

COX ESTATES, PHASE 1

A subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-Quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SULLIVAN DEVELOPMENT, LLC, an Oregon limited liability company, and Gladys Florence Cox, as Trustee under that agreement dated December 7, 2000, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and do hereby dedicate to the City of Medford for public use, all streets, and public utility easements, as shown hereon. Declarants hereby create a 5-foot wide private storm drain easement over, across, under and through Lot 5, for the use and benefit of Lot 9, as shown hereon and a 5-foot wide ditch easement, over, across, under and through Lot 9, for the use and benefit of Lots 5-7 inclusive, as shown hereon. Declarants hereby create TRACT "A" as shown hereon, ownership of said TRACT "A" to be the underlying vested owner of SULLIVAN DEVELOPMENT, LLC. Further, Declarants convey in fee simple, to the City of Medford, those areas portrayed and designated hereon as 1-foot Street Plugs. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes.

Declarants have caused this tract of land to be surveyed and platted into lots, Tract "A", 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. Declarants hereby designate this subdivision as COX ESTATES PHASE 1.

IN WITNESS WHEREOF, signed this 29 day of SEPTEMBER, 2005.

Dennis Sullivan
Dennis Sullivan, Registered Agent
SULLIVAN DEVELOPMENT, LLC.

IN WITNESS WHEREOF, signed this 21 day of September, 2005.

Gladys Florence Cox, Trustee
Gladys Florence Cox, Trustee
UNDER AGREEMENT DATED DECEMBER 7, 2000

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Dennis Sullivan, known to me as the Registered Agent of SULLIVAN DEVELOPMENT, LLC, an Oregon limited liability company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its corporate bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 28 day of SEPTEMBER, 2005.

Before me:
LEGAN MELES
Legan Meles NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Gladys Florence Cox known to me as a Trustee, under agreement dated December 7, 2000, to be her voluntary act and deed.

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

Before me:
LEGAN MELES
Legan Meles NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

Cox Estates Phase 1 shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 05-065960 recorded October 27, 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:

Commencing at the East Southeast corner of Donation Land Claim Number 79 (DLC 79); thence South 89°57'49" West along the southerly boundary of DLC 79, a distance of 451.40 feet; thence North 00°05'47" West, a distance of 524.70 feet to the True Point of Beginning; thence continue North 00°05'47" West, a distance of 237.90 feet to the south line of that certain tract of land described in Document Number 93-32651 of the Official Records of Jackson County, Oregon; thence along said south line, North 89°57'49" East, a distance of 451.40 feet; thence leaving said south line South 00°05'47" East, a distance of 338.98 feet; thence South 89°57'49" West, a distance of 109.42 feet; thence South 75°39'11" West, a distance of 55.00 feet to a point on a curve concave to the southwest, having a radius of 72.50 feet and a central angle of 53°00'01" (the long chord of said curve bears North 40°50'50" West, a distance of 64.70 feet); thence along the arc of said curve 67.06 feet; thence North 67°20'51" West, a distance of 10.38 feet to the beginning of a curve to the right, having a radius of 127.50 feet and a central angle 22°18'39"; thence along the arc of said curve 49.65 feet (the long chord of said curve bears North 56°11'31" West, a distance of 49.33 feet); thence North 45°02'11" West, a distance of 48.41 feet; thence South 89°57'49" West, a distance of 161.72 feet to the True Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The effect of said property, or any part thereof, lying within the Medford 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.

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services formerly Bear Creek Valley Sanitary Authority.

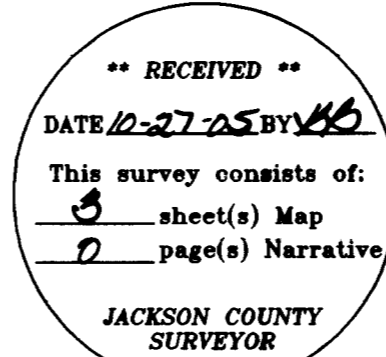
Rights-of-Way for the transmission and distribution of electricity, and for other purposes, granted to PacificCorp, or its predecessor in interest, by instrument recorded November 23, 1948, in Volume 309, Pages 178 and 180, of the Deed Records of Jackson County, Oregon (Location not given).

An easement, for ingress and egress, subject to the terms and provisions thereof, granted in instrument recorded November 22, 1948, in Volume 309, Page 164 of the Deed Records of Jackson County Oregon (not within the boundaries of this subdivision).

An easement, 18.00 feet in width, for ingress and egress, subject to the terms and provisions thereof, granted in instrument recorded in Volume 402, Page 229 of the Deed Records of Jackson County, Oregon.

Restrictive Covenant, with the City of Medford, Jackson County, Oregon, recorded December 8, 2000, as Document Number 00-49584 of the Official Records of Jackson County, Oregon.

Restrictive Covenant, with the City of Medford, Jackson County, Oregon, recorded December 6, 2000, as Document Number 00-49175 of the Official Records of Jackson County, Oregon.



APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-04-05.

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

John O. Scott October 19, 2005
Planning Director Date

Examined and approved this 30th day of September, 2005.

Laura Benson James K. Benson
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 this 25th day of OCTOBER, 2005.

James Clark Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 25, 2005.

James Clark Deputy
Tax Collector Deputy

RECORDING:

FILED FOR RECORD THIS THE 27th DAY OF October, 2005 AT 11:50 O'CLOCK A.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 59 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 215, PAGE 441.

Kathleen S. Beckett Sonya S. Morgan
County Clerk Deputy

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

Cael E. Neathamer
Surveyor

NOTE:

NARRATIVE ON PAGE 3 OF 3.

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

DATE: September 19, 2005 PROJECT NUMBER: 03034

Sheet 1 of 3 © LTM

COX ESTATES, PHASE 1

A subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-Quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat with City of Medford Planning Department, File Number LD5-04-05, April 22, 2004.

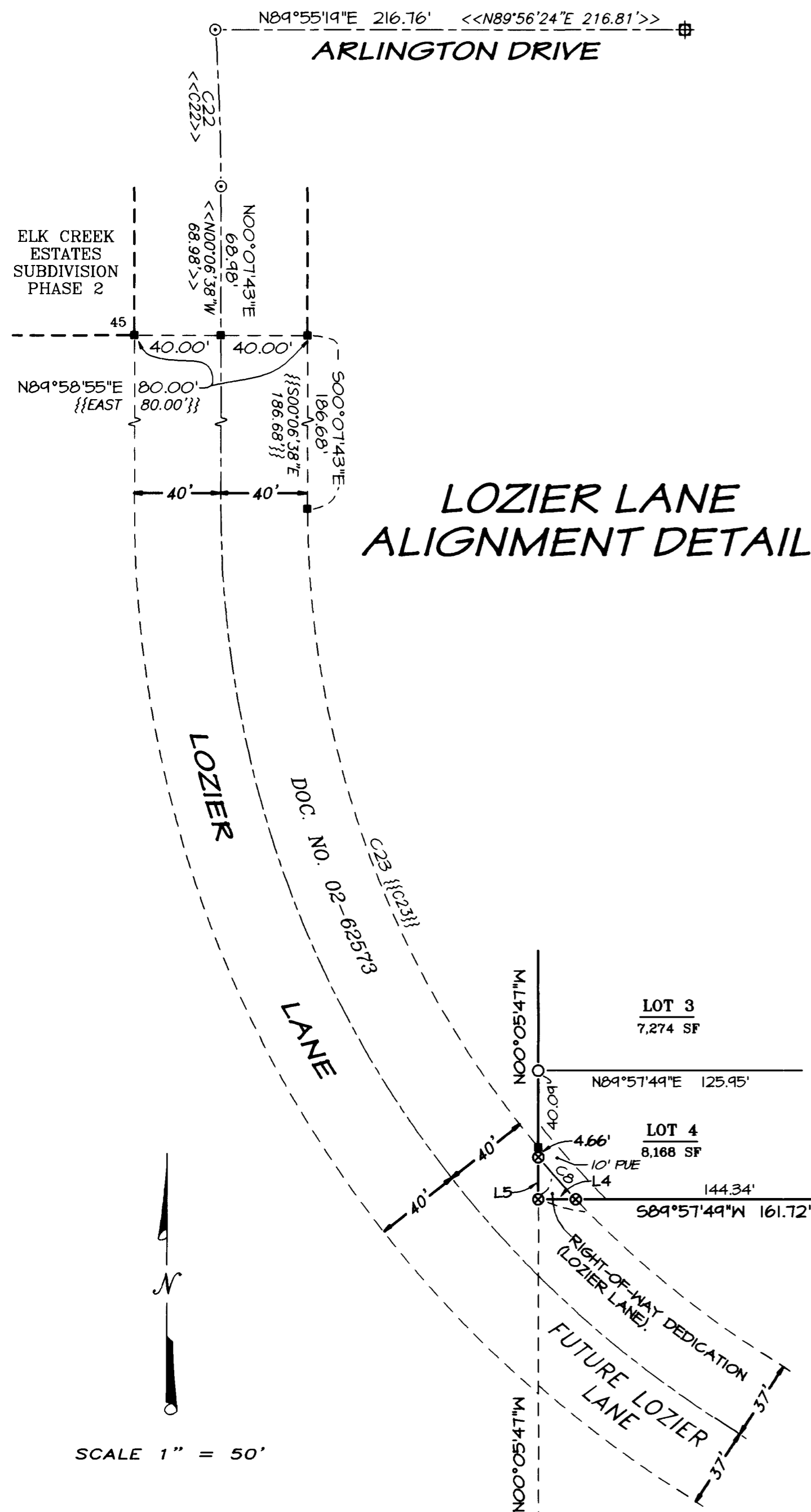
Procedure: Utilizing a Nikon DTM-522 Total Station, a Trimble TSCe Data Collector with Trimble software, and a Trimble 5700 GPS system, all found monuments, as depicted hereon, were tied in a closed loop traverses or by redundant ties.

Based on said traverse and redundant ties, Documents Numbered Volume 304 Page 164, Volume 402 Page 229 and Volume 491 Page 103 of the Deed Records of Jackson County, Oregon, Documents Numbered 94-9250, 93-32657, 01-11690, 98-60803 and 98-60802 of the Official Records of Jackson County, Oregon, and Surveys Numbered 1050, 15026 15380, 16052 ad 17058 as filed in the office of the Jackson County Surveyor.

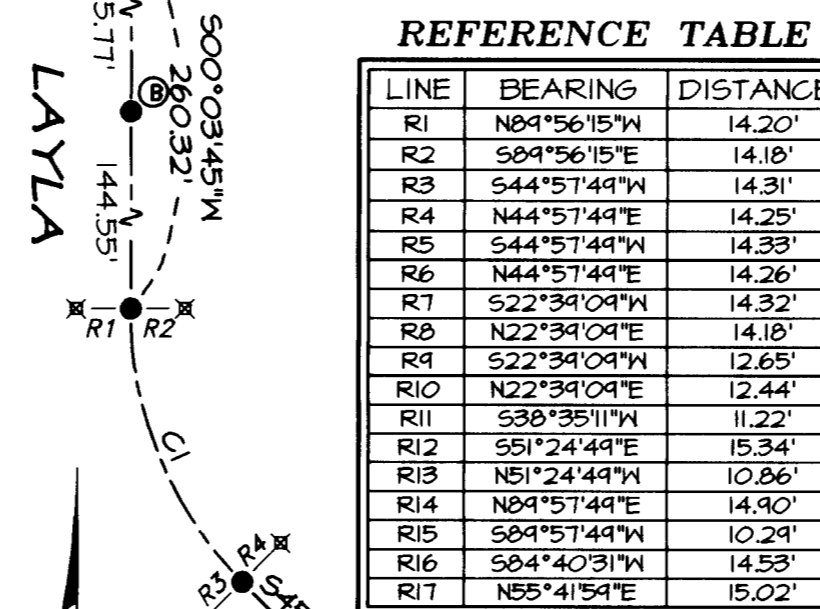
The monuments for Layla Estates Subdivision, to the north of the project were not held during this survey, they were found to be north of the southerly line of Document Number 93-32657 of the Official Records of Jackson County, Oregon, The Plat of Layla Estates Subdivision qualifies this line as being the southerly boundary of the Subdivision. The southerly line of said Document Number 93-32657 was coincident with the northerly line of Volume 491 Page 103 deed records of Jackson County, Oregon. Said Volume 491 Page 103 is the creating deed for the northerly line of this subdivision. There is no gap in the deed, it appears that the monuments of Layla Estates Subdivision were not set on the southerly line of said Document Number 93-32657 as qualified on the Final Plat thereof.

Utilizing said volume and pages, said document numbers and said surveys, established the easterly and westerly boundaries of the subject tract, the southerly boundary is being created hereon.

The interior lot corners were computed, and monuments were set as depicted hereon.



CENTERLINE REFERENCE MONUMENT DETAIL



REFERENCE TABLE

LINE	BEARING	DISTANCE
R1	N89°56'15"W	14.20'
R2	S89°56'15"E	14.18'
R3	S44°57'49"W	14.31'
R4	N44°57'49"E	14.25'
R5	S44°57'49"W	14.33'
R6	N44°57'49"E	14.26'
R7	S22°39'09"W	14.32'
R8	N22°39'09"E	14.18'
R9	S22°39'09"W	12.65'
R10	N22°39'09"E	12.44'
R11	S38°35'11"W	11.22'
R12	S51°24'49"E	15.34'
R13	N51°24'49"W	10.86'
R14	N89°57'49"W	14.90'
R15	S89°57'49"W	10.29'
R16	S84°40'31"W	14.53'
R17	N55°41'54"E	15.02'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°05'56"	100.00'	78.71'	S22°29'13"E	76.70'
C2	22°18'39"	100.00'	38.94'	S56°11'31"E	38.69'
C3	15°56'01"	100.00'	27.81'	S59°22'50"E	27.72'
C4	37°04'00"	100.00'	64.69'	S32°52'49"E	63.57'
C5	23°52'00"	100.00'	41.66'	N26°39'12"E	41.35'
C6	53°00'01"	72.50'	67.06'	N40°50'50"W	64.70'
C7	22°18'39"	127.50'	49.65'	N56°11'31"W	49.34'
C8	03°13'27"	463.00'	26.05'	N41°57'39"W	26.05'
C9	15°25'39"	127.50'	34.33'	S7°39'05"E	34.23'
C10	29°40'17"	127.50'	66.03'	S30°12'03"E	65.29'
C11	24°00'46"	127.50'	53.44'	N26°21'12"W	53.05'
C12	8°29'30"	20.00'	2.96'	N34°07'35"W	2.96'
C13	59°23'38"	20.00'	20.73'	N0°10'11"W	19.82'
C14	16°45'58"	115.00'	33.65'	N21°08'35"E	33.53'
C15	17°29'47"	85.00'	25.96'	S8°39'07"W	25.86'
C16	92°58'01"	20.00'	32.45'	S67°06'20"W	29.01'
C17	0°56'11"	127.50'	2.08'	N66°52'45"W	2.08'
C18	16°49'56"	72.50'	21.30'	N58°55'52"W	21.22'
C19	5°28'43"	72.50'	6.93'	N47°46'33"W	6.93'
C20	24°40'37"	72.50'	31.23'	N32°41'53"W	30.98'
C21	20°25'20"	72.50'	25.84'	N10°08'55"W	25.70'
C22	04°07'32"	1000.00'	72.01'	S02°11'29"E	71.99'
<<C22>>	04°07'32"	1000.00'	72.01'	S02°10'24"E	71.99'
C23	39°46'35"	460.00'	319.35'	S20°01'01"E	312.97'
<<C23>>		460.00'	320.97'	S20°06'01"E	314.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S67°20'51"E	10.38'
L2	N38°35'11"E	22.43'
L3	N67°20'51"W	10.38'
L4	S89°57'49"W	17.39'
L5	N00°05'47"W	19.38'
L6	S45°02'11"E	4.28'
L7	S89°57'49"W	15.44'
L8	S89°57'49"W	15.61'
L9	S19°00'40"W	4.78'
L10	N67°20'51"W	10.38'

**** RECEIVED ****
DATE 10-27-05 BY AB
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

Carl E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

Basis of Survey:

Geodetic North based on the WGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the line between found monuments 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

DATE: September 19, 2005 PROJECT NUMBER: 03034

COX ESTATES, PHASE 1

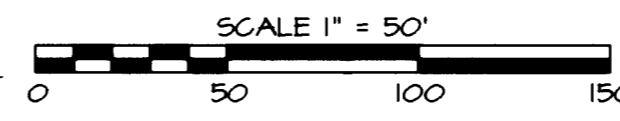
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1985 ROSSANLEY DRIVE
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LEGEND:

- ⊙ 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 an 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 at or just below the surface.
- ✕ Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER LS 56545" set in curb line, top set at or just below the surface.
- ⊕ Indicates a found monument as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahon LS 1913", per SN 17058.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahon LS 1913", per SN 15026.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahon LS 1913", per SN 15380.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", per SN 16052.
- ⊙ Indicates a found aluminum cap, flush with the pavement, marked "LS 1913", per SN 17281.
- ⊕ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913", per SN 17281.
- Indicates a computed position, nothing found or set.
- SN Indicates a Survey Number as filed in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement being created hereon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a Volume and Page of the Deed Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area, such as a lot.
- DLC Indicates Donation Land Claim.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- () Indicates record information per Vol. 402 Pg. 299 & Doc. No. 01-11690.
- (()) Indicates record information per Vol. 309 Pg. 164.
- { } Indicates record information per SN 16052.
- < > Indicates record information per SN 15380.
- [] Indicates record information per SN 15026.
- [] Indicates record information per SN 17058.
- << >> Indicates record information per SN 17281.
- || Indicates record information Doc. No. 02-62573.
- Indicates an existing fence line.

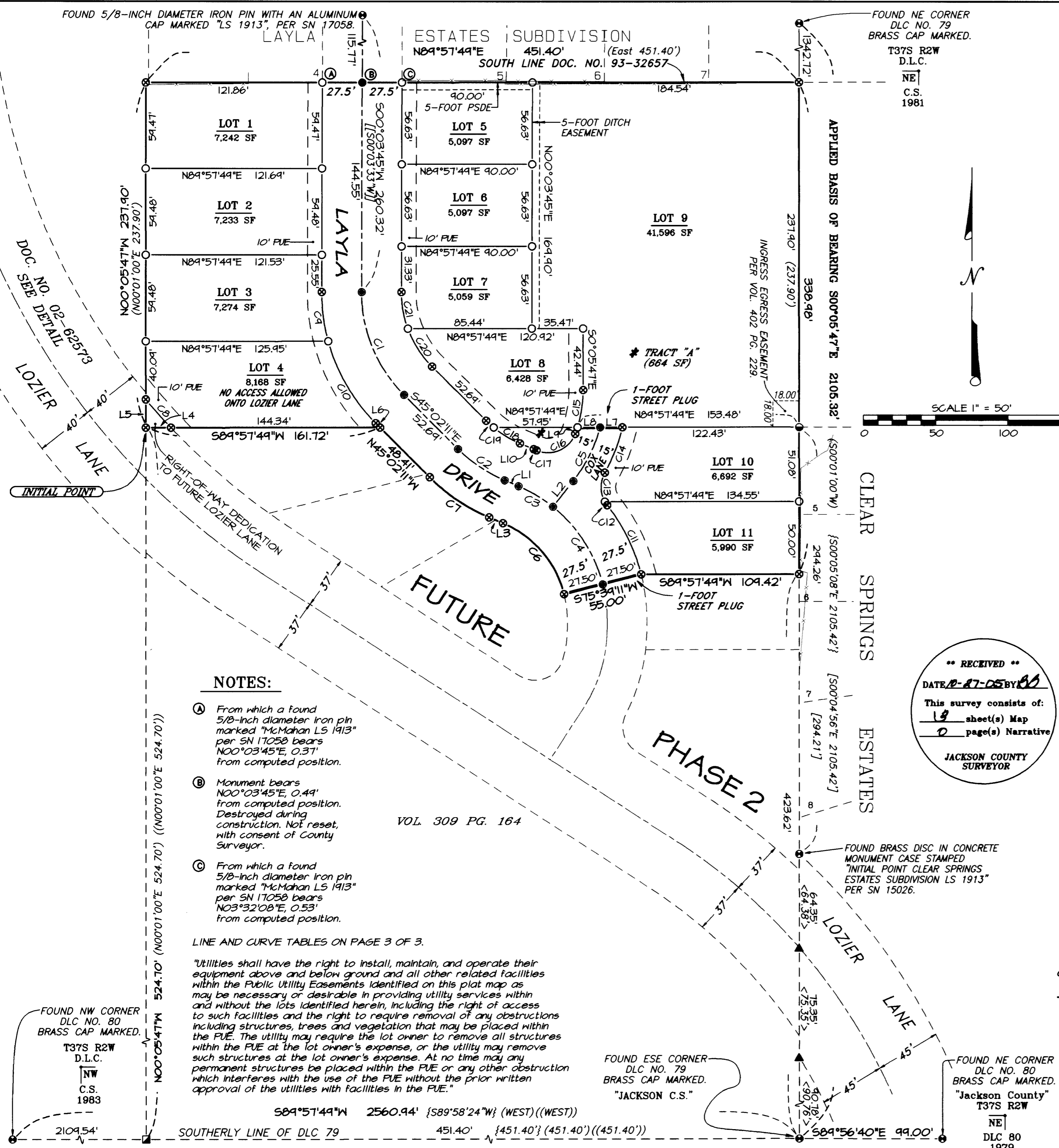


**** RECEIVED ****
DATE 12-27-05 BY BO
This survey consists of:
19 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

- ### NOTES:
- A From which a found 5/8-inch diameter iron pin marked "McMahon LS 1913" per SN 17058 bears N00°03'45"E, 0.37' from computed position.
 - B Monument bears N00°03'45"E, 0.49' from computed position. Destroyed during construction. Not reset, with consent of County Surveyor.
 - C From which a found 5/8-inch diameter iron pin marked "McMahon LS 1913" per SN 17058 bears N03°32'08"E, 0.53' from computed position.

LINE AND CURVE TABLES ON PAGE 3 OF 3.

"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 Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, 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 owner's 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 the prior written approval of the utilities with facilities in the PUE."



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

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/06

Basis of Survey:
Geodetic North based on the NGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the line between found monuments as depicted hereon.

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DATE: **September 19, 2005** PROJECT NUMBER: **03034**