

HANNAH COURT

A PLANNED COMMUNITY

Located within Donation Land Claim Number 82, in the Southeast One-quarter and Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that we DALE E. MCLANE and DONNA J. MCLANE, husband and wife, as tenants by the entirety, herein-after referred to as Declarants, are the fee title owners of the real property depicted hereon, and hereby dedicate to the City of Medford for public use, that 10.00 foot wide strip for right of way dedication, and a 10.00 foot wide Public Utility Easement, as depicted hereon. Declarants hereby create and grant to Rogue Valley Sewer Services, their successors and assigns, a 10.00 foot wide Sanitary Sewer Easement for the purpose of access to construct, maintain, repair and replace a sanitary sewer pipeline, its facilities and appurtenances. Declarants hereby create the Common Area, as depicted hereon, and shall allow private service lines for, but not limited to: sanitary sewer, water, storm sewer, electric, telephone, cable television, and communication lines, their facilities and appurtenances, and to allow for access to construct, maintain, repair and replace the same. Declarants, their successors and assigns, shall be subject to those Covenants, Conditions, and Restrictions, pursuant to Instrument recorded on April 22, 2004, as Document Number 04-21738, of the Official Records of Jackson County, Oregon.

Declarants have caused this tract of land to be surveyed and platted into Lots, Common Area and easements, as depicted hereon, and the number of each Lot and the course and length of all plainly set forth hereon, and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as HANNAH COURT, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, signed this 1 day of MARCH, 2004.

Dale E. McLane
Dale E. McLane

Donna J. McLane
Donna J. McLane

STATE OF OREGON }
County of Jackson } 55

Before me, the undersigned Notary Public, personally appeared the above named DALE E. MCLANE and DONNA J. MCLANE, husband and wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 1 day of March, 2004.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT. 30, 2007

NOTES:

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

This tract is subject to the following matters of record:

This tract is within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sanitary Services.

The effect of said property (tract), or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

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 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 located within Donation Land Claim Number 82, in the Southeast One-quarter and Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, more particularly described as follows:

Commencing at the northeast corner of Donation Land Claim Number 82 in said Township and Range; thence North 89°57' West along the north boundary of said Claim, 1340.0 feet to an intersection with the west right of way line of South Peach Street; thence South 00°05'52" West, 30.00 feet along said street line, to intersect the southerly right of way of Garfield Street (Record: South 00°06' West, 30.00 feet); thence North 89°57'08" West 578.28 feet along last said right of way (Record: North 89°57' West 578.28 feet to a 5/8-inch iron pin located on the south boundary of Garfield Street), to the Initial Point and the True Point of Beginning; thence South 00°05'21" West 336.60 feet to 5/8-inch iron pin (Record: South 0°06' West 336.6 feet); thence North 89°55'10" West 195.01 feet (Record: North 89°57' West 195.00 feet), to an iron axle with a gear top; thence North 00°05'21" East 336.49 feet (Record: North 00°06' East 336.60 feet), to an iron axle with a gear top, being a point on the southerly right of way of Garfield Street; thence along said right of way South 89°57'08" East 195.01 feet (Record: South 89°57' East, 195.00 feet), to the Point of Beginning.

Cael E. Neathamer
Surveyor

NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Application per File Number PUD-03-60, by the City of Medford Planning Commission.

PROCEDURE: Utilizing a Nikon DTM-520 Total Station, a Ranger 200R with TDS software, all found monuments were tied via closed looped traverse or by redundant ties. Record information utilized: Doc. No. 02-61552; Diamond Village Subdivision, Unit No. 1 and Unit No. 2, now of record, also filed as SN 13640 and 14067 respectively; SN 118 and SN 1305.

Utilizing SN 13640, the basis of bearings were established between the found monument at the centerline intersection of South Peach Street and Garfield Street, and the found monument marking the Northwest Corner of Donation Land Claim Number 82. Record widths were used to establish the right of way of Garfield Street.

Utilizing SN 1305 and Doc. No. 02-61552, the east boundary was established, holding the found monument at the southeast corner, per SN 1305.

Utilizing Doc. No. 02-61552 and the found monuments per SN 118 and SN 1305, the southerly and westerly boundaries were established.

The westerly boundary was found to agree with the easterly boundary of SN 13640.

The interior lots were computed, and the remainder is depicted hereon as Common Space. The exterior boundary of this subdivision is marked as depicted hereon, and the interior lot corners shall be set pursuant to the "DEFERRED MONUMENTATION CERTIFICATE", as depicted on Sheet No. 2.

PREPARED FOR:

Dale E. & Donna J. McLane
P.O. Box 5070
Central Point, OR 97502

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.
Scott O. Latta Planning Director
April 13, 2004 Date

Planning File Number: PUD-03-60

Examined and approved this 5th day of March, 2004.
Lawrence Berkow City Engineer
Paul D. Lamm City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of April 14, 2004.

Carol Applegate Deputy Tax Collector
Deputy

Examined and approved as required by O.R.S. 92.100 this 14th day of APRIL, 2004.

DAN ROSS Assessor
Willie Johnson Deputy

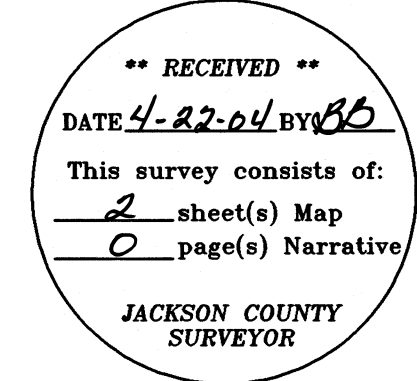
RECORDING:

FILED FOR RECORD THIS THE 22 DAY OF April, 2004, AT 8:00 O'CLOCK AM AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 23 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 206, PAGE 2168.

Rothleen S. Beckett County Clerk
Geraldine Cutting Deputy

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



REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

DATE: March 1, 2004 PROJECT NUMBER: 02059

Sheet 1 of 2 © CEN

HANNAH COURT

A PLANNED COMMUNITY

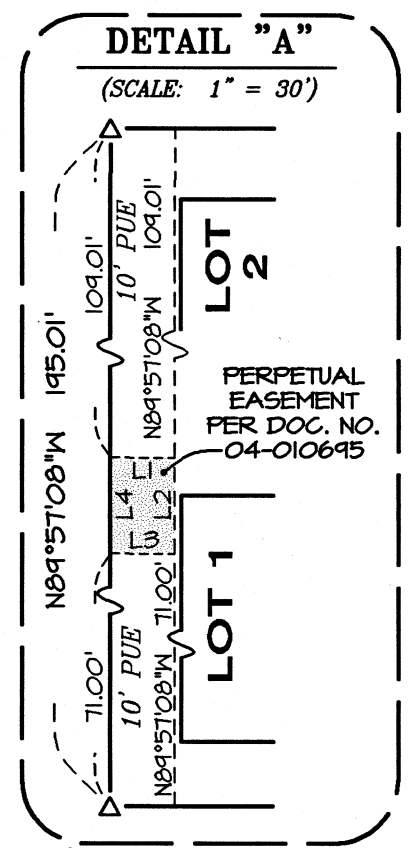
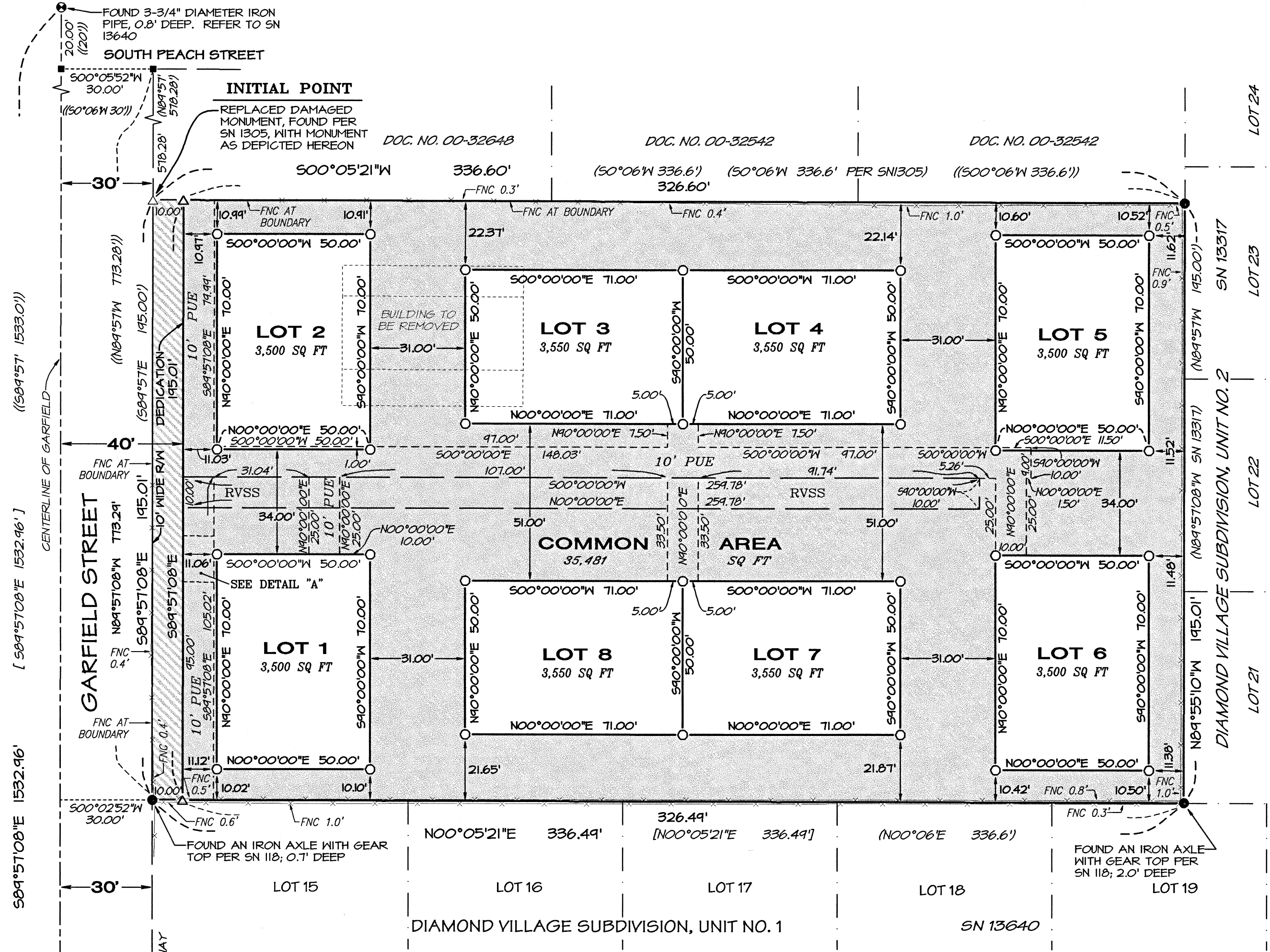
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PREPARED FOR:

Dale E. & Donna J. McLane
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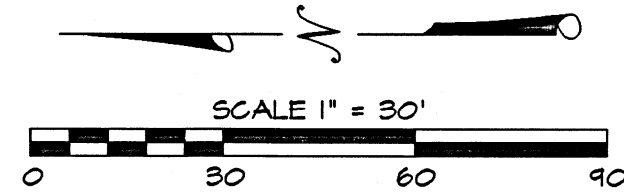
LEGEND:

- △ Indicates a set 5/8-inch diameter Iron pin, 30 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545", top set flush with the surface.
- Indicates a deferred monument; to be a 5/8-inch diameter iron pin, 24 inches in length with yellow plastic cap marked "C. NEATHAMER LS 56545"; to be set flush with the surface.
- Indicates found 5/8-inch diameter iron pin (0.4' deep), per SN 1305, or as otherwise noted hereon.
- ⊙ Indicates found 2-inch diameter brass cap with a center punch, marked "LS 2349" (Refer to SN 13640), or as otherwise noted hereon.
- Indicates a computed position, no monument found or set.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- () Indicates record information per Doc. No. 02-61552, or as otherwise noted hereon.
- (()) Indicates record information per SN 118.
- [] Indicates record information per DIAMOND VILLAGE SUBDIVISION, UNIT NO. 1, recorded September 3, 1993, in Volume 18 of Plats at Page 28 of the records of Jackson County, Oregon, and filed as SN 13640.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a Volume and Page of the Official Deed Records of Jackson County, Oregon.
- SQ FT Indicates the number of square feet within a closed area such as a lot.
- FNC 0.0' Indicates the distance, when measured at right angles, from the centerline of a fence line to the boundary. The referenced distance lies on the side in which the fence line is from the boundary line.
- PUE Indicates a 10' wide public utility easement for electric, telephone, gas, water, cable television, communications, curb(s), sidewalk(s), and landscaping, for the construction and maintenance thereof, being created hereon.
- RVSS Indicates a 10-foot wide sanitary sewer easement, in favor of Rogue Valley Sewer Services, their heirs and assigns, being created hereon.
- — Indicates an existing fence line.



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°02'52"W	10.00'
L2	N89°57'08"W	15.00'
L3	N00°02'52"E	10.00'
L4	S89°57'08"E	15.00'



POST MONUMENTATION CERTIFICATE:

All monuments being deferred hereon, shall be set on or before the 3rd day of October, 2005.

Carl E. Neathamer
SURVEYOR

All deferred monuments now set this 30TH day of APRIL 2009. Refer to Document Number 2009-015428 of the Official Records of Jackson County, Oregon.

Kerry K. Bradshaw
COUNTY SURVEYOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON JULY 09, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/04

BASIS OF BEARINGS:

The centerline of Garfield Avenue as per SN 13640. Basis applied to the said centerline between the found monuments as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

DATE: March 1, 2004 PROJECT NUMBER: 02059
Sheet 2 of 2 © GEN