

NIELSEN SUBDIVISION

Located in the Southwest One-Quarter of the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon.

PREPARED FOR:

T. SCOTT DUNN CONSTRUCTION, INC.
PO BOX 276
PHOENIX, OR. 97535

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that T. SCOTT DUNN hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Phoenix for public use, all streets, and public utility easements, as shown hereon. Further Declarant hereby dedicates to the City of Phoenix all that certain area shown as Tract "A" hereon, for purpose of pedestrian and bicycle access way, and Public Utility Easement. Declarant hereby creates a 10-foot wide private storm drain easement and irrigation easement over, across, under and through Lots 1-10 inclusive, for the use and benefit of Lots 1-10 inclusive as shown hereon.

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 hereon and this plat is a correct representation of the subdivision. Declarant hereby designates this subdivision as NIELSEN SUBDIVISION.

Signed this 14 day of JULY, 2005.

[Signature]
T. SCOTT DUNN

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above named T. SCOTT DUNN known to me, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 14 day of July, 2005.

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

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, dated April 21, 2005 and Recorded April 22, 2005, and recorded as Document Number 05-22948 of the Official Records of Jackson County, Oregon, 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 14 day of July, 2005.

[Signature] VP
Gene Taylor, Vice President
PremierWest Bank

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Gene Taylor, 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 14 day of July, 2005.

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

Nielsen Subdivision shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 05-044262 recorded 7-26-2005, Official Records of 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:

All that certain real property located in the Southwest One-Quarter of the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Government Lot Three (3) in Section 16, in said Township, Range and Meridian; thence along the North-South center of section line North 00°08'10" East, 30.00 feet to the northerly right-of-way of Camp Baker Road, a public road, and the True Point of Beginning; thence, leaving said right-of-way, continuing along said North-South center of section line North 00°08'10" East, 340.00 feet to the southerly line of Lot 15 of Hilsinger Subdivision as recorded in Volume 5 of Plats at Page 13 of records of Jackson County, Oregon; thence along said southerly line South 89°55'23" East, 293.00 feet to the northwest corner of Lot 16 of said Hilsinger Subdivision; thence along the west line of said Lot 16 South 00°08'10" West, 390.00 feet to said northerly right-of-way; thence along said right-of-way North 89°55'48" West, 293.00 feet to the True Point of Beginning.

[Signature]
Cael E. Neathamer
Surveyor

NOTES:

NIELSEN SUBDIVISION IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

Regulations, including levies, assessments, rights-of-way and easements of the Rogue Valley Sewer Services.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Talent Irrigation District.

Annexation Agreement, including the terms and provisions thereof, recorded July 29, 2004 as Document Number 04-43317 in the Official Records of Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

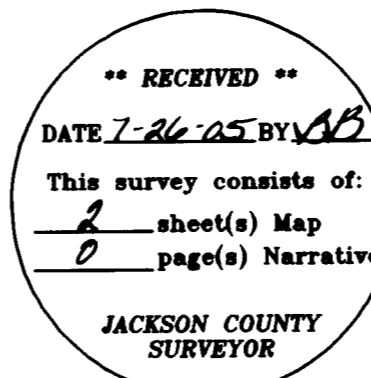
Purpose: Perform a boundary survey and prepare a Final Plat for a Planned Community, pursuant to the instructions of T. Scott Dunn, and as approved by the City of Phoenix Planning Commission on July 12, 2004, as File Number: SUB 04-02.

Procedure: Utilizing a Nikon DTM-522 and a Trimble TSCE Data Collector with Trimble software, all found monuments were tied in a closed traverse.

Based on said traverse and monuments, Document Number 04-10013 of the Official Records of Jackson County, Oregon; Pacific Meadows Subdivision, and Survey Numbers: 5195 and 15578. The right-of-way for Camp Baker Road was determined by the Oregon State Statutes, 1855, Page 491 stated, "The width of all territorial roads shall be 60 feet". General Laws, 1903, Page 272; Section 33 says "All territorial roads in this state are hereby declared to be county roads". Since Camp Baker Road was created in 1896 and no width was given in the order, the right-of-way is held at 60.00 feet in width. The resultant boundaries and interior lots were computed and monumented as depicted hereon.

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

[Signature]
Cael E. Neathamer
Surveyor



APPROVALS:

CITY OF PHOENIX FILE NUMBER: SUB 04-02

I certify that, pursuant to the authority granted to me, that this plat is hereby approved.

[Signature] Planning Director JULY 19, 2005 Date

Examined and approved this 20 day of JULY, 2005.

[Signature] City Engineer

Examined and approved this 14th day of July, 2005.

[Signature] Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 21, 2005.

[Signature] Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 this 21 day of July, 2005.

[Signature] Deputy Assessor

RECORDING

FILED FOR RECORD THIS THE 26TH DAY OF July, 2005, AT 10:03 O'CLOCK A.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 39 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 213

PAGE 1746
[Signature] County Clerk [Signature] Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

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

PROJECT NUMBER: 04025 DATE: July 11, 2005

Sheet 1 of 2 © LTM

NIELSEN SUBDIVISION

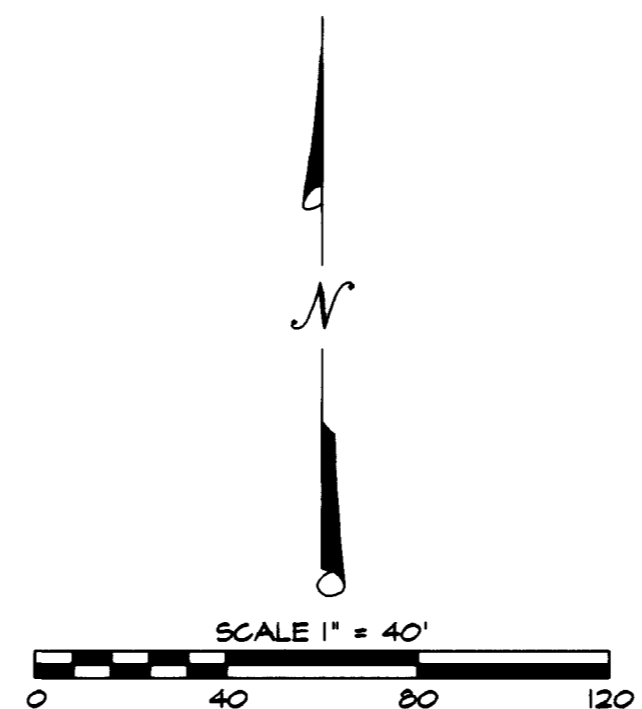
Located in the Southwest One-Quarter of the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon.

PREPARED FOR:

T. SCOTT DUNN CONSTRUCTION, INC.
PO BOX 276
PHOENIX, OR. 97535

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 set 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
- Indicates a set 5/8-inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 56545", top set flush with the pavement.
- Found 5/8-inch diameter iron pin with a yellow plastic cap, marked "LJ FRIAR & ASSOC.", refer to SN 15578.
- Found 5/8-inch diameter iron pin with a yellow plastic cap, marked "LJ FRIAR & ASSOC.", refer to SN 15841.
- ▲ Indicates a found 2-1/2 inch diameter brass disk with a center punch, marked "LJ FRIAR & ASSOC.", refer to SN 15841.
- ⊙ Indicates a found monument as noted hereon.
- ⊠ Indicates a found 3/4-inch diameter iron pin refer to SN 5195.
- 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 for electric, telephone, gas, water, cable television, communications, sanitary sewer, storm drainage, sidewalk, construction and maintenance thereof, as being created hereon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by number of the 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 Doc. No. 04-10013.
- [] Indicates record information as per SN 15578.
- { } Indicates record information as per SN 15841.
- < > Indicates record information as per SN 5195
- Indicates an existing fence.



ACCESS STATEMENT

NO DRIVEWAYS ARE ALLOWED FROM LOTS 1 AND 10 ONTO CAMP BAKER ROAD.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°56'02"	20.00'	31.39'	N45°06'11"E	28.27'
C2	90°03'58"	20.00'	31.44'	S44°53'49"E	28.30'
C3	51°34'46"	20.00'	18.00'	S25°39'13"E	17.40'
C4	18°49'46"	50.00'	16.43'	S42°01'43"E	16.36'
C5	73°54'01"	50.00'	64.56'	N04°22'41"E	60.17'
C6	37°13'46"	50.00'	32.49'	N59°59'04"E	31.92'
C7	37°05'50"	50.00'	32.37'	N59°46'42"W	31.81'
C8	73°59'01"	50.00'	64.56'	N04°14'17"W	60.17'
C9	18°57'43"	50.00'	16.55'	N42°14'05"E	16.47'
C10	51°34'46"	20.00'	18.00'	N25°55'33"E	17.40'
C11	23°04'26"	50.00'	20.14'	S89°51'50"E	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°37'49"E	22.73'
L2	N48°46'13"E	22.73'
L3	N00°05'58"E	25.00'

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

Carl E. Neathamer
Surveyor

Basis of Bearings:

The monumented centerline of Camp Baker Road, as depicted hereon, and on Survey Number 15578, filed in the Office of the Jackson County Surveyor.

RECEIVED
DATE 7-26-05 BY [Signature]
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
CARL E. NEATHAMER
56545
Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3126 State Street, Suite 200
P.O. Box 1584
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Sheet 2 of 2 © LTM

