

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that L.F. THORNALLY, AKA LEE F. THORNALLY and LEONORE D. THORNALLY, husband and wife, as to an undivided 1/2 interest and BELLWOOD PROPERTIES, INC., as to an undivided 1/2 interest, as tenants in common, are the owners of the land shown on this Plat, more particularly described in the Surveyor's Certificate and that we have subdivided the same into the Lots and Streets as shown on Sheet 2 and that the size of the Lots and the course and length of all lines are plainly set forth and that this plat is a correct representation of the Subdivision and that we hereby dedicate to the public for public use the Streets as well as the Public Utility Easements (PUE) as shown on sheet 2. We also dedicate to the City of Shady Cove that 15-foot wide sewer easement across Lots 12 and 13, and 10-foot wide stormdrain easements across Lots 2 and 3 and across the westerly side of Lot 19 as shown hereon. We also create for the benefit of Lots 1 through 20 the domestic water facilities easements shown hereon across Lots 5 and 18 and the pedestrian and vehicular easement shown hereon across Lots 2 and 3. We also create the sewer service line easement shown hereon across Lot 10 benefiting Lot 9. We do hereby designate said subdivision as ROGUE RIVIERA ESTATES.

ROGUE RIVIERA ESTATES
Located in the N.E. 1/4 of Section 21, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

February 23, 2000

In witness whereof, we have set our hands and seals this 13 day of March, 2000.

Lee F. Thornally signature and name

Leonore D. Thornally signature and name

E.F. DODSON, PRESIDENT, BELLWOOD PROPERTIES, INC.

STATE OF OREGON)
COUNTY OF JACKSON)SS

Personally appeared the above named LEE F. THORNALLY, LEONORE D. THORNALLY and E.F. DODSON, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 13 day of March, 2000.

Notary Public signature and name for the State of Oregon

We, VALLEY OF THE ROGUE BANK, the undersigned beneficiary of certain Trust Deeds dated October 14, 1998 and recorded October 15, 1998 as Document No. 98-47788 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

Signed this 13th day of March, 2000.

Before Me:

Notary Public signature and name for the State of Oregon

*** APPROVALS ***

Examined and approved this 22nd day of March, 2000.

Robert Roberts signature and name, JACKSON/COUNTY SURVEYOR

Examined and recommended for approval this 14th day of June, 2000.

George Batic signature and name, CITY ENGINEER/OR PUBLIC WORKS DIRECTOR

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on November 13, 1997, the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 14th day of June, 2000. (File No. SUB 97-01) SUB 97-01

Attest: Secretary signature and name, SECRETARY

Examined and approved as required by O.R.S. 92.100 this 23rd day of June, 2000.

Ron Lindsey signature and name, ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 23 day of June, 2000.

Dennis Haugh signature and name, TAX COLLECTOR

REGISTERED PROFESSIONAL LAND SURVEYOR

J.O.K.

OREGON JULY 18, 1967 GARY D. KAISER No. 803 EXP. 6-30-01

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

J.O.K.

SURVEYOR

OFFICIAL SEAL CAROL SARTAIN NOTARY PUBLIC-OREGON COMMISSION NO. 055269 MY COMMISSION EXPIRES SEPT. 22, 2000

OFFICIAL SEAL MARGI GIBSTER NOTARY PUBLIC - OREGON COMMISSION NO. 307850 MY COMMISSION EXPIRES JULY 15, 2001

RECEIVED stamp: Date JULY 5, 2000 By CJD. This survey consists of: 2 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, a duly Registered Professional Land Surveyor of 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 hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with plastic cap located at the Southwest corner of Partition Plat recorded June 17, 1997 as Partition Plat No. P-43-1997 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 15396 in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING; thence South 89° 51' 13" East, 47.00 feet to the Southwest corner of Parcel No. 3 of said Partition Plat; thence along the Southerly boundary of said Parcel No. 3, South 89° 51' 13" East, 2.34 feet; thence to and along the Westerly boundary of tract described in Instrument No. 82-04504 of the Official Records of said County, South 1° 45' 59" West (record = South 1° 39' 00" West), 206.70 feet to an 5/8" rebar with plastic cap found set on the Southerly boundary of tract described in Instrument No. 77-03878 of said Official Records as said boundary was found to be monumented on Survey Nos. 2030 and 11775 as filed in the Office of the County Surveyor; thence along said tract boundary, North 88° 14' 01" West (record = North 88° 21' 00" West), 265.90 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described in Instrument No. 88-26196 of said Official Records; thence South 1° 45' 59" West (record = South 1° 46' 30" West), 105.97 feet to a 5/8" rebar with plastic cap, found set for the West-Southwest corner of said tract; thence South 88° 14' 01" East (record = South 88° 13' 30" East), 203.00 feet to the Westerly ELL corner on the Southerly boundary of said tract; thence South 1° 40' 05" West (record = South 1° 46' 30" West), 80.00 feet to a 5/8" rebar with plastic cap found set for the South-Southwest corner of said tract; thence along the Southerly boundary of said tract, South 88° 14' 01" East (record = South 88° 13' 30" East), 30.00 feet; thence South 1° 45' 59" West, 15.00 feet to intersect the Northerly boundary of BRAUGHTON SUBDIVISION, a recorded subdivision located in the City of Shady Cove, in said County and State; thence along the Northerly boundary of said subdivision and the Westerly extension thereof, North 88° 14' 01" West (record = North 88° 15' 30" West), 374.43 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of Parcel No. 1 of Partition Plat recorded August 24, 1990 as Partition Plat No. P-83-1990 of "Records of Partition Plats" in said County and State and filed as Survey No. 12157 in the Office of the County Surveyor; thence South 0° 53' 14" East, 199.93 feet (record = South 0° 52' 58" East, 199.91 feet) to a found 5/8" rebar with plastic cap witness corner; thence continue South 0° 53' 14" East, 1.214 feet to the Southeast corner of said Parcel No. 1; thence along the Northerly right-of-way line of MAPLE DRIVE, North 88° 19' 40" West, 147.83 feet (record = North 88° 20' 53" West, 147.96 feet) to the Southwest corner of said Parcel No. 1; thence North 1° 54' 07" East, 201.18 feet (record = North 1° 56' 39" East, 201.03 feet) to a 5/8" rebar with plastic cap found set for the Northwest corner of said Parcel No. 1; thence along the Northerly boundary of tract described in Instrument No. 89-13437 of said Official Records, North 88° 14' 01" West (record = North 88° 21' 00" West), 236.73 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continue North 88° 14' 01" West, 150.00 feet to intersect the average centerline of the Rogue River; thence run upstream along said river centerline, North 7° 23' 00" East, 200.00 feet; thence continue along said river line, North 6° 34' 48" East, 183.91 feet to the Westerly terminus of that boundary established by agreement and recorded in Instrument No. 94-33634 of said Official Records; thence along said agreement boundary as follows: South 89° 51' 13" East, 165.00 feet to a found 5/8" rebar with plastic cap; thence continue South 89° 51' 13" East, 388.00 feet to a found 5/8" rebar with plastic cap; thence continue South 89° 51' 13" East, 149.45 feet to a found 5/8" rebar with plastic cap; thence North 0° 08' 47" East, 4.60 feet to a found 5/8" rebar with plastic cap; thence South 89° 51' 13" East, 14.00 feet to a found 5/8" rebar with plastic cap; thence South 0° 08' 47" West, 4.60 feet to a found 5/8" rebar with plastic cap; thence South 89° 51' 13" East, 131.55 feet to the Easterly terminus of said agreement boundary and THE INITIAL POINT OF BEGINNING.

SUBJECT TO: the rights of the State of Oregon and the public in and to the area between the average center of the Rogue River and the ordinary high water mark.

J.O.K. SURVEYOR

*** RECORDERS CERTIFICATE ***

Filed for record this 5 day of July, 2000, at 1:24 o'clock P.M., and recorded in Volume 26 of Plats on Page 23 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckett, COUNTY CLERK

Deputy signature and name, DEPUTY

For order of the County Court approving this plat see Volume, Page of County Commissioners Journal of Proceedings.

ROGUE RIVIERA ESTATES

Located in the N.E. 1/4 of Section 21, T.34S.,R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

February 23, 2000

SURVEY FOR:

Ernie Dodson & Lee Thornally
c/o Lee Thornally
1399 Highway 234
Eagle Point, Oregon 97524

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

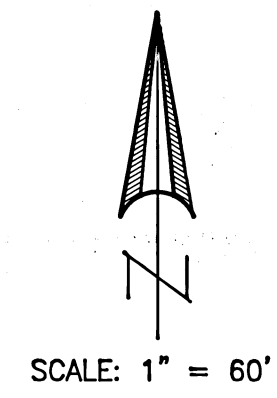
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-01

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

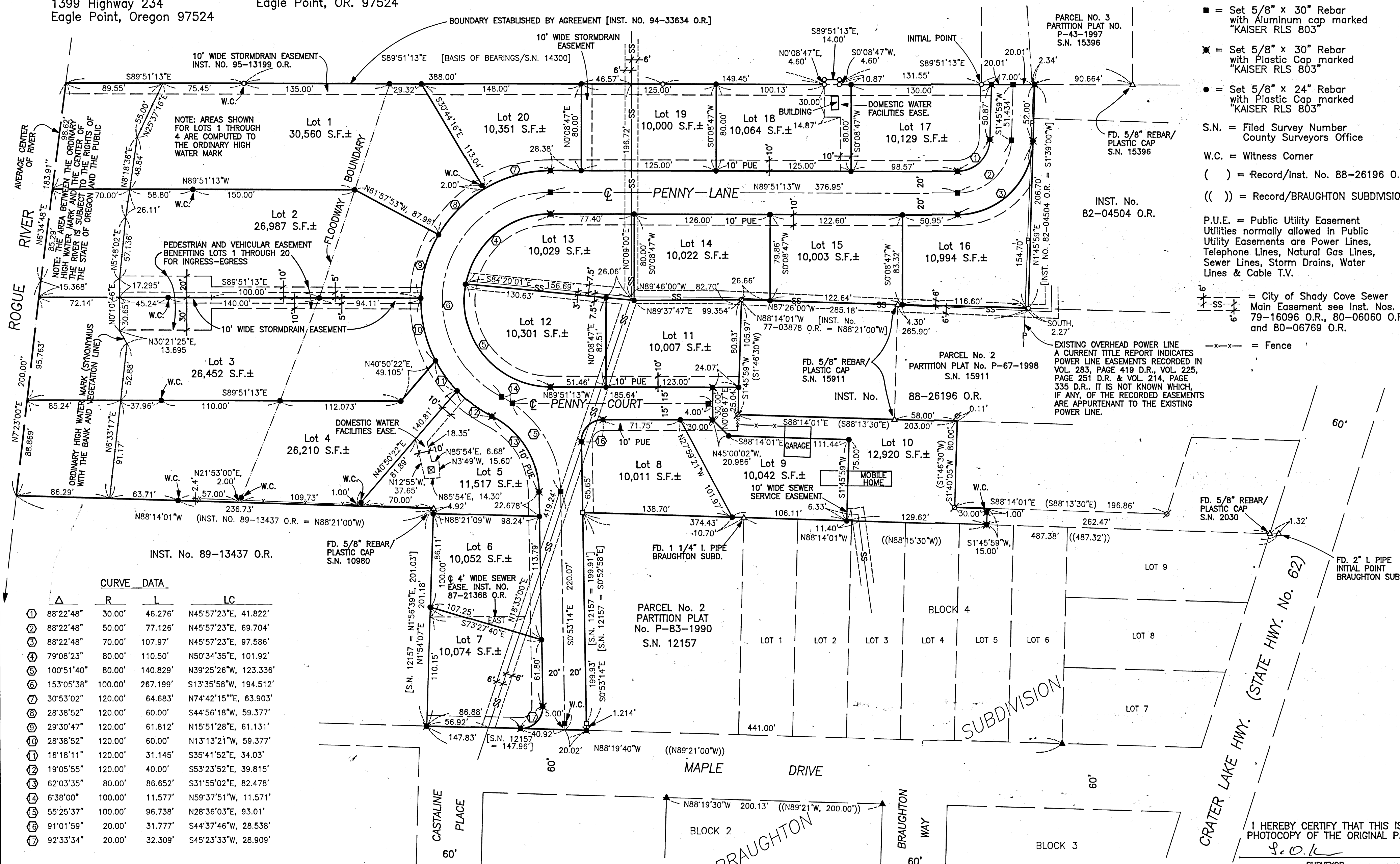
PURPOSE: Outside Boundary, Lots and Streets monumentation
for ROGUE RIVIERA ESTATES

PROCEDURE: Control for the Outside Boundary was from
Filed Survey Nos. 14300, 11775, 2030, 10980,
12157 and BRAUGHTON SUBDIVISION. The lots
and streets were located per the clients direction
and the city approval.



LEGEND

- o = Found 5/8" Rebar/Plastic Cap S.N. 14300
- ∅ = Found 5/8" Rebar/Plastic Cap S.N. 11775
- ▲ = Found 3/4" I. Pipe BRAUGHTON SUBDIVISION
- = Found 5/8" Rebar/Plastic Cap S.N. 12157
- △ = Found Monument as Indicated
- = Set 5/8" x 30" Rebar with Aluminum cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- () = Record/Inst. No. 88-26196 O.R.
- (()) = Record/BRAUGHTON SUBDIVISION
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- SS = City of Shady Cove Sewer Main Easement see Inst. Nos. 79-16096 O.R., 80-06060 O.R. and 80-06769 O.R.
- x-x- = Fence



INST. No. 89-13437 O.R.

Δ	R	L	LC
1	88°22'48"	30.00'	46.276' N45°57'23"E, 41.822'
2	88°22'48"	50.00'	77.126' N45°57'23"E, 69.704'
3	88°22'48"	70.00'	107.97' N45°57'23"E, 97.586'
4	79°08'23"	80.00'	110.50' N50°34'35"E, 101.92'
5	100°51'40"	80.00'	140.829' N39°25'26"W, 123.336'
6	153°05'38"	100.00'	267.199' S13°35'58"W, 194.512'
7	30°53'02"	120.00'	64.683' N74°42'15"E, 63.903'
8	28°38'52"	120.00'	60.00' S44°56'18"W, 59.377'
9	29°30'47"	120.00'	61.812' N15°51'28"E, 61.131'
10	28°38'52"	120.00'	60.00' N13°13'21"W, 59.377'
11	16°18'11"	120.00'	31.145' S35°41'52"E, 34.03'
12	19°05'55"	120.00'	40.00' S53°23'52"E, 39.815'
13	62°03'35"	80.00'	86.652' S31°55'02"E, 82.478'
14	6°38'00"	100.00'	11.577' N59°37'51"W, 11.571'
15	55°25'37"	100.00'	96.738' N28°36'03"E, 93.01'
16	91°01'59"	20.00'	31.777' S44°37'46"W, 28.538'
17	92°33'34"	20.00'	32.309' S45°23'33"W, 28.909'

T.L. Nos. 341W 21AA - 3600,4500 & 21A - 3302

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPIY OF THE ORIGINAL PLAT
G.D.K.
SURVEYOR