

SNOWY BUTTE STATION, PHASE 5
A Replat of a portion of Lots 21 through 52,
of
Snowy Butte Station, Phase 2
City of Central Point, Oregon

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Investors II LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots 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 hereby designate said subdivision as Snowy Butte Station, Phase 5. The PUE's created and shown on the recorded SNOWY BUTTE STATION, PHASE 2 are to remain unchanged.

Investors II LLC by: C. A. Galpin, member

STATE OF Oregon
COUNTY OF Jackson SS.

This certifies that on this 8 day
of May, 2008, before me a Notary Public,
personally appeared C. A. Galpin, member of Investors II
LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Terry Speedling
(Sign)
Terry Speedling Notary Public - Oregon
(Print)

Commission No. 396082

My Commission Expires: August 16, 2009
(Month, date, year)

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:

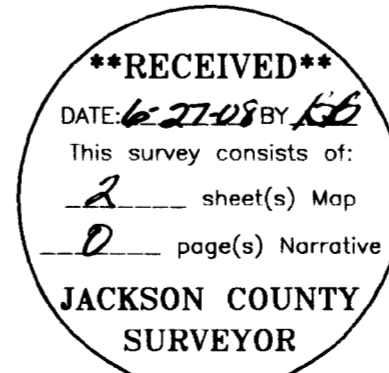
A portion of Lots 21 through 52 of SNOWY BUTTE STATION, PHASE 2, as recorded in Volume 32, Page 14 of the Plat records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 19077, more particularly described as:
Beginning at a 5/8" iron rod at the Southwest corner of Lot 21 of said SNOWY BUTTE STATION, PHASE 2; thence North 89°58'55" East, along the Northerly right of way line of Cheney Loop, 354.92 feet to a 5/8" iron rod; thence along a 74.00 foot radius curve to the left (the long chord of which bears North 72°24'57" East, 44.67 feet), 45.38 feet to a 5/8" iron rod; thence continue along said Northerly line, North 54°50'59" East, 133.81 feet to a 5/8" iron rod; thence along a 20.00 foot radius curve to the left (the long chord of which bears North 09°50'59" East, 28.28 feet), 31.42 feet to a 5/8" iron rod on the Westerly right of way line of Haskell Street; thence continue along the Southerly right of way line of Haskell Street, North 35°09'01" West, 103.61 feet to a 5/8" iron rod; thence along a 110.50 foot radius curve to the left (the long chord of which bears North 62°35'03" West, 101.82 feet), 105.82 feet to a 5/8" iron rod; thence South 89°58'55" West along said Southerly right of way line, 224.09 feet to a 5/8" iron rod; thence continue along said Southerly line, along a 189.50 foot radius curve to the right (the long chord of which bears North 77°03'19" West, 85.02 feet), 85.75 feet to a 5/8" iron rod at the Northeast corner of that parcel of land more particularly described in Instrument number 2006-059061 of the Official Records of Jackson County, Oregon; thence South 00°01'07" East, along the East line of said parcel of land and the extension thereof, 144.15 feet to a 5/8" iron rod; thence South 89°58'53" West, 54.85 feet to a 5/8" iron rod; thence South 00°01'07" East, 12.00 feet to a 5/8" iron rod at the Northwest corner of Lot 21 of said SNOWY BUTTE STATION, PHASE 2; thence South 00°01'07" East along the West line of said Lot 21, 112.92 feet to the true point of beginning.

RT
RICHARD G. TEMPLIN LS2359

SURVEY NARRATIVE

PURPOSE: To survey and monument the adjusted lot lines of a portion of Lots 21 through 52 of SNOWY BUTTE STATION, PHASE 2 per my client's request.
PROCEDURE: From centerline monuments found per SNOWY BUTTE STATION, PHASE 2, I computed the adjusted lot lines and set monuments as shown hereon.

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



APPROVALS

Examined and approved this 15th day of May, 2008
Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this _____ day of _____, 200____.
N/A by City of Central Point
CITY ENGINEER

Examined and approved by the Community Development Director/Designee and Public works Director/Designee for the City of Central Point, Jackson County, Oregon. Dated this 20th day of JUNE, 2008.
MM
COMMUNITY DEVELOPMENT DIRECTOR/DESIGNEE
Robert W. Stein
PUBLIC WORKS DIRECTOR/DESIGNEE

Examined and approved as required by O.R.S. 92.100 as of June 27, 2008.
John E McAlvey, 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 June 27, 2008.
Karen W. Meade Deputy
TAX COLLECTOR

RECORDERS CERTIFICATE

Filed for record this 27 day of JUNE, 2008 at 11:37 o'clock A.M.
and recorded in Volume 34 of Plats at page 32 of records of Jackson County, Oregon.
Christine D WALKER COUNTY CLERK
Barbara J SHAW DEPUTY

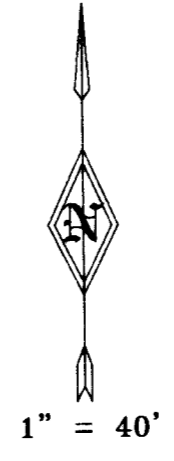
Approved for Recording: RT JUNE 27-08
COUNTY COMMISSIONER / ADMINISTRATOR DATE

FILE: "snowy replat 4-8-08.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR <u>RT</u>	RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2008	SNOWY BUTTE STATION, PHASE 5 A Replat of a portion of Lots 20 through 53, inclusive, SNOWY BUTTE STATION, PHASE 2, in the SE 1/4 of the NE 1/4 of Section 10 and the SW 1/4 of the NW 1/4 of Section 11, T.37S., R.2W., W.M., City of Central Point, Jackson County, Oregon. For: Investors II L.L.C. P.O. BOX 8271 Medford, Or. 97504 DATE: APRIL 9, 2008

SNOWY BUTTE STATION, PHASE 5

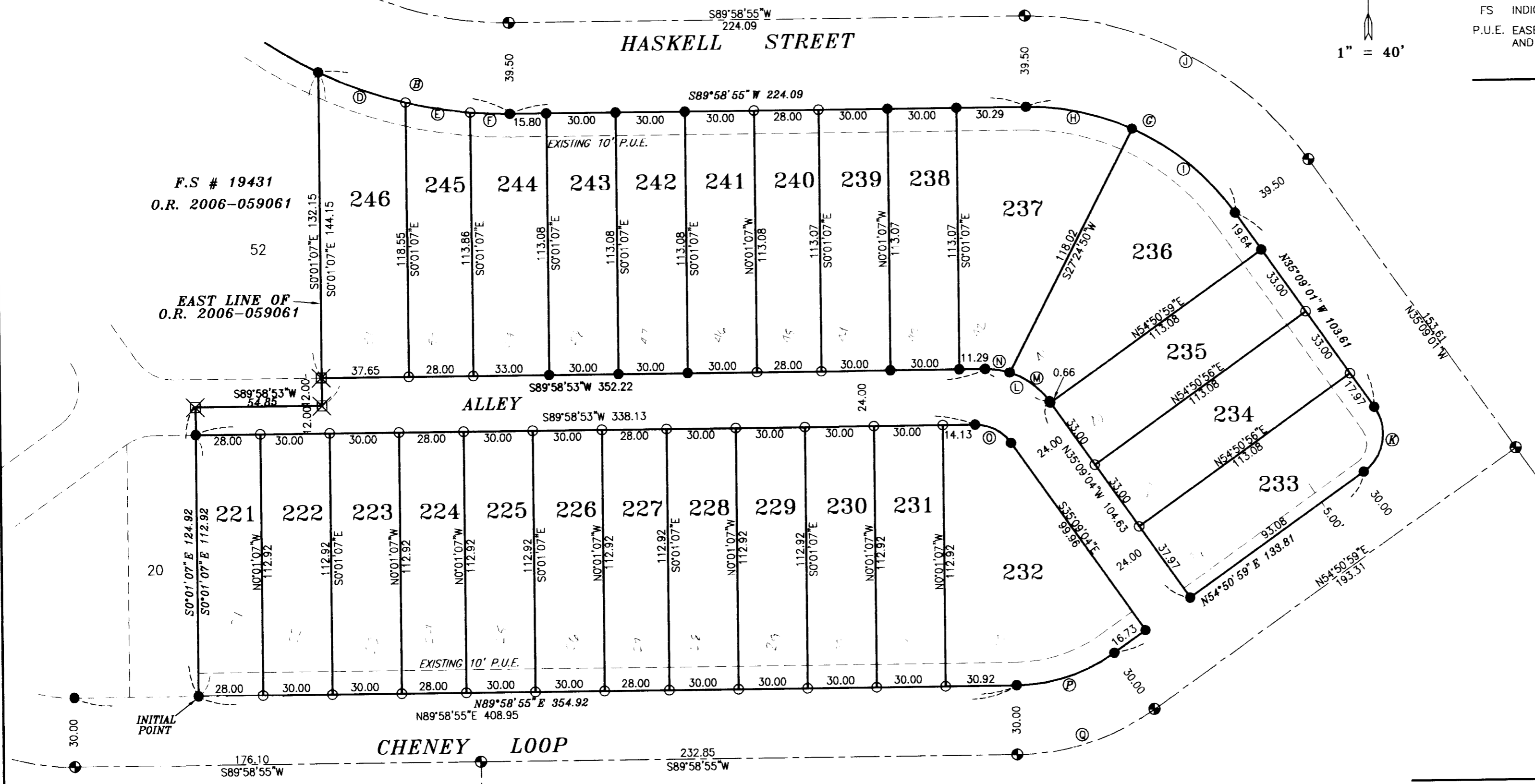
A Replat of a portion of Lots 21 through 52, of Snowy Butte Station, Phase 2 City of Central Point, Oregon



LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ⊗ SET 5/8" x 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "C. NEATHAMER LS 56545" PER SNOWY BUTTE STATION, PHASE 2, FS 19077
- ⊕ ALUMINUM CAP CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED) PER SNOWY BUTTE STATION, PHASE 2, FS 19077
- 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
BASIS OF BEARING: PER SNOWY BUTTE STATION, PHASE 2, FS 19077



CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	150.00	54°52'31"	143.66	N 62°34'49" W	138.23
B	189.50	25°55'32"	85.75	S 77°03'19" E	85.02
D	189.50	12°07'35"	40.11	S 70°09'20" E	40.03
E	189.50	08°35'30"	28.42	S 80°30'52" E	28.39
F	189.50	05°12'27"	17.22	N 87°24'51" W	17.22
G	110.50	54°52'04"	105.82	N 62°35'03" W	101.82
H	110.50	24°36'32"	47.46	S 77°42'49" E	47.10
I	110.50	30°15'32"	58.36	S 50°16'47" E	57.68
J	150.00	54°52'04"	143.64	N 62°35'03" W	138.22
K	20.00	90°00'00"	31.42	S 09°50'59" W	28.28
L	34.00	54°52'04"	32.56	N 62°35'06" W	31.33
M	34.00	36°37'47"	21.74	S 53°27'57" E	21.37
N	34.00	18°14'17"	10.82	N 80°53'59" W	10.78
O	19.00	54°51'48"	18.19	S 62°34'38" E	17.51
P	74.00	35°07'56"	45.38	N 72°24'57" E	44.67
Q	104.00	35°07'56"	63.77	N 72°24'57" E	62.78

LOT AREA TABLE

LOT#	AREA	LOT#	AREA	LOT#	AREA
21	3162 SQ FT	31	3388 SQ FT	41	3392 SQ FT
22	3388 SQ FT	32	6559 SQ FT	42	3392 SQ FT
23	3388 SQ FT	33	4208 SQ FT	43	3392 SQ FT
24	3162 SQ FT	34	3732 SQ FT	44	3736 SQ FT
25	3388 SQ FT	35	3732 SQ FT	45	3244 SQ FT
26	3388 SQ FT	36	5807 SQ FT	46	4691 SQ FT
27	3162 SQ FT	37	5728 SQ FT	47	12,495 SQ FT
28	3388 SQ FT	38	3392 SQ FT		
29	3388 SQ FT	39	3392 SQ FT		
30	3388 SQ FT	40	3166 SQ FT		

SHOWN ON CURRENT TITLE REPORT

- 1.) The premises are located within the Rogue River Valley irrigation district - not located
- 2.) Right of way easements for the transmission and distribution of electricity as recorded in Vol. 228, pg. 254, Vol. 363, pg. 23, Vol. 257, pg. 183-185, and OR 82-00325 of the Official Records of Jackson County, Oregon, are un-plottable.
- 3.) The premises are subject to assignment of rents as recorded in OR 2006-033934 of the Official Records of Jackson County, Oregon.
- 4.) The premises are subject to Covenants, conditions, restrictions, easements, and/or setbacks as recorded in OR 2006-008776 and re-recorded in OR 2006-026345 of the Official Records of Jackson County, Oregon.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
RT
RICHARD C. TEMPLIN L.S. 2359

****RECEIVED****

DATE 6-27-08 BY RT

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

RT

OREGON
JULY 26, 1988
RICHARD C. TEMPLIN
2359

MY CERTIFICATE EXPIRES
JUNE 30, 2008

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

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