

# NUNAN SQUARE SUBDIVISION

## A Planned Community

Located in the Southeast and the Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that OREGON DIVERSE INDUSTRIES, LLC an Oregon limited liability company, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named members, acting for and on behalf of OREGON DIVERSE INDUSTRIES, LLC, hereby dedicate to the City of Jacksonville for public use all streets, alleys, pedestrian ways, Nunan Square Park, Cottage Park, storm drain easements, (except those storm drain easements labeled private), and public utility easements, as shown hereon. Further, OREGON DIVERSE INDUSTRIES, LLC conveys in fee simple, to the City of Jacksonville, those areas portrayed and designated hereon as one foot street plugs as shown on the Subdivision Plat. By the approval of this plat, the City of Jacksonville declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. OREGON DIVERSE INDUSTRIES, LLC, shall be subject to the Covenants, Conditions and Restrictions as approved by the City of Jacksonville on December 11, 1998, and as contained in Document Number 99-61466 recorded 12-16-99 Official Records of Jackson County, Oregon. OREGON DIVERSE INDUSTRIES, LLC, has caused this tract of land to be surveyed and platted into lots, streets, alleys, parks, public and private storm drain and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. OREGON DIVERSE INDUSTRIES, LLC, hereby designates this subdivision as NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, I set my hand and seal this 9th day of December, 1999

F. Scott Goings  
F. Scott Goings, Member

Ron Coffman  
Ron Coffman, Member

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named F. Scott Goings and Ron Coffman known to me to be members of OREGON DIVERSE INDUSTRIES, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 9th day of December, 1999.

Before me:  
[Signature]  
Notary Public - Oregon

My commission expires: November 9th, 1999



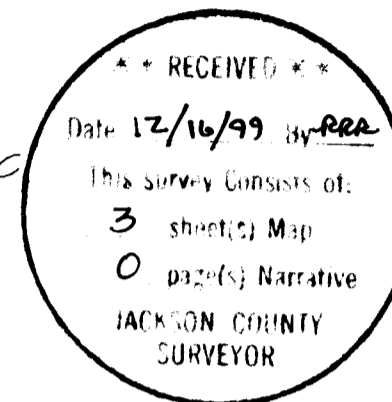
### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Jacksonville Planning Commission on December 9, 1998.

**Procedure:** Utilizing a Nikon DTM-420 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. Based on said traverse, and said monuments, Volume 217, Page 171, Volume 299, Page 220, Volume 500, Page 287, Deed Records of Jackson County, Oregon, and Documents Numbered 76-06425, 98-12929, 98-37623, 99-46079, 99-46080, 99-5718, 99-57519, 99-57720, 99-57721, of the Official Records of Jackson County, Oregon, and Surveys Numbered 451, 504, 507, 2519, 6203, 7389, 7973, 16283, and 16358, filed in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

### PREPARED FOR:

OREGON DIVERSE INDUSTRIES, LLC  
PO Box 8517  
Medford, Oregon 97504



### 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated in the Southeast and Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian in the City of Jacksonville, Jackson County, Oregon, more particularly described as follows:

Commencing at the northeast corner of Donation Land Claim Number 37, located in the Southeast One-quarter of Section 29, Township 37 South, Range 2 West of the Willamette Meridian in the City of Jacksonville, Jackson County, Oregon; thence North 89°52'14" West, along the north line of said claim, a distance of 445.82 feet to the northwest corner of that certain tract described in Volume 500, Page 287, of the Deed Records of Jackson County, Oregon, being the Initial point and the Point of Beginning; thence leaving said north line, South, a distance of 368.33 feet to the northeast corner of that certain tract described in Document Number 76-06426, Official Records of Jackson County, Oregon; thence West, a distance of 77.70 feet; thence South, a distance of 167.64 feet; thence South 60°01'55" East, a distance of 58.76 feet; thence North 50°59'00" East, a distance of 34.49 feet to the southwest corner of that certain tract described in Document Number 76-06426, Official Records of Jackson County, Oregon; thence North 68°15'00" East, along the south line of last said tract, a distance of 80.99 feet to the southeast corner thereof; thence East, a distance of 10.00 feet; thence South, a distance of 157.86 feet; thence South 36°18'56" East, a distance of 173.48 feet to the northerly right-of-way line for Highway 238, also known as 5th Street; thence South 55°56'20" West, along said right-of-way, a distance of 50.04 feet; thence leaving said right-of-way, North 36°18'56" West, a distance of 165.60 feet to the northerly line of that certain tract described in Volume 299, Page 220 of said deed records; thence South 55°56'20" West, along said northerly line, a distance of 212.54; thence North 33°55'21" West, a distance of 78.41 feet; thence North 52°36'57" West, a distance of 143.57 feet to the east line of that certain tract described in Volume 217, Page 171 of said deed records; thence North 00°07'00" East, along last said east line, a distance of 125.00 feet to the northeast corner thereof; thence North 89°53'00" West, along the north line of last said tract, a distance of 115.00 feet; thence South 00°07'00" West, a distance of 437.08 feet; thence North 89°53'00" West, a distance of 78.40 feet; thence North 67°16'00" West, a distance of 28.82 feet; thence North 89°53'00" West, a distance of 71.12 feet; thence North 67°16'00" West, parallel with the northerly line of F Street, distance of 415.38 feet; North 25°08'50" East, parallel with the easterly line of Oregon Street, a distance of 99.72 feet; thence North 67°14'00" West, a distance of 33.94 feet; thence North 25°08'50" East, a distance of 118.70 feet; thence North 67°16'00" West, parallel with the northerly line of F Street, a distance of 156.07 feet to the easterly right-of-way for Oregon Street; thence North 25°08'50" East, along last said right-of-way, a distance of 210.69 feet; thence leaving last said right-of-way, South 64°51'11" East, a distance of 160.00 feet; thence North 25°08'50" East, parallel with the easterly line of Oregon Street, a distance of 312.02 feet; thence South 65°34'34" East, a distance of 303.28 feet; thence North 00°07'00" East, a distance of 262.50 feet to the northerly line of said claim number 37; thence South 89°52'14" East, a distance of 399.10 feet to the Initial Point and the Point of Beginning.

Robert V. Neathamer  
Surveyor

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675

Renewal Date 12/31/00

### APPROVALS:

I certify that, pursuant to the authority granted in the City of Jacksonville Planning Commission in open session of December 1999, this Plat is hereby approved this 9 day of December, 1999.

Attest: [Signature] President

Examined and approved this 7th day of DECEMBER, 1999.

Robert Roberts  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 12-10-99.

[Signature] Deputy  
Tax Collector Deputy

Examined and approved this 8th day of December, 1999.

Kathryn Hall  
City Recorder

Examined and approved as required by O.R.S. 92.100 this 10th day of DECEMBER, 1999.

William Johnson Deputy  
Assessor Deputy

### RECORDING

FILED FOR RECORD THIS THE 16 DAY OF December, 1999 AT 11:20 O'CLOCK A.M. AND RECORDED IN VOLUME 25 OF PLATS AT PAGE 42 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME       , PAGE       .

Kathleen S. Bennett County Clerk  
[Signature] Deputy

### RELEASE

Valley Of The Rogue Bank, as holders of beneficiary interest under those certain Trust Deeds dated November 24, 1998, recorded as Instrument Number 98-55197, on November 25, 1998, and dated July 7, 1999, recorded as Instrument Number 99-36508, on July 9, 1999, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said Trust Deed all property described in the "DECLARATION" hereon, dedicated to the City of Jacksonville for public use.

Signed this 8th day of December, 1999.

Brad Copeland  
Brad Copeland  
Executive Vice President

STATE OF OREGON }  
County of Jackson } ss

The foregoing instrument was acknowledged before me on: December 08, 1999, by Brad Copeland, as Executive Vice President of Valley of the Rogue Bank

Pat Shumway  
Notary Public - Oregon



PREPARED BY: Neathamer Surveying, Inc.  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 98002 DATE: December 6, 1999

# NUNAN SQUARE SUBDIVISION

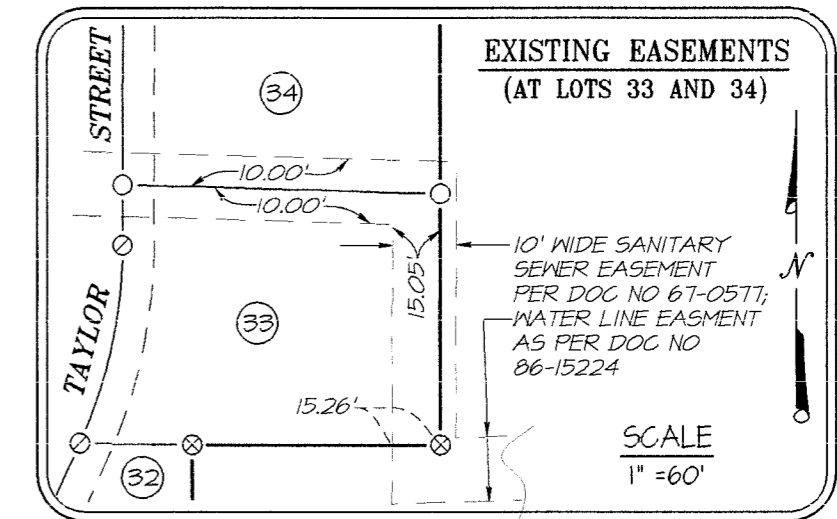
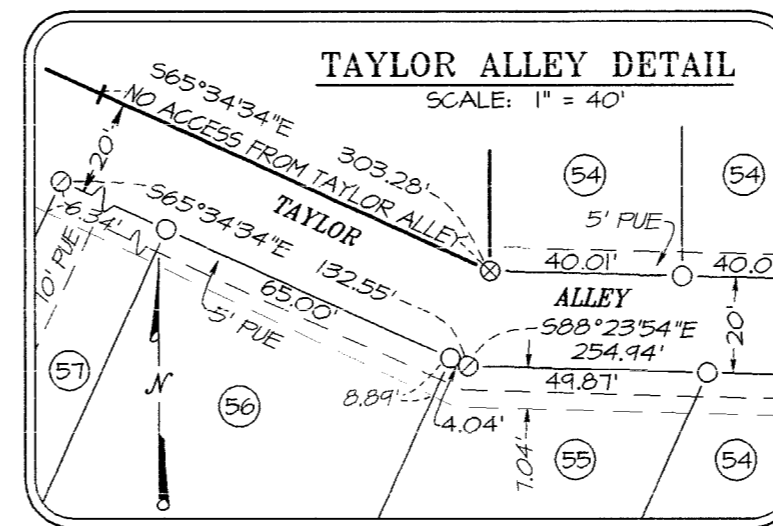
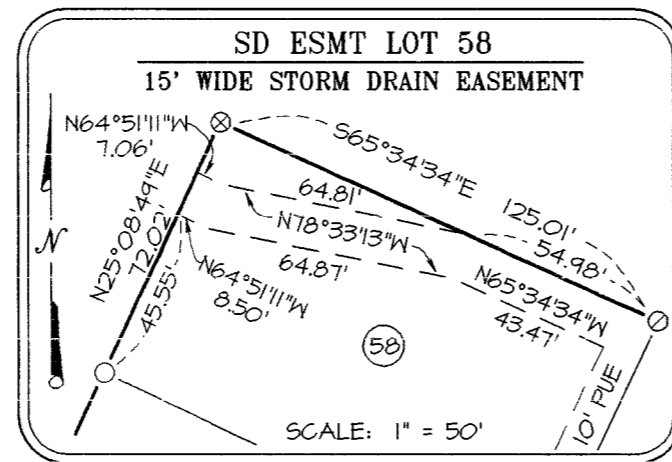
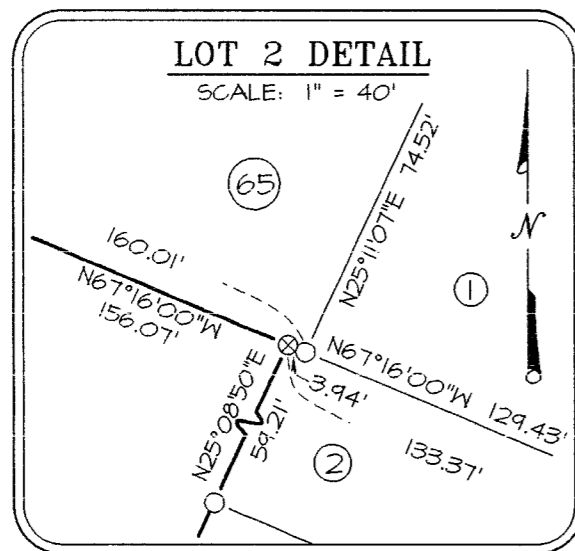
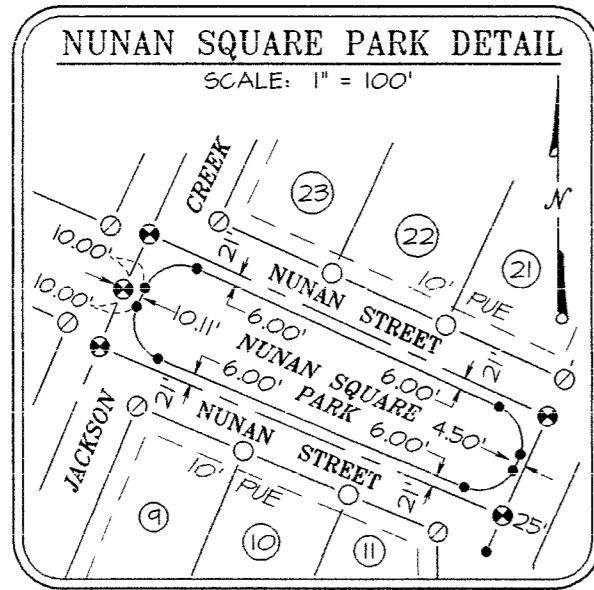
## A Planned Community

Located in the Southeast and the Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon

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

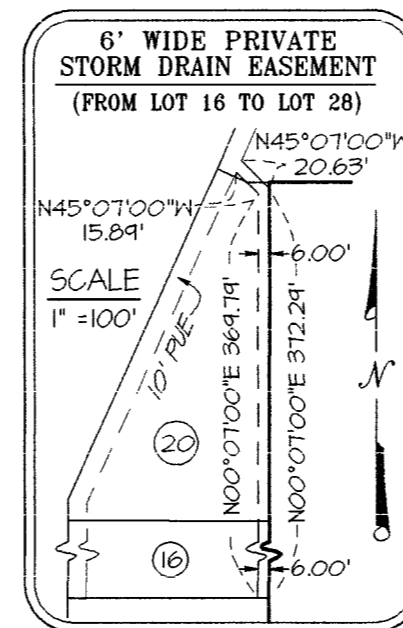
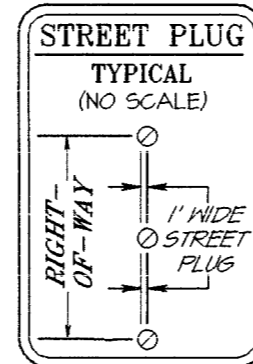
### PREPARED FOR:

OREGON DIVERSE INDUSTRIES, LLC  
 PO Box 8517  
 Medford, Oregon 97504



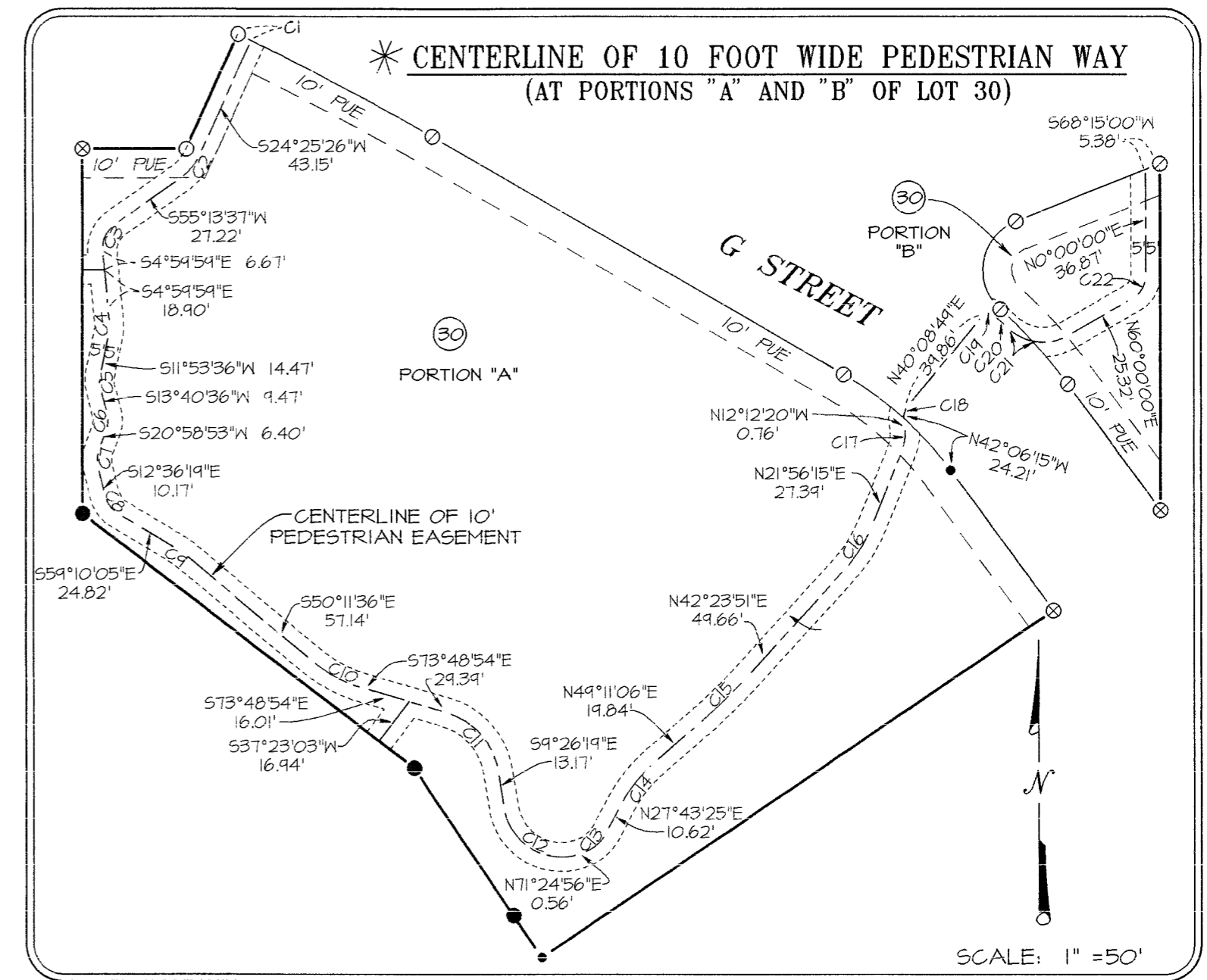
### LEGEND

- Indicates a 5/8 diameter by 30 inch long rebar, with yellow plastic cap marked "NEATHAMER LS 2675" the top set flush with the surface, or as noted.
- Indicates a 5/8 diameter by 24 inch long rebar, with yellow plastic cap marked "NEATHAMER LS 2675", the top set flush with the surface, or as noted.
- PI ⊕ Indicates a set 3-1/4" inch brass disk set in concrete and flush with pavement, marked "CITY OF JACKSONVILLE, C/L MON, LS 2675", with a center punch. Monument set at the point of intersection of tangents of the curve.
- ⊕ Indicates a set 3-1/4" inch brass disk set in concrete and flush with pavement, marked "CITY OF JACKSONVILLE, C/L MON, LS 2675", with a center punch.
- Indicates a 5 foot reference monument, set along lot line on project side of fence.
- ⊗ Indicates a found 5/8 diameter inch rebar, with yellow plastic cap marked "NEATHAMER LS 2675" the top found flush with the surface, or as noted. Refer to S/N 16358.
- Indicates a found 5/8 inch diameter iron pin with yellow plastic cap marked "FRIAR PLS 961", found flush, or as noted. Refer to S/N 6203.
- Indicates a found 5/8 inch diameter iron pin -0.1' below surface, or as noted. Refer to S/N 3632.
- Indicates a found railroad spike with center punch, -0.3' below surface. Refer to S/N 7389.
- ▲ Indicates a found 5/8 inch diameter pin with yellow plastic cap marked "L.J. FRIAR & ASSOC.". Refer to S/N 16283.
- Indicates a computed position, nothing found or set.
- { } Indicates record information as per S/N 14883.
- [ ] Indicates record information as per S/N 6203.
- ( ) Indicates record information as per S/N 3632.
- < > Indicates record information as per S/N 16283.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor
- Doc No Indicates document number pursuant to the Official Records of Jackson County, Oregon
- DLC Indicates Donation Land Claim.
- FUE Indicates a Public Utility Easement
- 10' PED WAY Indicates a 10 foot wide pedestrian way
- 10' WIDE SD ESMT Indicates a 10 foot wide storm drain easement as depicted on LOT 37, being 90.00 feet in length.



### CENTERLINE OF PEDESTRIAN WAY CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
1	0°17'43"	970.00'	5.00'	S65°34'34"E	5.00'
2	30°48'11"	20.00'	10.75'	S39°49'51"W	10.62'
3	60°13'36"	10.00'	10.51'	S25°08'49"W	10.03'
4	16°53'35"	10.00'	2.95'	S3°26'49"W	2.94'
5	25°34'13"	10.00'	4.46'	S0°53'30"E	4.43'
6	34°39'30"	10.00'	6.05'	S3°39'08"W	5.96'
7	33°35'12"	10.00'	5.86'	S4°11'17"W	5.78'
8	46°33'46"	10.00'	8.13'	S35°58'12"E	7.91'
9	8°58'30"	10.00'	1.57'	S54°40'50"E	1.56'
10	23°37'18"	50.00'	20.61'	S62°00'15"E	20.47'
11	64°22'35"	25.00'	28.09'	S41°31'36"E	26.64'
12	49°08'46"	20.00'	34.61'	S59°00'42"E	30.45'
13	43°41'31"	15.00'	11.44'	N49°34'10"E	11.16'
14	21°27'41"	50.00'	18.73'	N38°27'15"E	18.62'
15	6°47'15"	202.50'	23.99'	N45°41'28"E	23.91'
16	20°27'36"	50.00'	17.85'	N32°10'03"E	17.76'
17	34°08'35"	15.00'	8.94'	N4°51'58"E	8.81'
18	52°21'08"	7.50'	6.85'	N13°58'15"E	6.62'
19	91°44'30"	2.5'	4.00'	N86°01'04"E	3.59'
20	2°14'38"	167.00'	6.54'	S46°59'22"E	6.54'
21	74°07'57"	17.50'	22.64'	S82°56'01"E	21.10'
22	60°00'00"	8.00'	8.38'	N30°00'00"E	8.00'



REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer  
 OREGON  
 JULY 19, 1994  
 ROBERT V. NEATHAMER  
 2675

PREPARED BY: Neathamer Surveying, Inc.  
 304 South Central Avenue  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

PROJECT NUMBER: 98002 DATE: December 6, 1999



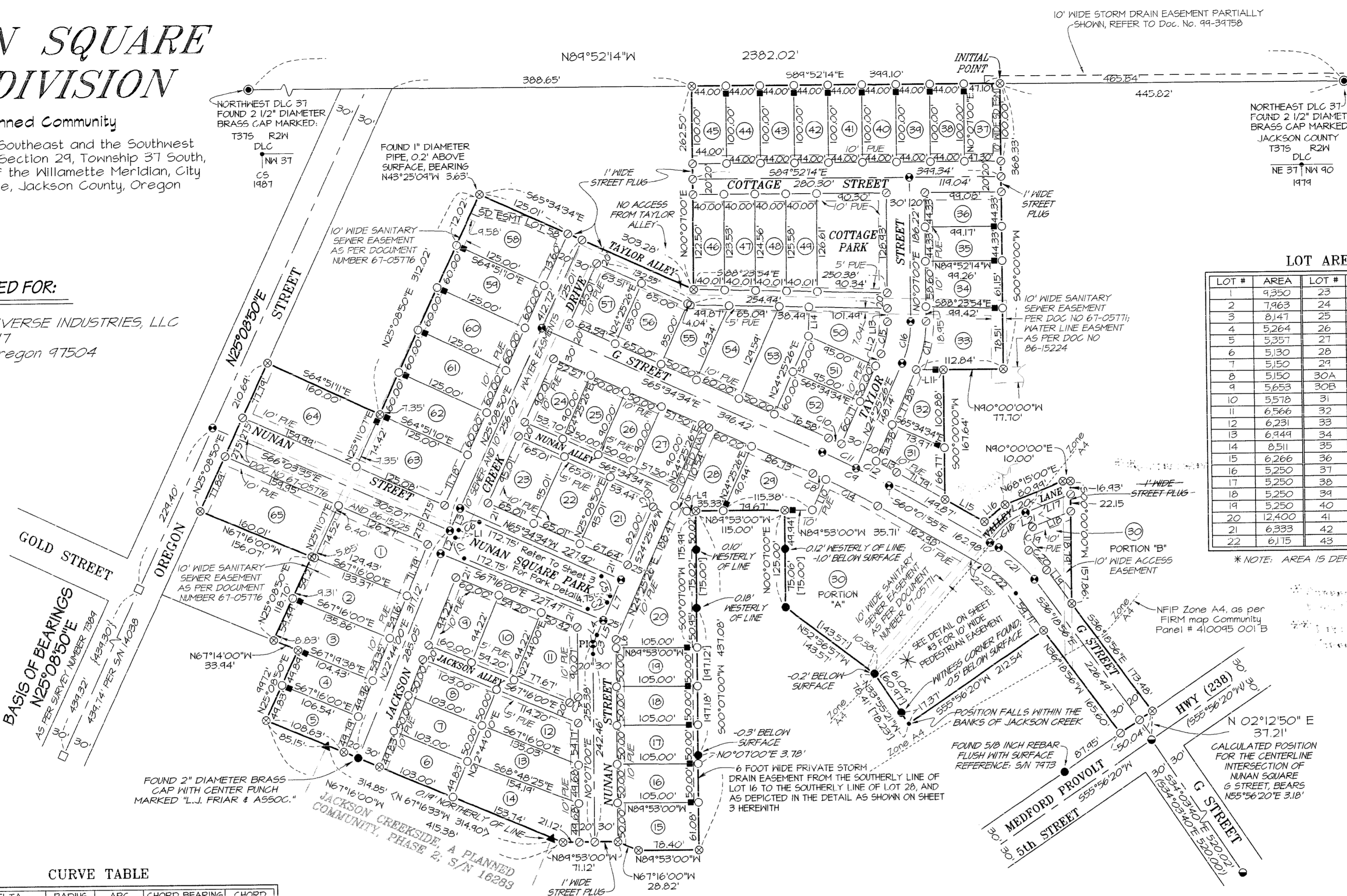
# NUNAN SQUARE SUBDIVISION

A Planned Community

Located in the Southeast and the Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon

PREPARED FOR:

OREGON DIVERSE INDUSTRIES, LLC  
PO Box 8517  
Medford, Oregon 97504



LOT AREA TABLE

LOT #	AREA	LOT #	AREA	LOT #	AREA
1	9,350	23	6,175	44	4,400
2	7,963	24	4,782	46	4,921
3	8,147	25	4,500	47	4,962
4	5,264	26	4,500	48	5,003
5	5,357	27	5,175	49	5,044
6	5,130	28	6,206	50	5,885
7	5,150	29	7,065	51	4,750
8	5,150	30A	56,846	52	5,701
9	5,653	30B	4,028	53	6,710
10	5,578	31	4,840	54	7,018
11	6,566	32	4,653	55	4,695
12	6,231	33	8,213	56	5,525
13	6,949	34	5,447	57	5,444
14	8,511	35	4,399	58	9,101
15	6,266	36	4,395	59	7,500
16	5,250	37	4,720	60	7,500
17	5,250	38	4,400	61	7,500
18	5,250	39	4,400	62	7,500
19	5,250	40	4,400	63	9,139
20	12,400	41	4,400	64	12,114
21	6,333	42	4,400	65	12,184
22	6,115	43	4,400		

\* NOTE: AREA IS DEPICTED IN SQUARE FEET.

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
1	90°00'00"	20.50'	32.20'	S22°16'00"E	28.99'
2	88°18'34"	20.50'	31.60'	N68°34'43"E	28.56'
3	24°18'26"	60.00'	25.45'	S12°16'13"W	25.26'
4	112°37'00"	8.00'	15.72'	S56°25'30"W	13.31'
5	90°00'00"	20.50'	32.20'	N20°34'34"W	28.99'
6	89°16'37"	20.50'	31.94'	S64°47'08"W	28.81'
7	90°00'00"	13.00'	20.42'	S20°34'34"E	18.38'
8	1°05'17"	970.00'	18.42'	S65°01'55"E	18.42'
9	5°32'39"	1000.00'	46.76'	S62°48'14"E	46.73'
10	1°02'05"	1020.00'	18.42'	S65°03'31"E	18.42'
11	2°46'31"	1000.00'	48.44'	S64°11'18"E	48.43'
12	2°46'08"	1000.00'	48.32'	S61°24'59"E	48.32'
13	1°41'53"	1020.00'	30.23'	S60°52'51"E	30.23'
14	4°27'22"	970.00'	75.44'	S62°15'36"E	75.42'
15	24°18'26"	100.00'	42.42'	N12°16'13"E	42.11'
16	24°18'26"	130.00'	55.15'	N12°16'13"E	54.74'
17	24°18'26"	150.00'	63.64'	N12°16'13"E	63.16'
18	35°16'43"	100.00'	61.57'	N50°36'39"E	60.60'
19	116°12'17"	18.00'	36.51'	N10°08'51"E	30.56'
20	11°38'21"	170.00'	34.53'	S42°08'07"E	34.48'
21	23°42'59"	150.00'	62.09'	S48°10'25"E	61.65'
22	23°42'59"	120.00'	49.67'	S48°10'25"E	49.32'

LINE TABLE

LINE #	BEARING	DISTANCE
1	N23°56'24"E	10.71'
2	N22°44'00"E	32.07'
3	N25°08'50"E	31.69'
4	N24°25'26"E	33.51'
5	N24°25'26"E	20.59'
6	N00°07'00"E	11.07'
7	N24°25'26"E	57.03'
8	N66°03'35"W	16.93'
9	N89°53'00"W	11.94'
10	N24°25'26"E	43.27'
11	N88°58'52"W	35.15'
12	N24°25'26"E	16.97'
13	N00°07'00"E	17.28'
14	N01°36'06"E	37.45'
15	S60°01'55"E	58.76'
16	N50°59'00"E	34.49'
17	N68°15'00"E	62.91'
18	N68°15'00"E	53.40'
19	S36°18'56"E	53.79'
20	S21°43'00"E	19.43'
21	S21°43'00"E	20.57'

**NOTE:**

Legend and Details Contained On Sheet 3

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
**Robert V. Neathamer**  
OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675  
Renewal Date 12/31/00

**Basis of Bearings:**

The centerline of Oregon Street, between found railroad spikes, as depicted on Survey Number 7389, on file in the office of the Jackson County Surveyor.

PREPARED BY: **Neathamer Surveying, Inc.**  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 98002 DATE: December 6, 1999