

Alderwood Office Park A Planned Community & Subdivision

PREPARED FOR:

South Valley Office Park, LLC.
1014 North Riverside
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that South Valley Office Park, LLC, an Oregon limited liability company, as Declarant, 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 the behalf of South Valley Office Park, LLC. Declarant dedicates to the public, for public use, that area labeled as a Public Utility Easements, including but not limited to Sanitary Sewer, Storm Drainage, Power, Telephone, Gas and Cable Television Facilities, as depicted hereon. Declarant hereby create for the benefit of the owners, their heirs and assigns of Lots 1-7 and the Common Area as depicted hereon, a Private Utility Easement over, across and under said Common Area. ALDERWOOD OFFICE PARK, A Planned Community shall be subject to Covenants, Conditions, Restrictions and Agreements by Instrument Number 04-42108, recorded July 23 2004, of the Official Records of Jackson County, Oregon. This replat is not intended to vacate any existing Public Utility Easements as dedicated by ALDERWOOD VILLAGE (A Planned Community).

Declarant, has caused this tract of land to be surveyed and platted into Lots, Common Space and Public Utility Easements, as shown hereon, and hereby designates this subdivision as ALDERWOOD OFFICE PARK, A Planned Community to the City of Medford.

IN WITNESS WHEREOF, signed this 23 day of JUNE, 2004.

Steve DeCarlow
Steve DeCarlow, for VESTA ENTERPRISES, Inc.
MEMBER, SOUTH VALLEY OFFICE PARK, LLC.

IN WITNESS WHEREOF, signed this 23 day of JUNE, 2004.

Dan Mahar
Dan Mahar, for PACTREND, Inc.
MEMBER, SOUTH VALLEY OFFICE PARK, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Steve DeCarlow, for VESTA ENTERPRISES Inc. known to me as a member of SOUTH VALLEY OFFICE PARK, LLC, an Oregon limited liability company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporation's bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 23 day of JUNE, 2004.

Before me:
Logan Miles
LOGAN MILES NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Dan Mahar, for PACTREND Inc., known to me as a member of SOUTH VALLEY OFFICE PARK, LLC, an Oregon limited liability company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporation's bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 23 day of JUNE, 2004.

Before me:
Logan Miles
Logan Miles NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-03-261, Final Order dated February 12, 2004.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Ranger 200R Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, instruments Numbered 44-02267, 03-85518, 03-85633 and 03-85634 of the Official Records of Jackson County, Oregon, and Alderwood Village, A Planned Community, recorded in Volume 27 of Plats at Page 15 of records, and Montcrest Park Unit Number 1, recorded in Volume 7 of Plats at Page 50 of records of Jackson County, Oregon, Surveys Numbered 9562, 10004, 15464, 15440, and 17766 all on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

A replat of Lot 34, and a portion of Lot 33 Alderwood Village (A Planned Community), Located in the Northeast One-quarter of Section 33, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

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:

Lot Thirty-four (34) of ALDERWOOD VILLAGE, a Planned Community in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

TOGETHER WITH: A portion of Lot Thirty-three (33) of ALDERWOOD VILLAGE, a Planned Community in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record, being more particularly described as follows:

Beginning at the northeast corner of said Lot 33 and the Initial Point; thence South 36° 26'00" West, along the east line of said Lot 33, a distance of 22.42 feet; thence leaving said east line, North 89°41'21" West, a distance of 43.99 feet; thence North 87°58'00" West, a distance of 41.24 feet; thence North 82°57'25" West, a distance of 44.04 feet; thence North 72°22'54" West, a distance of 38.06 feet; thence North 75°42'27" West, a distance of 36.13 feet; thence North 75°51'21" West, a distance of 47.77 feet; thence South 79°44'19" West, a distance of 60.75 feet; thence South 85°06'54" West, a distance of 89.44 feet; thence North 83°58'18" West, a distance of 36.47 feet; thence North 66°36'00" West, a distance of 52.42 feet; thence North 71°50'00" West, a distance of 11.93 feet to the west line of said Lot 33; thence North 00°01'48" East, along said west line, a distance of 50.54 feet to the northwest corner of said Lot 33, thence along the north line of said Lot 33 the following courses: South 59°26'00" East, a distance of 104.84 feet; South 80°12'00" East, a distance of 13.26 feet; North 83°15'00" East, a distance of 138.19 feet; South 76°58'00" East, a distance of 144.93 feet; South 85°40'00" East, a distance of 123.33 feet to the True Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The effect of said property, 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.

Reciprocal vehicular cross access and parking easement agreement, subject to the terms and provisions thereof, recorded November 4, 2003 as Document Number 03-75754 and by "correction" recorded November 12, 2003 by Document Number 03-77489 of the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement, subject to the terms and provisions thereof, with the City of Medford, recorded as Document Number 03-82655 of the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement, subject to the terms and provisions thereof, with the City of Medford, recorded as Document Number 04-003166 of the Official Records of Jackson County, Oregon.

Rights of the Public, riparian owners and governmental bodies as to the use of the waters of Larson Creek and the natural flow thereof on and across that portion of the subject property lying below the high water line of said waterway.

APPROVALS:

City of Medford File Number LDS-03-261 (A Pad Lot Development).

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

Steve DeCarlow July 16, 2004
Planning Director Date

Examined and approved this 24th day of June, 2004.
Lawrence Benson Paul D. Lavin
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 20th, 2004.

Carole Swenson Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 20th day of July, 2004.

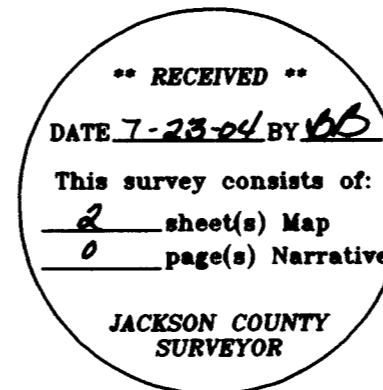
Christopher Linnis
Assessor Deputy

RECORDING:

FILED FOR RECORD THIS THE 23rd DAY OF July, 2004 AT 10:31 O'CLOCK A.M AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 43 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 207, PAGE 1703

Kathleen S. Beckett Barbara J. Shaw
County Clerk 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 08, 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 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 02063 DATE: June 22, 2004

Alderwood Office Park A Planned Community & Subdivision

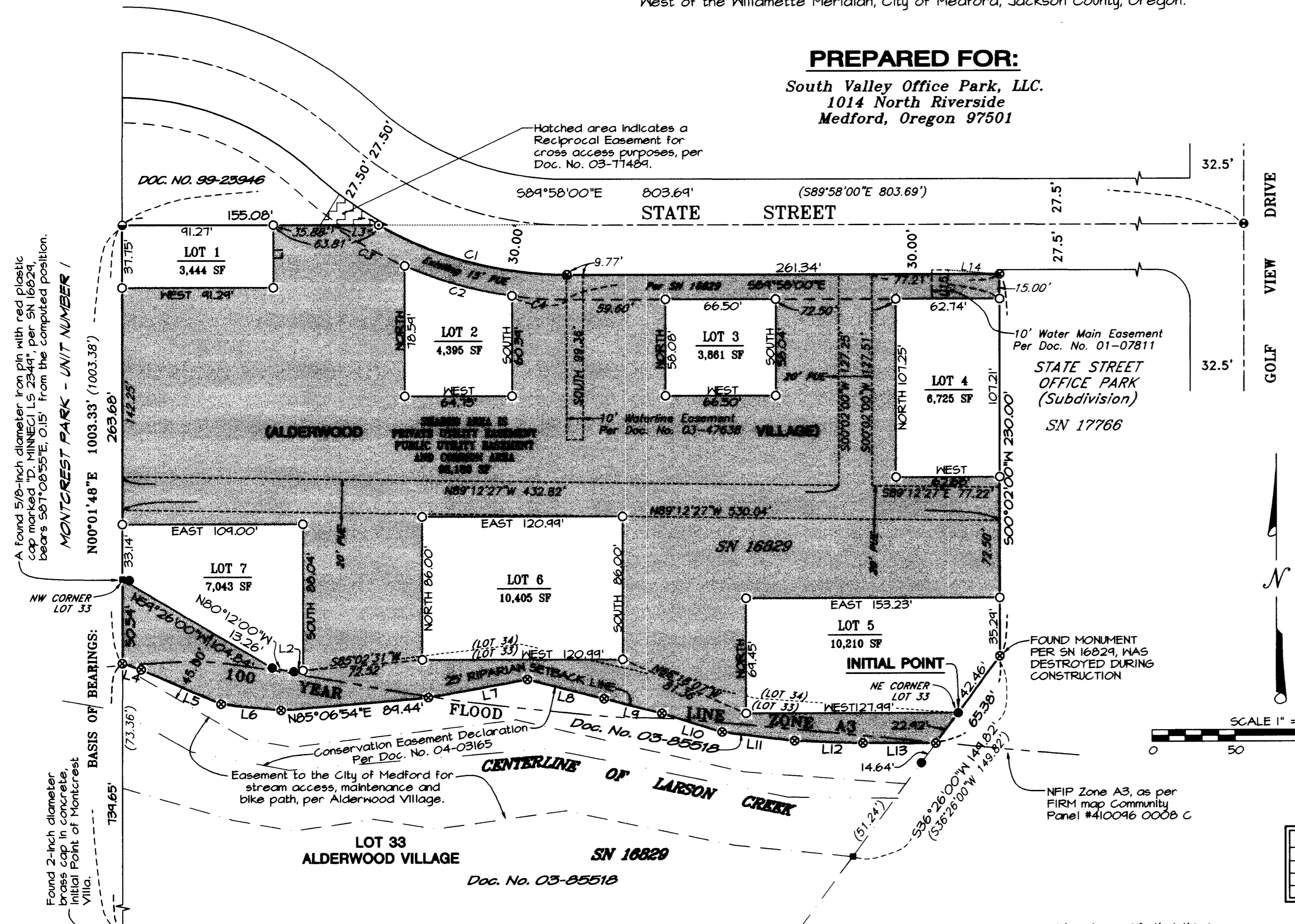
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Located in the Northeast One-quarter of Section 33, Township 37 South, Range 1
West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

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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.
- ⊙ Indicates a set 3/8-caliber shell casing with brass tag marked "NEATHAMER LS 56545" set in curb line, top set at or just below the surface.
- Indicates a found 5/8-inch diameter Iron pin with red plastic cap marked "D. MINNECI LS 2349", refer to SN 16829.
- ⊙ Indicates a found 5/8-inch diameter Iron pin, marking the northwest corner of Doc. No. 94-02267, refer to SN 9652.
- ⊙ Indicates a found 2-1/2 inch diameter brass cap marked "LS 2349" set in concrete in a monument case. Refer to SN 15484, unless 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.
- PUE Indicates a Public Utility Easement
- Existing 15' PUE per SN 16829 Indicates a Public Utility Easement dedicated on Alderwood Village, a Planned Community, according to the official plat thereof, now of record.
- 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.
- SF Indicates the number of square feet within a closed area, such as a lot.
- () Indicates record information as per SN 16829.



LINE TABLE

LINE	BEARING	DISTANCE
L1	SOUTH	37.10'
L2	S83°15'00"W	5.72'
L3	S89°58'00"E	27.93'
L4	S71°50'00"E	11.93'
L5	S66°36'00"E	52.42'
L6	S83°58'18"E	36.47'
L7	N79°49'19"E	60.75'
L8	S75°51'21"E	47.77'
L9	S75°42'27"E	36.13'
L10	S72°22'54"E	38.06'
L11	S82°57'25"E	44.04'
L12	S87°58'00"E	41.24'
L13	S89°41'21"E	43.99'
L14	N85°22'04"W	31.18'
L15	N00°02'00"E	17.00'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	29°35'31"	230.00'	118.79'	S75°10'15"E	117.47'
C2	15°46'44"	245.00'	67.47'	S74°18'03"E	67.25'
C3	11°43'34"	245.00'	50.14'	S60°32'54"E	50.05'
C4	7°46'35"	245.00'	33.25'	S86°41'37"E	33.22'

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."

There are no Storm Drain or Sanitary Sewer Facilities shared with the property lying southerly of Larson Creek.

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st of June, 2006.

All monuments are now set, on this _____ day of _____, _____

Refer to Document Number _____ of the Official Records of Jackson County, Oregon

Jackson County Surveyor

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

** RECEIVED **

DATE 7-28-04 BY 160

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Carl E. Neathamer

OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

Basis of Bearings:

Basis of Bearings is Alderwood Village, a Planned Community, recorded in Volume 27 of Plats at Page 15 of Records of Jackson County, Oregon and filed as Survey Number 16829, in the office of the Jackson County Survey. Bearings applied between found monuments as depicted hereon.

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Medford, Oregon 97501-0120
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