

APPROVALS:

EXAMINED AND APPROVED THIS 28<sup>th</sup> of March, 2005.

*Ronald Roberts* MAR 28 '05  
JACKSON COUNTY SURVEYOR DATE

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS 4<sup>th</sup> of May, 2005.

*Thomas Dignia* 5/4/05  
JACKSON COUNTY PLANNING DIRECTOR DATE

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2005.

*Dale Petraitis* April 26, 2005  
JACKSON COUNTY ENGINEER DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 42.100 THIS 4<sup>th</sup> DAY OF MAY, 2005.

*William Johnson* Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.045 HAVE BEEN PAID AS OF May 24, 2005

*Patty Budson* Deputy 5-4-05  
TAX COLLECTOR DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JACQUELINE ESTATES LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN "SURVEYOR'S CERTIFICATE" AND THAT CALVIN BATY AND JOHN SCHLEINING ARE MEMBERS OF SAID COMPANY WITH JOHN SCHLEINING BEING THE MANAGER HAVING FULL AUTHORITY TO ACT ALONE FOR THE LLC. BE IT ALSO KNOWN, THAT "BANK OF THE CASCADES", AN OREGON COMPANY, IS A BENEFICIARY INTEREST HOLDER IN SAID LANDS BY TRUST DEED, DOCUMENT NUMBER 2005-008579. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PUBLIC STREET AND COMMON AREAS. WE DO ALSO HEREBY MAKE AND CREATE THE 'PUBLIC UTILITY EASEMENTS' AS SHOWN HEREON. THE NUMBER OF EACH LOT, THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF JACQUELINE ESTATES, PHASE 1. WE DO HEREBY DEDICATE TO PUBLIC THE 'PUBLIC UTILITY EASEMENTS' AS SHOWN HEREON WITH THE CONDITION THAT CHARTER CABLEVISION OR ITS SUCCESSORS IN INTEREST IS HEREBY GRANTED THE RIGHT TO USE SAID 'PUBLIC UTILITY EASEMENTS' FOR THE PLACEMENT AND MAINTENANCE OF UNDERGROUND CABLE TELEVISION LINES. WE DO ALSO DEDICATE TO THE PUBLIC THE STREET 'JACQUELINE WAY', AS SHOWN HEREON, FOR STREET PURPOSES. WE DO HEREBY DESIGNATE THIS DEVELOPMENT AS 'JACQUELINE ESTATES, PHASE 1' AND WE DO ALSO DECLARE THAT ALL LOTS IN SAID SUBDIVISION ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE #SUB 2004-00152. BE IT ALSO KNOWN, THAT JACQUELINE ESTATES, PHASE 1 IS A TOWNHOUSE DEVELOPMENT WITH ZERO SETBACKS AND COMMON WALLS ON THE INTERIOR LOT LINES. WE DO HEREBY DECLARE THAT GREAT CARE AND DILIGENCE SHALL BE MADE TO CONSTRUCT THE COMMON WALLS ON THE LOT LINES.

WE DO HEREBY DEDICATE TO JACKSON COUNTY IN FEE SIMPLE THAT AREA DESIGNATED HEREON AS A STREET PLUG. BY APPROVAL OF THIS PLAT, SAID JACKSON COUNTY DECLARES THAT UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREET IT WILL DEED SAID STREET PLUG FOR PUBLIC STREET PURPOSES.

*John Schleinig*  
JOHN SCHLEINING  
JACQUELINE ESTATES LLC  
MANAGING PARTNER

*William A. Haden*  
AUTHORIZED REPRESENTATIVE  
BANK OF THE CASCADES

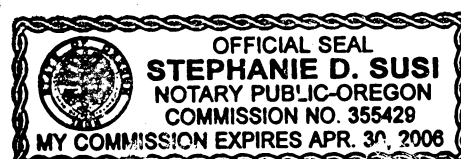
STATE OF Oregon )  
County of Jackson ) ss March 1, 2005

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOHN SCHLEINING, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.



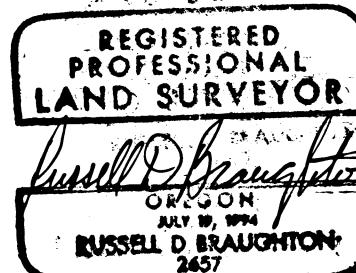
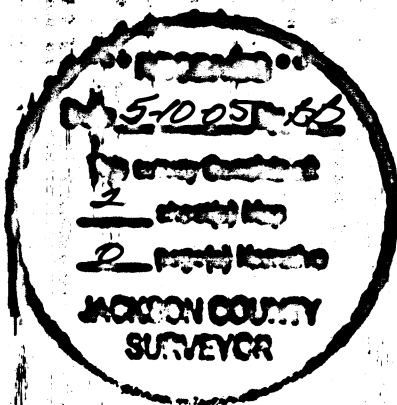
BEFORE ME:

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED William A. Haden, WHOM DID SAY THAT HE/SHE IS AN AUTHORIZED REPRESENTATIVE FOR BANK OF THE CASCADES AND WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH AND THAT SAID BANK OF THE CASCADES DOES HEREBY CONSENT TO THE SUBDIVIDING OF THOSE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE'.



BEFORE ME:

*Stephanie D. Susi*  
NOTARY PUBLIC - Oregon



February 12, 2005

P.O. Box 4397  
Medford, OR 97501  
(541) 512-1520

SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY STATE STATUTE, THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID LANDS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT NUMBER P-49-2003, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDEX VOLUME 14, PAGE 49, (COUNTY SURVEYOR FILING NUMBER 17872), BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 77-15656, OFFICIAL RECORDS, SAID COUNTY AND STATE; THENCE SOUTH 00°14'30" WEST, A DISTANCE OF 547.80 FEET; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 00°14'30" WEST, A DISTANCE OF 32.64 FEET; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 00°14'30" WEST, A DISTANCE OF 26.76 FEET; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 37.46 FEET; THENCE NORTH 00°14'30" EAST, A DISTANCE OF 118.80 FEET; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 100.77 FEET TO A POINT ON THE WESTERLY LINE OF LAST SAID TRACT; THENCE NORTH 00°12'25" EAST, A DISTANCE OF 488.21 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°48'13" EAST, A DISTANCE OF 236.53 FEET TO THE TRUE POINT OF BEGINNING.

THIS DESCRIPTION DOES NOT INCLUDE THE REMAINDER OF 36-1W-21BA TAX LOT 500.

I certify that this is an exact photocopy of the original plat, excepting therefrom those wet signatures made hereon.

*Russell D. Braughton*  
Surveyor

NOTE

EASEMENTS, RIGHTS OF WAY, RESERVATION AND RESTRICTIVE COVENANTS AND CONDITIONS PER VOLUME 325, PAGE 83 DO NOT APPEAR TO AFFECT THIS PROPERTY

BLANKET EASEMENT PER VOLUME 536, PAGE 501 GIVES NO SPECIFIC LOCATION AND DOES NOT APPEAR TO AFFECT THIS PROPERTY

*Russell D. Braughton*  
SURVEYOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF MAY, 2005  
AT 11:38 o'clock A.M. AND RECORDED IN VOLUME 31 OF PLATS  
AT PAGE 24 OF OF THE RECORDS OF JACKSON COUNTY, OREGON

*Kathleen Beckett* COUNTY CLERK  
*Sonya P. Morgan* DEPUTY

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 213, PAGE 150-152 OF THE COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

# JACQUELINE ESTATES, PHASE I

A PLANNED COMMUNITY SUBDIVISION

LOCATED in Lot 20 of County Surveyor Filing Number 1964  
being situated in the NW 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,  
in White City, Jackson County, Oregon  
for

Anasazi LLC  
1092 East Park Street  
Grants Pass, Oregon 97527

February 12, 2005

I certify that this is an exact photocopy  
of the original plat, excepting therefrom  
those wet signatures made hereon.

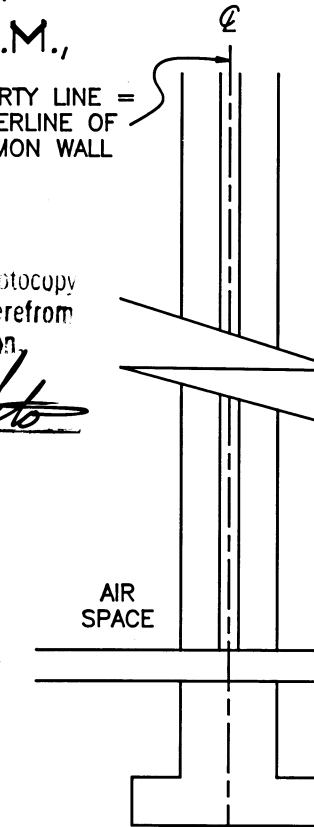
*Russell D Braughton*  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

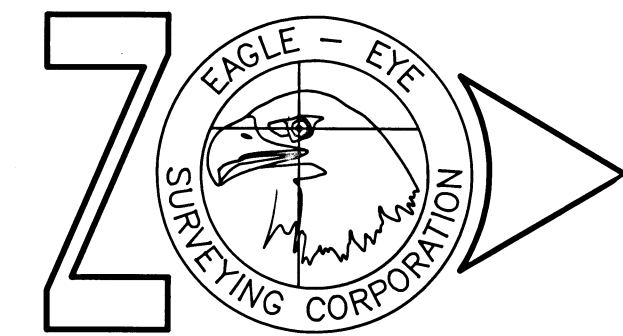
*Russell D Braughton*  
GREGON  
ART W. 894  
RUSSELL D BRAUGHTON  
2657

EXPIRES 12/31/05

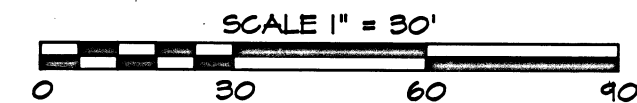
PROPERTY LINE =  
CENTERLINE OF  
COMMON WALL



DETAIL  
NO SCALE



P.O. Box 4397  
Medford, OR 97501  
(541) 512-1520



NOTE:

IF THE LOT LINES ALONG COMMON WALLS, AS MONUMENTED,  
ARE IN CONFLICT WITH THE LOCATION OF THE COMMON WALLS,  
THEN THE LOCATION OF THE LOT LINE SHALL BE IN REFERENCE  
TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE  
OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION  
SHOWN HEREON.

DESTROYED  
DURING  
CONSTRUCTION  
REMONUMENTED  
NW CORNER LOT 20  
& DOC. NO. 77-15656  
PER CSFN 1964  
FD. 5/8" I. PIN  
4" DEEP  
W/ CAP  
PER CSFN 13974

### LEGEND

- INDICATES A FOUND MONUMENT AS NOTED.
- INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET FLUSH TO 4" EXPOSED.
- △ INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET FLUSH TO 4" EXPOSED (DEFERRED).
- ⊗ INDICATES A LEAD PLUG WITH A BRASS WASHER MARKED 'LS 2657' SET AS A REFERENCE MONUMENT IN CONCRETE CURB (DEFERRED).
- ⊙ INDICATES A 5/8" X 30" STEEL PIN W ALUM. CAP PUNCHED AND MARKED 'LS 2657' (DEFERRED).

----- MONUMENTED LINE OFFSET FROM PROPERTY LINE

( ) = DEED RECORD DATA

DOC. NO. = DOCUMENT NUMBER, OFFICIAL RECORDS,  
JACKSON COUNTY, OREGON

C.S.F.N. = COUNTY SURVEYOR FILING NUMBER

P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN,  
NATURAL GAS, WATER, ELECTRICITY, TELEPHONE,  
CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE

BASIS OF BEARINGS: C.S.F.N. 11030 AS SHOWN.

POST MONUMENTATION

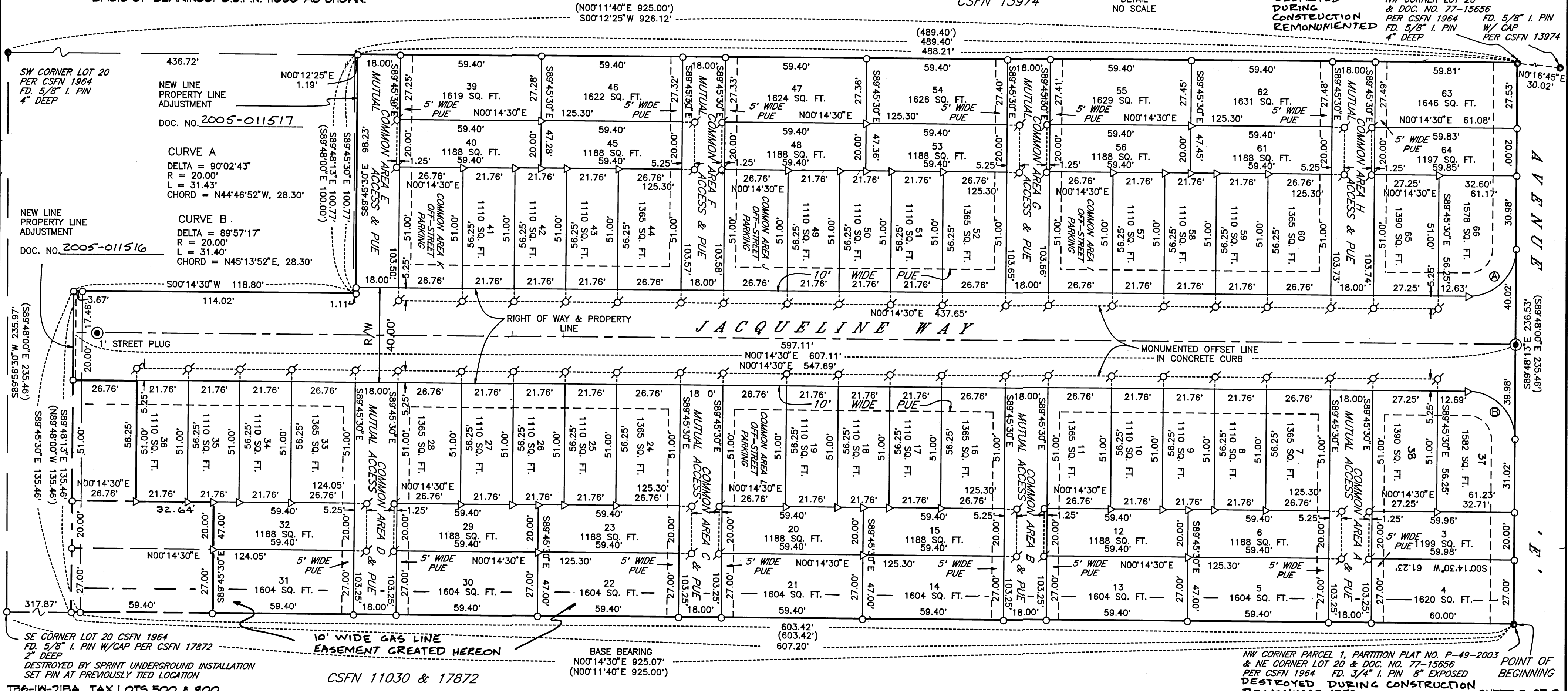
THE DEFERRED MONUMENTS SHOWN HEREON WILL BE SET  
BY DECEMBER 31, 2005.

(NOT APPLICABLE)  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.  
NO. \_\_\_\_\_ OFFICIAL RECORDS, JACKSON COUNTY, OREGON,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

APPROVED: (NOT APPLICABLE) RRR, C.S.  
JACKSON COUNTY SURVEYOR

CSFN 13974



SW CORNER LOT 20  
PER CSFN 1964  
FD. 5/8" I. PIN  
4" DEEP

NEW LINE  
PROPERTY LINE  
ADJUSTMENT  
DOC. NO. 2005-011517

CURVE A  
DELTA = 90°02'43"  
R = 20.00'  
L = 31.43'  
CHORD = N44°46'52"W, 28.30'

NEW LINE  
PROPERTY LINE  
ADJUSTMENT  
DOC. NO. 2005-011516

CURVE B  
DELTA = 89°57'17"  
R = 20.00'  
L = 31.40'  
CHORD = N45°13'52"E, 28.30'

SE CORNER LOT 20 CSFN 1964  
FD. 5/8" I. PIN W/CAP PER CSFN 17872  
2" DEEP  
DESTROYED BY SPRINT UNDERGROUND INSTALLATION  
SET PIN AT PREVIOUSLY TIED LOCATION

T36-IN-21BA TAX LOTS 500 & 900

CSFN 11030 & 17872

NW CORNER PARCEL 1, PARTITION PLAT NO. P-49-2003  
& NE CORNER LOT 20 & DOC. NO. 77-15656  
PER CSFN 1964 FD. 3/4" I. PIN 8" EXPOSED  
DESTROYED DURING CONSTRUCTION  
REMONUMENTED

POINT OF  
BEGINNING

SHEET 2 OF 2