & located in the SE 1/4 of Section 10,
 T.37S, R.2W, W.M. City of Central Point
 Jackson County, Oregon

LEGEND:

- ⊙ = FD COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊖ = FD BRASS DISC MKD. LS 1913 PER JCES4.
- ⊗ = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER SIP1.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SIP1.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. FARBEL PLS2189 PER SC4-1.
- ⊗ = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG PER SIP1.
- ⊖ = 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.
- ⊖ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- 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.
- SIP1 = SAN IGNACIO PLACE, PHASE 1 (FS19084)
- 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(1) = PRIVATE STORM DRAIN EASEMENT (LOT WITH RIGHT TO USE)
- PS = PROPERTY DESCRIBED IN DOC. #89-15304, ORJCO.
- SBM = SNOWY BUTTE MEADOWS SUBDIVISION. (FS18615)

BASIS OF BEARINGS:

CENTERLINE OF BEALL LANE PER FS13250 (JCES4) AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET DATE: JUNE 21, 2006 SCALE: 1" = 30'



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

James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-07

** RECEIVED **
 DATE 1-24-07 BY *JRH*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

37S2W10DA TL6600