

MODOC SUBDIVISION, PHASE I

A Replat of a portion of Parcel 1 of P-60-2004 of the records of Partition Plats in Jackson County, Oregon, located in the Northwest One-quarter of Section 12 and the Southwest One-quarter of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that, MODOC ORCHARDS (A Partnership comprised of Jaynedoc, a New Jersey Corporation and Jayne Joseph), hereafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, DECLARANT hereby dedicates to the City of Central Point, for public use, all streets and public utility easements shown hereon (including the a 10-foot wide right-of-way dedication to Hamrick Road). DECLARANT hereby creates a shared access as shown hereon for the use and benefit of Lots 1 and 2. DECLARANT has caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision.

DECLARANT hereby designate this subdivision as "MODOC SUBDIVISION, PHASE I."

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM MODOC ORCHARDS, A PARTNERSHIP COMPRISED OF JAYNE DOC, A NEW JERSEY CORPORATION AND JAYNE JOSEPH, RECORDED AS DOCUMENT NUMBER 2005-041337 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, dated December 13, 2000 and Recorded December, 2000, and recorded as Document Number 00-50802, modified by Instrument Number 03-00452, Official Records of Jackson County, Oregon, dated December 30, 2002, and recorded January 07, 2003, subject to the terms and provisions thereof, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 29 day of June, 2005.

Noland Alston
Noland Alston, Vice President
PremierWest Bank

STATE OF OREGON }
County of Josephine } 55

Personally appeared the above named Noland Alston, known to me as the Vice President, PremierWest Bank, acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 29 day of June, 2005.

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

NARRATIVE:

Purpose: Perform a boundary survey, prepare and file a Subdivision Plat pursuant to Client's instructions and the Tentative Plan conditionally approved by the City of Central Point, Oregon, Planning Commission on January 18, 2005.

Procedure: Utilizing Trimble 5700 Global Positioning System equipment, and a Nikon DTM- 520 with a Ranger 200R with TDS software, all found monuments were tied in a closed loop traverse or by redundant ties. Based on said traverse and ties, Documents Numbered 95-04439, 95-04440 and 00-50801 of the Official Records of Jackson County, Oregon; and, Survey's Numbered 10558, 14401, 16429 and 16384 and 18447 on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

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 lines of the parent tract of land as set forth hereon:

A portion of Parcel 1 of P-60-2004 as recorded October 1, 2004 in the records of Partition Plats in Jackson County, Oregon Index Volume 15, Page 60, and filed as Survey Number 18447 in the office of the Jackson County Surveyor, being located in the Northwest One-quarter of Section 12 and the Southwest One-quarter of Section 1, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, the exterior boundary being more particularly described as follows:

Beginning at the northwest corner of said Parcel 1; thence along the southerly right-of-way of Hamrick Road, North 89°50'19" East, 767.62 feet; thence leaving said right-of-way South 00°09'41" East, 846.88 feet; thence North 79°31'01" West, 653.41 feet to the westerly line of said Parcel 1; thence along said line the following courses: North 18°11'12" West, 37.45 feet; North 21°09'25" West, 144.09 feet; North 15°00'05" West, 149.26 feet; North 00°46'13" West, 268.23 feet; North 08°32'53" West, 145.10 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES:

This Subdivision Plat is subject to the following matters of record:

- The effect of said property, or any part thereof, lying within the Rogue River Valley 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.
- Right(s) of way for the transmission and distribution of electricity, and for the purposes, granted to Pacificorp, an Oregon corporation, or its predecessor in interest, by instrument (s) recorded Documents Numbered: Volume 233, Page 134, Volume 349, Page 103, Volume 471, Page 179 and Volume 522, Page 141all of the Deed Records of Jackson County, Oregon. Exact location is not given.
- Order of inclusion by Rogue River Valley Irrigation District, recorded June 4, 1959, in Volume 473, Page 244, of the Deed Records of Jackson County, Oregon.
- Agreement with the Rogue River Valley Irrigation District, including the terms and provisions thereof recorded September 23, 1963, as Volume 553, Page 345 of the Deed Records of Jackson County, Oregon.
- An easement to construct, reconstruct, maintain and operate pipe line with necessary valves and appurtenances, subject to the terms and provisions thereof, created in instrument recorded August 13, 1980, as No. 80-015456 of the Official Records of Jackson County, Oregon, and as set forth on Partition Plat P-60-2004.
- Storm drain easement, granted to the City of Central Point, subject to the terms and provisions thereof, recorded May 12, 1999, as No. 99-25974 of the Official Records of Jackson County, Oregon, and as shown on Partition Plat recorded October 1, 2004, as P-60-2004, in "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 18447, in the Office of the Jackson County Surveyor.
- Hazardous substances certificate and indemnity, including the terms and provisions thereof, recorded December 15, 2000 as Document Number 00-50803 of the Official Records of Jackson County, Oregon.

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor

** RECEIVED **
DATE 7-12-05 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 12 DAY OF July, 2005 AT 12:19 O'CLOCK P.M AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 33 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 213, PAGE 1169, OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

Kathleen S. Beckett County Clerk
Quincy Walker Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/06

PREPARED FOR:

MODOC ORCHARDS
Two University Plaza, Suite 410
Hackensack, NJ 07601

APPROVALS:

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

Thomas P. Hill Planning Director
1-05-05 Date

PLANNING FILE NUMBER: 05019

Examined and approved this 29th day of JUNE, 2005.

Roger Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 8th, 2005.

Carol A. Swenson Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 8th day of July, 2005.

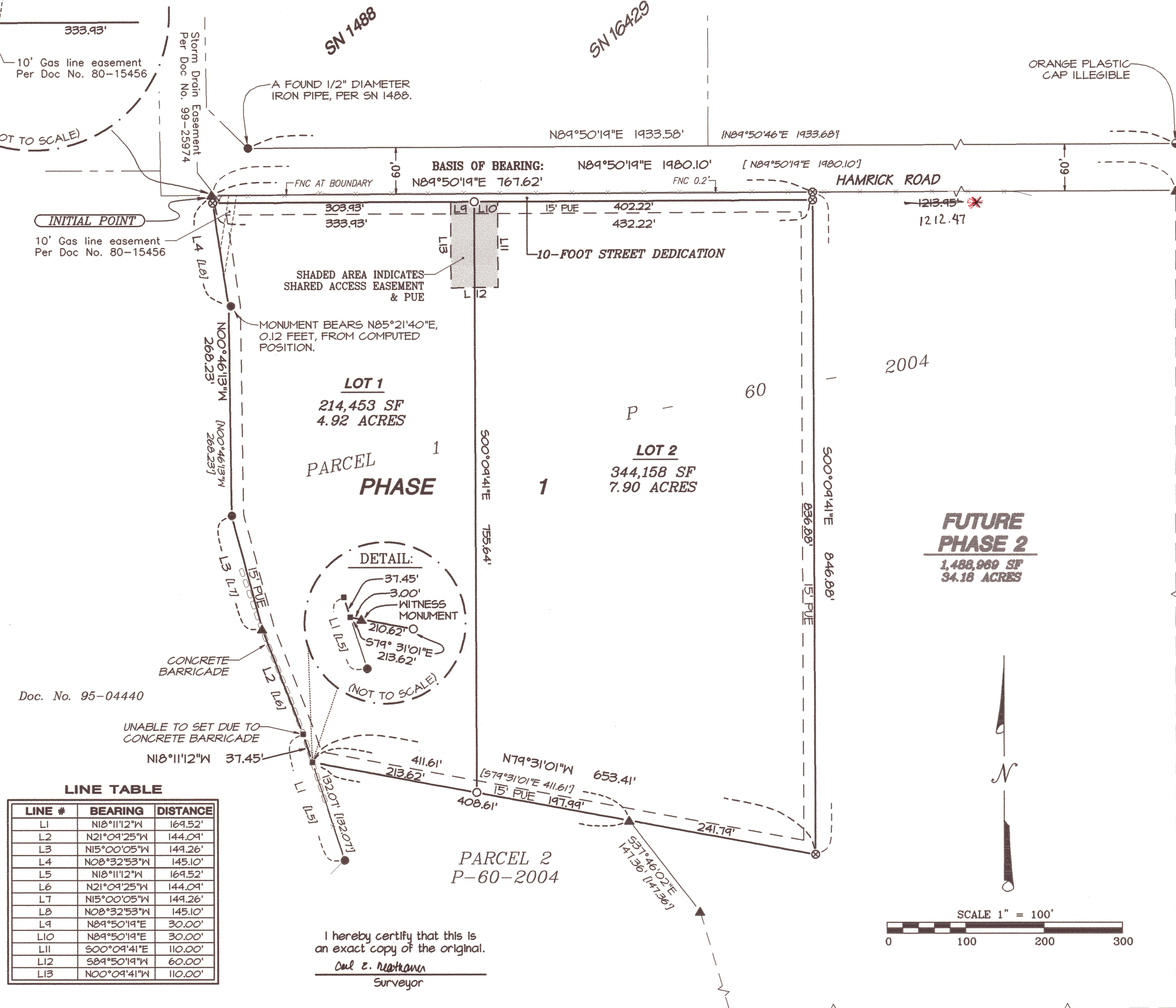
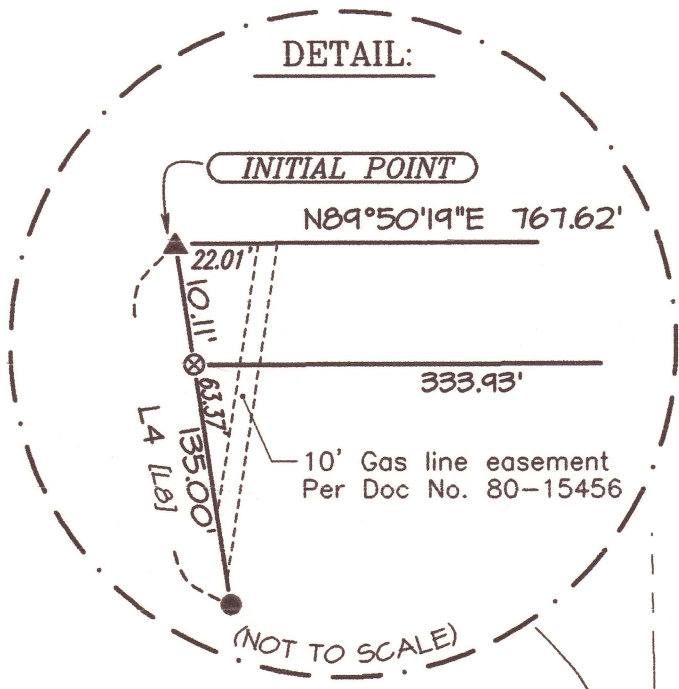
Amanda Kirkpatrick Deputy
Assessor Deputy

MODOC SUBDIVISION, PHASE I

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PREPARED FOR:

MODOC ORCHARDS
Two University Plaza, Suite 410
Hackensack, NJ 07601



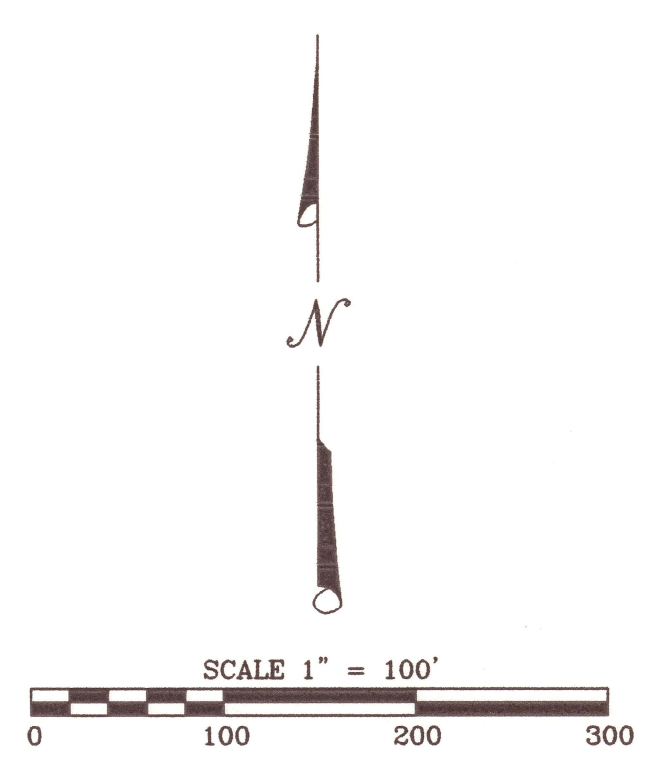
LEGEND

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER LS 56545", top set flush with the surface.
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER LS 56545", top set flush with the surface.
- ▲ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER LS 56545", refer to SN 18447.
- Indicates a found 5/8-inch diameter iron pin with a red plastic cap marked "M. BOYDEN RLS 281", refer to SN 14401, unless otherwise noted hereon.
- ◐ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "HARDEY ENGINEERING & ASSOCIATES", per SN 16429.
- Indicates a computed position, nothing found or set.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- PUE Indicates Public Utility Easement.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded Volume and Page of the Deed Records of Jackson County, Oregon.
- D.L.C. Indicates Donation Land Claim.
- [] Indicates Record information, per SN 18447.
- { } Indicates Record information, per SN 16429.
- x— Indicates an existing fence.
- ★ AFFIDAVIT OF CORRECTION Doc No 08-33866 (CS 18795) REC, c.s., Sept 14, 2008

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N18°11'12"W	169.52'
L2	N21°04'25"W	144.09'
L3	N15°00'05"W	149.26'
L4	N08°32'53"W	145.10'
L5	N18°11'12"W	169.52'
L6	N21°04'25"W	144.09'
L7	N15°00'05"W	149.26'
L8	N08°32'53"W	145.10'
L9	N89°50'19"E	30.00'
L10	N89°50'19"E	30.00'
L11	S00°09'41"E	110.00'
L12	S89°50'19"W	60.00'
L13	N00°09'41"W	110.00'

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



BASIS OF BEARINGS:

Southerly Right of Way of Hamrick Road, per Survey Number 18447, as filed in the office of the Jackson County Surveyor, as depicted hereon.

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State Street, Suite 200
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

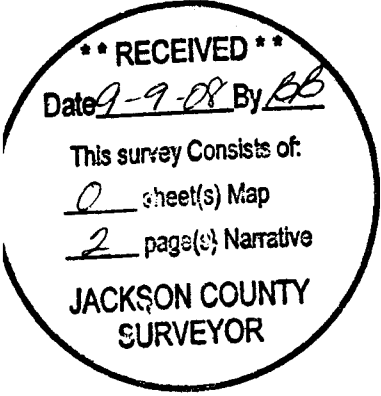
PROJECT NUMBER: 03087 DATE: June 21, 2005

Sheet 2 of 2



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk



AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

18795

Be it hereby noted that the plat named "MODOC SUBDIVISION, PHASE 1", as recorded July 12, 2005, in Volume 31 of Plats at Page 33 of the Records of Jackson County, Oregon, and filed as Survey Number 18795 in the office of the Jackson County Surveyor, has a measured distance error inadvertently drafted along the southerly right-of-way line. Said distance along the line is stated as "1213.95", and should be corrected to "1212.47". Please refer to Exhibit "A", attached hereto and made a part hereof.

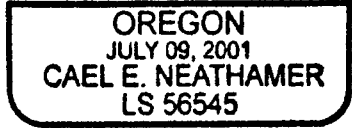
Date: September 8, 2008

Cael E. Neathamer

Cael E. Neathamer, PLS 56545



Cael E. Neathamer



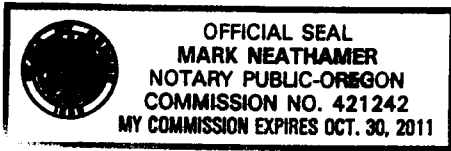
RENEWAL: DEC. 31, 2008

STATE OF OREGON)
) ss.
County of Jackson)

Before me on September 8, 2008, personally appeared before me, the above named Cael E. Neathamer, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Mark Neathamer

Notary Public for Oregon

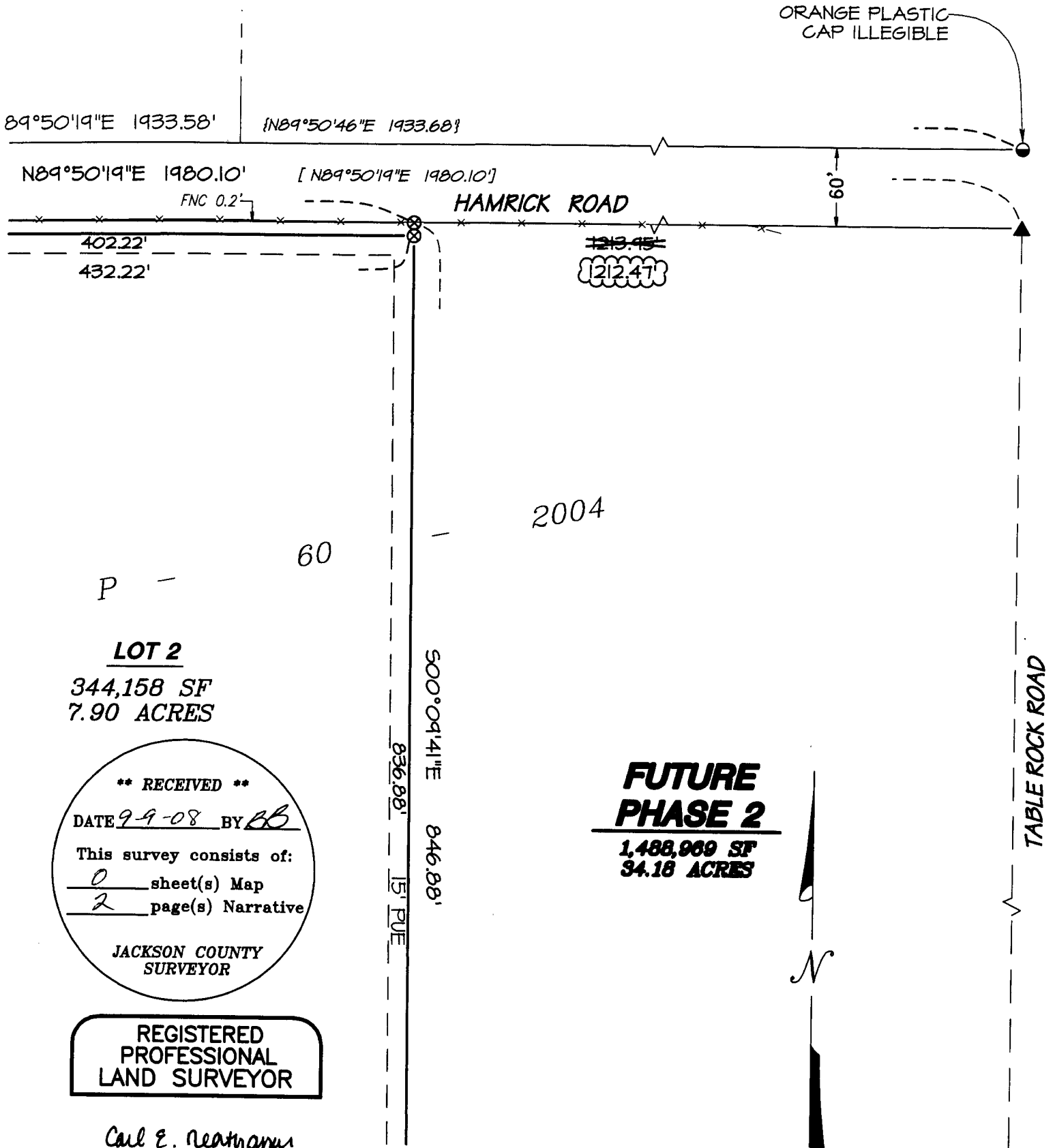


My Commission Expires: Oct-30th 2011

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Roger R. Roberts
Jackson County Surveyor

Sept 8, 2008
Date



** RECEIVED **

DATE 9-9-08 BY BB

This survey consists of:

0 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/08

