

### SNOWY BUTTE STATION, PHASE 4

A replat of Snowy Butte Station, Phase 3 (Survey Number 19480), 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.

#### PREPARED FOR:

**INVESTORS II, LLC**

PO Box 4754  
Medford, Oregon 97501

#### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Ann Montero, also known as L. Ann Montero, and West Valley Congregation of Jehovah's Witnesses, Inc., an Oregon corporation, hereinafter referred to as Declarants, are the fee title owners of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarants have caused these tracts of land to be surveyed and platted into 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 designate this development as "SNOWY BUTTE STATION, PHASE 4". Declarants are not intending any of the dedications or easements created on the original plat of SNOWY BUTTE STATION, PHASE 3 to be relocated, removed, vacated or altered, as depicted thereon, with the exception of that area labeled as OPEN AREA (PUBLIC) adjacent to Lot 1 thereon. SNOWY BUTTE STATION, PHASE 4 shall be subject to those Covenants, Conditions and Restrictions as contained in Instrument Number 2007-002153, of the Official Records of Jackson County, Oregon.

#### 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 pursuant to Instruments Numbered 2007-006015, 2007-006179 and 2007-042584 of the Official Records of Jackson County, Oregon, 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 a replat of Snowy Butte Station, Phase 3 and more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7 and the two Open Areas per Snowy Butte Station, Phase 3, recorded January 12, 2007, in Volume 33 of Plats at Page 03 of the Records of Jackson County, Oregon, and filed as Survey Number 19480 in the office of the Jackson County Surveyor.

#### 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] 2-20-08  
Community Development Director/Designee Date  
[Signature] 2-20-08  
Public Works Director/Designee Date

Examined and approved this 6<sup>th</sup> day of March, 2008.  
by: [Signature] Deputy  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 6, 2008.

[Signature] Deputy  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 6 day of March, 2008.

[Signature] Assessor [Signature] Deputy

Approved by a majority for Recording this 6<sup>th</sup> day of March, 2008.  
[Signature]  
County Commissioner/Administrator

[Signature]  
Cael E. Neathamer  
Surveyor

#### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** Verify monuments found and set per Snowy Butte Station, Phase 3 and prepare a Final Plat pursuant to Client's instructions.

**PROCEDURE:** Utilizing a Trimble S-6 robotic instrument, and Trimble TSCe data collector with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Record utilized: SNOWY BUTTE STATION, PHASE 3 (recorded January 12, 2007, in Volume 33 of Plats at Page 03 of the Records of Jackson County, Oregon, and filed as Survey Number 19480 in the office of the Jackson County Surveyor).

Basis of bearings is referenced to Geodetic North based on the NGS 84 datum, per Survey Number 19077, as previously performed by this firm.

All found and set monuments per said Snowy Butte Station, Phase 3 were verified, no lot lines are being altered and no new monuments were set.

#### RECORDING

FILED FOR RECORD THIS THE 7<sup>th</sup> DAY OF MARCH, 2008, AT 10:49 O'CLOCK A.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 13 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] County Clerk [Signature] Deputy

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named Ann Montero, also known as L. Ann Montero, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 19<sup>th</sup> day of February, 2008.

Before me:  
[Signature]  
NOTARY PUBLIC-OREGON  
COMMISSION NO.: Oct 30<sup>th</sup> 2011  
MY COMMISSION EXPIRES: 4.2.12.12

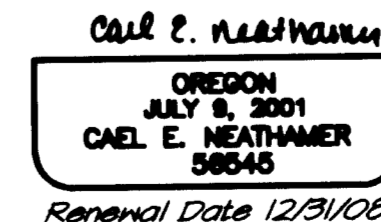
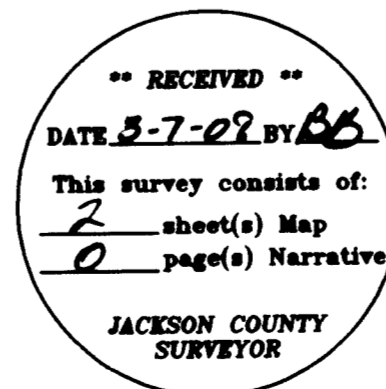
STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Chris Harkey, known to me to be the Corporations President of the West Valley Congregation of Jehovah's Witnesses, Inc., an Oregon corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its corporate bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 27 day of February, 2008.

Before me:  
[Signature]  
NOTARY PUBLIC-OREGON  
COMMISSION NO.: 410879  
MY COMMISSION EXPIRES: Sept 25, 2010

I hereby certify that this is an exact copy of the original.  
[Signature]  
Surveyor



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: February 19, 2008 PROJECT NUMBER: 06055-A  
Sheet 1 of 2 © CEN

# SNOWY BUTTE STATION, PHASE 4

A replat of Snowy Butte Station, Phase 3 (Survey Number 19480), 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.

PREPARED FOR:

**INVESTORS II, LLC**  
 PO Box 4754  
 Medford, Oregon 97501

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°58'55"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	9.50'
L8	N00°01'22"W	17.50'
L9	N85°09'00"W	15.58'
L10	N00°01'22"W	106.41'

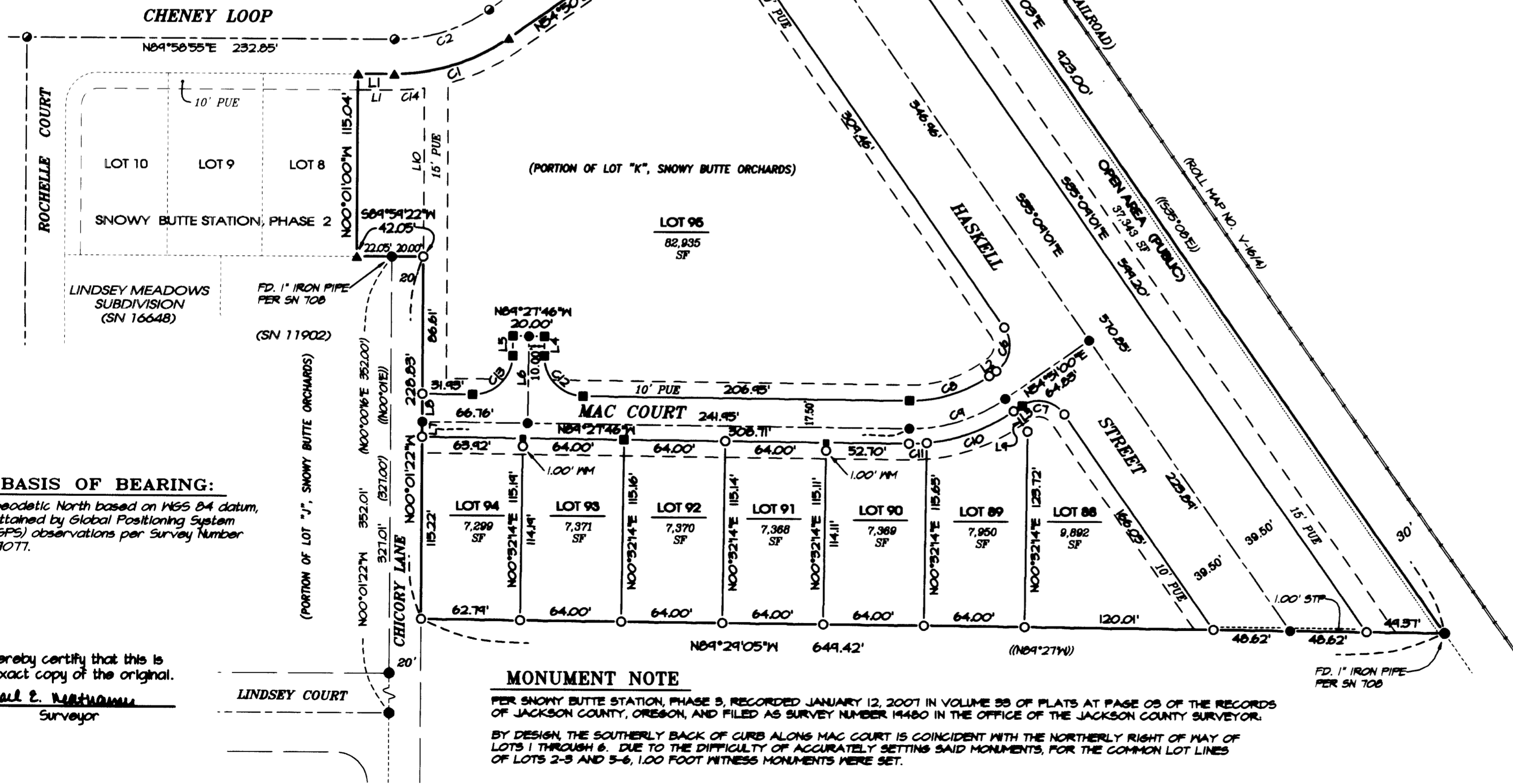
### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	126.00'	35°07'56"	77.26'	N72°24'51"E	76.06'
C2	104.00'	35°07'56"	63.77'	N72°24'51"E	62.78'
C3	20.00'	90°00'00"	31.42'	S60°09'01"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°54'59"	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	58.70'
C11	113.50'	05°42'54"	11.32'	S87°40'47"W	11.32'
C12	25.00'	90°00'00"	39.27'	N44°21'46"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 4 may be subject to the following matters of record:
- 1) City liens, if any, of the City of Central Point.
  - 2) 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.
  - 3) The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
  - 4) 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.
  - 5) Easement for installation of power pole guy stub per Volume 504, Page 396 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.
  - 6) 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.

SNOWY BUTTE STATION, PHASE 2														
LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39
10' PUB														



### LEGEND:

- Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19480.
- Indicates a found 5/8-inch diameter iron pin, with an aluminum cap marked "NEATHAMER SURVEYING", per SN 19480.
- Indicates a found brass tag marked "NEATHAMER SURVEYING", per SN 19480.
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "C NEATHAMER, LS 56545" per SN 19077.
- Indicates a found 5/8-inch diameter iron pin with an aluminum cap marked "C/L MON, LS 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", per SN 19480.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates an existing public utility easement.
- STP Indicates an existing 1.00 foot wide Street Plug, per SN 19480.

RECEIVED  
 DATE 3-7-08 BY [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 CALL 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  
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 PLOT DATE: February 19, 2008 PROJECT NUMBER: 06055-A

I hereby certify that this is an exact copy of the original.  
 CAEL E. NEATHAMER  
 Surveyor

### MONUMENT NOTE

PER SNOWY BUTTE STATION, PHASE 3, RECORDED JANUARY 12, 2007 IN VOLUME 58 OF PLATS AT PAGE 03 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NUMBER 19480 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.  
 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.