

**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 THE SOUTHEAST CORNER OF DONATION LAND CLAIM 53, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 0°11'12" WEST, ALONG THE EAST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 1215.84 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2019-01568 OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 89°38'53" EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 41.60 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF HAMRICK ROAD, AS DESCRIBED IN INSTRUMENT NUMBER 01-27996 OF SAID OFFICIAL RECORDS AND THE INITIAL POINT OF BEGINNING OF THE TRACT DESCRIBED; THENCE CONTINUE NORTH 89°38'53" EAST, ALONG SAID LINE AND THE NORTHERLY LINE OF LOT 24 OF PARKWOOD VILLAGE, A PLANNED COMMUNITY, AS RECORDED IN VOLUME 26 OF PLATS AT PAGE 28 OF THE RECORDS OF SAID COUNTY AND STATE, A DISTANCE OF 111.35 FEET, TO THE SOUTH EAST CORNER OF SAID TRACT; THENCE NORTH 0°10'22" WEST, ALONG THE EAST LINE OF SAID TRACT AND THE WESTERLY LINE OF SAID PARKWOOD VILLAGE, A DISTANCE OF 164.60 FEET, TO A POINT OF THE SOUTHERLY RIGHT OF WAY OF BEEBE ROAD; THENCE SOUTH 89°35'53" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 68.20 FEET, TO A POINT ON SAID EAST RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES, SOUTH 42°12'51" WEST, A DISTANCE OF 64.11 FEET; THENCE SOUTH 0°12'14" EAST, A DISTANCE OF 117.32 FEET, TO THE INITIAL POINT OF BEGINNING.

Fred A. Frantz 5-1-2020  
FRED A. FRANTZ, PLS 50077 DATE

**APPROVAL:**

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT THIS 1st DAY OF MAY, 2020

Matt S PUBLIC WORKS DIRECTOR  
[Signature] COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 8th DAY OF

May, 2020  
[Signature] COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

AS OF May 15th, 2020

[Signature] ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF 5/15, 2020.

[Signature] TAX COLLECTOR

EXAMINED AND APPROVED BY THE ROGUE VALLEY SEWER SERVICES THIS

6th DAY OF May, 2020

[Signature] GENERAL MANAGER / DISTRICT ENGINEER

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT CAMORAH HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE TITLE OF THE LANDS HEREON DESCRIBED, SAID OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS AND STREETS AS SHOWN HEREON AND THE NUMBER AND SIZE OF THE LOTS AND COURSES AND LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SUBDIVISION, AND SAID OWNER DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE HEREBY DESIGNATE SAID SUBDIVISION AS "SANDERS ESTATES".

[Signature]  
AARON NADAULD, CAMORAH HOLDINGS, LLC

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

ON THIS, THE 1 DAY OF MAY, 2020, BEFORE ME APPEARED AARON NADAULD, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: [Signature]  
NOTARY PUBLIC FOR OREGON 12/12/2021  
COMMISSION No. 969361  
JAKED ARNAUD IDIART

**APPROVED FOR RECORDING:**

[Signature] 5/15/20  
COUNTY COMMISSIONER / ADMINISTRATOR DATE

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

[Signature]  
FRED A. FRANTZ, PLS 50077

**SANDERS ESTATES  
A SUBDIVISION**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

FOR  
CAMORAH HOLDINGS, LLC.  
PO BOX 3700  
CENTRAL POINT, OREGON 97502

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 22nd DAY OF May, 2020,  
AT 9:33 O'CLOCK A.M., AND RECORDED IN VOLUME 46  
OF PLATS AT PAGE 8 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK  
[Signature] DEPUTY

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

**PURPOSE:** TO SURVEY AND MONUMENT THE SANDERS ESTATES AS APPROVED BY THE CITY OF CENTRAL POINT FILE No. SUB-18004 DATED SEPTEMBER 4, 2018.

**PROCEDURE:** UTILIZING GPS RECEIVERS AND A ROBOTIC TOTAL STATION I TIE AND SET THE MONUMENTS AS SHOWN. THE MONUMENTS ON THE WEST LINE OF THE PRIVATE ROAD PER PARKWOOD VILLAGE WERE DESTROYED BY STREET CONSTRUCTION AND RESET AT THEIR FOUND LOCATION. THE FOUND MONUMENTS PER PARKWOOD VILLAGE ALONG THE SOUTH AND EAST LINES OF THE PROJECT WERE HELD AS SHOWN. THE HALF INCH IRON PIPE MONUMENTING THE PI AT THE NORTH END OF HAMERICK ROAD AND THE CALCULATED POSITION FROM THE COUNTY RE-ESTABLISHMENT NOTES FOR THE SOUTHEAST CORNER OF DLC 55 WERE HELD FOR THE CENTER LINE OF HAMRICK ROAD. THE RIGHT OF WAY FOR HAMRICK ROAD WAS CALCULATED AS SHOWN PER INSTRUMENT NUMBER 2001-027996. THE FOUND CENTER LINE MONUMENT AT VILLAGE AVENUE AND BEEBE ROAD AND THE RECORD DISTANCE FROM THE FOUND MONUMENT AT THE NORTHWEST CORNER OF THE PRIVATE ROAD PER PARKWOOD VILLAGE TO THE CENTER LINE OF BEEBE ROAD WAS HELD FOR THE BEEBE ROAD CENTER LINE. THIS LINE WAS PROJECTED TO INTERSECT THE CENTER LINE OF HAMRICK ROAD. THE DISTANCE FROM THIS INTERSECTION TO THE PI AT THE NORTH END OF HAMRICK ROAD FIT VERY WELL WITH THE RECORD PER THE PARKWOOD VILLAGE PLAT.

SURVEYOR

**TERRASURVEY, INC.**

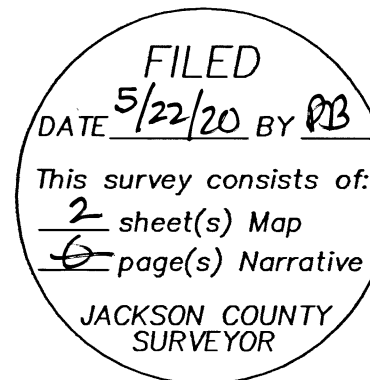
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB No. 1245-19



Renewal 12-31-21



# SANDERS ESTATES A SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

FOR

CAMORAH HOLDINGS, LLC.  
PO BOX 3700  
CENTRAL POINT, OREGON 97502

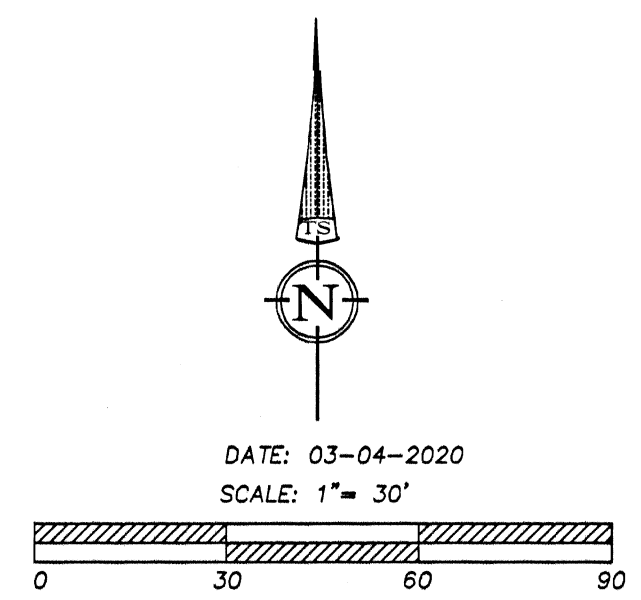
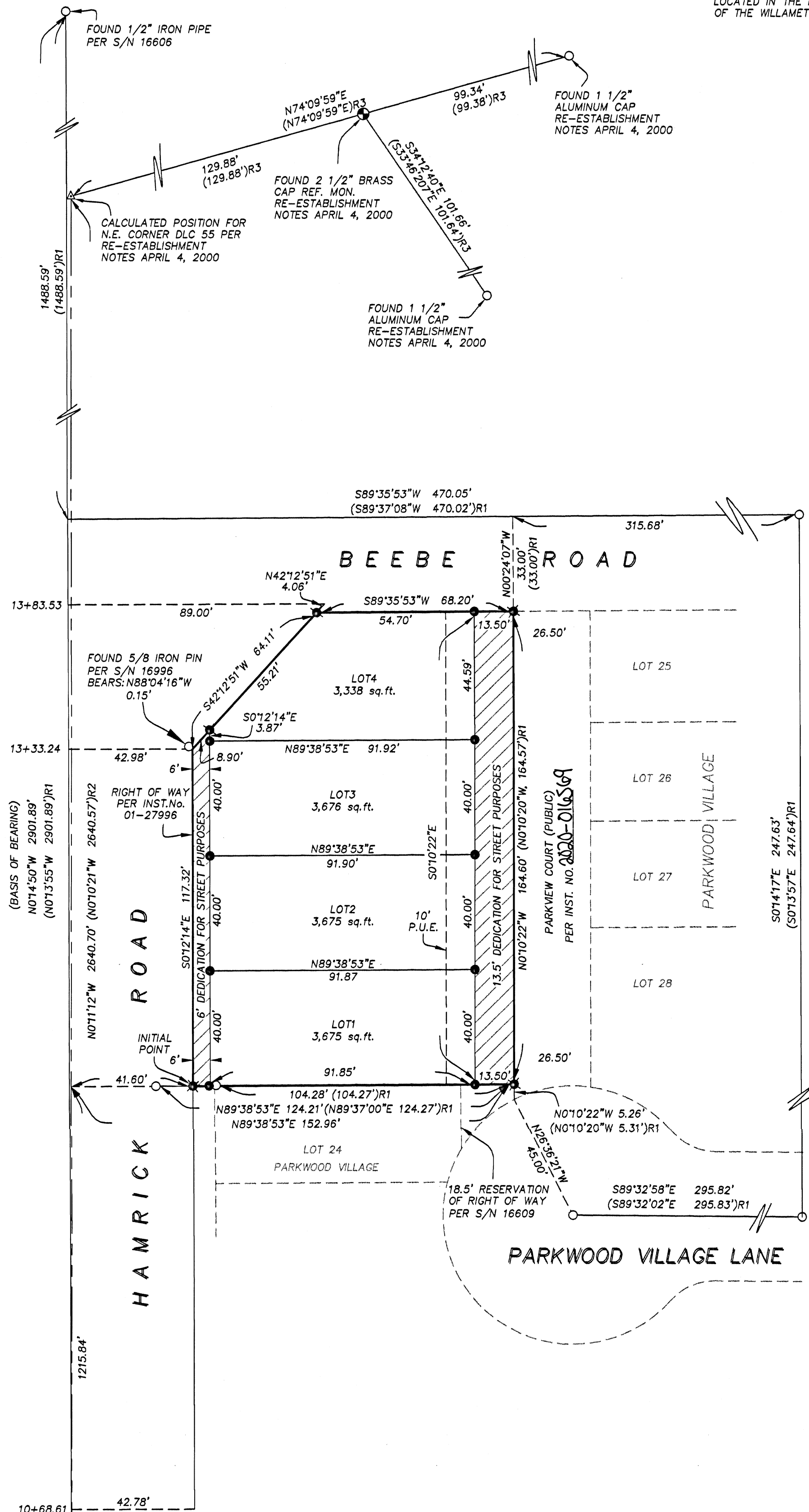
## LEGEND

- 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.
- P.U.E. PUBLIC UTILITY EASEMENT
- FOUND 5/8" IRON PIN PER S/N 16609 OR AS INDICATED.
- ⊕ FOUND BRASS CAP AS INDICATED.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- ⊗ SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- R1 RECORD DATA PER S/N 16609.
- R2 RECORD DATA PER S/N 16996.
- R3 RECORD DATA PER JACKSON COUNTY RE-ESTABLISHMENT NOTES AS INDICATED.

BASIS OF BEARING IS TRUE NORTH DERIVED FROM HIGH ACCURACY GPS OBSERVATIONS AS APPLIED TO THE CENTER LINE OF HAMRICK ROAD. SAID BEARING BEING NORTH 0°14'50" WEST.

SPECIAL EXCEPTIONS REVEALED IN THAT TITLE REPORT PREPARED BY AMERITITLE, TITLE NUMBER 249019AM AND DATED MARCH 13, 2020:  
AS TO PARCEL 1  
ITEM 6: AN EASEMENT GRANTED TO CALIFORNIA OREGON POWER COMPANY, IS BLANKET IN NATURE AND COULD NOT BE LOCATED.

AS TO PARCEL 2:  
ITEMS 11 THROUGH 18: DO NOT APPLY TO THIS PROPERTY.  
ITEM 19: PARKVIEW COURT, A PRIVATE STREET WITH LIMITED ACCESS IS BEING DEDICATED AS A PUBLIC STREET BY THE INSTRUMENT NUMBER AS SHOWN ON THIS PLAT.



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

*Fred A. Frantz*  
FRED A. FRANTZ, PLS 50077

SURVEYOR  
**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@tbsp.net  
JOB No. 1245-19

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Fred A. Frantz*

OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-21

FILED  
DATE 5/22/20 BY *RF*

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

JACKSON COUNTY  
SURVEYOR

CALCULATED POSITION  
S.E. COR. D.L.C. 55  
PER JACKSON COUNTY  
RE-ESTABLISHMENT  
NOTES MAY 8, 2000

134.77'  
555°03'06"W  
(555°01'49"W)

42.23'  
(42.23')PP

177.00'  
176.96')R3

FOUND JACKSON COUNTY  
REFERENCE MONUMENTS PER  
RE-ESTABLISHMENT NOTES  
MAY 8, 2000

23076  
174/57