

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

TRACT 1: Parcel No. Two of Partition Plat recorded August 28, 2002 as Partition Plat No. P-55-2002 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 17462 in the Office of the County Surveyor.

TRACT 2: Beginning at a 1" iron pipe found set for the Southeast corner of the Northeast quarter of Section 21, Township 34 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said Quarter Section, South 89° 59' 07" West, 585.416 feet (record = West, 585.61 feet) to a 5/8" rebar with plastic cap set for the Southwest corner of Parcel No. 2 of Partition Plat recorded June 22, 1990 as Partition Plat No. P-52-1990 of "Records of Partition Plats" in said County and filed as Survey No. 12090 in the Office of the County Surveyor; thence along the Easterly right-of-way line of Crater Lake Highway (State Highway No. 62), North 17° 56' 20" East, 540.825 feet (record = North 17° 54' 18" East, 540.77 feet) to a 5/8" rebar with plastic cap set for the Northwesterly corner of tract described in Instrument No. 02-49397 of the Official Records of said County; thence along the Southerly right-of-way line of previously Unnamed City Street, South 86° 16' 52" East, 240.37 feet (record = South 86° 15' 38" East, 240.46 feet) to an angle point; thence along the Westerly right-of-way line of said Street, South 13° 31' 26" East, 126.56 feet (record = South 13° 35' 32" East, 126.48 feet) to an angle point; thence continuing along the Westerly right-of-way line of said Street, South 6° 40' 55" West, 55.07 feet to the Southwest corner thereof; thence along the Southerly end right-of-way line of said Street and to and along the Southerly boundary of Parcel No. 1 of said Partition Plat No. P-52-1990, North 89° 57' 27" East, 156.48 feet (record = East, 156.65 feet) to intersect the Easterly boundary of said quarter Section and the Southeast corner of said Parcel No. 1; thence along Easterly boundary of said quarter Section South 0° 07' 28" West, 321.163 feet (record = South 0° 05' 56" West, 321.27 feet) to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR

MANZANITA HILLS

Located in the N.E. 1/4 of Section 21, T.34S., R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

September 7, 2005

SURVEY FOR:
Rogue Assets Development, Inc.
716 Cardley Avenue
Medford, Oregon 97504

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR



We, PEOPLE'S BANK, a Washington Banking Corporation, are the undersigned beneficiary of certain Trust Deed dated September 27, 2004 and recorded September 28, 2004 as Document No. 2004-056906, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Title: EVP PEOPLES BANK
Signed this 13 day of OCTOBER, 20 05.

Before me: Maryann Zender (SIGN)
MARYANN ZENDER (PRINT) NOTARY PUBLIC - WASHINGTON OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES MARCH 9, 2009

We, PEOPLE'S BANK, a Washington Banking Corporation, are the undersigned beneficiary of certain Trust Deed dated May 16, 2005 and recorded May 17, 2005 as Document No. 2005-029106, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Title: EVP PEOPLES BANK
Signed this 13 day of OCTOBER, 20 05.

Before me: Maryann Zender (SIGN)
MARYANN ZENDER (PRINT) NOTARY PUBLIC - WASHINGTON OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES 3 March 9, 2009

*** DECLARATION ***

Known all men by these presents, that ROGUE ASSETS DEVELOPMENT, INC., an Oregon Corporation, is the owner of the lands hereon described, and has caused the same to be subdivided into lots, streets and Common Area (Tract "A") as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the streets, together with all public utility easements (PUE) as shown on Sheet 2. We also hereby dedicate to the City of Shady Cove the 12-foot wide Sewer line easement across Lot 8 as shown on Sheet 2, and that 20-foot wide stormdrain detention basin easement across Lots 8 through 14, and that 12-foot wide stormdrain easement across Lot 9, and that 12-foot wide stormdrain easement across Lots 1 through 3, and that 10-foot wide stormdrain easement across Lots 2 through 4 as shown on Sheet 2. We also hereby create that domestic water facilities easement and irrigation facilities easement benefiting Parcel No. 1 of Partition Plat No. P-52-1990 and an irrigation facilities easement benefiting Parcel No. 1 of Partition Plat No. P-55-2002 over Tract "A" in its entirety as shown on Sheet 2. We also hereby create that 10-foot wide Private Sewer easement across Lot 18 benefiting Lots 5, 6 and Parcel No. 1 of Partition Plat No. P-52-1990 as shown on Sheet 2. We also hereby create ingress-egress easements as follows: that 24-foot wide across Lots 8 and 9 benefiting Lots 8 and 9, and that 25-foot wide across Lot 6 benefiting Lots 7 and 18, and that variable width across Lot 10 benefiting Lot 11, and that variable width across Lot 12 benefiting Lot 13, and that variable with across Lot 15 benefiting Lot 16 as shown on Sheet 2. We also hereby create for the benefit of Lots 1 through 18 and Parcel No. 1 of Partition Plat No. P-52-1990 that 10-foot wide well and water facilities easement across Lot 3 as shown on Sheet 2. We also create that 40-foot wide ingress-egress and utility easement across Lot 5 benefiting Lots 6, 7, 17 and 18 as shown on Sheet 2. We also hereby create that turn-around easement across Lots 16 and 17 benefiting Lots 5, 6, 7, 17 and 18 as shown on Sheet 2. We hereby designate said subdivision as "MANZANITA HILLS".

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 11th DAY, OF October, 20 05.

Robert S. Johnson
ROBERT S. JOHNSON, President
Rogue Assets Development, Inc., an Oregon Corporation

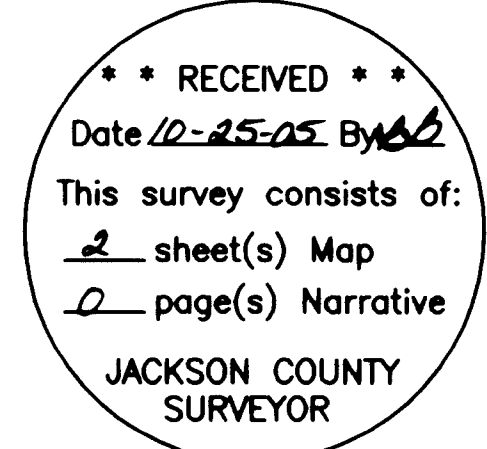
Stephen J. Bender
STEPHEN J. BENDER, Secretary
Rogue Assets Development, Inc., an Oregon Corporation

STATE OF OREGON)
)
COUNTY OF JACKSON)

Personally appeared before me the above named ROBERT S. JOHNSON and STEPHEN J. BENDER, and acknowledged the foregoing instrument to be their voluntary act and deed and it was signed on behalf of ROGUE ASSETS DEVELOPMENT, INC., an Oregon Corporation.

Subscribed and sworn to before me this 11th day of October, 20 05.

(SIGN) Vicki L. Confer
Vicki L. Confer NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 386286
MY COMMISSION EXPIRES Nov. 24, 2008



*** APPROVALS ***

Examined and approved this 10th day of October, 20 05.

Robert Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 14th day of October, 20 05.

George Santos
CITY ENGINEER/OR PUBLIC WORKS DIRECTOR

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on June 10, 2004 the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 14th day of October, 20 05. (File No. SUB 04-01)

Attest: Art La Motte SECRETARY

Examined and approved as required by O.R.S. 92.100 this 19th day of October, 20 05.

Jeffrey D. ...
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 19th day of October, 20 05.

James Clark
TAX COLLECTOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 25 day of OCTOBER, 20 05, at 11:52 o'clock A m, and recorded in Volume 31 of Plats on Page 56 of Records of Jackson County, Oregon.

BY: Kathleen S Beckett COUNTY CLERK Barbara J Shaw DEPUTY

For order of the County Court approving this plat see Volume 215, Page 388-385 of County Commissioners Journal of Proceedings.

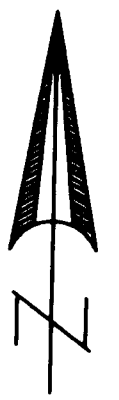
MANZANITA HILLS

Located in the N.E. 1/4 of Section 21, T.34S., R.1W., W.M.,
City of Shady Cove, Jackson County, Oregon

September 7, 2005

SURVEY FOR:
Rogue Assets Development, Inc.
716 Cardley Avenue
Medford, Oregon 97504

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524



SCALE: 1" = 60'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-07

EASEMENTS

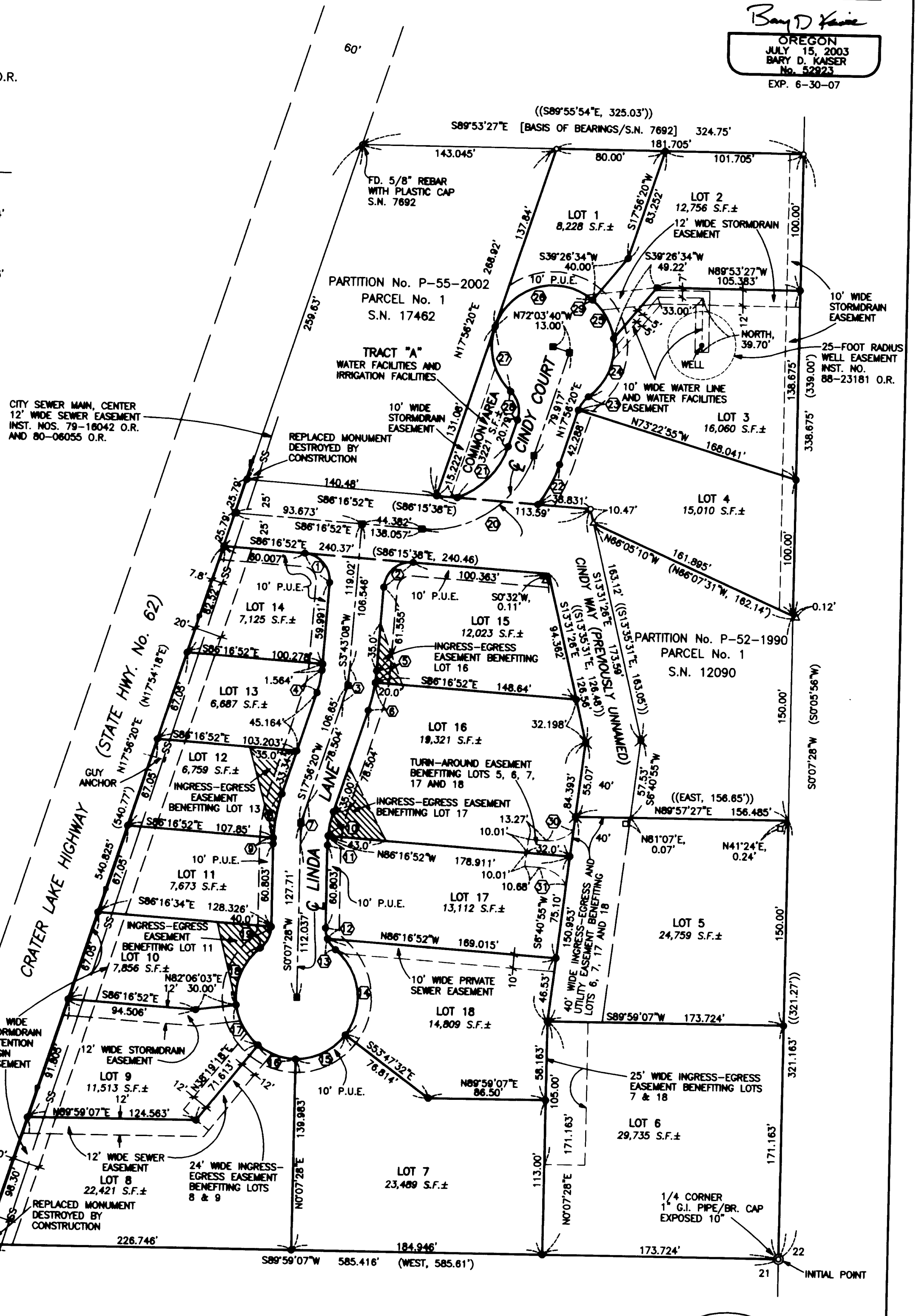
1. A Current Title Report shows Power line easements described in Vol. 214, Page 335 D.R., Vol. 225, Page 251 D.R., Vol. 481, Page 319 D.R. and Vol. 283, Page 419 D.R.. Existing power line is shown near the Easterly right-of-way Crater Lake Highway with a down guy located in Lot 12 from a power line on the near the Westerly right-of-way of Crater Lake Highway. It is not known which of these easements, if any, are for these power lines.
2. Irrigation and domestic water line easements shown on current title report and described in Inst. Nos. 88-23181 O.R. and 90-16004 O.R. could not be located except for the 25-foot radius well easement located on lot 3 as shown. It appears the irrigation lines and domestic water lines were replaced with new facilities during subdivision construction.
3. Overhead power lines and sanitary sewer as shown on Partition Plat No. P-52-1990 were removed during subdivision construction and were replaced in new easements and in City streets.
4. Crossing easements described in Inst. Nos. 02-49396 O.R. and 02-49397 O.R. could not be located.

CURVE DATA

Δ	R	L	LC	±
①	90°00'00"	20.00'	31.415'	S41°16'52"E, 28.284'
②	90°00'00"	20.00'	31.415'	N48°43'08"E, 28.284'
③	14°13'13"	100.00'	24.818'	N10°49'44"E, 24.755'
④	14°13'13"	80.00'	19.855'	N10°49'44"E, 19.804'
⑤	4°05'36"	120.00'	8.573'	N05°45'56"E, 8.573'
⑥	10°07'36"	120.00'	21.209'	N12°52'32"E, 21.182'
⑦	17°48'52"	100.00'	31.092'	S09°01'54"W, 30.967'
⑧	15°44'52"	120.00'	32.982'	S10°03'54"W, 32.879'
⑨	02°04'00"	120.00'	4.328'	S01°09'28"W, 4.328'
⑩	13°03'07"	80.00'	18.224'	N11°24'47"E, 18.185'
⑪	04°45'45"	80.00'	6.650'	N02°30'21"E, 6.648'
⑫	22°54'22"	20.00'	7.996'	N11°19'43"W, 7.943'
⑬	29°06'50"	20.00'	10.163'	N37°20'19"W, 10.054'
⑭	88°06'12"	45.00'	99.196'	N07°50'38"W, 62.578'
⑮	53°55'00"	45.00'	42.346'	N63°09'58"E, 40.801'
⑯	38°11'50"	45.00'	30.000'	S70°46'37"E, 29.448'
⑰	43°46'45"	45.00'	34.384'	S29°47'20"E, 33.554'
⑱	60°02'37"	45.00'	47.158'	S22°07'21"W, 45.030'
⑲	52°01'12"	20.00'	18.158'	S26°08'04"W, 17.541'
⑳	75°46'47"	80.00'	105.809'	N55°49'44"E, 98.263'
㉑	52°13'22"	60.00'	54.867'	N44°03'01"E, 52.814'
㉒	19°08'49"	100.00'	33.418'	N27°30'45"E, 33.262'
㉓	35°22'29"	20.00'	12.348'	N35°37'35"E, 12.153'
㉔	62°03'38"	45.00'	48.742'	N22°17'00"E, 46.394'
㉕	41°48'37"	45.00'	32.838'	N29°39'08"W, 32.114'
㉖	111°30'14"	45.00'	87.575'	S73°41'27"W, 74.395'
㉗	65°27'23"	45.00'	51.409'	N14°47'21"W, 48.659'
㉘	65°27'23"	20.00'	22.849'	N14°47'21"W, 21.626'
㉙	7°38'42"	45.00'	6.005'	N54°22'47"W, 6.00'
㉚	50°10'01"	25.00'	21.89'	S68°38'07"W, 21.197'
㉛	56°05'36"	25.00'	24.475'	S58°14'05"E, 23.51'

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 17462
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 10603
- = Found 5/8" Rebar with Plastic Cap - S.N. 12090
- ⊗ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Aluminum cap marked "B. KAISER RLS 52923"
- ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- () = Record/S.N.'s 10603 & 12090
- (()) = Record/S.N. 12090
- P— = Overhead Lines
- SS— = City Sewer Main



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

PURPOSE: Subdivision of tracts described in Inst. No. 2004-056905 O.R.
PROCEDURE: Information on Filed Survey Nos. 17462, 10603 and 12090 was used to locate the boundaries of the subject property. The Lot and Street Boundaries were located per the clients direction and the approval tentative plat.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser
SURVEYOR

** RECEIVED **
Date 12-25-05 By *BK*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR