

CASCADE MEADOWS VILLAGE REPLAT
A Replat of Lots 69 through 79,
of
Cascade Meadows Village, Phase 1
A Planned Community in the
City of Central Point, Jackson County, Oregon

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that CPG Construction LLC, is the owner in fee simple of the land shown hereon and has caused said land to be subdivided 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 replat is a correct representation of the replatted subdivision. We hereby create the private water easement depicted as Note 1 for the benefit of Lot 75 and do hereby create the private sewer easement depicted as Note 2 for the benefit of Lot 70. We hereby designate said replatted subdivision as, "CASCADE MEADOWS VILLAGE REPLAT". The PUE's created and shown on the recorded CASCADE MEADOWS VILLAGE, PHASE 1, are to remain unchanged.

CPG Construction LLC by: C. A. Galpin
C. A. Galpin, manager

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 6 day
of December 2010, before me a Notary Public,
personally appeared C. A. Galpin, manager of CPG Construction
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. 440874

My Commission Expires: August 16, 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 replat is a correct representation of the same, and the following is an accurate description of the boundary lines:

A replat of Lots 69 through 79 of "CASCADE MEADOWS VILLAGE, PHASE 1", a Planned Community in the City of Central Point, Oregon, as recorded in Volume 29, Page 24 of the Plat records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 17814, more particularly described as:
Beginning at the Initial Point, a 5/8" iron rod at the Southeast corner of Lot 69 of said "CASCADE MEADOWS VILLAGE, PHASE 1, a Planned Community"; thence North 00°00'50" East, along the West right of way line of Silver Fox Drive, 226.05 feet (Record, 225.92 feet) to a 5/8" iron rod; thence along a 29.00 foot radius curve to the left (the long chord of which bears North 45°03'55" West, 41.07 feet), 45.63 feet to a 5/8" iron rod; thence South 89°51'20" West, along the South right of way line of Silver Fox Drive, 51.12 feet to a 5/8" iron rod; thence South 00°00'50" West, 255.13 feet (Record, 255.00) to the Southwest corner of said Lot 69; thence North 89°51'20" East, along the South line of said Lot 69, 80.20 feet to the true point of beginning.

[Signature]
RICHARD G. TEMPLIN LS2359

SURVEY NARRATIVE

PURPOSE: To survey and monument the replatted lot lines of Lots 69 through 79 of "CASCADE MEADOWS VILLAGE, PHASE 1", per my client's request and approved by the City of Central Point File number 11005.

PROCEDURE: Utilizing a Nikon DTM 522 total station I tied the centerline monuments found per "CASCADE MEADOWS VILLAGE, PHASE 1" and found original lot corners, I computed the replatted lot lines and set monuments as shown hereon. On the West side of this replatted subdivision there is an existing fence that makes setting the monuments on the West line impossible, so I set 1.00 foot witness corners on the replatted lot lines, 1.00 foot from the actual lot corners.

APPROVALS

Examined and approved this 6TH day of DECEMBER, 2010

[Signature]
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this _____ day of _____, 20____.

N/A
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 9TH day of DECEMBER, 2010.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR/DESIGNEE
[Signature]
PUBLIC WORKS DIRECTOR/DESIGNEE

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

of DECEMBER 15TH, 2010.
[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been

paid as of December 15th, 2010.
[Signature]
TAX COLLECTOR

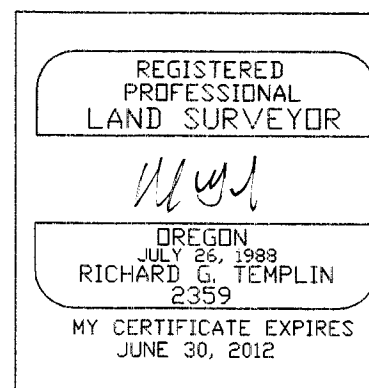
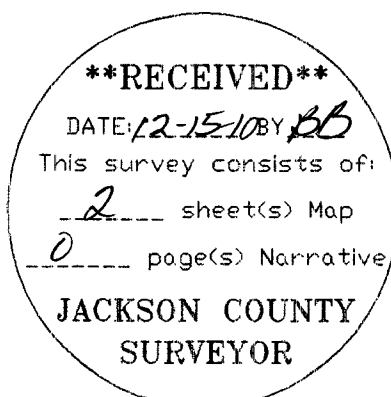
RECORDERS CERTIFICATE

Filed for record this 15th day of December, 2010 at
10:42 o'clock A.M.

and recorded in Volume 36 of Plats at page 12 of records of Jackson County, Oregon.

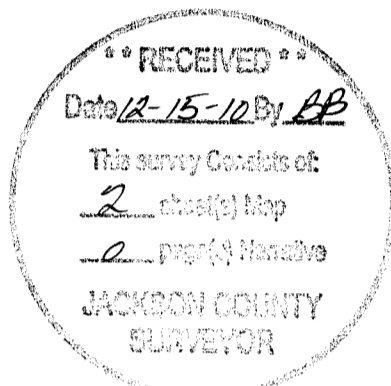
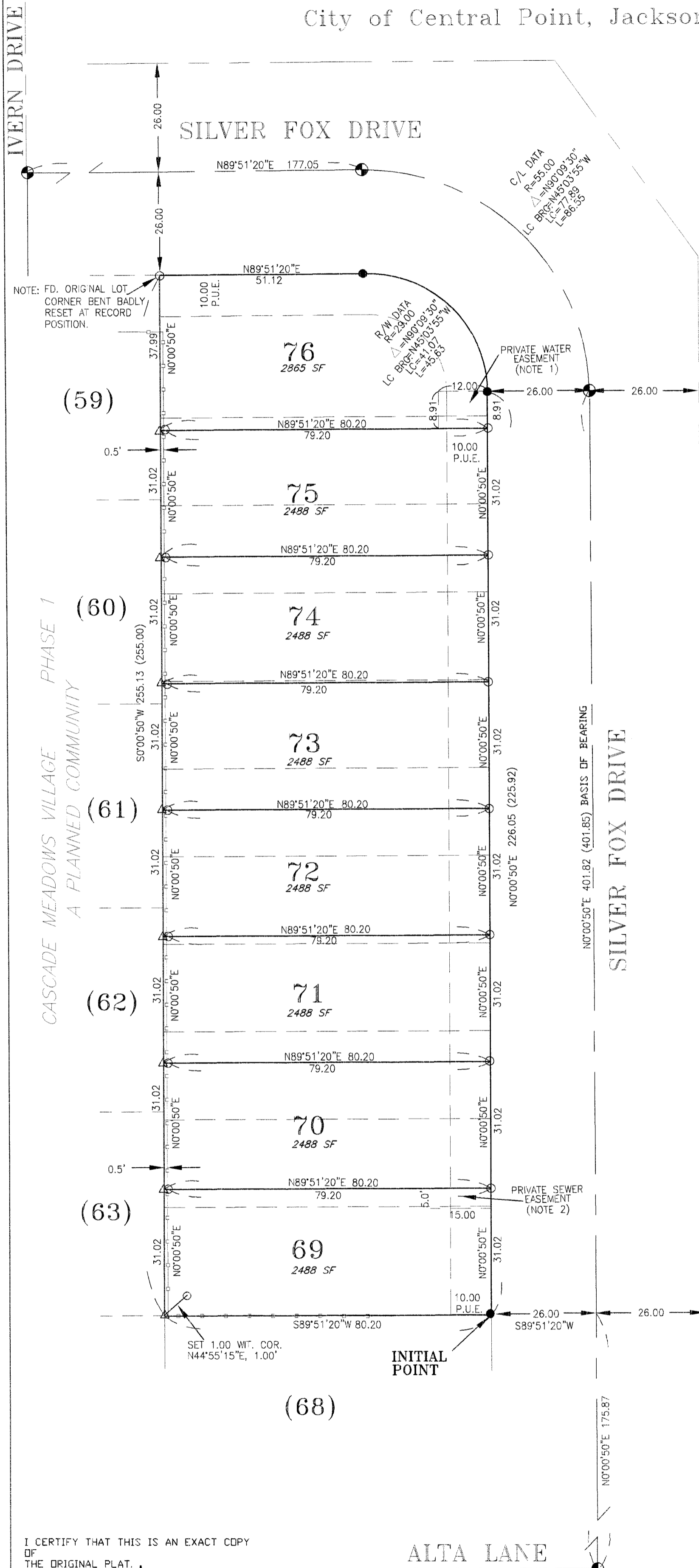
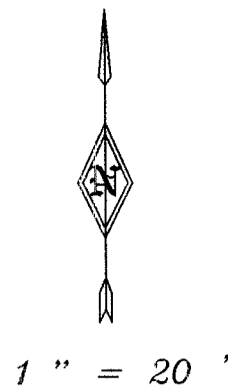
[Signature] COUNTY CLERK
[Signature] DEPUTY

Approved for Recording: [Signature] 12/15/10
COUNTY COMMISSIONER / ADMINISTRATOR DATE



FILE: 'CASCADEPG2.dwg'
RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
CASCADE MEADOWS VILLAGE REPLAT
A Replat of Lots 69 through 79,
of
Cascade Meadows Village, Phase 1, a Planned Community
City of Central Point, Oregon
in
The SW 1/4 of Sec. 11..T.37S..R.2W..W.M., City of Central Point
FOR: C.A. GALPIN
P.O. BOX 8271
MEDFORD, OR. 97504
DATE: NOVEMBER 26, 2010

CASCADE MEADOWS VILLAGE REPLAT
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of
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SHOWN ON CURRENT TITLE REPORT

- 1.) Right of way easements for the transmission and distribution of electricity as recorded in Vol. 50, pg. 283 and Vol. 293, pg. 282, of the Official Records of Jackson County, Oregon, are un-plottable.
- 2.) The premises are subject to Covenants, conditions, restrictions and or easements as recorded in Instrument number 2004-001746 of the Official Records of Jackson County, Oregon.
- 3.) The premises are subject to a storm drain system agreement as recorded in Instrument number 2002-57409 of the Official Records of Jackson County, Oregon.

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED 'TEMPLIN LS2359'
 - 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED 'MCMAHAN LS1913' PER F.S. 17814
 - 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED 'MCMAHAN' PER CASCADE MEADOWS VILLAGE, PHASE 1, FS 17814
 - △ INDICATES CALCULATED POSITION
 - INDICATES ORIGINAL LOT LINES
 - - - INDICATES EXISTING FENCE
 - () INDICATES RECORD DATA PER CASCADE MEADOWS VILLAGE, PHASE 1, FS 17814
 - 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 CASCADE MEADOWS VILLAGE, PHASE 1, AS SHOWN

NOTE: NOTE 1: A 8.91 FOOT BY 12.00 FOOT PRIVATE WATER EASEMENT THROUGH LOT 76 TO BENEFIT LOT 75.

NOTE 2: A 5.00 FOOT BY 15.00 FOOT PRIVATE SEWER EASEMENT THROUGH LOT 69 TO BENEFIT LOT 70.

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

[Signature]

RICHARD G. TEMPLIN LS2359

ALTA LANE

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2012

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The SW 1/4 of Sec. 11., T.37S., R.2W., W.M., City of Central Point

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