

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Paul Miller, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

AFFIDAVIT OF DECLARATION

Paul Miller, owner in fee of that certain real property as described in Deed, recorded as Instrument Number 2004-048118 of the Official Records of Jackson County, Oregon, consents and agrees to this Subdivision Plat and Declaration of said Subdivision and accept all terms and specifications hereof, pursuant to Instrument Number 2021-018711, of the Official Records of Jackson County, Oregon.

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon with an Order Number of 7164-2255246, the subject property may be subject to the following matters of record:

- City liens, if any, of the City of Central Point.
These premises are within and subject to the statutory power of the Rogue Valley Sewer Services.
These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessment thereof, water and irrigation rights, easement for ditches and canals and regulations concerning the same.
The rights of the public in and to that portion of the premises lying within the limits of streets, roads and highways.
Power Easement, including terms and provisions thereof, per Volume 50 at Page 220 of the Deed Records of Jackson County, Oregon, is not located within the subject property.
Indenture of Access including terms and provisions thereof, per Volume 403 at Page 32 of the Deed Records of Jackson County, Oregon, is not located within the subject property.
Limited access provisions contained in the Deed to the State of Oregon, by and through its State Highway Commission, per Volume 388 at Page 243 of the Deed Records of Jackson County, Oregon. Relocated per Volume 453 at Page 113, which is not located within subject property.
Power Easement, including terms and provisions thereof, per Volume 391 at Page 412 of the Deed Records of Jackson County, Oregon. (DEPICTED)
Indenture of Access including terms and provisions thereof, per Volume 453 at Page 113 of the Deed Records of Jackson County, Oregon, is not located within the subject property.
Power Easement, including terms and provisions thereof, per Volume 475 at Page 144 of the Deed Records of Jackson County, Oregon, gives general location but to be 10-feet each side of pole and wire lines, which exist within the right-of-way of Oregon Route 99 (Pacific Highway), which would result in easterly line of said easement being close to or within the PUE being dedicated herein.
Power Easement, including terms and provisions thereof, per Instrument Number 66-07205 of the Deed Records of Jackson County, Oregon, gives vague description of location (not located).
Sewer Easement, including terms and provisions thereof, per Instrument Number 70-07733 of the Deed Records of Jackson County, Oregon. (DEPICTED)
Power Easement, including terms and provisions thereof, per Instrument Number 71-16314 of the Deed Records of Jackson County, Oregon. (DEPICTED)
Maintenance Agreement, including terms and provisions thereof, per Instrument Number 79-00926 of the Deed Records of Jackson County, Oregon.
Sewer Easement, including terms and provisions thereof, per Instrument Number 2020-011532 of the Deed Records of Jackson County, Oregon. (DEPICTED)
A non-exclusive easement for ingress and egress per Instrument Number 66-08975 of the Official Records of Jackson County, Oregon. Serves Lot 7 and other adjacent properties. (DEPICTED)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Central Point Planning Commission Resolution Number 854 (File Number SUB-18002).

PROCEDURE: Records utilized: Instruments Numbered 91-26868, 96-28353, 97-05720, 2004-048118, 2004-048121, 2004-041466, 2010-042784 and 2017-014361, all of the Official Records of Jackson County, Oregon; Oregon State Highway Department (OSHD) Drawing Number 7B-22-17, dated August 1953, revised April 1988 and June 2005; Cedar Park Phase 2, recorded December 8, 2004, in Volume 30 of Plats at Page 77 of the Records of Jackson County, Oregon; and filed as Survey Number 18532 in the office of the Jackson County Surveyor; And, Survey Numbered 3191, 6664, 4578, 18111, 18532 and 20332, all on file in the office of the Jackson County Surveyor. Equipment/software utilized: Trimble S7 robotic instrument, Trimble SX10 robotic and scanning instrument, Trimble TSC3 and TSC7 data collectors with Trimble Access software; Trimble Business Center and Trimble Terramodel.

Utilized said Instrument Number 2004-048118, record data and found monuments to resolve the exterior boundaries of the subject tract of land as follows: Held found monuments at stations 510+00.00 (75 feet left) and 553+00.00 (30 feet right), per OSHD Drawing Number 7B-22-17, established the centerline and rights-of-way of Oregon State Highway Number 99, thereby establishing the westerly boundary of the subject tract (numerous monuments of record were found, but due to their condition and/or position, were not utilized); Held found monuments and Surveys Numbered 3191, 4578, 18111 and 18532 to resolve the location of the rights-of-way of Cascade Drive and the northerly boundary of the subject tract; Held the north-south centerline of Section 3 per the computed North One-quarter and found monument at the South One-quarter of said Section 3, thereby establishing the easterly boundary of the subject tract; Held found monuments and Surveys Numbered 3191, 6664, 13716 and 20332 to establish the southerly boundary of the subject tract.

Utilizing the resolved boundaries of the subject tract, as described herein and above, computed the right-of-way of Cascade Drive (to be dedicated), lots and easements, as depicted on page 2 of this plat.

Established monuments, as depicted on November 24, 2020.

Jackson County Assessor's Map No: 37 2W 03BD, Tax Lot 600

Drawing N:\WSI Projects\Paramount Properties\_Paul Miller\14012 Amex-Topo-PLA\14012 FP-C5.prc

PARAMOUNT ESTATES

Located in the Southeast One-quarter of the Northwest One-quarter of Section 3, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

PAUL MILLER
888 Munras Ave, Suite 200
Monterey, CA 93940

SURVEYOR'S CERTIFICATE

I, Carl E. 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:

All that real property described in Instrument Number 2004-048118 of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of the Northwest One-quarter of Section 3, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, as now surveyed and more particularly described as follows:

Commencing at the North One-quarter corner of Section 3; thence South 00°34'29" East, along the north-south centerline of said Section 3, 2025.81 feet (record: South 00°16'50" East, 2025.84 feet) to the southeast corner of said Instrument Number 2004-048118; thence South 89°42'21" West, 44.96 feet (record: WEST, 45.00 feet) to a witness monument, being a 5/8-inch diameter iron pin established per Survey Number 3191, as filed in the office of the Jackson County Surveyor, and being the TRUE POINT OF BEGINNING; thence South 89°42'21" West, along the northerly boundaries of Parcels 1 and 2 of the plat recorded November 12, 1993, as Partition Plat Number P-95-93 of the Records of Jackson County, Oregon, and filed as Survey Number 13716 in the office of the Jackson County Surveyor, 228.14 feet (record: West, 228.06 feet); thence South 00°06'36" East, along the westerly boundary of Parcel 1 of said plat, 2.87 feet (record: South 00°11'03" East, 2.86 feet) to the beginning of that boundary described in Instrument Number 99-25547 of the Official Records of Jackson County, Oregon; thence along said boundary, the following courses and distances: South 54°49'55" West, 0.64 feet (record: South 55°07'34" West, 0.69 feet); thence South 89°27'27" West, 287.89 feet (record: South 89°45'06" West, 287.89 feet); thence South 89°48'04" West, 291.54 feet (record: North 89°54'17" West, 291.53 feet) to intersect the easterly right-of-way of Oregon Route 99 (Pacific Highway); thence leaving said instrument line, North 35°25'53" West, along said easterly right-of-way, 137.92 feet (record: North 35°08'00" West) to the southwest corner of that right-of-way dedication of Cascade Drive per Instrument Number 2019-000543 of the Official Records of Jackson County, Oregon; thence leaving said easterly right-of-way, North 89°20'01" East, along the southerly line of said Cascade Drive dedication, and the prolongation thereof, 639.80 feet (record: North 89°37'40" East, 639.795 feet); thence North 00°34'29" West, 2.98 feet (record: North 0°16'50" West, 2.98 feet); thence North 89°42'21" East, 292.10 feet (record: East, 292.10 feet) to intersect the aforesaid north-south centerline of Section 3; thence South 00°34'29" East, along said north-south centerline of Section 3, 115.92 feet (record: South 0°16'50" East, 116.00 feet) to aforesaid southeast corner of said Instrument Number 2004-048118; thence South 89°42'21" West, 44.96 feet the Point of Beginning.

Carl E. Neathamer
Surveyor

APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: SUB-18002

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:

Community Development Director 3-30-2021
Public Works Director 3-30-2021

Examined and approved this 19 day of April, 2021.
Jackson County Surveyor Jackson County Surveyor File Number 23325

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April 23rd, 2021.

Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 this 23rd day of April, 2021.
Assessor/Agent

Examined and approved by Rogue Valley Sewer Services this 31st day of March, 2021.
General Manager/District Engineer

RECORDING

FILED FOR RECORD THIS THE 27th DAY OF April, 2021 AT 9:56 O'CLOCK A.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 09 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk
Joseph J. Nyergan Deputy

APPROVED FOR RECORDING: County Commissioner/Administrator 4/23/21 Date

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer Surveyor

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23325

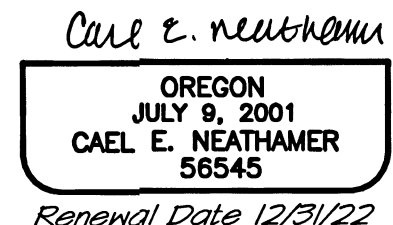
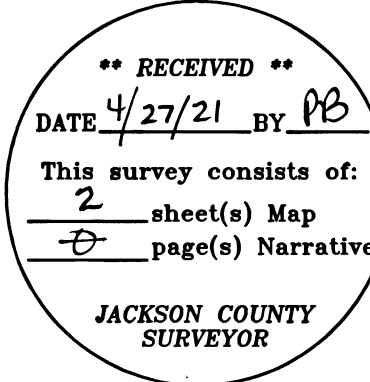
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Drawing N:\WSI Projects\Paramount Properties\_Paul Miller\14012 Amex-Topo-PLA\14012 FP-C5.prc



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

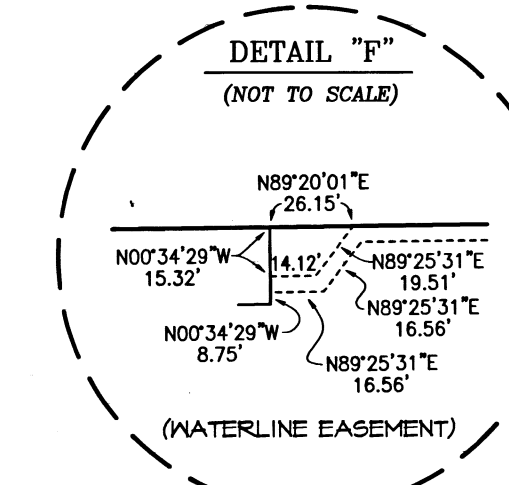
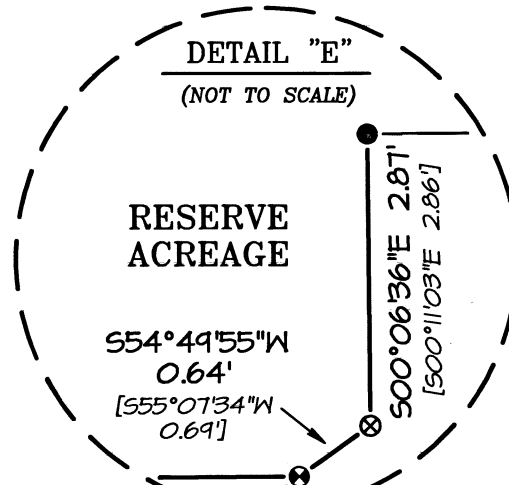
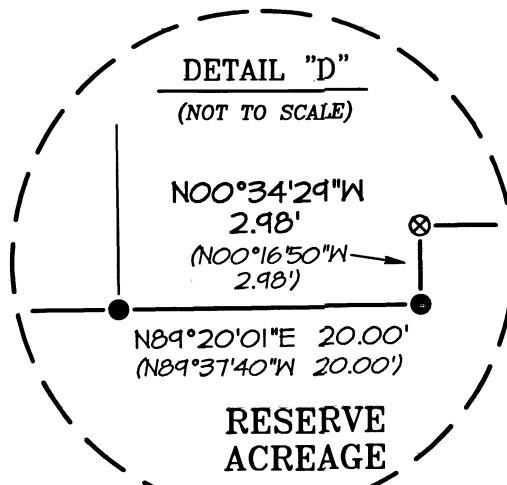
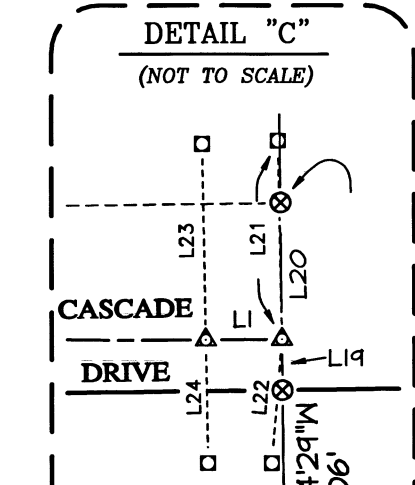
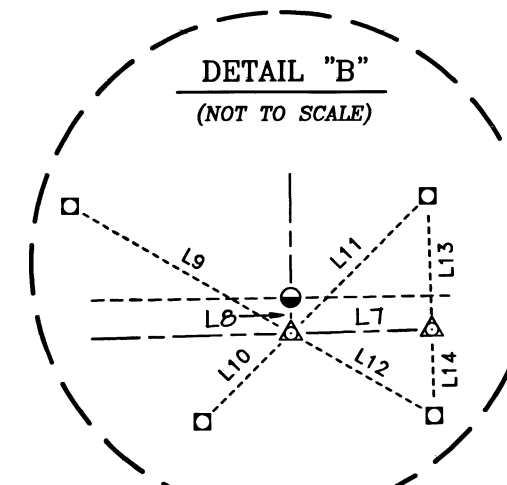
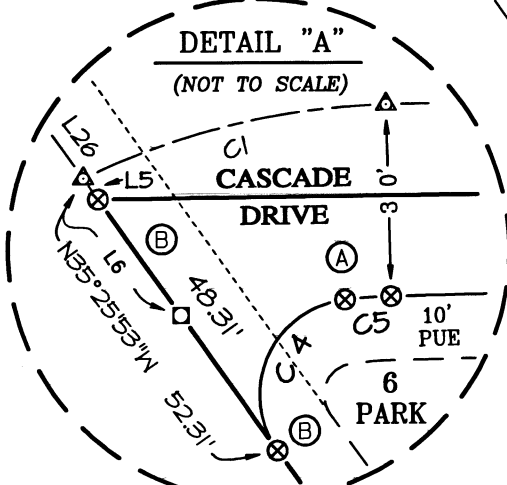
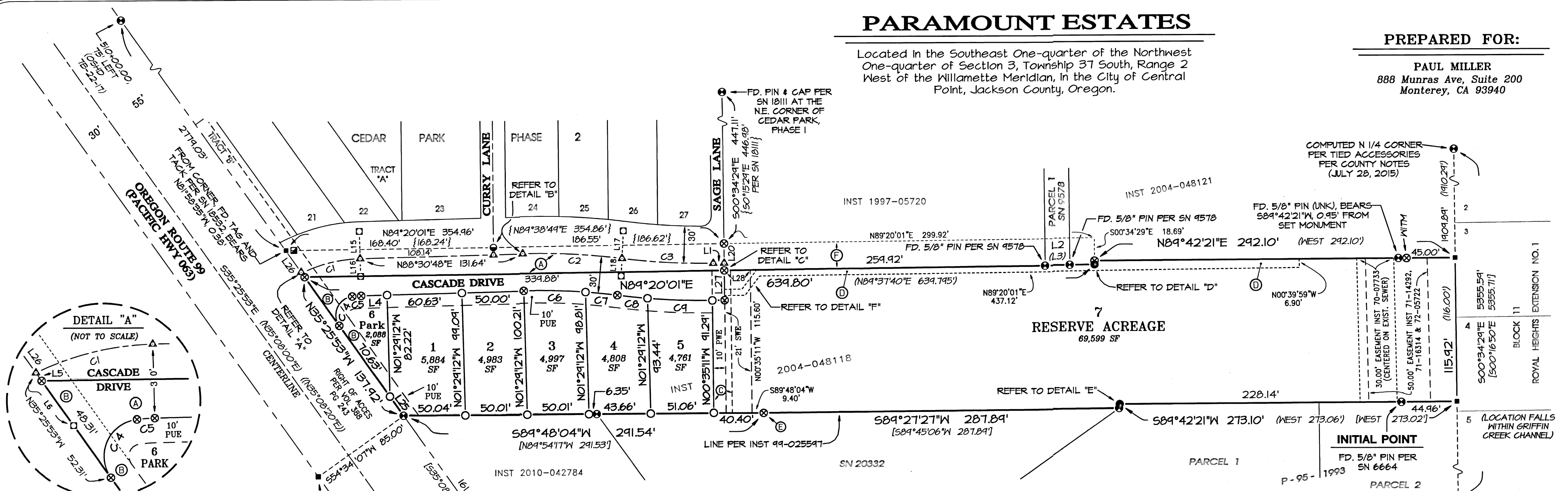
PLOT DATE: March 26, 2021 PROJECT NUMBER: 14012 Sheet 1 of 2 © TH

# PARAMOUNT ESTATES

Located in the Southeast One-quarter of the Northwest One-quarter of Section 3, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

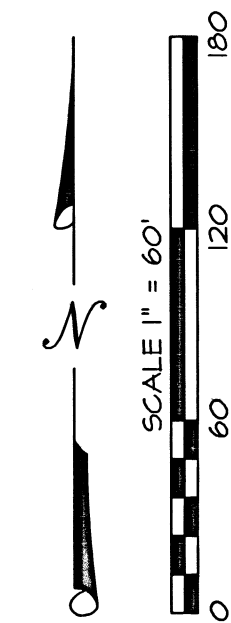
PREPARED FOR:

PAUL MILLER  
888 Munras Ave, Suite 200  
Monterey, CA 93940



**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 0.40 shell casing set flush in concrete.
- Indicates a found 5/8-inch diameter iron pin per SN 3191.
- ⊙ Indicates a found aluminum cap marked "HOFFBUHR & ASSOC INC", flush with asphalt, per SN 18532.
- ⊠ Indicates a found brass tag and tack in concrete stamped "LS 2023", per SN 18532.
- ⊕ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "D.MCMAHAN LS 1931" per SN 20332, or as otherwise noted.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per INST 2004-048118 and/or SN 3191.
- (( )) Indicates record information per OSHD Drawing Number 7B-22-17.
- [ ] Indicates record information per SN 13716 and/or 20332.
- { } Indicates record information per SN 18532, or as otherwise noted.
- 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.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement, being created hereon.
- PWE Indicates a Pathway Easement, being created hereon.
- SWE Indicates a Storm Water Facility Easement, being created hereon.
- (UNK) Indicates "Origin Unknown".
- WITM Indicates a Witness Monument.
- indicates the centerline of an existing fence.



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	24°14'37"	116.00'	49.08'	N76°23'30"E	48.72'
C2	08°46'32"	526.00'	80.56'	S87°05'56"E	80.48'
C3	07°57'19"	534.00'	74.14'	S86°41'20"E	74.08'
C4	11°06'58"	15.00'	31.18'	N24°07'36"E	25.86'
C5	04°49'43"	86.00'	7.25'	N86°05'56"E	7.25'
C6	05°47'08"	496.00'	50.09'	S88°35'38"E	50.06'
C7	02°54'24"	496.00'	25.88'	S84°12'22"E	25.88'
C8	02°29'35"	564.00'	24.54'	S83°57'28"E	24.54'
C9	05°20'37"	564.00'	52.60'	S87°52'34"E	52.58'
C10	00°07'07"	564.00'	1.17'	N89°23'34"E	1.17'

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°20'01"E	8.83'	L15	S01°29'11"E	22.22'
L2	N89°20'01"E	20.00'	L16	S01°29'11"E	14.29'
L3	N89°37'40"E	20.00'	L17	N02°54'01"E	22.32'
L4	N88°30'48"E	21.02'	L18	N02°54'01"E	14.22'
L5	S35°25'53"E	4.01'	L19	N00°34'24"W	5.94'
L6	S35°25'53"E	26.29'	L20	N00°34'24"W	15.73'
L7	N88°30'48"E	23.50'	L21	N01°01'31"W	23.01'
L8	N00°19'00"W	5.92'	L22	N04°40'30"E	14.40'
L9	N59°57'05"W	42.48'	L23	N00°57'36"W	22.72'
L10	N45°03'00"E	20.89'	L24	N00°57'36"W	14.26'
L11	N45°03'00"E	32.33'	L25	N35°25'53"W	18.48'
L12	N59°57'05"W	21.59'	L26	N35°25'53"W	22.38'
L13	N01°33'34"W	22.24'	L27	N00°34'24"W	24.06'
L14	N01°33'34"W	14.43'	L28	N89°20'01"E	21.05'

**KEYED REFERENCES:**

- (A) Right-of-way dedication per INST 2019-000543.
- (B) 10' wide utility easement per VOL 391 PG 412.
- (C) 15' Sanitary Sewer Easement per INST 2020-011532.
- (D) Reservation for a Waterline Easement per INST 2021-007307.
- (E) Found 5/8-inch iron pin and cap per SN 20332 that was severely damaged (bears S36°00'24"E, 0.38'). Set new monument as shown.
- (F) Indicates a non-exclusive easement per INST 66-08475.

**BASIS OF BEARINGS:**

Geodetic North reference to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545

Renewal Date 12/31/22

**\*\* RECEIVED \*\***  
DATE 4/27/21 BY PB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
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: March 26, 2021 PROJECT NUMBER: 14012

Sheet 2 of 2 © TH