

# A.K.A. ESTATES

Located in the N.E. 1/4 of Section 21, T.36S.,R.1W., W.M.,  
Jackson County, Oregon  
September 7, 2005

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

**SURVEY FOR:**  
United Development, LLC  
2209 Alta Vista Road  
Eagle Point, OR. 97524

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

**\*\*\* 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:

Commencing at a 5/8" iron pin found set at the Southeast corner of Lot 8 of WILSON WAY ESTATES, a recorded subdivision located in Jackson County, Oregon; thence along the Westerly right-of-way line of Wilson Way, South 0' 14' 48" East, 60.002 feet to a 5/8" rebar with plastic cap found set at the point of intersect of the Southerly right-of-way line of Avenue "E" and the said Wilson Way line; thence along the said Avenue "E" line, South 89' 48' 00" East, 60.002 feet to a 5/8" iron pin found set at the Northwest corner of tract described in Instrument No. 2004-037747 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along said Avenue "E" line, South 89' 48' 00" East, 233.358 feet (record = 233.27 feet) to a 5/8" iron pin found set; thence continuing along said Avenue "E" line, South 89' 48' 00" East, 11.50 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract; thence South 0' 11' 32" West, 180.81 feet (record = South 0' 11' 40" West, 180.80') to a 5/8" rebar with plastic cap set for the Southeast corner of said tract; thence North 89' 48' 00" West, 243.472 feet (record = 243.39 feet) to a 5/8" rebar with aluminum cap set for the Southwest corner of said tract, point also being on the Easterly right-of-way of said Wilson Way; thence along Wilson Way line, North 0' 14' 48" West, 180.815 feet (record = North 0' 14' 30" West, 180.82 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

**\*\*\* DECLARATION \*\*\***

Known all men be by these presents, that UNITED DEVELOPMENT, LLC., is the owner of the lands hereon described, and have caused the same to be subdivided into lots and street 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 street, together with all public utility easements (PUE) as shown on Sheet 2. We also hereby grant to Rogue Valley Sewer Service the 15-foot wide Sewer line easement across Lots 11, 12, 13 and 14 as shown on Sheet 2. We also hereby create that 20-foot wide ingress-egress and utility easement across Lots 11-14 benefiting Lots 11-14 as shown on Sheet 2. We hereby designate said subdivision as "A.K.A. ESTATES".

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 04<sup>th</sup> DAY, OF OCTOBER, 20 05.

Nina Lallo  
NINA LALLO, member  
UNITED DEVELOPMENT, LLC

STATE OF OREGON)  
                          )ss  
COUNTY OF JACKSON)

Personally appeared the above named NINA LALLO and acknowledged the foregoing instrument to be her voluntary act and deed and it was signed on behalf of UNITED DEVELOPMENT, LLC..

Subscribed and sworn to before me this 4<sup>th</sup> day of October, 20 05.

(SIGN) Kristi Stockebrand  
Kristi Stockebrand NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 392417  
MY COMMISSION EXPIRES July 15, 2009

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52823  
EXP. 6-30-07

We, BANK OF THE CASCADES, are the undersigned beneficiary of certain Trust Deed dated September 13, 2004 and recorded September 27, 2004 as Document No. 2004-056535, 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.

William A. Haden  
Title: E.V.P.

Signed this 4<sup>th</sup> day of OCTOBER, 20 05.

Before me: (SIGN) Kristi Stockebrand  
Kristi Stockebrand NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 392417  
MY COMMISSION EXPIRES July 15, 2009

**\*\*\* APPROVALS \*\*\***

Examined and approved this 3<sup>rd</sup> day of October, 20 05.

Robert Roberts  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 2<sup>nd</sup> day of November, 20 05. JCDPD File No. SUB2004-00089.

Thomas Brown  
Assistant JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 22<sup>nd</sup> day of NOVEMBER, 20 05.

DEPUTY  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 23<sup>rd</sup> day of November, 20 05.

Caree Jensen, Deputy  
TAX COLLECTOR

Approved by a majority for recording

Jack Washburn  
County Commissioner  
Date 11-29-05

Approved by Rogue Valley Sewer Service.

DTW  
DISTRICT ENGINEER

Examined and approved by the Jackson County Department of Roads and Parks this 17<sup>th</sup> day of October, 20 05.

John Peterson  
JACKSON COUNTY ENGINEER

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record, this 30<sup>th</sup> day of NOVEMBER, 20 05, at 9:35 o'clock A m., and recorded in Volume 31 of Plats on page 72 of the Records of Jackson County, Oregon.

By: Kathleen S Beckett  
COUNTY CLERK

Barbara J Shaw  
DEPUTY

\*\* RECEIVED \*\*  
Date 11-30-05 By BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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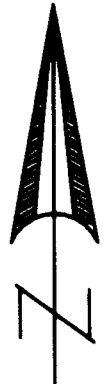
*Bary D Kaiser*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bary D Kaiser*

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923

EXP. 6-30-07



SCALE: 1" = 30'

WILSON WAY ESTATES

LOT 8

AVENUE "E"

LAURA-LANE

FD. 5/8" REBAR WITH  
ALUM. CAP - WMS2

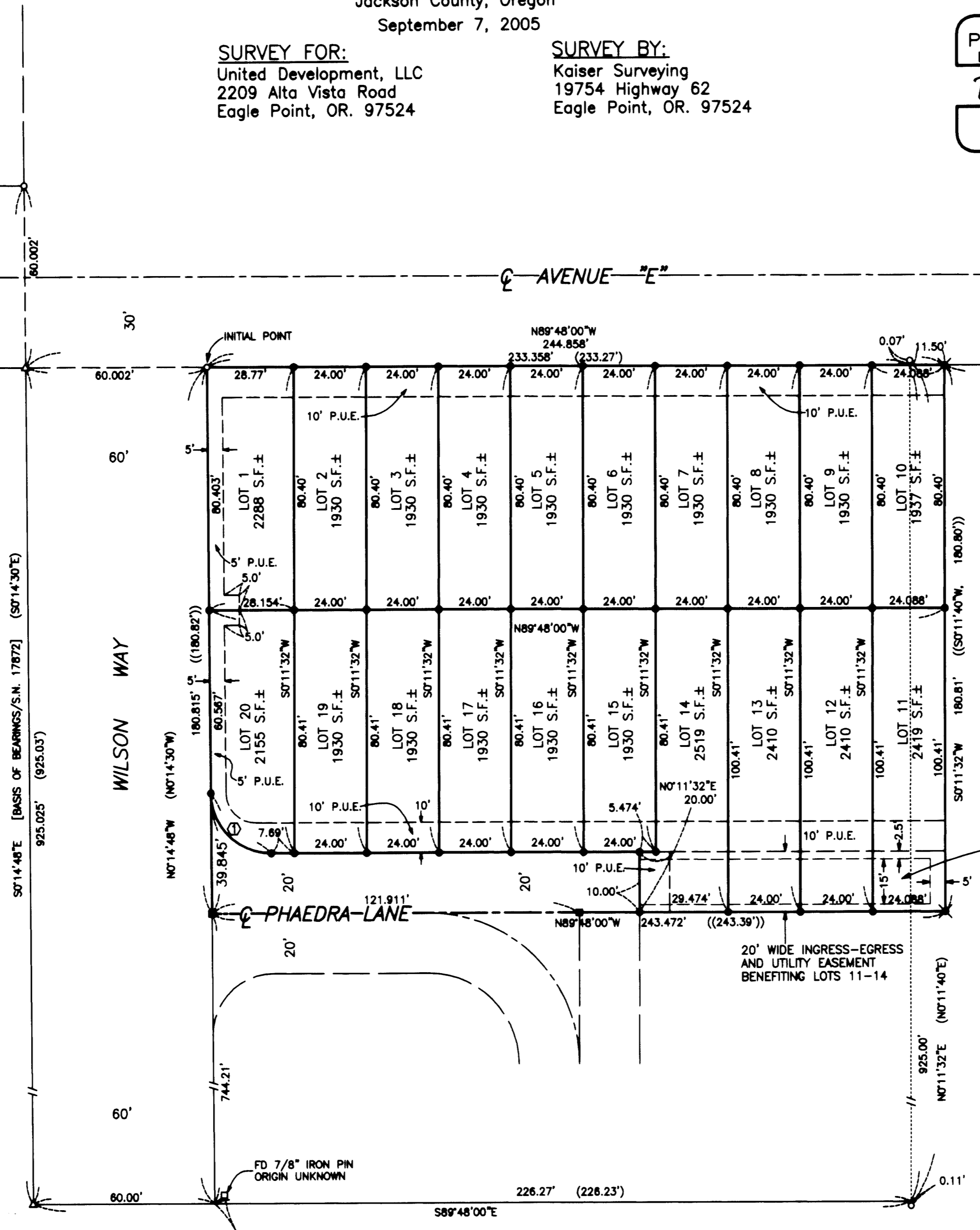
### CURVE DATA

Δ	R	L	LC
① 89°33'12"	20.00'	31.26'	N45°01'24"W, 28.174'

### LEGEND

- = Found Monument as Indicated
- = Found 5/8" Iron Pin  
S.N. 1964
- △ = Found 5/8" Rebar with  
Plastic Cap - S.N. 17872
- = 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
- WMS2 = White Mountain Subdivision - Phase 2
- 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. 1964 & 2381
- (( )) = Record/Inst. No. 2004-37747 O.R.

NOTE: Conditions of the approval from  
Jackson County Planning Land use  
Case File No. SUB2004-00089 apply  
to all Lots within this Plat.



### EASEMENTS

1. Property is subject to Easements, Restrictions and Reservations retained by USA per Vol. 325, Page 83 D.R. (Easements are not locatable).
2. Property could be subject to Covenants, Easements and Restrictions imposed by Inst. No. 70-02234 O.R., Inst. No. 71-11845 O.R. and Inst. No. 73-10311 O.R.
3. Easements for existing public utilities in vacated street area reserved by ordinance 74-91 and the conditions imposed by said ordinance are stated in Inst. No. 91-06752 O.R. The portion of Avenue "E" shown on this vation order are now a portion of the rebuilt Avenue "E".

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

PURPOSE: Subdivision of tract described in Inst. No. 2004-03347 O.R.

PROCEDURE: Information on Partition Plat No. P-49-2003, Filed Survey No. 17872, Survey Nos. 1964, 2381 and Inst. No. 2004-037747 O.R. were used to locate the property boundaries. The Lot and Street boundaries were located per the approved tentative plat.

\* \* RECEIVED \* \*

Date 11-30-05 By AKB

This survey consists of:

2 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR