

SURVEY NO 19144

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: GTJ Properties, Inc.
633 Archwood Drive
Eagle Point, Oregon 97524

Location: The Southeast one-quarter (1/4) of Section 16, Township 36 South,
Range 1 West, Willamette Meridian, Jackson County, Oregon.

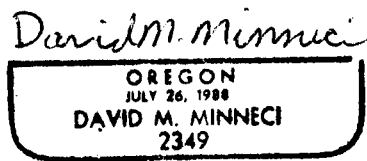
Purpose: To survey, monument and record a Subdivision Plat for **VALLEY
MEADOWS ESTATES, PHASE 1.**

Procedure: Utilizing found and set monuments from Survey No. 17990 and re-
cord information from Document No. 2006-010478, Official Records
of Jackson County, Oregon, I set monuments as shown on the ac-
companying Subdivision Plat.

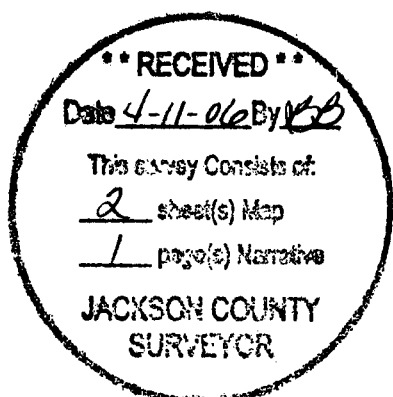
Basis of
Bearing: The centerline of Avenue "G" per Survey No. 17990.

Date: March 16, 2006.

Vol. 32 Pg. 33
Book 17 pg. 51
14R/6



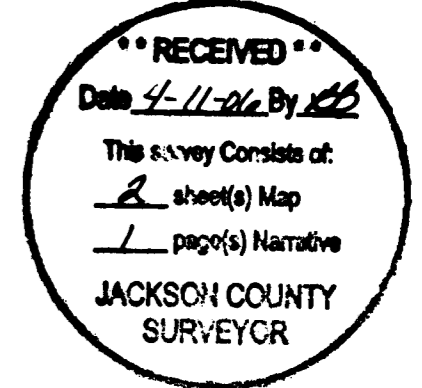
David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/06
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504



VALLEY MEADOWS ESTATES, PHASE 1

Located in:
the Southeast 1/4 of Section 16
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon

FD. 5/8" PIN .4 DEEP
NW CORNER AGATE SUBD.
EXTENSION NO. 4

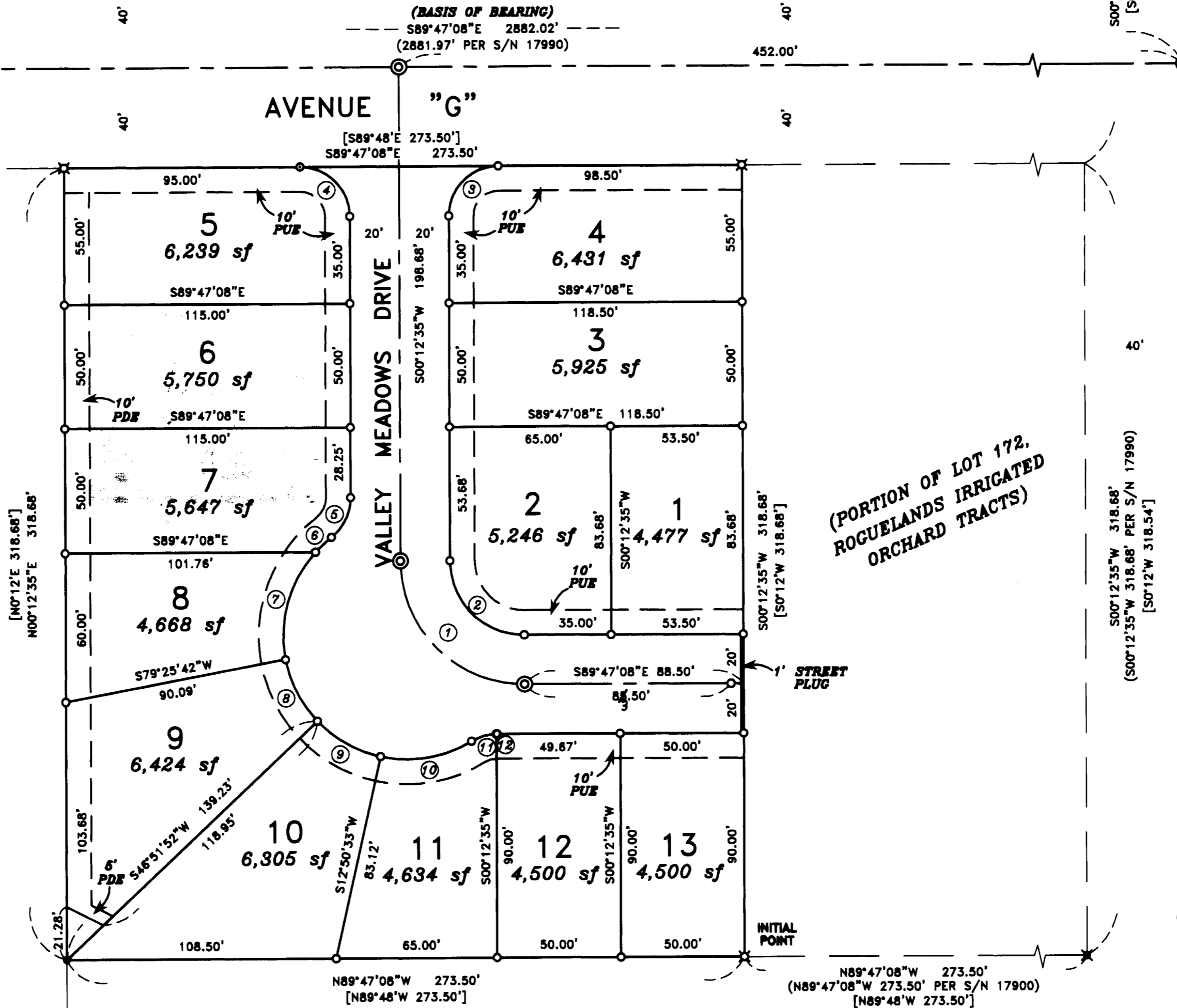


FD. 3" ARMY CORPS OF
ENGINEER'S BRASS DISC
INTERSECTION OF 36TH ST.
& AVE. "G" PER S/N 17990

AVENUE

ATLANTIC

FD. 3" ARMY CORPS OF
ENGINEER'S BRASS DISC



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°59'43"	50.00'	78.54'	70.71'	S44°47'17"E
2	89°59'43"	30.00'	47.12'	42.42'	N44°47'17"W
3	90°00'17"	20.00'	31.42'	28.29'	N45°12'43"E
4	89°59'43"	20.00'	31.41'	28.28'	S44°47'17"E
5	52°29'57"	20.00'	18.33'	17.89'	N26°27'34"E
6	09°59'36"	50.00'	8.72'	8.71'	N47°42'43"E
7	53°17'12"	50.00'	46.50'	44.84'	S16°04'19"W
8	32°33'51"	50.00'	28.42'	28.04'	S26°51'13"E
9	34°01'19"	50.00'	29.89'	29.28'	N60°08'47"W
10	43°47'22"	50.00'	38.21'	37.29'	N80°56'52"E
11	30°12'08"	20.00'	10.54'	10.42'	N74°09'15"E
12	00°57'34"	20.00'	0.33'	0.33'	S89°43'35"W

(PORTION OF LOT 172,
ROQUELANDS IRRIGATED
ORCHARD TRACTS)

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2348
SCALE: 1 INCH = 40' MARCH 18, 2006
BASIS OF BEARING: SURVEY NUMBER 17990
(CENTERLINE OF AVENUE "G")

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348"
- = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "C. NEATHAMER LS 56545" PER S/N 17990.
- ✕ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "C. NEATHAMER LS 56545" (5/8" SMOOTH PIN PER S/N 17990.)
- ⊙ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT
- [] = RECORD PER DOC. NO. 2006-010478, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

I certify this plat to be an exact
photocopy of the original.
David M. Minneci
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minneci

OREGON
DAVID M. MINNECI
2348

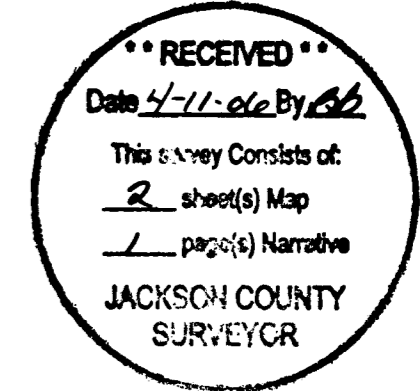
EXPIRES 12/31/08

- NOTES:**
- RESERVATION FOR UTILITY LINES, EASEMENTS, LICENSE AND PERMITS FOR ROADS AS NOTED IN DEED RECORDED IN VOLUME 385, PAGE 88, DEED RECORDS OF JACKSON COUNTY.
 - EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDED IN VOLUME 469, PAGE 306, DEED RECORDS OF JACKSON COUNTY. (EXACT LOCATION NOT GIVEN)
 - COVENANTS, EASEMENTS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED IN VOLUME 664, PAGE 389 DEED RECORDS OF JACKSON COUNTY.
 - CONDITIONS OF APPROVAL FROM LAND USE CASE FILE NO. SUB 2006-00064 APPLY TO ALL LOTS WITHIN THIS PLAT.
 - THIS SUBDIVISION IS LOCATED IN THE VICINITY OF THE JACKSON COUNTY SPORTS PARK. RESIDENTS SHOULD BE AWARE THAT THEY MAY, ON OCCASION, BE SUBJECT TO SIGNIFICANT NOISE.

S/N 17990

VALLEY MEADOWS ESTATES, PHASE 1

Located In:
the Southeast 1/4 of Section 16
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GTJ PROPERTIES, INC., AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO JACKSON COUNTY IN FEE SIMPLE THAT AREA PORTRAYED AND DESIGNATED AS A 1-FOOT STREET PLUG. BY ITS ACCEPTANCE OF THIS PLAT, JACKSON COUNTY DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 6-10, A 10-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 5-9. WE HEREBY DESIGNATE SAID SUBDIVISION AS VALLEY MEADOWS ESTATES, PHASE 1.

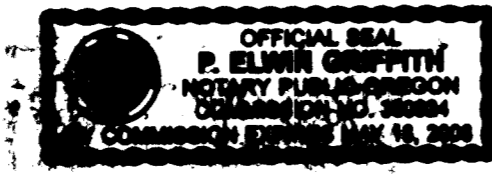
GTJ PROPERTIES, INC.

Gary T. Whittle Pres.
GTJ PROPERTIES, INC., AN OREGON CORPORATION
BY GARY T. WHITTLE, PRESIDENT

STATE OF Oregon }
COUNTY OF Jackson } SS.

ON THIS 30 DAY OF March, 2006, PERSONALLY APPEARED BEFORE ME THE WITHIN NAMED GARY T. WHITTLE, PRESIDENT OF GTJ PROPERTIES, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: P. Elwin Griffith
NOTARY



BANK OF CASCADES, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED OCTOBER 18, 2005 AND RECORDED OCTOBER 21, 2005 AS DOCUMENT NO. 2005-064689, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 30 DAY OF MARCH, 2006.

BY: William A. Haden
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF Oregon }
COUNTY OF Jackson } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 30 DAY OF March, 2006, BY William A. Haden, KNOWN TO ME AS THE PERSON THAT ACKNOWLEDGED THE FOREGOING INSTRUMENT ON BEHALF OF BANK OF CASCADES.

WITNESS MY HAND AND OFFICIAL SEAL.

Kristi Stockbrand
NOTARY



I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR



David M. Minnecci
OREGON
JULY 25, 1988
DAVID M. MINNECCI
2348
EXPIRES 12/31/06

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON)SS

I, DAVID M. MINNECCI, A DULY 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

273.50 COMMENCING AT THE NORTHWEST CORNER OF AGATE SUBDIVISION - EXTENSION NO. 4, IN JACKSON COUNTY OREGON; THENCE SOUTH 00°12'35" WEST 639.03 FEET (RECORD SOUTH 0°12' WEST 639.07 FEET); THENCE CONTINUE SOUTH 00°12'35" WEST 318.68 FEET (RECORD SOUTH 0°12' WEST 318.54 FEET) TO A 5/8" IRON PIN; THENCE NORTH 89°47'08" WEST (RECORD NORTH 89°48' WEST) 273.50 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-010478, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING OF VALLEY MEADOWS ESTATES, PHASE 1; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 89°47'08" WEST (RECORD NORTH 89°48' WEST) 273.50 FEET; THENCE NORTH 00°12'35" EAST 318.68 FEET (RECORD NORTH 0°12' EAST 318.54 FEET); THENCE SOUTH 89°47'08" EAST (RECORD SOUTH 89°48' EAST) 273.50 FEET; THENCE SOUTH 00°12'35" WEST 318.68 FEET (RECORD SOUTH 0°12' WEST 318.54 FEET) TO THE INITIAL POINT OF BEGINNING.

David M. Minnecci
SURVEYOR

*** APPROVALS ***

EXAMINED AND APPROVED THIS 30th DAY OF March, 2006.

Robert Johnson
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS 7th DAY OF April, 2006. (LAND USE CASE FILE NO. SUB 2005-00064)

Thomas Bigman
FOR: JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS THIS 7th DAY OF April, 2006

John Peterson
JACKSON COUNTY ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 7th DAY OF April, 2006.

Gregory P. Putney
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 7th DAY OF April, 2006.

Patty Burdick, Deputy
TAX COLLECTOR

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICE THIS ___ DAY OF ___, 2006.

DISTRICT ENGINEER

APPROVAL BY A MAJORITY

David M. Minnecci
COUNTY COMMISSIONER/ADMINISTRATOR

4/11/06
DATE

FILED FOR RECORD THIS 11th DAY OF APRIL, 2006 AT 11:13 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 33 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett
COUNTY CLERK

Barbara J Shaw
DEPUTY