

WHISPERING TREES

Located in the Northeast One-quarter of the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

SNYDER CREEK DEVELOPMENT, LLC.
13540 Table Rock Road
Central Point, Oregon 97502

SURVEYOR'S CERTIFICATE

I, Robert V. 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

A subdivision of Tract 1 of that certain real property described in Instrument Number 2013-011440, of the Official Records of Jackson County, Oregon and as depicted on Survey Number 20821, filed in the office of the Jackson County Surveyor, being located in the Northeast One-quarter of the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, said parent boundaries more particularly described as follows:

Commencing at the North One-quarter corner of Section 1 of said Township, Range and Meridian; thence along the north line of Section 1, North 89°46'20" West, 675.57 feet; thence leaving said section line, South 00°04'13" West, 34.88 feet to the southerly right-of-way of Vilas Road, the Initial Point and the True Point of Beginning; thence leaving said right-of-way, along those Boundary Line Agreement lines per Instruments Numbered 2010-011160, 2010-011161 and 2010-011162 of the Official Records of Jackson County, Oregon, South 00°04'13" West, 605.04 feet to the northerly line described in Instrument Number 2010-011154, also being a point on that certain survey line depicted as the northerly boundary on Survey Number 20122, filed in the office of the Jackson County Surveyor; thence along said northerly boundary, North 89°55'45" West, 7.00 feet to a 5/8 inch iron pin with a plastic cap marked "HOFFBURH AND ASSOC." per said Survey Number 20122; thence South 89°48'52" West, 346.81 feet to the east line of that certain tract of land described on Instrument Number 99-37498 of said official records; thence along said east line, North 00°04'13" East, 605.01 feet to the southerly right-of-way of Vilas Road; thence along said southerly right-of-way, North 89°48'52" East, 105.24 feet to the northwest corner of that certain Boundary Line Agreement per Instrument Number 2010-011165, said official records; thence leaving said southerly right-of-way, South 00°04'13" West, 160.84 feet to the southeast corner of last said agreement; thence South 89°46'20" East, 92.00 feet to the southeast corner of last said agreement; thence North 00°04'13" East, 161.50 feet to the northeast corner of last said agreement and the southerly right-of-way of Vilas Road; thence along said southerly right-of-way, North 89°48'52" East, 156.56 feet to the Initial Point and the Point of Beginning.

Robert V. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Client's instructions and as approved by the City of Central Point Planning Commission, March 1, 2011, Resolution Number 782, prepared a Final Plat Subdivision procedurally as follows:

PROCEDURE: Utilizing Trimble S6 robotic instrument and a Trimble Data Collector with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instruments Numbered 2010-011160, 2010-011161, 2010-011162, 2010-035566 and 2010-035567, all of the Official Records of Jackson County, Oregon; and, Survey Number 20821 as filed in the office of the Jackson County Surveyor.

Utilizing previously established control and tied monuments per Survey Number 20821, and said Instruments Numbered 2010-011160, 2010-011161, 2010-011162, 2010-035566 and 2010-035567, computed the location of the street rights-of-way and lots.

Established monuments at centerline points and lot corners from June 5 to July 16, 2013.

APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: 11015

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, that this plat is hereby approved:

[Signature] 7-24-13
Community Development Director Date
Matt Samitore 9-24-13
Public Works Director Date

Examined and approved this 24th day of September, 2013.

Scott De 21336
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 26, 2013.

Shannon Bell Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 26th day of SEPTEMBER, 2013.

Josh Gibson Deputy
Assessor

RECORDING

FILED FOR RECORD THIS 26th DAY OF September, 2013 AT 2:21 O'CLOCK P.M. AND RECORDED IN VOLUME 39 OF PLATS AT PAGE 9 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk
Carman D. Helman Deputy

APPROVED FOR RECORDING: [Signature] 9/26/13
County Commissioner/ Administrator Date

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SNYDER CREEK DEVELOPMENT, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into lots, street rights-of-way and easements, as depicted hereon, and hereby designate this subdivision as WHISPERING TREES. As depicted on Sheet 2 of this plat, Declarant hereby: Dedicates to the City of Central Point, Oregon, for right-of-way purposes, Singing Grass Drive, Wind Song Lane and that portion of land located at the southerly side of Vilas Road, adjacent to Lot 21; Dedicates, for public use, those areas portrayed hereon as Public Utility Easements; Hereby creates those areas portrayed hereon as Private Access Easements, being over, through and across Lots 10 through 14 and Lots 20 and 21, which shall allow for pedestrian and vehicular ingress and egress access and for private storm drain and sanitary sewer facilities and appurtenances thereof, for the use and benefit of said lots. WHISPERING TREES shall be subject to the Conditions, Covenants and Restrictions as set forth in Instrument Number 2013-033828, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 24th day of September, 2013.

Travis Snyder
TRAVIS SNYDER, Member
SNYDER CREEK DEVELOPMENT, LLC



STATE OF OREGON } ss
County of Jackson }

Signed and attested before me September 24, 2013 by TRAVIS SNYDER.

Kathy J. Lambson NOTARY PUBLIC-OREGON

RELEASES:

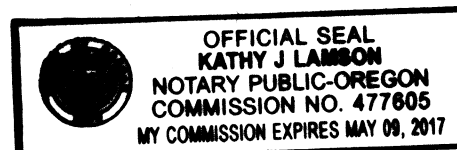
Dennis Patterson and Sallee Patterson, as holders of beneficiary interest under that certain Trust Deed recorded in Instrument Number 2013-011491 of the Official Records of Jackson County, Oregon, released from lien of said Trust Deed all property shown hereon as dedicated to public use.

Dennis Patterson DENNIS PATTERSON
Sallee Patterson SALLEE PATTERSON

STATE OF OREGON } ss
County of Jackson }

Signed and attested before me September 24, 2013 BY DENNIS PATTERSON and SALLEE PATTERSON.

Kathy J. Lambson NOTARY PUBLIC-OREGON



NOTES

WHISPERING TREES is subject to the following matters of record listed hereon and as contained in the title report supplied for this subdivision as prepared by AmeriTitle, Title Number 0801334-SUB:

An Avigation, Noise and Hazard Easement as contained in Instrument Number 2013-031168, Official Records of Jackson County, Oregon.

Water and Irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District. A quitclaim deed for the transfer of interest in a Water Right to the district referenced herein, was recorded July 19, 2005 as Instrument No. 2005-042779 of the Official Records of Jackson County, Oregon, subject to the terms and provisions thereof.

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

20-foot wide utility easements, including the terms and provisions thereof, per Volume 485, at Page 320 and Volume 491 at Page 440 of the Deed Records of Jackson County, Oregon. Described as being in the NE 1/4 of the NW 1/4 of Section land does not specify its location; there are no facilities of which within the bounds of this subdivision.

A 15-foot wide easement, including the terms and provisions thereof, per Instrument Number 94-16566 of the Official Records of Jackson County, Oregon. Not located within the bounds of this subdivision.

Reservations for a future public street and Public Utility Easement, including the terms and provisions thereof, per Instruments Numbered 2010-018615, 2010-018616, 2010-035567 and 2013-011489 of the Official Records of Jackson County, Oregon. Area is being dedicated hereon as public rights-of-way for Singing Grass Drive and Wind Song Lane, and the Public Utility Easements adjacent to said rights-of-way, as depicted hereon.

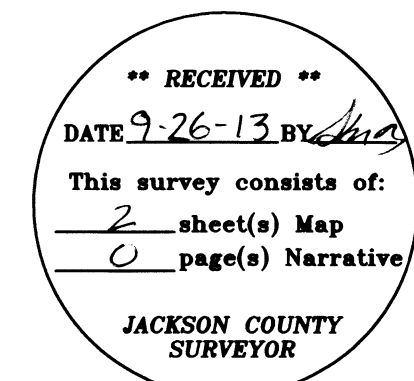
An easement, including the terms and provisions thereof, per Instrument Number 2010-029463 of the Official Records of Jackson County, Oregon. Easement is not located within the bounds of this subdivision, but is adjacent to the easterly boundary thereof.

An easement, including the terms and provisions thereof, per Instrument Number 2010-029465 of the Official Records of Jackson County, Oregon. Depicted hereon, crossing the easterly portions of Lots 8 and 9 hereon.

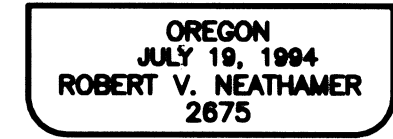
Trust Deed, including the terms and provisions thereof, per Instrument Number 2013-011440 of the Official Records of Jackson County, Oregon. Holder of beneficiary interest is Dennis Patterson and Sallee Patterson.

Memorandum of Option Agreement and Agreement of Purchase and Sale, including the terms and provisions thereof, per Instrument Number 2013-011491 of the Official Records of Jackson County, Oregon.

An easement, including the terms and provisions thereof, per Instrument Number 2013-018586 of the Official Records of Jackson County, Oregon. Encompasses Tract A hereon.



Robert V. Neathamer



Renewal Date 12/31/14

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: September 24, 2013 PROJECT NUMBER: 13009

162/7

WHISPERING TREES

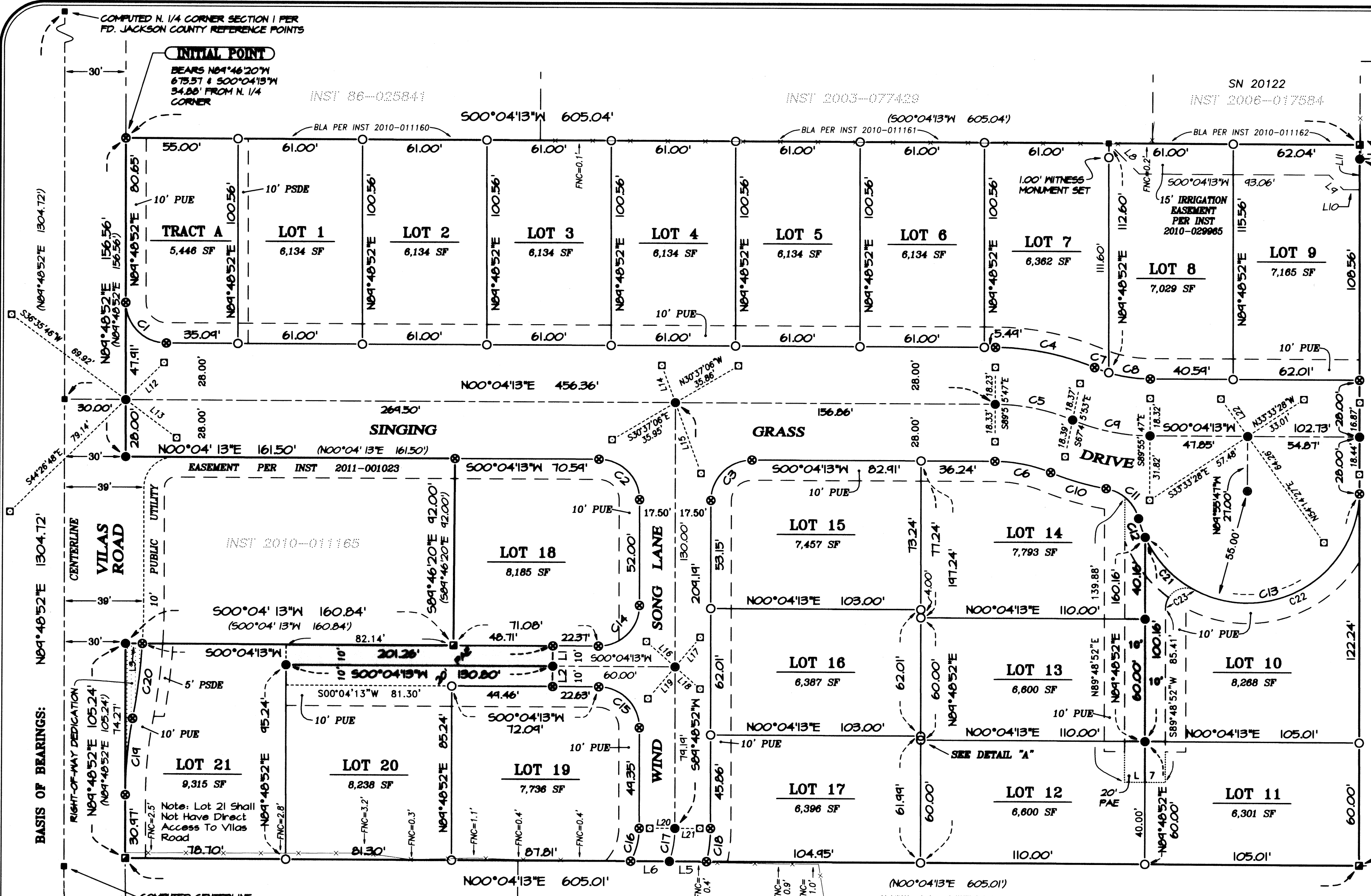
Located in the Northeast One-quarter of the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

SNYDER CREEK DEVELOPMENT, LLC.
13540 Table Rock Road
Central Point, Oregon 97502

LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.38 shell casing with tack and brass washer marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin per SN 3231.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "HOFFBUHR & ASSOC, INC" per SN 20122.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER SURVEYING" per SN 20821.
- Indicates a computed position, nothing found or set.
- () Indicates record information per SN 20821.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PAE Indicates a Private Access Easement being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- — — Indicates the centerline of an existing fence.
- 1.2' FNC → Indicates the distance from a boundary to the centerline of a fence.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°44'39"	20.00'	31.33'	S44°56'33"W	28.22'
C2	89°44'39"	20.00'	31.33'	S44°56'33"W	28.22'
C3	90°15'21"	20.00'	31.51'	S45°03'27"E	28.35'
C4	22°19'54"	128.00'	44.89'	S11°14'10"W	44.57'
C5	22°19'54"	100.00'	38.98'	S11°14'10"W	38.73'
C6	22°19'54"	72.00'	28.06'	S11°14'10"W	27.89'
C7	05°51'08"	72.00'	7.35'	S19°28'34"W	7.35'
C8	16°28'46"	72.00'	20.71'	S08°18'36"W	20.64'
C9	22°19'54"	100.00'	38.98'	S11°14'10"W	38.73'
C10	12°43'00"	128.00'	28.41'	S16°02'38"W	28.35'
C11	65°46'21"	20.00'	22.96'	S42°34'18"W	21.72'
C12	10°12'14"	55.00'	9.80'	S70°21'22"W	9.78'
C13	154°08'35"	55.00'	147.97'	S11°49'03"E	107.21'
C14	90°15'21"	20.00'	31.51'	N45°03'27"W	28.35'
C15	89°44'39"	20.00'	31.33'	S44°56'33"W	28.22'
C16	29°24'25"	32.50'	16.68'	N75°28'56"W	16.50'
C17	18°42'53"	50.00'	16.33'	N80°49'42"W	16.26'
C18	13°49'13"	67.50'	16.28'	N83°16'32"W	16.24'
C19	10°48'23"	200.00'	37.72'	S84°46'57"E	37.67'
C20	06°54'25"	307.50'	37.07'	S82°49'57"E	37.05'
C21	37°55'46"	55.00'	36.41'	S46°17'21"W	35.75'
C22	116°12'49"	55.00'	111.56'	S30°46'56"E	43.34'
C23	117°30'36"	10.00'	20.51'	N81°25'50"W	17.10'

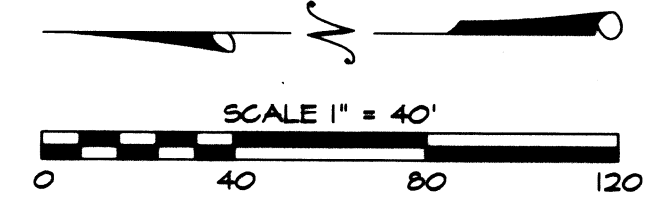
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°55'47"W	10.00'
L2	N89°55'47"W	10.00'
L3	S00°04'13"W	8.29'
L4	N89°55'45"W	7.00'
L5	N00°04'13"E	18.19'
L6	N00°04'13"E	19.04'
L7	N00°04'13"E	20.00'
L8	S45°04'14"W	21.21'
L9	S45°04'13"W	9.90'
L10	S00°03'34"W	8.04'
L11	N89°48'52"E	15.00'
L12	N44°26'48"W	26.22'
L13	N36°35'46"E	31.18'
L14	S69°55'14"W	19.47'
L15	N69°55'14"E	37.02'
L16	S41°17'05"W	18.74'
L17	N44°54'29"W	19.03'
L18	N41°17'05"E	16.40'
L19	S49°54'29"E	20.53'
L20	S00°11'15"E	12.28'
L21	N00°11'15"W	12.25'
L22	S54°14'27"W	22.55'

**** RECEIVED ****
DATE 9-26-13 BY *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer

OREGON
JULY 18, 1984
ROBERT V. NEATHAMER
2875
Renewal Date 12/31/14



BASIS OF BEARINGS:

The centerline of Vilas Road per Survey Number 15762, as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: September 24, 2013 **PROJECT NUMBER:** 13009

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor