

# WHISPERING WINDS SUBDIVISION

located in Tract 175 of ROGUELANDS IRRIGATED ORCHARD TRACTS  
and in the S.E. 1/4 of Section 21, T.36S., R.1W., W.M.,  
Jackson County, Oregon

November 7, 2003

### SURVEY FOR:

C. David Freel  
P.O. Box 587  
Shady Cove, OR. 97539

### SURVEY BY:

Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

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to intersect the  
h 89' 55' 50"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*G.D.K.*

OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803

EXP. 6-30-05

*Vol. 29 Pg. 59  
Book 15 pg. 3440*

*13R17*

### \*\*\* DECLARATION \*\*\*

KNOWN ALL MEN BY THESE  
described, and has cause  
and the number and size  
that this plat is a correc  
public for public use the  
Sheet 2. I also hereby  
easement shown on Shee  
shown on Sheet 2 across  
stormdrain easement acro  
33-38 shown on Sheet ;  
across Lot 15 benefiting  
"WHISPERING WINDS SUBD

I, the undersigned, hereby  
as street plug. By appri  
dedication of the extensio  
purposes.

IN WITNESS WHEREOF, I H  
20 03.

*C.D.F.*  
C. DAVID FREEL, PRO

STATE OF OREGON )  
                          )ss  
COUNTY OF JACKSON )

Personally appeared the  
instrument to be his volu

Subscribed and sworn to

WE, SOUTH VALLEY BANK  
Deed, dated May 28, 200  
Records of Jackson Cour  
lien of said Trust Deed c

Signed this 4<sup>th</sup> day

Before me:

WE, SOUTH VALLEY BANK  
Deed, dated May 28, 200  
Records of Jackson Cour  
lien of said Trust Deed c

Signed this 4<sup>th</sup> day

Before me:

OR

oment this

G DIRECTOR

*KAISER*

*Deputy*  
F ASSESSMENT

een paid as of

*Deputy*

LEGEND

- o = Found 1/2" I. Pin - S.N. 1777
- Δ = 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"
- ▲ = Set Lead/Tack/Washer marked "RLS 803"

\*\* RECEIVED \*\*  
 Date 12-29-03 By AD  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

WHISPERING WINDS SUBDIVISION

Located in Tract 175 of ROGUELANDS IRRIGATED ORCHARD TRACTS  
 and in the S.E. 1/4 of Section 21, T.36S.,R.1W., W.M.,  
 Jackson County, Oregon

November 7, 2003

**SURVEY FOR:**  
 C. David Freel  
 P.O. Box 587  
 Shady Cove, OR. 97539

**SURVEY BY:**  
 Kaiser Surveying  
 19440 Highway 62  
 Eagle Point, OR. 97524

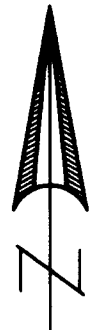
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPIY OF THE ORIGINAL PLAT

S.D.K. SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

S.D.K.

OREGON  
 JULY 16, 1967  
 GARY D. KAISER  
 No. 803  
 EXP. 6-30-05



SCALE: 1" = 60'

S.N. = Filed Survey Number  
 County Surveyors Office  
 W.C. = Witness Corner  
 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.

RVSS = Rogue Valley Sewer Service  
 ( ) = Record/S.N. 1777  
 (( )) = Record/S.N. 2726  
 ((( ))) = Record/S.N. 10958  
 (((( ))) = Record/AGATE SUBD. EXT. No. 3  
 --- = Fence

NOTE: Conditions of the approval from  
 Jackson County Planning Land use  
 Case File No. 2002-6-S apply to  
 all Lots within this Plat.

EASEMENTS

- Property could be subject to covenants, conditions, restrictions, easements and setbacks as disclosed in Vol. 488, Page 151 D.R., Vol. 583, Page 343 D.R. and Inst. No. 71-13676 O.R.
- Property could be subject to a joint road maintenance agreement for Avenue "A" as disclosed in Inst. No. 78-27856 O.R.. Avenue "A" is a county road and maintained by Jackson County.
- Inst. No. 03-62213 O.R. releases and quitclaims to C. David Freel that irrigation easement described in Vol. 521, Page 1 as said easement crosses WHISPERING WINDS SUBDIVISION.

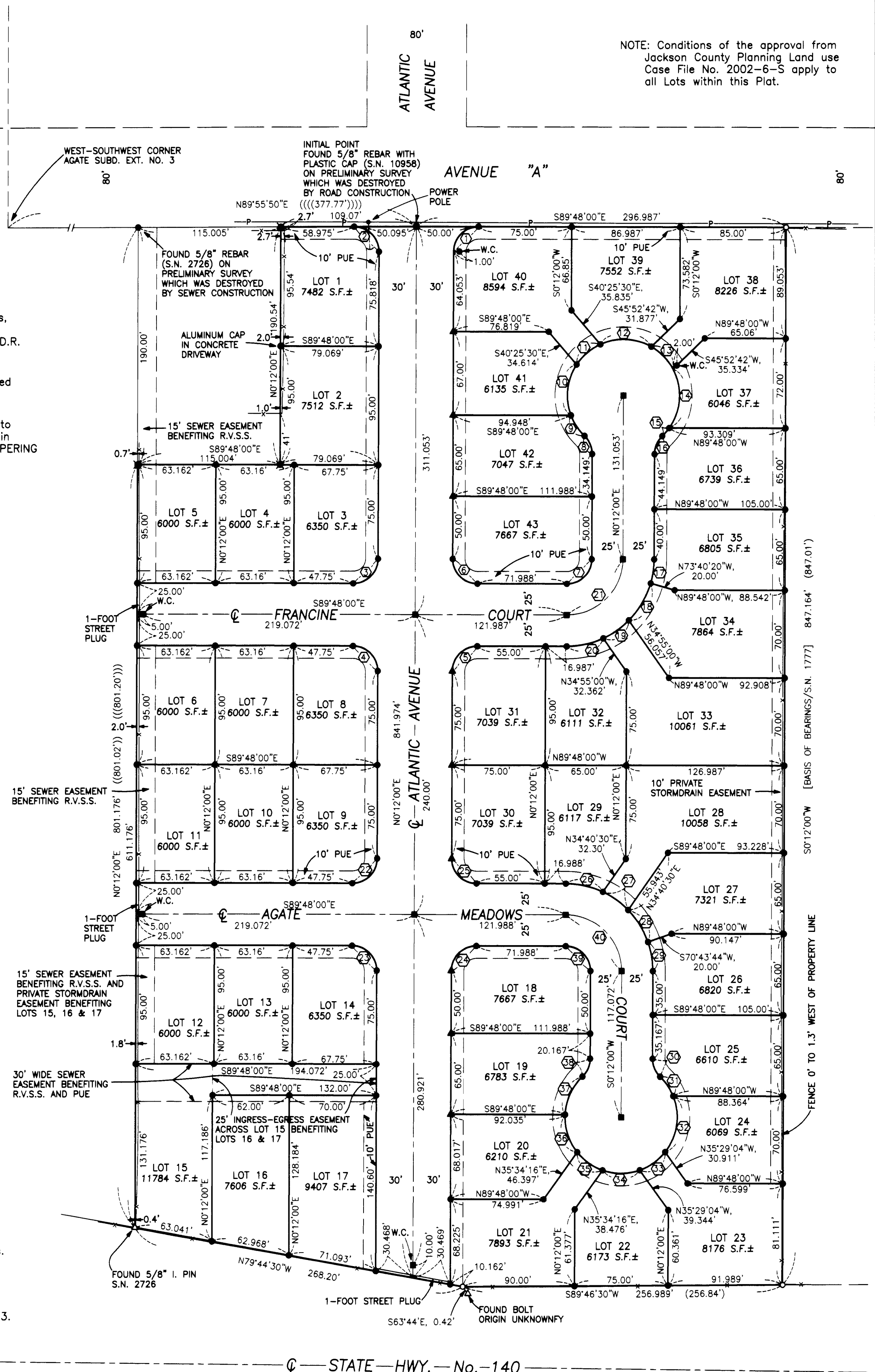
CURVE DATA

Δ	R	L	LC
①	90°00'00"	20.00'	31.416' S45°12'00"W, 28.284'
②	90°16'10"	20.00'	31.51' N44°56'05"W, 28.351'
③	90°00'00"	20.00'	31.416' N45°12'00"E, 28.284'
④	90°00'00"	20.00'	31.416' N44°48'00"W, 28.284'
⑤	90°00'00"	20.00'	31.416' N45°12'00"E, 28.284'
⑥	90°00'00"	20.00'	31.416' N44°48'00"W, 28.284'
⑦	90°00'00"	20.00'	31.416' S45°12'00"W, 28.284'
⑧	46°11'12"	20.00'	16.122' S22°53'36"E, 15.689'
⑨	25°17'13"	45.00'	19.86' S33°20'36"E, 19.70'
⑩	54°09'13"	45.00'	42.532' N6°22'38"W, 40.967'
⑪	32°15'19"	45.00'	25.333' N49°34'54"E, 25.00'
⑫	54°02'34"	45.00'	42.445' S87°16'10"E, 40.889'
⑬	32°15'19"	45.00'	25.333' S44°07'13"E, 25.00'
⑭	63°34'12"	45.00'	49.928' S3°47'32"W, 47.406'
⑮	10°48'34"	45.00'	8.49' S40°58'55"W, 8.477'
⑯	46°11'12"	20.00'	16.122' S23°17'36"W, 15.689'
⑰	16°07'40"	70.00'	19.704' S8°15'50"W, 19.639'
⑱	28°28'04"	70.00'	34.78' S30°33'42"W, 34.423'
⑲	20°34'23"	70.00'	25.135' N55°04'56"E, 25.00'
⑳	24°49'53"	70.00'	30.337' S77°47'04"W, 30.10'
㉑	90°00'00"	45.00'	70.686' N45°12'00"E, 63.64'
㉒	90°00'00"	20.00'	31.416' S45°12'00"W, 28.284'
㉓	90°00'00"	20.00'	31.416' N44°48'00"W, 28.284'
㉔	90°00'00"	20.00'	31.416' S45°12'00"W, 28.284'
㉕	90°00'00"	20.00'	31.416' S44°48'00"E, 28.284'
㉖	25°07'56"	70.00'	30.705' S77°14'02"E, 30.459'
㉗	20°34'33"	70.00'	25.138' S54°22'47"E, 25.003'
㉘	24°49'15"	70.00'	30.324' N31°40'54"W, 30.088'
㉙	19°28'16"	70.00'	23.788' S9°32'08"E, 23.674'
㉚	46°11'13"	20.00'	16.122' N22°53'37"W, 15.689'
㉛	23°53'33"	45.00'	18.765' N34°02'27"W, 18.629'
㉜	60°28'57"	45.00'	47.503' S8°08'49"W, 45.328'
㉝	32°15'18"	45.00'	25.333' S54°30'56"W, 25.00'
㉞	38°38'23"	45.00'	30.348' S89°57'46"W, 29.776'
㉟	32°15'20"	45.00'	25.333' N54°35'22"W, 25.00'
㊱	41°18'01"	45.00'	32.437' N17°48'42"W, 31.739'
㊲	43°32'54"	45.00'	34.203' N24°36'46"E, 33.385'
㊳	46°11'13"	20.00'	16.122' N23°17'36"E, 15.689'
㊴	90°00'00"	20.00'	31.416' N44°48'00"W, 28.284'
㊵	90°00'00"	45.00'	70.686' N44°48'00"E, 63.64'

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

PURPOSE: Subdivision of tracts described in Inst. Nos. 02-01622 O.R. and 02-29034 O.R.

PROCEDURE: The boundaries of the subject properties were located from information on Filed Survey Nos. 1777, 2726 and 10958 and the plat of AGATE SUBDIVISION EXT. No. 3.



STATE HWY. No. 140

### WHISPERING WINDS SUBDIVISION

Located in Tract 175 of ROGUELANDS IRRIGATED ORCHARD TRACTS and in the S.E. 1/4 of Section 21, T.36S.,R.1W., W.M., Jackson County, Oregon

November 7, 2003

**SURVEY FOR:**  
C. David Freel  
P.O. Box 587  
Shady Cove, OR. 97539

**SURVEY BY:**  
Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

**\*\*\* 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 shown on Sheet 2, 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" X 30" rebar with aluminum cap set for the angle point on the Southerly boundary of AGATE SUBDIVISION EXTENSION NO. 3, a recorded subdivision located in Jackson County, Oregon (the West-Southwest corner of said subdivision bears South 89° 55' 50" West, 377.77 feet) for THE INITIAL POINT OF BEGINNING; thence along the Southerly right-of-way line of Avenue "A", South 89° 48' 00" East, 296.987 feet to a 1/2" iron pin found set for the Northeast corner of tract described in Instrument No. 02-01622 of the Official Records of said county; thence South 0° 12' 00" West, 847.164 feet (record = 847.01 feet) to a 1/2" iron pin found set for the Southeast corner of said tract; thence along the Northerly right-of-way line of State Highway No. 140, South 89° 46' 30" West, 256.989 feet (record = 256.84 feet) to a 1/2" iron pin found set for the Southwest corner of said tract; thence continue along said highway line, North 79° 44' 30" West, 268.20 feet to a 5/8" iron pin found set for the Southwest corner of tract described in Instrument No. 02-29034 of said Official Records; thence along the Westerly boundary of said tract, North 0° 12' 00" East, 611.176 feet; thence leaving said tract boundary, South 89° 48' 00" East, 115.004 feet; thence North 0° 12' 00" East, 190.54 feet to intersect the Southerly right-of-way line of said Avenue "A"; thence along said Avenue line, North 89° 55' 50" East, 109.07 feet to THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

*G.D.K.*

OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803  
EXP. 6-30-05

*G.D.K.*  
SURVEYOR

**\*\*\* APPROVALS \*\*\***

Examined and approved this 24<sup>th</sup> day of December, 20 03.  
*[Signature]*  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 5<sup>th</sup> day of December, 20 03. JCDPD File No. 2002-6-S.  
*[Signature]*  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 8<sup>th</sup> day of December, 20 03.  
*[Signature]*  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 8<sup>th</sup> day of December, 20 03.  
*[Signature]*  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.  
*[Signature]*  
DISTRICT ENGINEER

RECEIVED  
Date 12-29-03 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

**\*\*\* DECLARATION \*\*\***

KNOWN ALL MEN BY THESE PRESENTS, that C. DAVID FREEL, is the owner of the lands hereon described, and has caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the public for public use the streets, together with all public utility easements (PUE) as shown on Sheet 2. I also hereby dedicate to Rogue Valley Sewer Service that 15-foot wide sewer service easement shown on Sheet 2 across Lots 5, 6, 11 and 12, and that 30-foot wide sewer easement shown on Sheet 2 across Lots 15, 16 and 17. I also hereby create that 10-foot wide private stormdrain easement across Lots 24-28 and across Lots 33-38 benefiting Lots 23-28 and Lots 33-38 shown on Sheet 2, and that 25-foot wide ingress-egress easement shown on Sheet 2 across Lot 15 benefiting Lots 16 and 17. We hereby designate said subdivision as "WHISPERING WINDS SUBDIVISION".

I, the undersigned, hereby dedicate to Jackson County in Fee simple that area designated hereon as street plug. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 4<sup>th</sup> DAY, OF December, 20 03.

*[Signature]*  
C. DAVID FREEL, PRESIDENT FREELCO INC.

STATE OF OREGON )  
COUNTY OF JACKSON )<sub>ss</sub>

Personally appeared the above named C. DAVID FREEL and acknowledge the foregoing instrument to be his voluntary act and deed.  
*[Signature]* President of Freelco, Inc.

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 20 03.

(SIGN) *[Signature]*  
Larvin Johnson NOTARY PUBLIC - OREGON  
(PRINT) Larvin Johnson  
COMMISSION NO. 355467  
MY COMMISSION EXPIRES 3-6-06

WE, SOUTH VALLEY BANK AND TRUST, are the undersigned beneficiary of a certain Trust Deed, dated May 28, 2003, and recorded May 29, 2003, as Instrument No. 03-34957, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 4<sup>th</sup> day of December, 20 03.

Before me: *[Signature]*  
Title: Vice President

(SIGN) *[Signature]*  
Larvin Johnson NOTARY PUBLIC - OREGON  
(PRINT) Larvin Johnson  
COMMISSION NO. 355467  
MY COMMISSION EXPIRES 3-6-06

WE, SOUTH VALLEY BANK AND TRUST, are the undersigned beneficiary of a certain Trust Deed, dated May 28, 2003, and recorded June 2, 2003, as Instrument No. 03-35770, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 4<sup>th</sup> day of December, 20 03.

Before me: *[Signature]*  
Title: Vice President

(SIGN) *[Signature]*  
Larvin Johnson NOTARY PUBLIC - OREGON  
(PRINT) Larvin Johnson  
COMMISSION NO. 355467  
MY COMMISSION EXPIRES 3-6-06

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record, this 29<sup>th</sup> day of DECEMBER, 20 03, at 11:17 O'clock A.m., and recorded in Volume 29 of Plats on page 59 of the Records of Jackson County, Oregon.

By: Kathleen S Beckett COUNTY CLERK  
Barbara J Shaw DEPUTY

For order of the County Commissioners approving this plat see Volume 206, Page 615-617 of County Commissioners Journal of Proceedings.