

WILLOW BEND, PHASE 1

Located in a portion of Donation Land Claim No. 55 in the Northeast One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that WHITE HAWK PROPERTIES, 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. The Declarant has caused this tract of land to be surveyed and platted into street rights-of-way, lots and easements, and hereby designates this subdivision as WILLOW BEND, PHASE 1. Declarant hereby dedicates to the City of Central Point for public use, all street rights-of-way as depicted hereon. Declarant hereby dedicates, for public use, those areas designated as a Public Utility Easement. Declarant hereby creates that Temporary Sanitary Sewer Easement being over, under, through and across a portion of Lot 34, for the use and benefit of the Rogue Valley Sewer Services, which shall be extinguished upon the extension of Hartgraves Way.

IN WITNESS WHEREOF, signed this 6 day of June, 2023.

Robert Mayers, Member WHITE HAWK PROPERTIES, LLC.

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on June 16th, 2023, by Robert Mayers as Member for WHITE HAWK PROPERTIES, LLC.

NOTARY PUBLIC - OREGON

COMMISSION NO: 1000922

MY COMMISSION EXPIRES: June 18, 2024

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-404779, the subject property may be subject to the following matters of record:

Taxes for the year 2022-2023

The herein described property has been disqualified from special assessment as farm use land and is currently assessed at true cash (market) value. ORS 308A.083 et seq. provides that if the property is converted to a use inconsistent with its return to farm purposes, potential tax in the amount of \$1,594.89 will become due and payable.

City liens, if any, of the City of Central Point.

Unrecorded leases or periodic tenancies, if any.

The premises herein described are within and subject to the statutory powers of Rogue Valley Sewer Services.

These premises are situated in the Rogue River Valley Irrigation District, and subject to the water and irrigation rights, easements for ditches and canals and regulations concerning the same. Per Instrument Number 2006-062042 of the Official Records of Jackson County, Oregon, the lands are no longer subject to the levies and assessments imposed by said District.

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

Sewer Easement, including the terms and provisions thereof, per Instrument Number 70-11196 of the Official Records of Jackson County, Oregon. (Not within bounds of subject property)

Sewer Easement, including the terms and provisions thereof, per Instruments Numbered 84-05711 and 84-05712, both of the Official Records of Jackson County, Oregon. (Not located within bounds of the subject property)

Roadway Easement, including the terms and provisions thereof, per Instrument Number 97-29942 of the Official Records of Jackson County, Oregon. (Shown)

Easement and Equitable Servitudes, including the terms and provisions thereof, originally recorded as Instrument Number 2019-012423, re-recorded as Instrument Number 2019-013907 and re-recorded as Instrument Number 2019-014482, all of the Official Records of Jackson County, Oregon. (Easement is blanket in nature)

Deed of Trust, including the terms and provisions thereof, per Instrument Number 2020-026601 of the Official Records of Jackson County, Oregon.

Deed of Trust, Line of Credit Instrument, including the terms and provisions thereof, per Instrument Number 2021-038004 of the Official Records of Jackson County, Oregon.

PREPARED FOR:

WHITE HAWK PROPERTIES, LLC 841 O'Hare Parkway, Suite 100 Medford, OR 97504

SURVEYOR'S CERTIFICATE

I, Cael 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:

That real property, being Parcel 1 and Parcel 2 per Instrument Number 2020-026600 of the Official Records of Jackson County, Oregon, being located in a portion of Donation Land Claim Number 55, in the Northeast One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, as now surveyed. The exterior boundary of which is more particularly described as follows:

Beginning at the northwest corner of said Parcel 1 per Instrument Number 2020-026600, being a point on the easterly right-of-way of Gebhard Road that bears North 00°26'04" West, 85.14 feet and South 89°33'56" West, 1913.83 feet from the Northeast Corner of Donation Land Claim Number 55 (DLC 55) of said township and range; thence North 89°33'56" East, along the boundary that is 85.14 feet (1.29 chains) northerly of, when measured at right angles to the north boundary of said DLC 55, 644.00 feet to the northeast corner of that tract of land per Volume 306 at Page 156 of the Deed Records of Jackson County, Oregon; thence South 00°18'42" East, along the easterly boundary of said volume and page, 1290.53 feet to intersect the northerly right-of-way of Beebe Road; thence South 89°12'37" West, along said northerly right-of-way, 231.64 feet to the beginning of a tangent curve to the left, having a radius of 316.48 feet, a central angle of 16°51'30" (the long chord of which bears South 80°46'52" West, 92.78 feet); thence 93.12 feet along the arc of said curve to intersect the southerly boundary of that tract per Volume 264 at Page 633 of said Deed Records; thence South 89°33'56" West, along said southerly boundary, 167.26 feet to intersect the easterly line of that tract per Volume 174 at Page 89 of said Deed Records; thence along said easterly tract line, the following two courses: North 39°48'02" West, 127.23 feet; thence North 18°00'02" West, 234.85 feet to intersect the aforesaid easterly right-of-way of Gebhard Road, being notated as Point A hereon; thence North 00°22'49" West, along said easterly right-of-way, 483.87 feet to the Point of Beginning. TOGETHER WITH: Commencing at said Point A, listed herein and above; thence South 00°22'49" East, along the projected line of said easterly right-of-way of Gebhard Road, 132.14 feet to intersect the westerly line of that tract per said Volume 174 at Page 89, and being the True Point of Beginning; thence along said westerly tract line, the following two courses: South 18°00'02" East, 116.61 feet; thence South 39°48'02" East, 102.12 feet to intersect the aforesaid southerly boundary of said Volume 264 at Page 633; thence South 89°33'56" West, 100.14 feet along said volume and page to the southwest corner thereof; thence North 00°22'49" West, along the westerly boundary of said volume and page, 190.12 feet to the Point of Beginning.

Cael E. Neathamer Surveyor

AFFIDAVIT OF CONSENT TO DECLARATION

People's Bank of Commerce, as Beneficiary under that certain Deed of Trust and Line of Credit per Instrument recorded as Instruments Numbered 2020-026601 and 2021-038004, of the Official Records of Jackson County, Oregon, consents and agrees to this Plat and declaration of said Subdivision, accepts all terms and specifications hereof and does hereby release from the lien of said Deed of Trust and Line of Credit Instrument all property shown as dedicated to the public for public use, pursuant to Instrument Number 2023-010392, of the Official Records of Jackson County, Oregon.

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

Cael E. Neathamer Surveyor

-INDEX- TITLE SHEET SHEET 1 EXTERIOR BOUNDARIES SHEET 2 PHASE I (LOTS 1 - 32) SHEET 3 SURVEY NARRATIVE, LEGEND, LINE & CURVE TABLES SHEET 4

** RECEIVED ** DATE 6/14/23 BY PB This survey consists of: 4 sheet(s) Map 6 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545 Renewal Date 12/31/24

APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: SUB-20002

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:

Stephanie Holley 6/6/2023 Community Development Director Date Matt Samitar 6/6/2023 Public Works Director Date

Examined and approved this 7 day of June, 2023.

Scott Fein 23919 Jackson County Surveyor Jackson County Surveyor File Number

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 14th, 2023.

M. Merrill deputy Tax Collector/Deputy Monissa Merrill

Examined and approved as required by O.R.S. 92.100 this 14 day of June, 2023.

Chad Hallister By and for Assessor/Agent

Examined and approved by Rogue Valley Sewer Services this 9th day of June, 2023.

General Manager/District Engineer

APPROVED FOR RECORDING: Danny Jordan 6/14/23 County Commissioner/Administrator Date

RECORDING

FILED FOR RECORD THIS THE 14th DAY OF June, 2023 AT 2:28 O'CLOCK P.M. AND RECORDED IN VOLUME 49 OF PLATS AT PAGE 13 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk Sonya L. Morgan Deputy

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

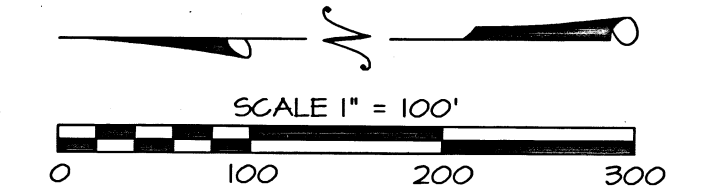
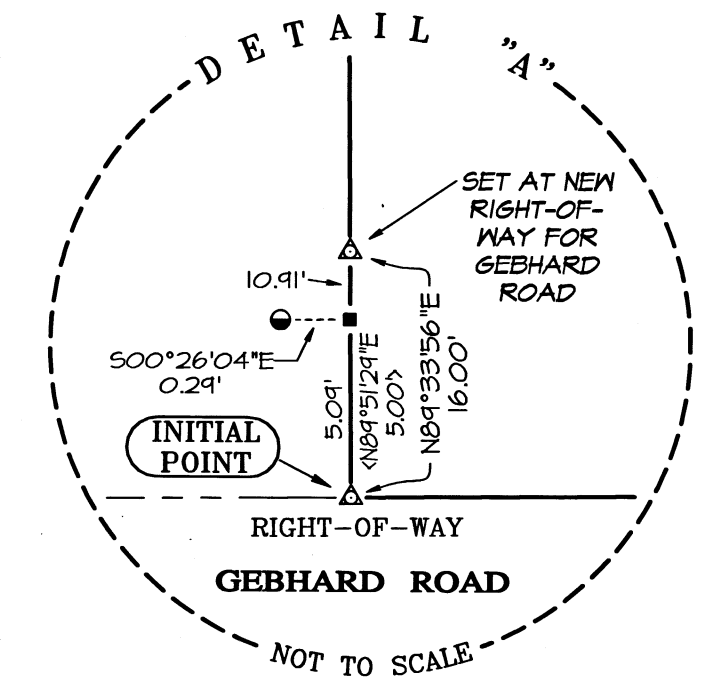
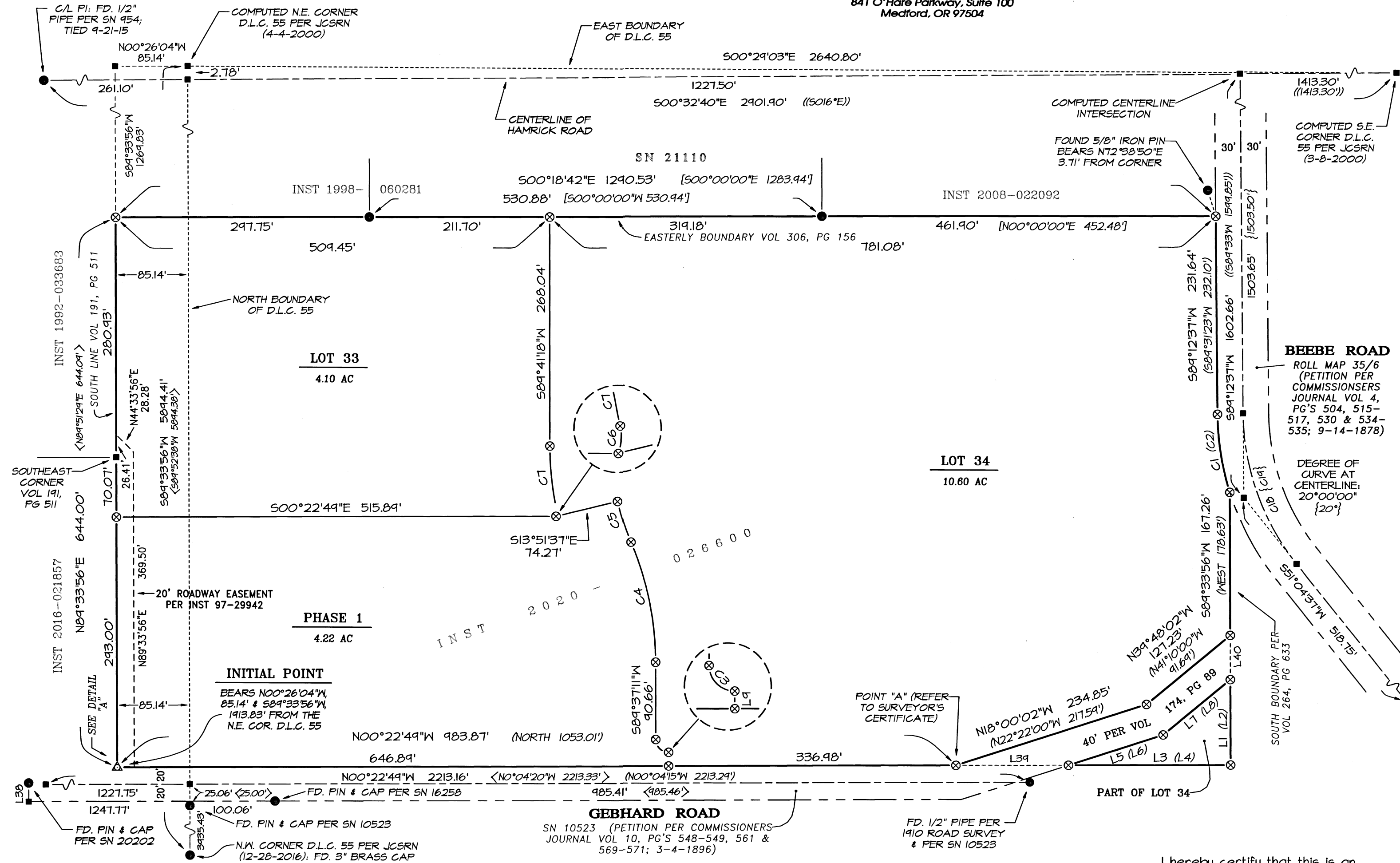
PLOT DATE: June 5, 2023 PROJECT NUMBER: 20074

WILLOW BEND, PHASE 1

Located in a portion of Donation Land Claim No. 55
in the Northeast One-quarter of Section 2, Township
37 South, Range 2 West of the Willamette
Meridian, in the City of Central Point,
Jackson County, Oregon.

PREPARED FOR:

WHITE HAWK PROPERTIES, LLC
841 O'Hare Parkway, Suite 100
Medford, OR 97504



I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

BASIS OF BEARINGS:

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

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4 sheet(s) Map
1 page(s) Narrative
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Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/24

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Phone (541) 732-2869
FAX (541) 732-1382

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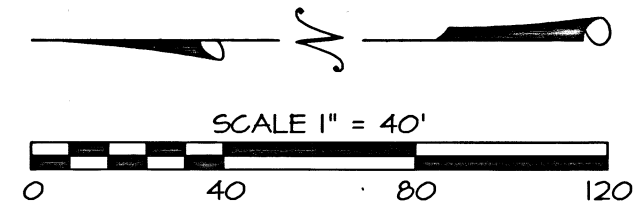
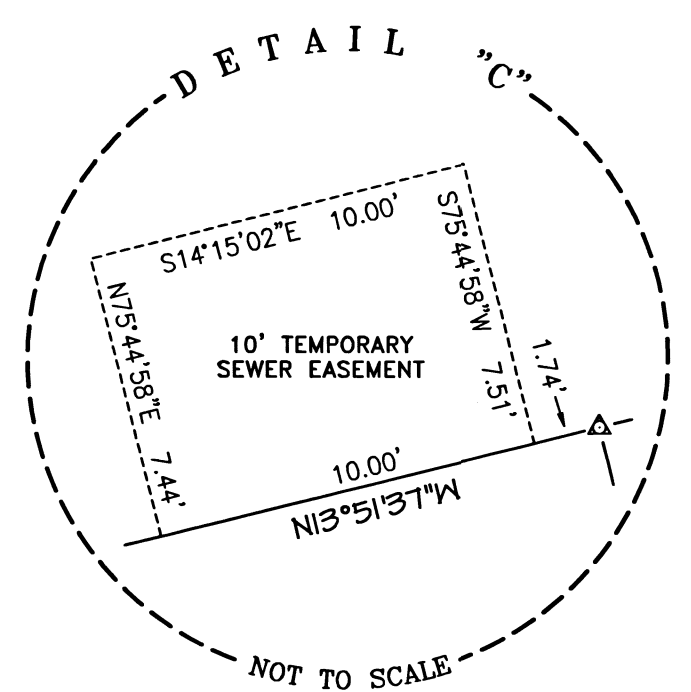
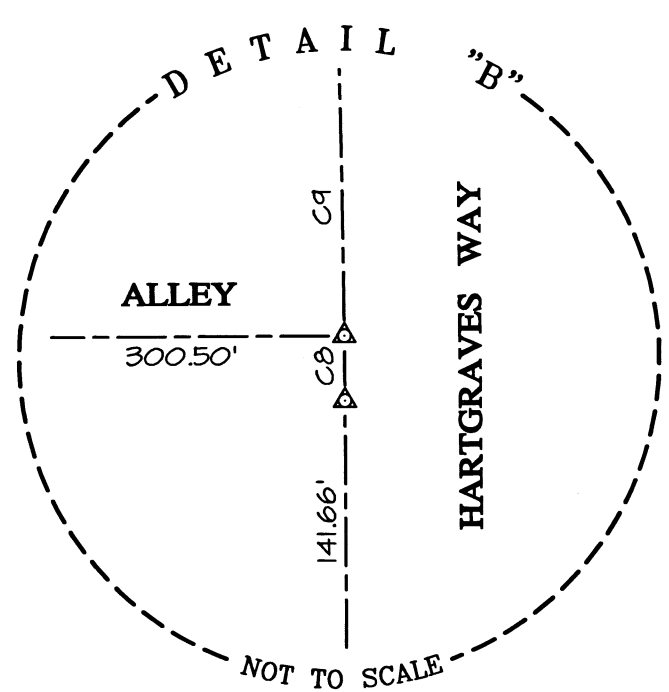
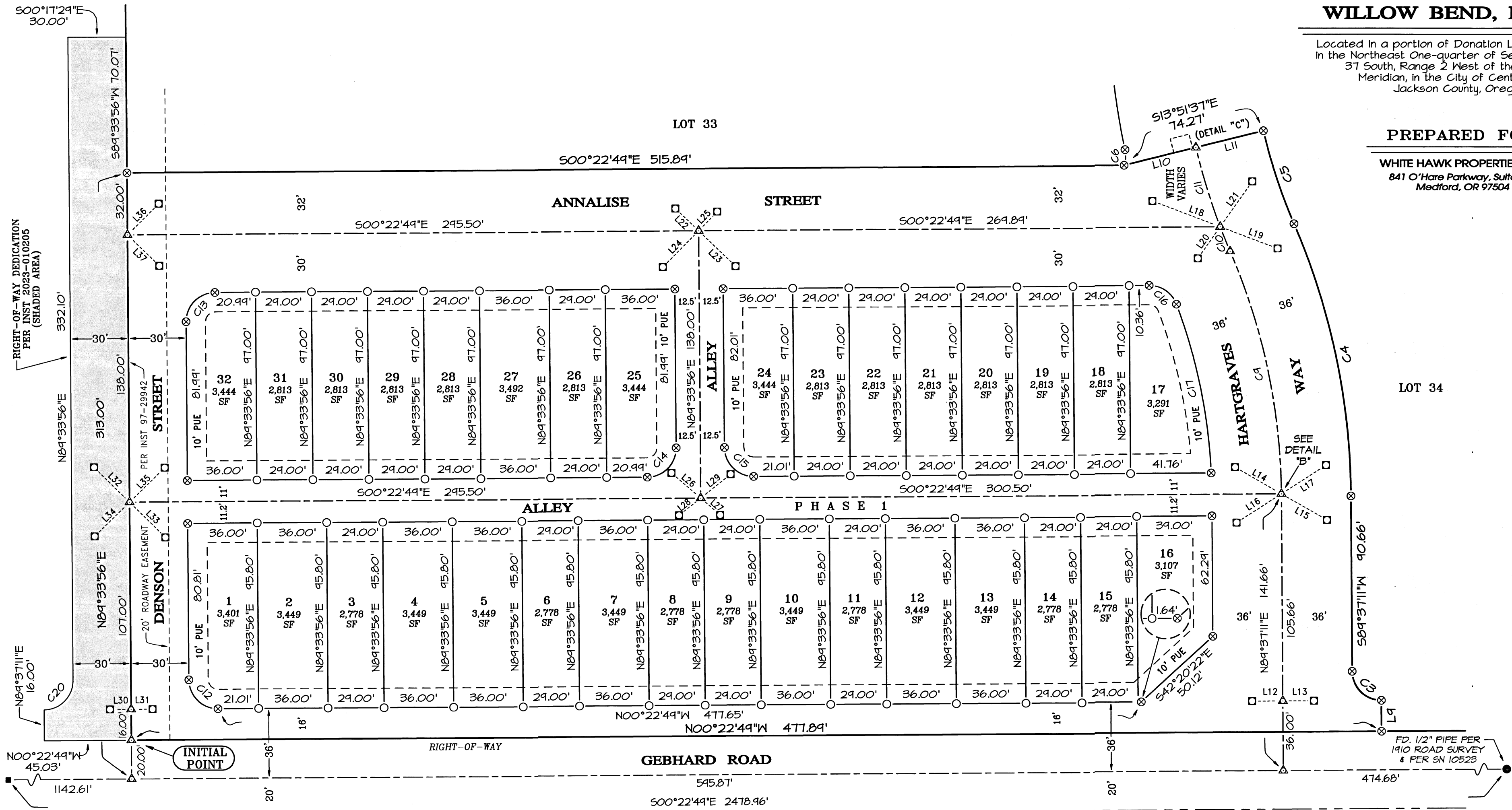
Sheet 2 of 4 © NR CN

WILLOW BEND, PHASE 1

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OREGON JULY 9, 2001
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Renewal Date 12/31/24

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Sheet 3 of 4 © NR CN

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841 O'Hare Parkway, Suite 100
Medford, OR 97504

**SURVEY NARRATIVE TO COMPLY WITH
PARAGRAPH 209.250, OREGON REVISED STATUTES**

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to the client's instructions and as approved by the City of Central Point Planning Commission (File Number: SUB-20002).

PROCEDURE: Equipment/Software utilized: Trimble SX10 Scanning Total Station, Trimble S7 Robotic Total Station, Trimble R10 GNSS equipment, Trimble TSC7 data collector with Trimble Access software; Trimble Business Center and Trimble Terramodel software.

Records utilized: Volume 88 at Page 579, Volume 174 at Page 89, Volume 191 at Page 511, Volume 264 at Page 633 and Volume 306 at Page 156, all of the Deed Records of Jackson County, Oregon; Instrument Number 2020-026600, of the Official Records of Jackson County, Oregon; and, Corner Re-establishment Notes, Roll Map 35/6, and Surveys Numbered 1026, 10526, 15250, 20202, 21110 and 22502, all on file in the office of the Jackson County Surveyor.

Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum Vertical of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland ORS 93.312 (1)(c) and OAR 734.005

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

The subject property is described per Parcel 1 (being that tract of land per said Volume 264 at Page 633, excepting therefrom said Volume 174 at Page 89) and Parcel 2 (being that tract of land per said Volume 306 at Page 156) per said Instrument Number 2020-026600. To resolve the exterior boundaries thereof, the following was performed:

Determined the location of the northerly boundary of Donation Land Claim Number 55 (DLC 55) per ties to references per county notes dated April 4, 2000, to determine the Northeast Corner thereof, and the found monument at the corner and the reference per county notes dated December 28, 2016, to determine the Northwest corner thereof. From which, computed an offset line at 85.14 feet (1.29 chains) northerly from said northerly boundary of DLC 55, to resolve the northerly boundaries of said Volume 264 at Page 633 and Volume 306 at Page 156, thereby resolving the northerly boundary of the subject tract; Held a distance of 1221.00 feet (18.50 chains) southerly from said Northeast Corner of DLC 55 and a bearing parallel with the resolved northerly boundary of said DLC 55 to determine the southerly boundary per said 264 at Page 633. Determined the centerline of Beebe Road by holding a distance of 143.30 feet along the centerline of Hamrick Road, from the Southeast Corner of said DLC 55 (determined per ties to found references per county notes dated May 8, 2000) per said Survey Number 1026 to define the easterly end of its centerline, and a found monument (originally tied on 9-16-2000, but since destroyed by installation of a water valve) to the point of intersection at a curve per said Roll Map 35/6, to define the westerly end of said centerline. From which, offset 30.00 feet northerly to determine the northerly right-of-way of said Beebe Road. These last two determinations resolved the location of the southerly boundary of the subject tract; Utilized found monuments and record data per Surveys Numbered 10523 and 20202 to determine the centerline and rights-of-way of Gebhard Road. The calls to its beginning and termination per said Volume 174 at Page 89 from the Northeast Corner of said DLC 55 did not fit the southerly end of the existing Gebhard Road, therefore, determined its position by holding the angle point of its centerline at the average center of the existing roadway and rotating to a "best-fit" to said roadway alignment. From which, extended lines southerly to the resolved location of said Volume 264 at Page 633 to determine its southerly end, and extend northerly to intersect with the resolved rights-of-way of Gebhard Road, to determine its northerly end. These determinations resolved the location of the westerly boundary of said subject tract; Resolved the easterly boundary of said Volume 306 at Page 156 utilizing the Northeast Corner of said DLC 55 and two found monuments per said Survey Number 21110, thereby resolving the location of the easterly boundary of the subject tract.

Utilizing the resolved boundaries of the subject tract and the approvals per City of Central Point Planning File Number SUB-20002, computed the streets, alley ways, lots and easements, as depicted on Sheet 3 hereof.

Completed establishing monuments, as depicted on Sheets 2 and 3 hereof, on May 1, 2022.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°33'56"W	100.14'	L21	S54°32'26"E	28.64'
L2	WEST	90.92'	L22	N43°43'44"E	16.57'
L3	N00°22'49"W	190.12'	L23	S43°43'44"W	26.53'
L4	NORTH	161.88'	L24	N45°25'42"W	26.28'
L5	S18°00'02"E	116.61'	L25	S45°25'42"E	13.85'
L6	N22°22'00"W	128.09'	L26	N40°48'16"E	21.31'
L7	S39°48'02"E	102.12'	L27	S40°48'16"W	16.33'
L8	N44°10'00"W	60.54'	L28	N38°26'28"W	17.43'
L9	S89°37'11"W	16.00'	L29	S38°26'28"E	21.65'
L10	S13°51'37"E	38.26'	L30	N00°25'52"W	10.94'
L11	S13°51'37"E	36.00'	L31	S00°25'52"E	11.12'
L12	N00°22'35"W	15.92'	L32	N44°22'29"E	25.72'
L13	S00°22'35"E	16.06'	L33	S44°22'29"W	25.99'
L14	N29°50'53"E	27.63'	L34	N44°23'27"W	25.25'
L15	S29°50'53"W	27.21'	L35	S44°23'27"E	25.48'
L16	N32°46'20"W	27.56'	L36	S44°49'39"E	22.79'
L17	S32°46'20"E	27.46'	L37	S44°03'06"W	23.00'
L18	N20°42'50"E	37.48'	L38	S89°37'00"W	21.84'
L19	S20°42'50"W	31.75'	L39	S00°22'49"E	132.14'
L20	N54°32'26"W	20.04'	L40	S89°33'56"W	51.74'

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- △ Indicates a set 5/8-inch diameter by 30 inches long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "FARBER PLS 2189" per SN 21110, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap (illegible) per SN 15250.
- Indicates a computed position, nothing found or set.
- { } Indicates record data per Roll Map 35/6.
- (()) Indicates record data per SN 1026.
- < > Indicates record data per SN 10523.
- [] Indicates record data per SN 21110.
- () Indicates record data per SN 22502.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	16°51'30"	316.48'	93.12'	S80°46'52"W	92.78'
C2	14°41'42"	316.48'	81.17'	S82°10'32"W	80.95'
C3	90°00'00"	15.00'	23.56'	S44°37'11"W	21.21'
C4	22°55'54"	361.00'	144.48'	S78°09'13"W	143.52'
C5	10°00'51"	289.00'	50.51'	S71°41'42"W	50.45'
C6	31°16'32"	15.00'	8.19'	N86°32'49"W	8.09'
C7	11°52'23"	361.00'	74.81'	S83°45'07"W	74.67'
C8	00°14'13"	325.00'	1.34'	N89°30'04"E	1.34'
C9	22°41'41"	325.00'	128.73'	N78°02'07"E	127.89'
C10	02°24'46"	325.00'	13.69'	N67°53'39"E	13.69'
C11	07°32'20"	325.00'	42.76'	N72°52'13"E	42.73'
C12	89°56'46"	15.00'	23.55'	N44°35'34"E	21.20'
C13	90°03'14"	15.00'	23.58'	S45°24'26"E	21.22'
C14	90°03'14"	15.00'	23.58'	N45°24'26"W	21.22'
C15	89°56'46"	15.00'	23.55'	N44°35'34"E	21.20'
C16	69°51'34"	15.00'	18.29'	S34°32'58"W	17.18'
C17	17°41'33"	289.00'	89.24'	S78°19'31"W	88.89'
C18	38°08'00"	286.48'	190.67'	S70°08'37"W	187.17'
C19	38°08'	-	190.70'	-	-
C20	90°03'14"	15.00'	23.58'	S45°24'26"E	21.22'

C/L PI Indicates a Centerline Point-of-Intersection.

INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.

PUE Indicates a Public Utility Easement.

SN Indicates a survey filed by number in the office of the Jackson County Surveyor.

BASIS OF BEARINGS:

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

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Surveyor

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Sheet 4 of 4 © NR CN