

MID VALLEY ESTATES SUBDIVISION

LOCATED IN
THE NW 1/4 OF SECTION 3, T.37S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

APPROVALS

Examined and approved this 4th day of JUNE, 2010.

Kerry K. Bradshaw
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 11th day of August, 2010.

Matt Samitara
CITY ENGINEER
Public and Public Works Director

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 23rd day of AUGUST, 2010.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR/DESIGNEE

Matt Lee
PUBLIC WORKS DIRECTOR/DESIGNEE

Examined and approved this 18th day of August, 2010.

[Signature]
ROGUE VALLEY SEWER SERVICES, BY

Examined and approved as required by O.R.S. 92.100 as

of SEPTEMBER 1ST, 2010.

Xena Crawford, 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 9/1/10, 2010.

Karen W. Meade Deputy
TAX COLLECTOR

RECORDERS CERTIFICATE

Filed for record this 1ST day of SEPTEMBER, 20 10 at

3:53 o'clock P.M.

and recorded in Volume 36 of Plats at page 7 of records of Jackson County, Oregon.

CHRISTINE WALKER
COUNTY CLERK

KAREN PRONZO
DEPUTY

Approved for Recording:

Danny Jordan 9/1/10
COUNTY COMMISSIONER / ADMINISTRATOR DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Bob Fellows Construction, LLC, an Oregon limited liability company, are the owner in fee simple of the land shown hereon and have subdivided the same into lots and a street 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 and hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, as shown hereon and hereby create the private storm drain easements to benefit Lots 1 through 7, as shown hereon and hereby designate said subdivision as Mid Valley Estates Subdivision.

Bob Fellows Construction, LLC by: Bob Fellows
Manager

STATE OF OREGON
COUNTY OF JACKSON)SS.

This instrument was acknowledged before me on August 26, 2010, as manager of Bob Fellows Construction, LLC.

Stacy Condello
Notary Public signature

STACY CONDELLO
Notary Public printed name

Notary Public— Oregon

Commission No. 440438

My Commission Expires: SEPTEMBER 18, 2013
(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:

Beginning at the Initial Point, a 5/8" iron rod at the Northwest corner of Lot 3 of MILLER ESTATES SUBDIVISION, PHASE 1, as recorded in Volume 27, Page 04 of the Subdivision Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 16772; thence North 35°07'52" West, along the Easterly right of way line of U.S. Highway 99 (Pacific Highway), 192.02 feet to a 5/8" iron rod; thence North 56°17'07" East along the Southerly line of Lot 105 of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3, as recorded in Volume 26, Page 29 of the Subdivision Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 16611, 113.82 feet (Record, 113.89 feet) to a 5/8" iron rod at the Southeast corner of said Lot 105; thence South 33°42'53" East, along the Westerly right of way line of Willow Bend Way, 26.15 feet (Record, 26.12 feet) to a 5/8" iron rod; thence North 84°32'37" East, 59.04 feet to a 5/8" iron rod at the Southwest corner of Lot 114 of said NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3; thence continue North 84°32'37" East, 73.38 feet (Deed Record North 84°32'19" East, 73.46 feet) to a 5/8" iron rod; thence North 14°53'41" East, 45.87 feet (Deed Record, 43.71 feet) to a fence corner at an angle point on the boundary of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2, as recorded in Volume 25, Page 39 of the Subdivision Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 16347, from which a reference monument bears South 52°22'27" East, 1.00 feet; thence North 89°49'48" East along the South boundary of said NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2, 195.68 feet to a fence corner at the Northwest corner of Lot 44 of NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1, as recorded in Volume 24, Page 47 of the Subdivision Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 15968, from which a reference monument bears South 46°26'26" West, 1.00 feet; thence South 03°03'04" East (Record, South 03°03'08" East) along the Westerly boundary of said NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1, 255.28 feet (record, 255.29 feet) to a fence corner at the Southwest corner of Lot 24 of said NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 1, from which a reference monument bears North 43°33'34" West, 1.00 feet; thence South 89°49'48" West, along the North boundary of said MILLER ESTATES SUBDIVISION, PHASE 1, 351.57 feet (Record, 351.59 feet) to the true point of beginning.

ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE LOCATED WITHIN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT - NOT LOCATED
- 2) THE PREMISES ARE SUBJECT TO THE COVENANTS, EASEMENTS, RESTRICTIONS AS RECORDED IN DOCUMENTS NO. 00-34642, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. OFFICIAL RECORDS OF JACKSON COUNTY.
- 3) THE PREMISES ARE SUBJECT TO AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS SET FORTH IN VOL. 391, PG. 407 AND 415 AND VOL. 50, PG. 220, OF THE DEED RECORDS OF JACKSON COUNTY. - (UN-PLOTTABLE)
- 4) THE PREMISES ARE SUBJECT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CENTRAL POINT AND L.S. MAHAR/PACTREND, INC. AS RECORDED IN DOCUMENTS NO. 00-34430, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 5) THE PREMISES ARE SUBJECT TO LIMITED ACCESS OR EASEMENT FOR ACCESS AS RECORDED IN VOL. 388, PG. 35 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

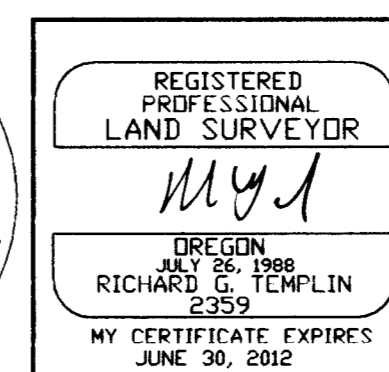
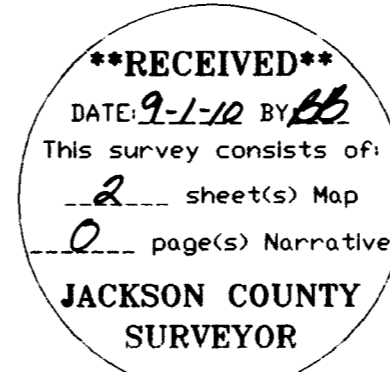
SURVEY NARRATIVE

PURPOSE: To create a 10 lot subdivision as directed by my client and tentatively approved by City of Central Point Planning. File number 10001.

PROCEDURE: The boundary of the property being subdivided was previously monumented on the original Plat of North Valley Estates Subdivision, Units 1, 2 & 3 and the South Boundary was established and monumented on Miller Estates Subdivision. From found monuments and record data established on these previous Subdivisions, I computed the extension of Willow Bend Way and the newly created lots setting monuments as shown. It is to be noted that the Northwest, Northeast and Southeast corners of this Subdivision could not be found or monuments reset because of fence construction. One foot witness monuments were set to reference their calculated positions.

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

RT
RICHARD G. TEMPLIN L.S. 2359



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

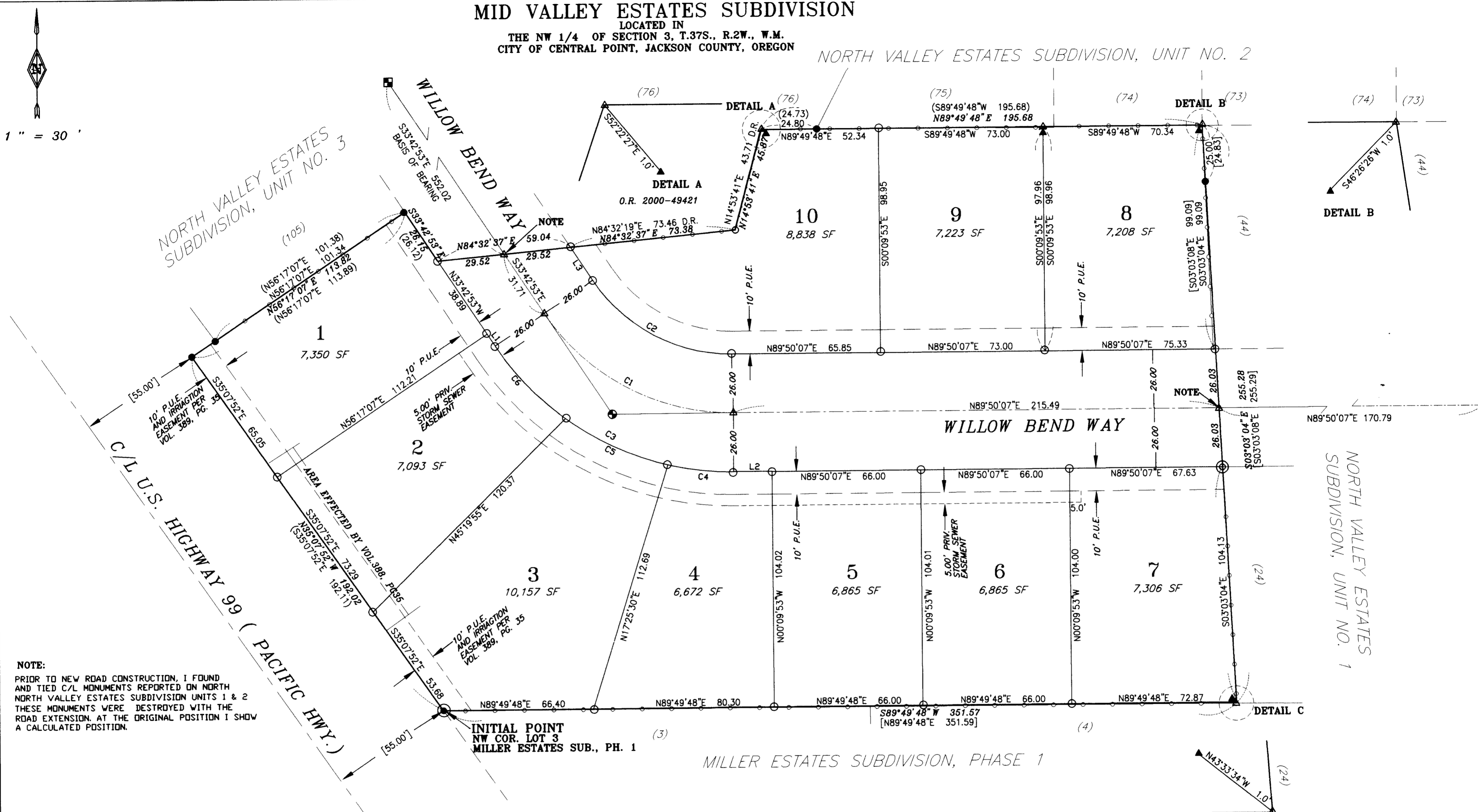
MID VALLEY ESTATES SUBDIVISION
LOCATED IN
THE NW 1/4 OF SECTION 3 T.37S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR: **MR. ROBERT FELLOWS**
2950 PHILLIPS WAY
CENTRAL POINT, OREGON DATE: MAY 25, 2010

MID VALLEY ESTATES SUBDIVISION

LOCATED IN
THE NW 1/4 OF SECTION 3, T.37S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 2



NOTE:
PRIOR TO NEW ROAD CONSTRUCTION, I FOUND AND TIED C/L MONUMENTS REPORTED ON NORTH VALLEY ESTATES SUBDIVISION UNITS 1 & 2 THESE MONUMENTS WERE DESTROYED WITH THE ROAD EXTENSION. AT THE ORIGINAL POSITION I SHOW A CALCULATED POSITION.

- LEGEND**
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - ▲ SET 1 FOOT REFERENCE MONUMENT; 5/8"X30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - F.D. 5/8" REBAR WITH PLASTIC CAP MARKED "MCMAHAN" PER NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3
 - ⊕ SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "LS2359"
 - F.D. CENTERLINE MONUMENT PER NORTH VALLEY ESTATES SUBDIVISION, UNITS 1, 2 & 3
 - ⊙ F.D. CONCRETE MONUMENT 2.5' DEEP, DIRECTLY OVER BRASS CAP I SET 5/8"X30" IRON ROD WITH PLASTIC CAP MARKED "TEMPLIN LS2359" FLUSH WITH THE SURFACE
 - ⊕ F.D. 5/8" IRON ROD WITH PLASTIC "MCMAHAN" CAP PER NORTH VALLEY ESTATES SUBDIVISION, UNITS 1 & 2
 - △ INDICATES CALCULATED POSITION
 - () INDICATES RECORD DATA PER NORTH VALLEY ESTATES SUBDIVISION, UNIT 3
 - [] INDICATES RECORD DATA PER NORTH VALLEY ESTATES SUBDIVISION, UNIT 1 & 2
 - FS INDICATES FILED SURVEY
 - D.R. INDICATES DEED RECORD
 - INDICATES EXISTING FENCE
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: THE CENTERLINE OF WILLOW BEND WAY PER NORTH VALLEY ESTATES SUBDIVISION, UNIT NO. 3

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
C1	100.00	56°27'00"	98.52	S 61°56'23" E	94.59	53.68
C2	74.00	56°27'00"	72.91	S 61°56'23" E	70.00	—
C3	126.00	56°27'00"	124.14	S 61°56'23" E	119.18	—
C4	126.00	13°20'17"	29.33	N 83°29'41" W	29.27	—
C5	126.00	22°52'14"	50.30	N 65°23'29" W	49.96	—
C6	126.00	20°14'30"	44.51	N 43°50'10" W	44.28	—

COURSE DATA

PT	BEARING	DIST.
L1	N 33°42'53" W	6.80
L2	S 89°50'07" W	17.18
L3	S 33°42'53" E	17.74

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

****RECEIVED****
DATE: 7-1-12 BY: *bb*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
My
OREGON JULY 26, 1988
RICHARD G. TEMPLIN 2359
MY CERTIFICATE EXPIRES JUNE 30, 2012

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
MID VALLEY ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 3 T.37S., R.2W., W.M. CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON
FOR: MR. ROBERT FELLOWS
2950 PHILLIPS WAY
CENTRAL POINT, OREGON
DATE: MAY 25, 2010