

RIVER PINE VILLAGE  
A PLANNED UNIT DEVELOPMENT SUBDIVISION  
LOCATED IN THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 15  
T. 36 S., R. 4 W., W.M., JACKSON COUNTY, OREGON.

SURVEYED FOR:  
CARLING OF AMERICA LTD.  
c/o DANIEL CHARBONNEAU  
612 N.W. 5th STREET  
GRANTS PASS, OREGON

SURVEYED BY:  
MAX H. HULL SURVEYING  
231 N.W. "B" STREET  
GRANTS PASS, OREGON

RECEIVED  
DATE 5/20/05 BY  
THIS SURVEY CONSISTS OF:  
1 SHEET(S) MAP  
0 PAGE(S) NARRATIVE  
JACKSON COUNTY  
SURVEYOR

FD. 5/8" I.R. AS SHOWN ON SN 17148 1796.32' NORTH OF SECTION CORNER AND CALLED FOR IN DOC. No. 2004-003416 JACKSON CO. DEED REC'S.

FD. 5/8" I.R. PER SN 10871

FD. BRASS DISC ON C/L PER SN 10871

REC. PER SN 10871

| NUMBER | DELTA ANGLE | RADIUS | TANGENT | ARC LENGTH | CHORD LENGTH | CHORD DIRECTION |
|--------|-------------|--------|---------|------------|--------------|-----------------|
| C1     | 90°00'00"   | 5.00   | 5.00    | 7.85       | 7.07         | S 45°00'00" E   |
| C2     | 28°10'26"   | 151.00 | 37.89   | 74.25      | 73.51        | N 56°47'09" W   |
| C3     | 42°41'56"   | 17.00  | 6.64    | 12.67      | 12.38        | N 21°20'58" W   |
| C4     | 18°07'34"   | 173.00 | 27.60   | 54.73      | 54.50        | N 58°58'17" W   |
| C5     | 21°57'56"   | 173.00 | 33.57   | 66.32      | 65.92        | N 79°01'02" W   |

PRIVATE SAN. SEW. & WATER LINE TABLE

| No. | DIRECTION         | DISTANCE |
|-----|-------------------|----------|
| L1  | NORTH             | 38.00'   |
| L2  | C/L N 89°34'14" E | 113.83'  |
| L3  | NORTH             | 11.67'   |
| L4  | EAST              | 47.25'   |
| L5  | C/L N 43°04'23" E | 55.33'   |
| L6  | NORTH             | 40.42'   |
| L7  | NORTH             | 39.64'   |
| L8  | C/L S 51°43'39" E | 21.58'   |

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 OWNERS 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

I, MAX H. HULL, REGISTERED LAND SURVEYOR NO. 901, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

MAX H. HULL, PROFESSIONAL LAND SURVEYOR NO. 901

RECORDER'S CERTIFICATE  
FILED FOR RECORD THIS 20<sup>th</sup> DAY OF MAY, 2005 AT 3:49 O'CLOCK P.M., AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 27 OF THE RECORDS OF JACKSON COUNTY, OREGON AND RECORDED AS DOCUMENT NO. 2005-030034. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK  
CHERYL ANGERIS DEPUTY

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2005-017133, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
BYLAWS OF RIVER PINE VILLAGE PROPERTY OWNERS ASSOC. RECORDED AS DOCUMENT NO. 2005-017133, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, MAX H. HULL, PROFESSIONAL LAND SURVEYOR NO. 901, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID SECTION 15 NORTH 1655.83 FEET; THENCE EAST 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF PINE STREET; SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED PER DOCUMENT NO. 95-35822, JACKSON COUNTY DEED RECORDS AND THE INITIAL POINT; THENCE ALONG THE SAID EAST RIGHT OF WAY NORTH 135.84 FEET; THENCE EAST 80.00 FEET; THENCE NORTH 4.79 FEET; THENCE NORTH 89°52'48" EAST 240.11 FEET; THENCE SOUTH 0°00'14" WEST 160.33 FEET TO THE NORTH RIGHT OF WAY OF 4TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89°50'27" WEST 30.04 FEET TO THE WEST RIGHT OF WAY OF OAK STREET; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 0°00'17" WEST 42.02 FEET; THENCE WEST 148.06 FEET; THENCE NORTH 61.30 FEET; THENCE WEST 142.00 FEET BACK TO THE INITIAL POINT.

MAX H. HULL, PROFESSIONAL LAND SURVEYOR NO. 901

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT CARLING OF AMERICA, LTD IS THE OWNER IN FEE OF THE LAND SHOWN ON THIS PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND (1) HAS CAUSED THE SAME TO BE SUBDIVIDED INTO THE LOTS AND COMMON AREA AS SHOWN; AND (2) DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENT (PUE) WITH THE CONDITION THAT CHARTER COMMUNICATIONS, ITS SUCCESSORS OR ASSIGNS IN INTEREST HAVE THE RIGHT TO USE SAID PUE; AND (3) DOES HEREBY DESIGNATE SAID PLANNED UNIT DEVELOPMENT SUBDIVISION AS RIVER PINE VILLAGE AND (4) DOES HEREBY DESIGNATE THE COMMON AREA AS A PRIVATE STREET AND A PRIVATE UTILITY EASEMENT FOR PRIVATE SANITARY SEWER, WATER AND STORM DRAIN PURPOSES.

CARLING OF AMERICA, LTD  
BY: DANIEL CHARBONNEAU, PRESIDENT

STATE OF OREGON )  
COUNTY OF JOSEPHINE )

ON THIS 16<sup>th</sup> DAY OF May, 2005, A.D., PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED DANIEL CHARBONNEAU, PRESIDENT OF CARLING OF AMERICA, LTD, WHO ACKNOWLEDGED THE FOREGOING DECLARATION TO BE HIS VOLUNTARY ACT.

M. Margaret Reid  
M. Margaret Reid NOTARY PUBLIC - OREGON  
COMMISSION NO. 382014  
MY COMMISSION EXPIRES: April 24, 2009

PLAT CONSENT AFFIDAVIT FROM DONALD L. OLSON AND ANNETTE M. OLSON, TRUSTEES OF THE OLSON LIVING TRUST AND DONALD J. VALCO TRUST UTAD 1/11/99 RECORDED AS DOCUMENT NO. 2005-030035.

PLAT CONSENT AFFIDAVIT FROM EDWARD J. WINSLOW AND LAURA J. WINSLOW RECORDED AS DOCUMENT NO. 2005-030036.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND COMMON AREA OF RIVER PINE VILLAGE PLANNED UNIT DEVELOPMENT SUBDIVISION. SEE CITY OF RIVER PINE FILE NO. PUD-05-002.

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN TO CONTROL THIS SURVEY. USED MAP RECORD DATA PER SN 10863 AND DEED DOC. NO. 2004-003416 AND HELD ALL BOUNDARIES AS MONUMENTED PER SN 11663. THE OVERLAP AS NOTED ON SN 11663 WAS RELINQUISHED TO THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 95-35822, JACKSON COUNTY DEED RECORDS.

APPROVALS

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF May, 2005.

Rosie Roberts  
COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF May, 2005.

City of Rogue River  
CITY ADMINISTRATOR

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF May, 2005.

Tom Plummer  
DIRECTOR OF PUBLIC WORKS CITY OF ROGUE RIVER

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF May 18<sup>th</sup>, 2005.

ASSESSOR DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY ORS 92.905 HAVE BEEN PAID AS OF May 18<sup>th</sup>, 2005.

Jamie Clark, Deputy  
TAX COLLECTOR

FOR ORDER OF THE COUNTY COMMISSIONERS APPROVING THIS PLAT SEE VOLUME 31, PAGE 27 OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 11, 1969  
MAX H. HULL  
901

RENEW: JUNE 30, 2005