

RILEY ESTATES, PHASE 1 A SUBDIVISION

LOCATED IN A PORTION OF LOT R OF SNOWY BUTTE
ORCHARD TRACTS IN THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST
OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

SURVEYED FOR

PAMELA A. CHANCELLOR
3275 SNOWY BUTTE LANE
CENTRAL POINT, OREGON 97502

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

COMMENCING AT A 2 1/2 INCH BRASS CAP MONUMENTING THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 66, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°53'11" WEST, ALONG THE CENTER LINE OF BEALL LANE, A DISTANCE OF 22.15 FEET, TO THE CENTER LINE OF SNOWY BUTTE LANE; THENCE NORTH 0°01'31" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 457.36 FEET; THENCE SOUTH 89°58'29" WEST, A DISTANCE OF 25.00 FEET, TO A 5/8 INCH BY 30 INCH IRON PIN MONUMENT ON THE WEST LINE OF THAT STREET DEDICATION DESCRIBED IN INSTRUMENT NUMBER 2003-032635 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID PIN ALSO BEING THE INITIAL POINT OF BEGINNING ON THE WEST RIGHT OF WAY LINE OF SAID SNOWY BUTTE LANE; THENCE NORTH 89°52'34" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 104.17 FEET, TO A 5/8 INCH IRON PIN MONUMENT; THENCE SOUTH 0°01'31" EAST, A DISTANCE OF 106.20' FEET, TO A 5/8 INCH IRON PIN MONUMENT ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2003-15784 OF SAID OFFICIAL RECORDS; THENCE SOUTH 89°53'11" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 104.17 FEET, TO A 5/8 INCH IRON PIN MONUMENT AT THE NORTHEAST CORNER OF PARCEL No. 1 OF PARTITION PLAT No. P-95-2005, ON SAID WEST RIGHT OF WAY LINE; THENCE NORTH 0°01'31" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 106.18 FEET TO THE INITIAL POINT OF BEGINNING.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAMELA A. CHANCELLOR AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND I DO ALSO HEREBY CREATE THE INGRESS AND EGRESS EASEMENT AS SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID SUBDIVISION.

Pamela A. Chancellor
PAMELA A. CHANCELLOR

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

PERSONALLY APPEARED THE ABOVE NAMED PAMELA A. CHANCELLOR, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 6th DAY OF January, 2009
Jamie K. Carter NOTARY PUBLIC-OREGON
COMMISSION No. 408263
MY COMMISSION EXPIRES 8/22/10



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 13th DAY OF JANUARY, 2009,
AT 2:10 O'CLOCK P. M., AND RECORDED IN VOLUME 35
OF PLATS AT PAGE 2 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK

Barbara L. Shaw
DEPUTY

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

APPROVAL:

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE CITY OF CENTRAL POINT PLANNING COMMISSION IN OPEN MEETING OF 9/28, 2009 THIS PLAT IS HEREBY APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION.

FILE NUMBER 07102
DATED THIS 9 DAY OF January, 2009

ATTEST:
[Signature] PUBLIC WORKS DIRECTOR
Matthew J. Samitore COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVE THIS 07 DAY OF JANUARY, 2009.

Kenny K. Bradshaw
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF 1-13, 2009

Nahn E. McAlister deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 1-13, 2009

[Signature] Deputy
TAX COLLECTOR

APPROVED FOR RECORDING

[Signature] 1/13/09
COUNTY COMMISSIONER/ADMINISTRATOR DATE

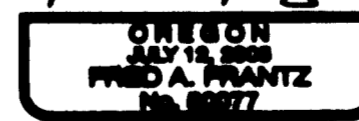
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT RILEY ESTATES, PHASE 1, APPROVED AS RILEY ESTATES BY THE CITY OF CENTRAL POINT PLANNING COMMISSION RESOLUTION No. 724 AND MODIFIED BY THE CITY OF CENTRAL POINT UNDER A TYPE I, MINOR MODIFICATION TO A PHASED SUBDIVISION.

PROCEDURE: FOUND MONUMENTS AS SHOWN WERE TIED IN A CLOSED TRAVERSE UTILIZING A TRIMBLE S6 ROBOTIC TOTAL STATION, RANGING PRISMS AND TRIMBLE TSC2 DATA COLLECTOR.

FOUND MONUMENTS PER SURVEY NUMBER 15011 WERE FOUND TO CLOSELY AGREE WITH TIES MADE BY THIS SURVEY AND WERE HELD AS THE EXTERIOR LINES ON THE WEST AND SOUTH LINES OF THAT TRACT AS DESCRIBED IN INST. No. 2003-15784, BEING THE PARENT TRACT FOR PHASE 1 OF THIS SURVEY. THE CENTERLINE MONUMENT PER SURVEY NUMBER 19502 WAS HELD FOR THE ALIGNMENT OF SNOWY BUTTE LANE AS SHOWN AND THE EAST LINE OF THE PARENT TRACT IS BASED ON THIS ALIGNMENT. THE DISTURBED MONUMENT AT THE NORTHEAST CORNER OF THE PARENT TRACT PER SURVEY NUMBER 18615, WAS TIED AT ITS POINT OF ROTATION TO THE VERTICAL AND REPLACED AS INDICATED HEREON. THE NORTH LINE WAS HELD FROM THIS REPLACED MONUMENT TO THE FOUND MONUMENT AT THE NORTHWEST CORNER PER SURVEY NUMBER 30 AND INTERSECTED WITH THE WEST LINE AS SHOWN. THIS AGREED WITH THE FOUND MONUMENT ALONG SAID NORTH LINE PER SURVEY NUMBER 18615. THE PHASE ONE BOUNDARY WAS CALCULATED AND MONUMENTS SET AS SHOWN.

IT SHOULD BE NOTED THAT THERE IS AN AMBIGUITY IN THE DEED DESCRIPTION OF THE PARENT TRACT AS DESCRIBED IN INSTRUMENT No. 2003-15784. THE POINT OF COMMENCEMENT CALLS FOR THE SOUTHWEST CORNER OF LOT R, SNOWY BUTTE ORCHARDS, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 30.0 FEET, TO THE NORTH LINE OF THE COUNTY ROAD BEING A 1 1/4 INCH IRON PIPE. ACCORDING TO THE OFFICIAL PLAT THE SOUTHWEST CORNER OF LOT R IS 30 FEET NORTH ALONG THE WEST LINE OF THE SUBDIVISION. THIS IS REFLECTED ON FILED SURVEY NUMBER 1683, WHICH SHOWS THE 1 1/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT R. IF THE DEED IS LAID OUT FROM THE SOUTHWEST CORNER OF THE SUBDIVISION, THE BEARINGS AND DISTANCES TO THE TRACT DESCRIBED IN THE ABOVE MENTIONED INSTRUMENT FIT WELL WITH PVIOUS SURVEYS AND CONFORM TO THE DEED RECORD WITH THE EXCEPTION OF THE AMBIGUITY AS MENTIONED. THE DEED RECORD CALLS ARE THEREFORE SHOWN ON THE PLAT.

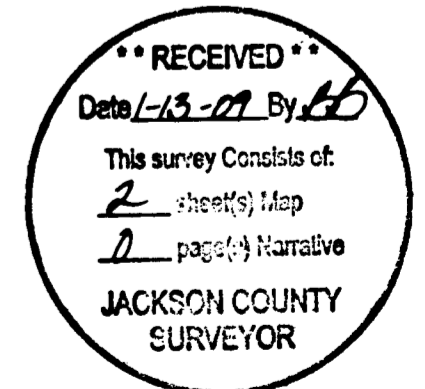


Renewed 12-31-09

SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

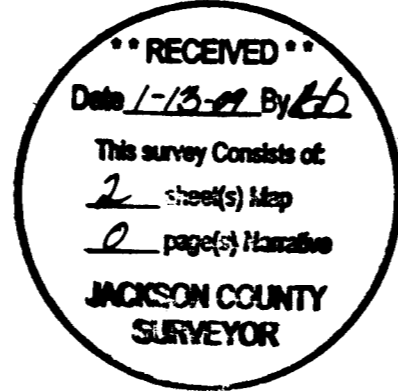
(541) 482-6474
terrain@tisp.net
JOB No. 585-06



RILEY ESTATES, PHASE 1 A SUBDIVISION

LOCATED IN A PORTION OF LOT R OF SNOWY BUTTE ORCHARD TRACTS
IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH,
RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

SURVEYED FOR
PAMELA A. CHANCELLOR
3275 SNOWY BUTTE LANE
CENTRAL POINT, OREGON 97502



LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- Ø FOUND 5/8 INCH IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'KAISER RLS 803' PER S/N 15011.
- ⊗ FOUND 5/8" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'KAISER RLS 803' PER S/N 19013
- FOUND 5/8" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'L.J.FRIAR&ASSOC.' PER S/N 18615 OR AS INDICATED.
- FOUND MONUMENT AS INDICATED.
- ⊙ SET 5/8" BY 30" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'FRANTZ LS 50077'.
- [] RECORD DATA PER S/N 15011
- { } RECORD DATA PER S/N 19013
- () RECORD DATA PER S/N 19502
- (()) RECORD DATA PER S/N 18615
- (DR=) DEED RECORD DATA PER INST.No. 2006-032635
- (DR1=) DEED RECORD DATA PER INST.No. 2003-15784
- [Hatched Box] STREET DEDICATION PER INST.No. 2006-032635

THE BASIS OF BEARING FOR THIS SURVEY IS THE 2 1/2 INCH BRASS CAP MONUMENTING THE NORTHEAST CORNER OF DONATION LAND CLAIM No. 66 AND THE 2 INCH BRASS DISK MONUMENTING THE CENTERLINE INTERSECTION OF BEAL LANE AND BRANDON STREET PER FILED SURVEY NUMBER 15011 AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON, SAID BEARING BEING NORTH 89°53'11" WEST.



Fred A Frantz
OREGON
JULY 12, 2009
FRED A. FRANTZ
No. 50077
Renewal 12-31-09

SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bsp.net
JOB No. 585-06

BRANDON STREET



DATE: 4-2-08
SCALE: 1" = 30'

SOUTHWEST CORNER
LOT R, SNOWY BUTTE ORCHARDS

FOUND 2" BRASS DISK
FLUSH IN PAVEMENT WITH
CENTER PUNCH STAMPED
LS 1913

SOUTHWEST CORNER
SNOWY BUTTE ORCHARDS

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

Fred A Frantz
FRED A. FRANTZ, PLS 50077

BEALL LANE

N 89°53'11" W 500.06'
[500.03']
BASIS OF BEARING

FOUND 2 1/2" BRASS CAP
FLUSH IN PAVEMENT
N.E. Cor. D.L.C. No. 66