

CITY OF PHOENIX APPROVALS
LAND DIVISION CASE FILE NO. [SUB-C5-02]

APPROVED THIS 17th DAY OF April, 2006.

Kennell Wintersgreen
PLANNING DIRECTOR
CITY OF PHOENIX, OREGON

APPROVED THIS 18th DAY OF April, 2006.

BY: James S. Swan
CITY OF PHOENIX CITY ENGINEER'S DELEGATE

JACKSON COUNTY APPROVALS

APPROVED THIS 18th DAY OF April, 2006.
COUNTY SURVEYOR
JACKSON COUNTY, OREGON

BY: Robert Robertson

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF

April, 19, 2006.

DIRECTOR, DIVISION OF ASSESSMENT & TAXATION
JACKSON COUNTY, OREGON

BY: Erin Mammour, Deputy
TAX COLLECTOR DEPUTY

APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 19th DAY OF April, 2006.

BY: Amanda Kirkpatrick, deputy
ASSESSOR DEPUTY

STATE OF OREGON)
COUNTY OF JACKSON) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD AND RECORDED

April 19, 2006 AT 10:59 A.M.

AND RECORDED IN VOLUME 32 OF PLATS PAGE 34 OF THE RECORDS OF JACKSON COUNTY, OREGON COUNTY RECORDING OFFICE

BY: Kathleen S Beckert Barbara J Shaw
COUNTY CLERK DEPUTY

DOCUMENT NO. 2006-020681

38 1W 10 TL 200
38 1W 10 TL 300
38 1W 9A TL 200

PACIFIC WESTERN-OREGON
A SUBDIVISION LOCATED IN DLC 42, IN THE NORTHEAST ONE-QUARTER OF SECTION 9, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON
SURVEYED: NOVEMBER 15, 2005

SURVEYORS CERTIFICATE:

I, MICHAEL D. FRANK, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP, LYING IN THE SAMUEL COLVER DONATION LAND CLAIM NO. 42, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A FOUND 5/8 INCH IRON ROD, LOCATED ON THE NORTH LINE OF THE SAMUEL COLVER DONATION LAND CLAIM NO. 42, NORTH 88°16'10" WEST, A DISTANCE OF 2186.94 FEET FROM THE NORTHEAST CORNER OF SAID DONATION LAND CLAIM NO. 42 AND THE MOST WESTERLY NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2001-60849, JACKSON COUNTY DEED RECORDS, SAID POINT IS NORTH 88°16'10" WEST, A DISTANCE OF 9.02 FEET FROM A 5/8 INCH IRON ROD; THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 01°45'53" WEST, 235.93 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 88-27455, JACKSON COUNTY DEED RECORDS AND A 5/8 INCH IRON ROD; THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 01°42'09" WEST, 984.85 FEET TO A POINT ON THE NORTHERLY LINE OF THAT LAND CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN VOLUME 504, PAGE 255 AND VOLUME 516, PAGE 295, JACKSON COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY LINE, NORTH 61°09'30" WEST, 290.93 FEET TO THE FRONTAGE ROAD ENGINEERS STATION 1029+50 OFFSET 50 FEET TO STATION LINE; THENCE CONTINUING ALONG SAID LINE NORTH 49°05'57" WEST, 622.74 FEET TO FRONTAGE ROAD ENGINEERS STATION 1023+00 OFFSET 60 FEET TO STATION LINE AND THE EASTERLY LINE OF THE LAND BY FINAL JUDGMENT IN CIRCUIT COURT CASE NO. 61-78L; THENCE ALONG SAID EASTERLY LINE NORTH 38°09'30" WEST, 483.26 FEET TO AN ANGLE POINT OF DEDICATION AS DESCRIBED IN DOCUMENT NO. 94-07435 OF SAID COUNTY; THENCE ALONG SAID DEDICATION NORTH 15°30'05" WEST, 241.22 FEET; THENCE CONTINUING ALONG SAID DEDICATION LINE NORTH 01°20'21" EAST, 93.67 FEET TO THE NORTH LINE OF SAID DONATION LAND CLAIM NO.42; THENCE ALONG THE NORTHERLY LINE OF SAID DONATION LAND CLAIM NO.42, SOUTH 88°16'10" EAST, 1123.43 FEET TO THE INITIAL POINT.

CONTAINING 901,907 SQUARE FEET 20.705 ACRES

POST MONUMENTATION NOTE:

PER O.R.S. 92.070 (PAR. 2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN NINETY (90) CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

Michael D. Frank
MICHAEL D. FRANK - PLS 53854

REMAINING MONUMENTATION:

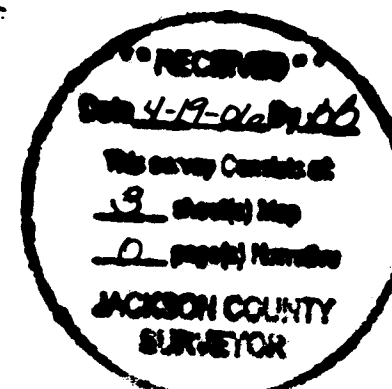
IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH THE PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. 07-12123, JACKSON COUNTY DEED RECORDS. (CS 19956)

APPROVED THIS 13th THIS DAY OF March, 2007

APPROVED FOR RECORDING AS REQUIRED BY O.R.S. 92.100
THIS 19th DAY OF APRIL, 2006.

BY: Dave [Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

Robert Robertson
JACKSON COUNTY SURVEYOR



RECORDED AS DOCUMENT NO. 2006-020681

INDEX:

- SHEET 1 OF 3: INDEX, CITY OF PHOENIX APPROVALS, JACKSON COUNTY APPROVALS, NOTES AND PLAT RESTRICTIONS, DECLARATION, ACKNOWLEDGEMENT, AND CONSENT AFFIDAVIT.
- SHEET 2 OF 3: LEGEND, LOTS 1 - 4, AND PROJECTED PROPERTY LINE MONUMENTATION DETAIL AND EASEMENTS.
- SHEET 3 OF 3: LEGEND, NARRATIVE, BASIS OF BEARING, SURVEYORS CERTIFICATE, AND BOUNDARY.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RDM PHOENIX PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP AND THAT THE DECLARANTS HAVE CAUSED THE PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S CHAPTER 92, AND HEREBY DEDICATES TO THE CITY OF PHOENIX, FOR PUBLIC USE, THE STREET AND ALL EASEMENTS LABELED AS PUBLIC AND GRANTING ALL OTHER EASEMENT AS SHOWN OR NOTED.

RDM PHOENIX PROPERTIES, LLC
BY: PACIFIC WESTERN OF MEDFORD, LLC, AN OREGON LIMITED LIABILITY COMPANY, MEMBER

Robert C. Robertson
ROBERT C. ROBERTSON, MEMBER
PACIFIC WESTERN OF MEDFORD, LLC

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF APRIL, 2006, BY ROBERT C. ROBERTSON, WHO IS THE MEMBER OF PACIFIC WESTERN OF MEDFORD, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

Hollie Lesh
NOTARY SIGNATURE
HOLLIE LESH
NOTARY PUBLIC - OREGON
COMMISSION NO. 399170
MY COMMISSION EXPIRES NOVEMBER 3, 2009

CONSENT AFFIDAVIT:

A DEDICATION OF THE STREET AND EASEMENT FOR PUBLIC USE CONSENT AFFIDAVIT FROM JANICE MARIE HASLER TRUST DEED BENEFICIARY,
HAS BEEN RECORDED IN DOCUMENT NO. 2006-020684

A DEDICATION OF THE STREET AND EASEMENT FOR PUBLIC USE CONSENT AFFIDAVIT FROM RODNEY A. MCLEAN TRUST DEED BENEFICIARY,
HAS BEEN RECORDED IN DOCUMENT NO. 2006-20687

A DEDICATION OF THE STREET AND EASEMENT FOR PUBLIC USE CONSENT AFFIDAVIT FROM GEORGINA M. GROVE TRUSTEE OF THE GROVE FAMILY TRUST, TRUST DEED BENEFICIARY,
HAS BEEN RECORDED IN DOCUMENT NO. 2006-020686

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOV. 16, 1990 MICHAEL D. FRANK 53854

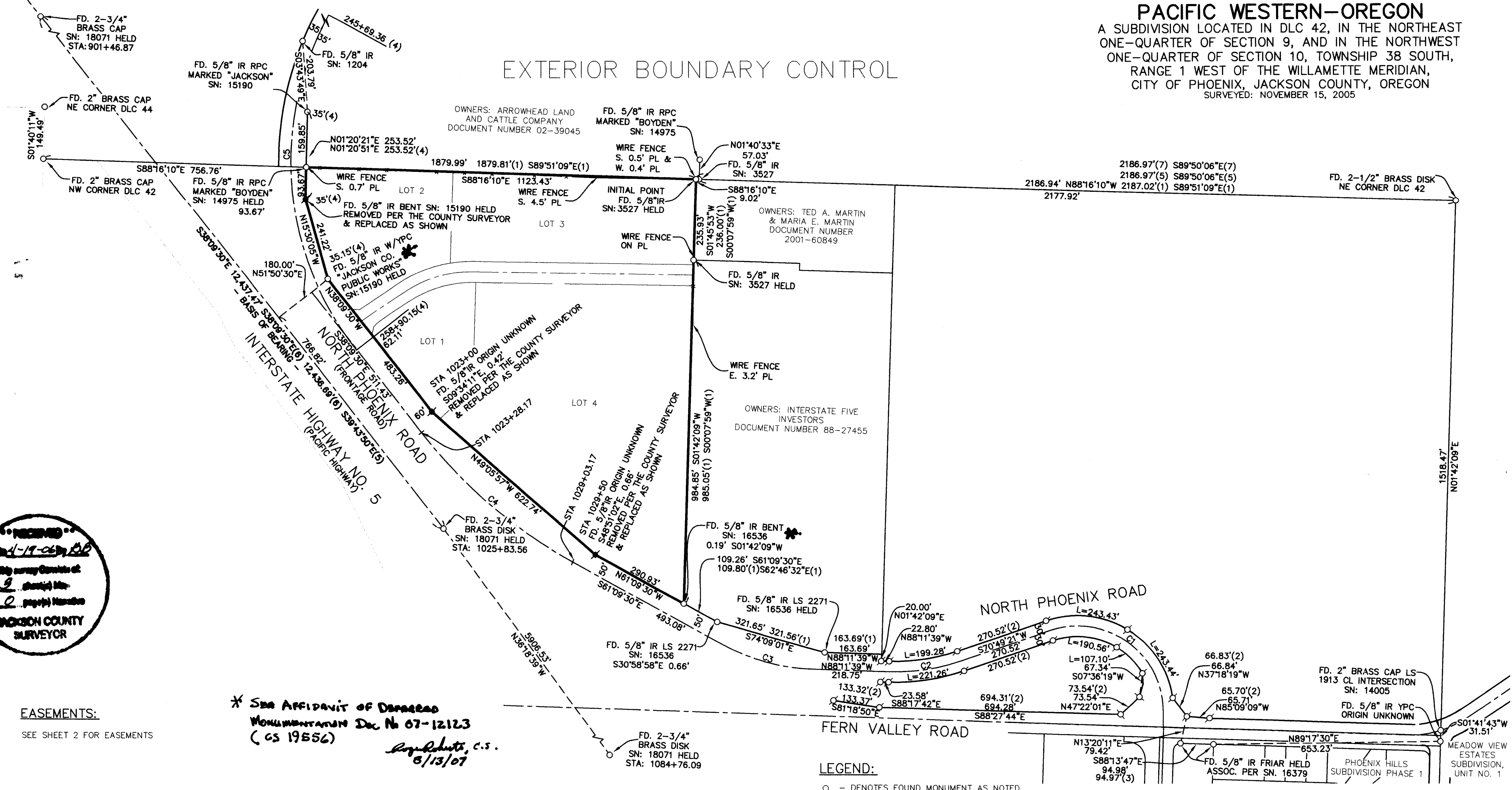
RENEWAL DATE 12-31-07

SHEET 1 OF 3

JOB NO. HOD5093.10 RLC SHEET 1 OF 3
W R G
DESIGN INC.
5415 SW WESTGATE DR., PORTLAND, OREGON 97221
(503) 419-2500 FAX: (503) 419-2600
PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

EXTERIOR BOUNDARY CONTROL

PACIFIC WESTERN—OREGON
 A SUBDIVISION LOCATED IN DLC 42, IN THE NORTHEAST ONE-QUARTER OF SECTION 9, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON
 SURVEYED: NOVEMBER 15, 2005



EASEMENTS:
 SEE SHEET 2 FOR EASEMENTS

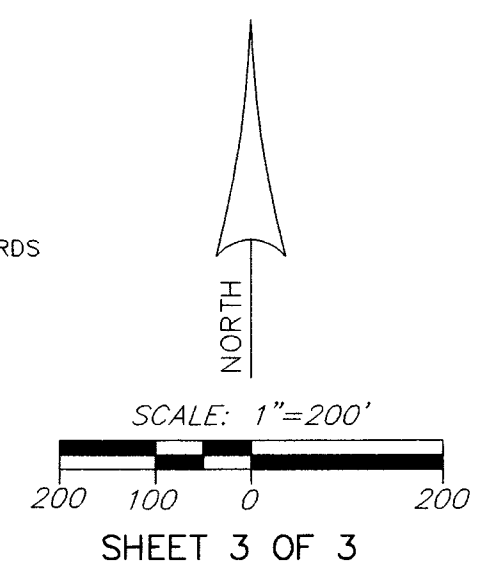
* See Affidavit of Donor
 Monumentation Doc No 07-12123
 (CS 19856)
 Royal Roberts, c.s.
 8/13/07

BASIS OF BEARING:
 THE BEARING OF S38°09'30"E, IS BASED UPON THE OREGON COORDINATE SYSTEM, SOUTH ZONE PER FOUND AND HELD MONUMENTS ALONG THE CENTERLINE OF INTERSTATE HIGHWAY NO. 5 AS SHOWN ON ODOT DRG. NO. 8B-10-21, SHEET 2, SHOWN HEREON.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD
C1	469.32'	246.06'	109°16'50"	N54°32'14"W, 401.35'
C2	210.27'	574.15'	20°59'00"	N81°18'51"E, 209.10'
C3	270.36'	572.96'	27°02'09"	S74°40'35"E, 267.86'
C4	575.00'	1432.39'	23°00'00"	S49°39'30"E, 571.15'
C5	1320.79'	881.47'	85°51'06"	S04°46'06"W, 1200.66'
R/W	199.28'	544.15'	20°59'00"	N81°18'51"E, 198.17'
R/W	221.26'	604.15'	20°59'00"	N81°18'51"E, 220.02'
R/W	243.43'	276.06'	50°31'27"	N83°54'56"W, 235.62'
R/W	190.56'	216.06'	50°31'59"	N83°54'40"W, 184.44'
R/W	243.44'	276.06'	50°31'30"	N33°23'28"W, 235.63'
R/W	107.10'	216.06'	28°24'00"	N44°26'41"W, 106.00'

NARRATIVE:
 PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NOS 03 77192, 03 77194 & 03 77197, SAID BOUNDARY WAS ESTABLISHED AS FOLLOWS:
 THE NORTH LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE NORTHEAST AND NORTHWEST CORNERS OF THE NORTH LINE OF THE SAMUEL COLVER DONATION LAND CLAIM NO. 42, SHOWN HEREON.
 THE EAST LINE WAS ESTABLISHED BY HOLDING THREE FOUND MONUMENTS AS SHOWN. THE NORTHEAST CORNER OF DOCUMENT NO. 87-03408, BEING NORTH 88°16'10" WEST, 2186.91 FEET FROM THE NORTHEAST CORNER OF DLC NO. 42, WAS ESTABLISHED BY HOLDING FOUND 5/8 INCH IRON ROD PER SURVEY NUMBER 3527. THE SECOND MONUMENT A FOUND 5/8 INCH IRON ROD, S01°45'53"E, 235.93 FEET FROM SAID NORTHEAST CORNER WAS HELD AS CALLED IN DOCUMENT NO. 87-27215; THENCE CONTINUING SOUTH TO A POINT ON THE NORTHERLY LINE OF THAT LAND CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN VOLUME 504, PAGE 255 AND VOLUME 516, PAGE 295.
 THE SOUTHERLY AND WESTERLY LINES WERE ESTABLISHED FROM FOUND MONUMENTS AS SHOWN AND DOCUMENT NO'S FINAL JUDGMENT IN CIRCUIT COURT CASE NO. 61-78L, 94-07435 AND VOLUME 503, PAGE 297 AND VOLUME 504, PAGE 255 AND VOLUME 534, PAGE 58 AND VOLUME 504, PAGE 108 AND OREGON STATE MAP 8B-10-21.

- LEGEND:**
- - DENOTES FOUND MONUMENT AS NOTED
 - ⊙ - DENOTES FOUND 5/8" IR ODOT SN. 18552, HELD
 - - DENOTES 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC.", TO BE POST MONUMENTED. SET ON _____
 - PUE - DENOTES "PUBLIC UTILITY EASEMENT"
 - W/ - DENOTES "WITH"
 - C.R. - DENOTES COUNTY ROAD
 - YPC - DENOTES YELLOW PLASTIC CAP
 - () - NUMBER OF REFERENCE, FOR RECORD DISTANCES
 - IR. - DENOTES IRON ROD
 - SN. - DENOTES SURVEY NUMBER, JACKSON COUNTY RECORDS
 - STA. - DENOTES CENTERLINE STATIONING
 - FD. - DENOTES FOUND MONUMENT AS NOTED
 - CL. - DENOTES CENTERLINE OF RIGHT-OF-WAY
 - R/W - RIGHT OF WAY
 - PL - PROPERTY LINE
- REFERENCES**
- (1) - DATA PER SN. 16536
 - (2) - DATA PER SN. 18552
 - (3) - DATA PER SN. 16379
 - (4) - DATA PER SN. 15190
 - (5) - DATA PER SN. 14975
 - (6) - DATA PER ODOT DRG. NO. 8B-10-21, SHEET 2
 - (7) - DATA PER DOCUMENT NO. 87-27215



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

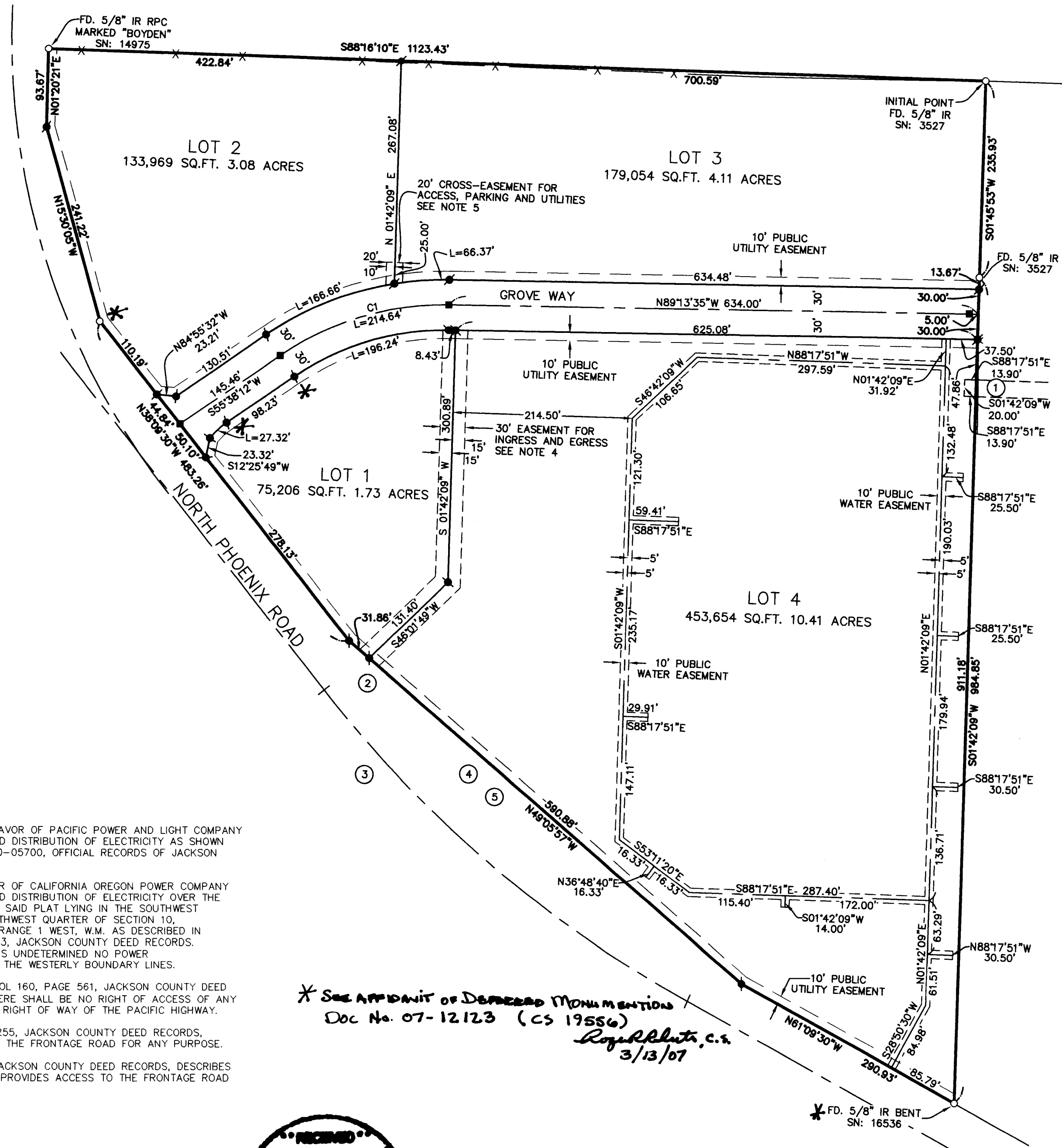
REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
 OREGON
 NOV. 16, 1998
MICHAEL D. FRANK
 53854

RENEWAL DATE 12-31-07

JOB NO. HOD5093.10 RLC SHEET 3 OF 3
W R G
DESIGN INC.
 5415 SW WESTGATE DR., PORTLAND, OREGON 97221
 (503) 419-2500 FAX: (503) 419-2600
 PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

38 1W 10 TL 200
 38 1W 10 TL 300
 38 1W 9A TL 200

PACIFIC WESTERN-OREGON
 A SUBDIVISION LOCATED IN DLC 42, IN THE NORTHEAST ONE-QUARTER OF SECTION 9, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON
 SURVEYED: NOVEMBER 15, 2005



LEGEND:

- - DENOTES FOUND MONUMENT AS NOTED ON PAGE 3
- ✦ - DENOTES 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC.", TO BE POST MONUMENTED. SET ON _____
- - DENOTES 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP MARKED "WRG DESIGN, INC.", TO BE POST MONUMENTED. SET ON _____
- PUE - DENOTES "PUBLIC UTILITY EASEMENT"
- W/ - DENOTES "WITH"
- C.R. - DENOTES COUNTY ROAD
- YPC - DENOTES YELLOW PLASTIC CAP
- FD. - DENOTES YELLOW PLASTIC CAP
- SQ.FT. - DENOTES "SQUARE FEET"

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD
LOT 1	196.24'	320.00'	35°08'13"	N73°12'19"E 193.18'
LOT 1	27.32'	92.00'	17°00'43"	N47°07'51"E 27.22'
LOT 2	166.66'	380.00'	25°07'46"	S68°12'05"W 165.33'
LOT 3	66.37'	380.00'	10°00'27"	S85°46'12"W 66.29'
C1	214.64'	350.00'	35°08'13"	N73°12'19"E 211.29'

BASIS OF BEARING:

THE BEARING OF S38°09'30"E, IS BASED UPON THE OREGON COORDINATE SYSTEM, SOUTH ZONE PER FOUND AND HELD MONUMENTS ALONG THE CENTERLINE OF INTERSTATE HIGHWAY NO. 5 AS SHOWN ON ODOT DRG. NO. 8B-10-21, SHEET 2, SHOWN HEREON.

NOTES AND PLAT RESTRICTIONS:

- 1.) THIS SUBDIVISION PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PHOENIX IN FILE NUMBER SPO5-03, SUB 05-02, VAR 05-03.
- 2.) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF THE CITY OF PHOENIX SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING PUBLIC STREETS.
- 3.) A TEN (10) FOOT WIDE PUBLIC WATER EASEMENT FOR THE BENEFIT OF THE CITY OF PHOENIX SHALL EXIST AS SHOWN HEREON.
- 4.) A RESTRICTION AGREEMENT AND GRANT OF EASEMENT OVER AND ACROSS LOTS 1 AND 4 FOR

INGRESS AND EGRESS RECORDED AS DOCUMENT NO.

2006-020689 JACKSON COUNTY DEED RECORDS.

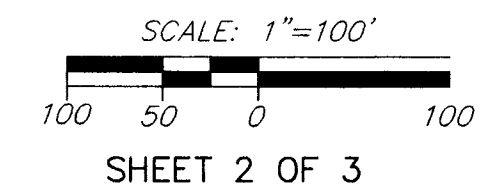
- 5.) A CROSS-EASEMENT OVER AND ACROSS LOTS 2 AND 3 FOR ACCESS, PARKING AND UTILITIES

RECORDED AS DOCUMENT NO. 2006-020690 JACKSON COUNTY DEED RECORDS.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL D. FRANK
 NOV. 16, 1998
 53854

RENEWAL DATE 12-31-07



SHEET 2 OF 3

JOB NO. HD5093.10 RLC SHEET 2 OF 3
W R G
 DESIGN INC.
 5415 SW WESTGATE DR., PORTLAND, OREGON 97221
 (503) 419-2500 FAX: (503) 419-2600
 PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS

EASEMENTS:

1. A 20' EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS SHOWN PER DOCUMENT NO. 70-05700, OFFICIAL RECORDS OF JACKSON COUNTY.
2. AN EASEMENT IN FAVOR OF CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY OVER THE WESTERLY PORTION OF SAID PLAT LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M. AS DESCRIBED IN VOLUME 423, PAGE 443, JACKSON COUNTY DEED RECORDS. THE EXACT LOCATION IS UNDETERMINED NO POWER UTILITIES EXIST ALONG THE WESTERLY BOUNDARY LINES.
3. A RESTRICTION PER VOL 160, PAGE 561, JACKSON COUNTY DEED RECORDS, STATES "THERE SHALL BE NO RIGHT OF ACCESS OF ANY NATURE BETWEEN THE RIGHT OF WAY OF THE PACIFIC HIGHWAY."
4. PER VOL 504, PAGE 255, JACKSON COUNTY DEED RECORDS, PROVIDES ACCESS TO THE FRONTAGE ROAD FOR ANY PURPOSE.
5. VOL 534, PAGE 58, JACKSON COUNTY DEED RECORDS, DESCRIBES THE FRONTAGE ROAD. PROVIDES ACCESS TO THE FRONTAGE ROAD FOR ANY PURPOSE.

* SEE AFFIDAVIT OF DEPOSED MONUMENTS
 Doc No. 07-12.123 (CS 19556)
 Royal R. Bluth, C.S.
 3/13/07

