

# VISTA VILLAGE (A SUBDIVISION)

A Re-plat of a portion of Lot 5, Block 11 of Agate Subdivision, Extension Number 2 being located in the Southeast One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, HILDRETH & GRAHAM HOMES, LLC and Oregon Limited Liability Company, hereinafter referred to as DECLARANT, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith, and do hereby dedicate to the public for public use, all streets, public utility easements as shown hereon. Declarant hereby creates a temporary turn-around easement for the use and benefit of the public, over and across Lot 6, to be extinguished upon the extension of 30th Street. Further, Declarants convey in fee simple, to Jackson County, that area portrayed and designated hereon as a one-foot street plug. By the approval of this plat, Jackson County declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes, and will immediately extinguish and remove the temporary turn-around easement over and across Lot 6 hereon, if an additional turn-around is provided to the satisfaction of Jackson County, Oregon.

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 VISTA VILLAGE.

IN WITNESS WHEREOF, signed this 5<sup>th</sup> day of December, 2005

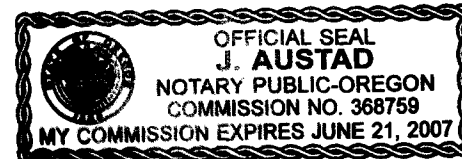
[Signature]  
DENTON S. GRAHAM,  
Registered Agent, Hildreth & Graham Homes, LLC.

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named DENTON S. GRAHAM, known to me as the Registered Agent of HILDRETH & GRAHAM HOMES, 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 the corporation's bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 5<sup>th</sup> day of December, 2005

Before me: [Signature]  
NOTARY PUBLIC-OREGON  
COMMISSION NO.: 368759  
MY COMMISSION EXPIRES: 6-21-07



### NOTES:

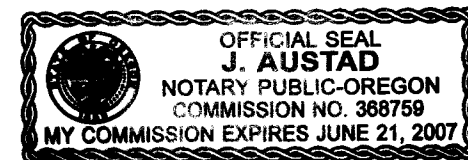
The effect of being within the boundaries of the White City Urban Renewal Plan as set out in Jackson County Ordinance No. 91-15, recorded as Document Number 92-12658 of the Official Records of Jackson County, Oregon.

Subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.

Easements, rights-of-way, reservative covenants and conditions in connection therewith, reserved by the United States of America in deed recorded in Volume 325 Page 83 of the Deed Records of Jackson County, Oregon.

Restrictions and reservations as set out in deed recorded in Volume 488 Page 144 of the Deed Records of Jackson County, Oregon.

Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded Document Number 12-14653 of the 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 depicted 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:

All that real property described in Instruments Recorded as 04-24648 of the Official Records of Jackson County, Oregon, situated within Lot 5 of Block 11 of Agate Subdivision Extension Number 2, located in the Southeast One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon., the exterior boundary of which being more particularly described as follows:

Commencing at the southeast corner of Lot Two (2) in Block Fifteen (15) of AGATE SUBDIVISION EXTENSION NO. 3, in Jackson County, Oregon, according to the official plat thereof, now of record; thence South 89°55'50" West, 337.86 feet to the southeast corner of Lot Five (5) in Block Eleven (11) of AGATE SUBDIVISION EXTENSION NO. 2, in Jackson County, Oregon, according to the official plat thereof, now of record; thence along the east line of said Lot Five (5), North 00°12'00" East, 1.00 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "BRADSHAW LS 2271", being the True Point of Beginning and the Initial Point for this Subdivision; thence continue along said east line North 00°12'00" East, 205.58 feet; thence South 89°55'50" West, parallel with the south line of said Lot Five (5), 234.17 feet; thence South 00°12'00" West, parallel with the west line of last said Lot, 206.58 feet to the south line of last said Lot; thence along said south line North 89°55'50" East, 234.17 feet to the southeast corner of said Lot Five (5); thence along the east line of last said Lot North 00°12'00" East, 1.00 feet to the True Point of Beginning.

Cael E. Neathamer  
Surveyor

### RELEASE

Oberto and Associates Retirement Plan as to a 65.91542 percent interest and The Breneser Trust dated August 9, 1989 as to a 34.08458 percent interest, as holders of beneficiary interest under that certain Trust Deed, dated May 25, 2004, and recorded May 27, 2004, as Instrument Number 04-24649, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 5<sup>th</sup> day of December, 2005

John E. Breneser, Trustee Barbara Oberto Breneser, Trustee  
Oberto and Associates Retirement Plan Oberto and Associates Retirement Plan

Signed this 5<sup>th</sup> day of December, 2005

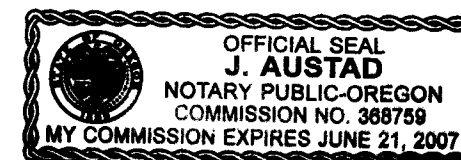
Barbara Oberto Breneser  
Barbara Oberto Breneser, Trustee  
The Breneser Trust

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named John E. Breneser and Barbara Oberto Breneser, known to me as the Trustees, Oberto and Associates Retirement Plan.

WITNESS my hand and seal this 5<sup>th</sup> day of December, 2005

Before me: [Signature]  
NOTARY PUBLIC-OREGON  
COMMISSION NO.: 368759  
MY COMMISSION EXPIRES: 6-21-07



STATE OF OREGON }  
County of Jackson } ss

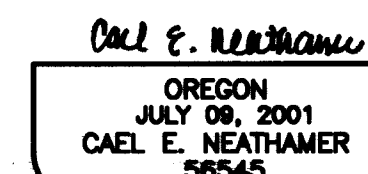
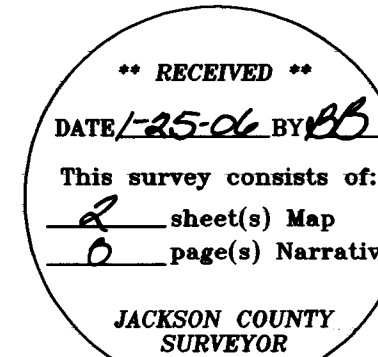
Personally appeared the above named Barbara Oberto Breneser, known to me as the Trustee, The Breneser Trust Dated August 9, 1989.

WITNESS my hand and seal this 5<sup>th</sup> day of December, 2005

Before me: [Signature]  
NOTARY PUBLIC-OREGON  
COMMISSION NO.: 368759  
MY COMMISSION EXPIRES: 6-21-07

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

Cael E. Neathamer  
Surveyor



PREPARED FOR:  
HILDRETH, GRAHAM HOMES, LLC  
2817 EAST MAIN STREET  
ASHLAND, OREGON 97520

### APPROVALS:

JACKSON COUNTY FILE NUMBER SUB2004-00077

Examined and approved this 5<sup>th</sup> day of January, 2006

[Signature]  
Jackson County Surveyor

Examined and approved this 12<sup>th</sup> day of January, 2006

[Signature]  
Jackson County Planning Director

Examined and approved this 4<sup>th</sup> day of January, 2006

[Signature]  
Jackson County Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of January 19, 2006.

[Signature] Deputy  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 19 day of January, 2006

[Signature] Deputy  
Assessor

Approved for Recording this 25<sup>th</sup> day of January, 2006

[Signature]  
Commissioner/Administrator

### RECORDING:

FILED FOR RECORD THIS THE 25 DAY OF JANUARY, 2006 AT 2:15 O'CLOCK P.M.  
AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 7 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
County Clerk

[Signature]  
Deputy

PREPARED BY: Neathamer Surveying, Inc.  
3132 State St., Suite 110  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 04045 DATE: November 23, 2005

**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 Jackson County Planning Department, File Number SUB2004-00077, October 14, 2004.

**Procedure:** Utilizing a Nikon DTM-520 Total Station and a Ranger 200-R Data Collector with TDS software, and a Trimble 5700 GPS receiver, with a TSCE Data Collector all found monuments, as depicted hereon, were tied in a closed loop traverse or with redundant ties.

Based on said traverse and ties, Agate Subdivision Extensions 2 and 3 according to the official plats thereof, now of record, Surveys Numbered 7579, 16952 and 18919, and Documents Numbered 96-01587, 01-27225, 03-38048, 04-29698 and 04-71383 of the Official Records of Jackson County, Oregon, the resultant boundaries were monumented as depicted hereon.

**VISTA VILLAGE  
(A SUBDIVISION)**

A Re-plat of a portion of Lot 5, Block II of Agate Subdivision, Extension Number 2 being located in the Southeast One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

**PREPARED FOR:**

**HILDRETH, GRAHAM HOMES, LLC  
2817 EAST MAIN STREET  
ASHLAND, OREGON 97520**

**LEGEND:**

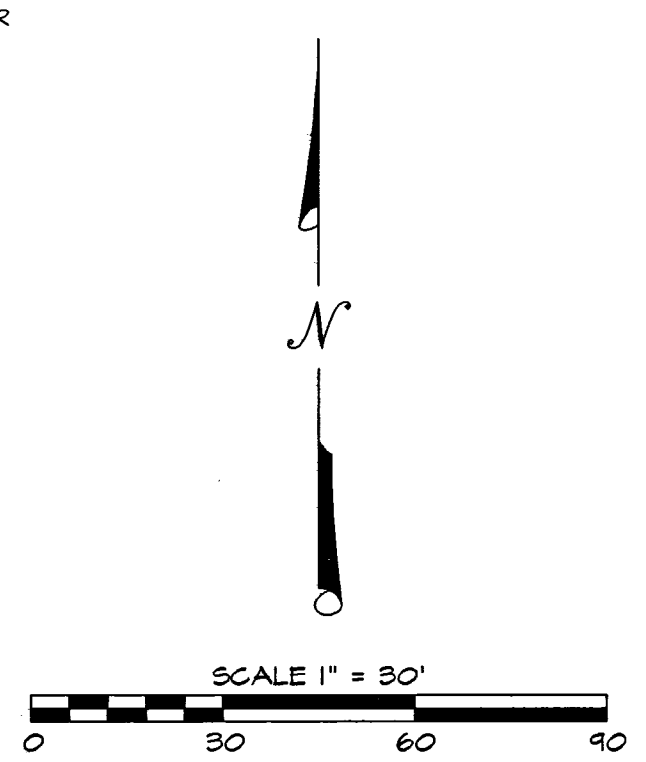
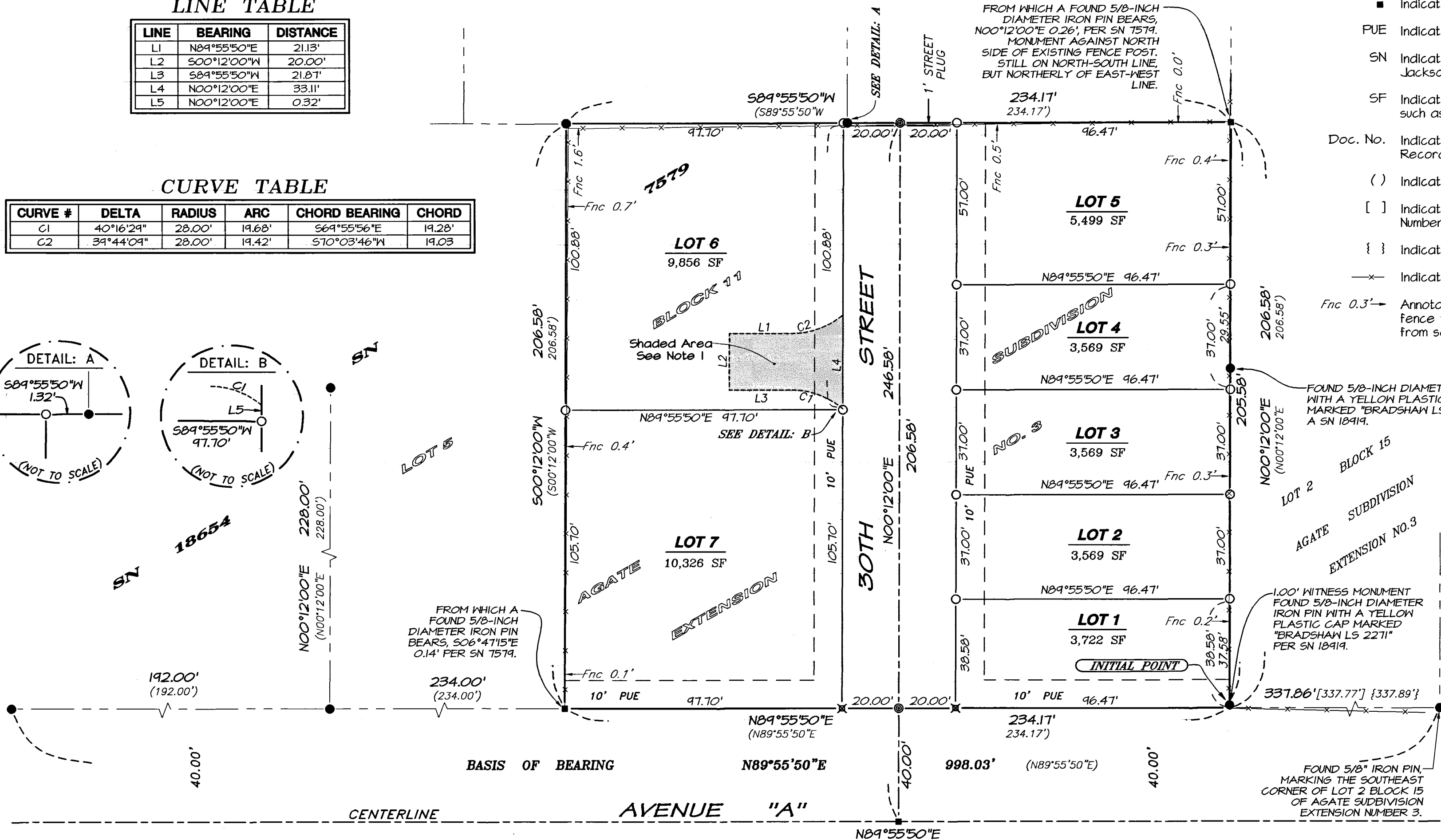
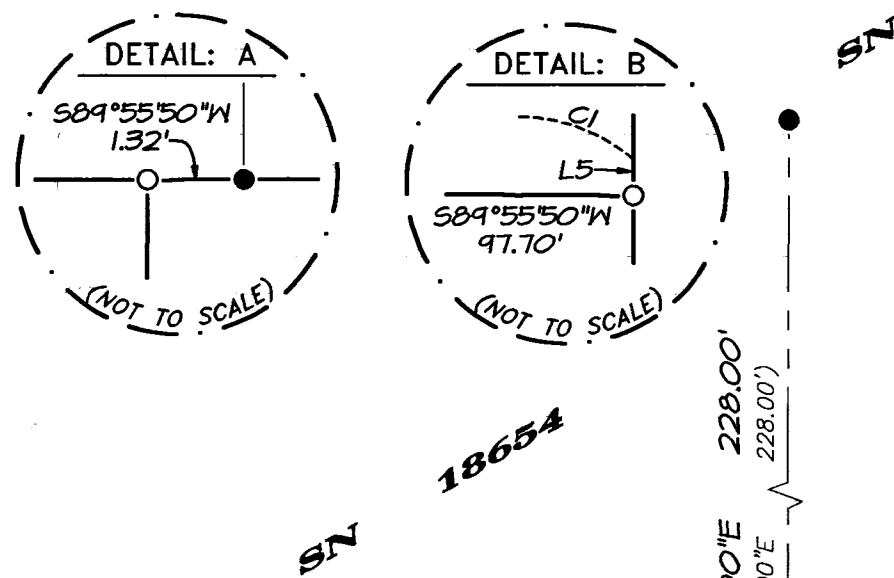
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- Indicates a set 5/8-inch diameter iron pin by 30-inch long, with an aluminum cap marked "C/L MON. LS 56545."
- ✕ Indicates a set 3/8-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 5/8-inch diameter iron pin per SN 7579, unless otherwise noted.
- Indicates a computed position, nothing found or set.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- ( ) Indicates record information per SN 7579.
- [ ] Indicates record information per Agate Subdivision, Ext. Number 3.
- { } Indicates record information per SN 18919.
- x— Indicates an existing fence line
- Fnc 0.3'— Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°55'50"E	2113'
L2	S00°12'00"W	20.00'
L3	S89°55'50"W	21.87'
L4	N00°12'00"E	33.11'
L5	N00°12'00"E	0.32'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	40°16'29"	28.00'	19.68'	S69°55'56"E	19.28'
C2	39°44'09"	28.00'	19.42'	S70°03'46"W	19.03'



**Basis of Bearings:**  
Basis of Bearings: Survey Number 7579, as filed in the office of the Jackson County Surveyor. Basis applied to found monuments as depicted hereon.

**NOTE:**  
1). Indicates a revocable turn around easement to be extinguished upon the extension of 30th Street.

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

**\*\* RECEIVED \*\***  
DATE 1-25-06 BY AB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**Carl E. Neatham**  
OREGON  
JULY 09, 2001  
**CAEL E. NEATHAMER 56545**  
Renewal Date 12/31/06

**PREPARED BY: Neatham Surveying, Inc.**  
3132 State St., Suite 110  
Medford, Oregon 97501  
P.O. BOX 1584  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 04045 DATE: November 23, 2005