

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, ROBERT I. ASSALI AND PAULA ASSALI, husband and wife (as an undivided 37.50 percent interest), ELENA M. ASSALI (as an undivided 37.50 percent interest) and SANDRA BACON (as an undivided 25 percent interest), hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants hereby dedicate to the City of Medford that certain additional 1.50-foot right-of-way dedication for North Keeneway Drive, all Public Utility Easements, and a 10-foot wide Public Sanitary Sewer Easement, all as depicted hereon. Declarants hereby create a 5-foot wide private storm drain easement over, across, under and through Lot 5, for the use of Lot 5 and for the use and benefit of all that certain real property as described in Document Number 76-12465 of the Official Records of Jackson County, Oregon, as shown hereon, with the ability and obligation of the Home Owners Association to access, maintain and repair said storm drain facilities. Declarants also create a Common Area for Park, Parking, Sweethome Place (a private drive) and a Private Utility Easement over, across, under and through the Common Area, (Private Utility Easement does not apply to that certain portion where a Public Sanitary Sewer Easement is being dedicated as shown hereon); allowing for private utilities including, but not limited to: telephone; power; cable television; domestic water; irrigation; sanitary sewer and storm drain facilities, and the ability and obligation to access, install, maintain and repair such facilities. All declarations herein shall be subject to the provisions and Bylaws of the KEENEWAY ESTATES Homeowners Association, as contained in Document Number 2006-22349, recorded 04-27-06, 2006, of the Official Records of Jackson County, Oregon. KEENEWAY ESTATES is also subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) as set forth in Document Number 2006-22350, recorded 04-27-06, 2006, of the Official Records of Jackson County, Oregon. Declarant, has caused this tract of land to be surveyed and platted into Lots, Common Area and Public Utility Easements, as shown hereon, and hereby designates this subdivision as KEENEWAY ESTATES, being A Planned Unit Development to the City of Medford.

IN WITNESS WHEREOF, signed this 7 day of April, 2006.

Robert I. Assali, Paula Assali

IN WITNESS WHEREOF, signed this 10 day of April, 2006.

Elena M. Assali

IN WITNESS WHEREOF, signed this 10 day of April, 2006.

Sandra Bacon

STATE OF OREGON } ss County of Jackson

Before me, the undersigned Notary Public, personally appeared the above named ROBERT I. ASSALI and PAULA ASSALI, Husband and Wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 7th day of April, 2006.

Joy N. Pinkham, Notary Public-Oregon, Commission No. 398875, My Commission Expires Oct. 26, 2009

STATE OF OREGON } ss County of Jackson

Before me, the undersigned Notary Public, personally appeared the above named ELENA M. ASSALI, known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 10th day of April, 2006.

Joy N. Pinkham, Notary Public-Oregon, Commission No. 398875, My Commission Expires Oct. 26, 2009

KEENEWAY ESTATES (A Planned Unit Development)

A subdivision being a re-plat of a portion of Lot 11, Block 2 of Rogue Valley Heights Extension, located in the Northwest One-Quarter of the Southwest One-Quarter of Section 17, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, 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 Instrument recorded as 04-32400 of the Official Records of Jackson County, Oregon, situated within Lot 11 of Block 2 of Rogue Valley Heights Extension, according to the Official Plat thereof, now of record, located in the Northwest One-Quarter of the Southwest One-Quarter of Section 17, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Beginning at a 2.5 inch brass disc set in concrete marking the initial point of Sheffield Court Subdivision to the City of Medford, according to the official plat thereof, now of record in Jackson County, Oregon, thence South 89°53'40" East, along the South boundary of said subdivision, 202.38 feet to a 5/8 inch rebar with plastic cap marking the Northwest corner of the tract described in deed recorded as No. 76-12465 of the Official Records of Jackson County, Oregon; thence South 00°02'40" East (deed record South 00°01'55" East, 165.00 feet) 164.36 feet to a 5/8 inch rebar with plastic cap marking the most Western Southwest corner thereof; thence North 89°58'16" West (deed record North 89°53'55" West) to and along the North boundary of the tract described in Volume 340, Page 157 of the Deed Records of Jackson County, Oregon, 100.00 feet to a 5/8 inch rebar with plastic cap marking the Northeast corner of the tract described Volume 330, Page 42 of said Deed Records; thence South 00°02'40" East (deed record South 00°01'55" East), along the East boundary of said described tract, 80.00 feet to a 5/8 inch rebar with plastic cap; thence North 89°58'16" West 100.00 feet to a 5/8 inch rebar with plastic cap situated on the West boundary of said described tract; thence North 00°02'40" West (deed record North 00°01'55" West) 80.00 feet to a 5/8 inch rebar with plastic cap marking the Northwest corner thereof; thence North 89°58'16" West (deed record North 89°53'55" West 122.93 feet), along the North boundary of the tract described in Volume 356, Page 1 of said Deed records, 122.55 feet to a 5/8 inch rebar with plastic cap marking the Northwest corner thereof, said point being situated on the East right of way line of North Keeneway Drive; thence North 00°00'10" East (deed record North), along said right of way line, 164.79 feet (deed record 165.00 feet) to a found 3/4 inch pipe marking the Southwest corner of Lot 1 of Block 5 of Northgate Subdivision - Unit No. 1, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 89°53'40" East (plat record South 89°53'30" East 120.00 feet) 120.03 feet to the True Point of Beginning.

Cael E. Neathamer, Surveyor

STATE OF OREGON } ss County of Jackson

Before me, the undersigned Notary Public, personally appeared the above named SANDRA BACON, known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

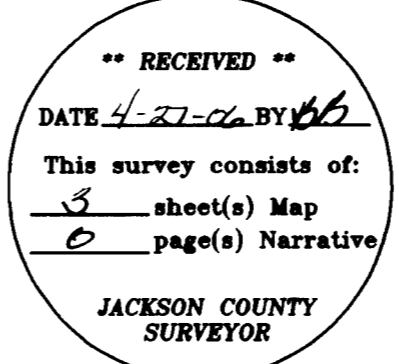
WITNESS my hand and seal this 10th day of April, 2006.

Joy N. Pinkham, Notary Public-Oregon, Commission No. 398875, My Commission Expires Oct. 26, 2009

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

SHEET INDEX:

- SHEET 1 - TITLE SHEET
SHEET 2 - PLAT SHEET
SHEET 3 - LEGEND, NARRATIVE AND DETAILS SHEET.



PREPARED FOR:

KEENEWAY ESTATES P.O. Box 244 Eagle Point, OR 97524

NOTES:

This Subdivision Plat may be subject to the following matters of record:

- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.
2) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof recorded in Volume 318, Page 175 of the Deed Records of Jackson County, Oregon.

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: PUD-04-207

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

Suzanne Myers, Acting Planning Director, April 25, 2006, Date

Examined and approved this 18th day of April, 2006.

Laura Benson, City Engineer, Paul Whelan, City Surveyor

Examined and approved as required by O.R.S. 92.100 this 27 day of April, 2006.

Amanda Kirkpatrick, Deputy Assessor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095

have been paid as of April 27, 2006.

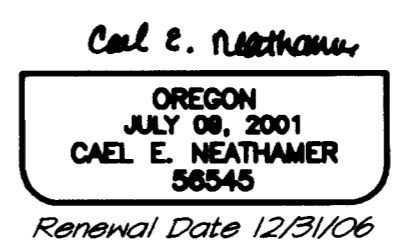
Patty Budenz, Deputy Tax Collector

APPROVED FOR RECORDING: [signature] COMMISSIONER/ADMINISTRATOR, April 27, 2006, DATE

RECORDING:

FILED FOR RECORD THIS THE 27 DAY OF April, 2006 AT 2:45 O'CLOCK P.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 37 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckell, County Clerk, [signature], Deputy



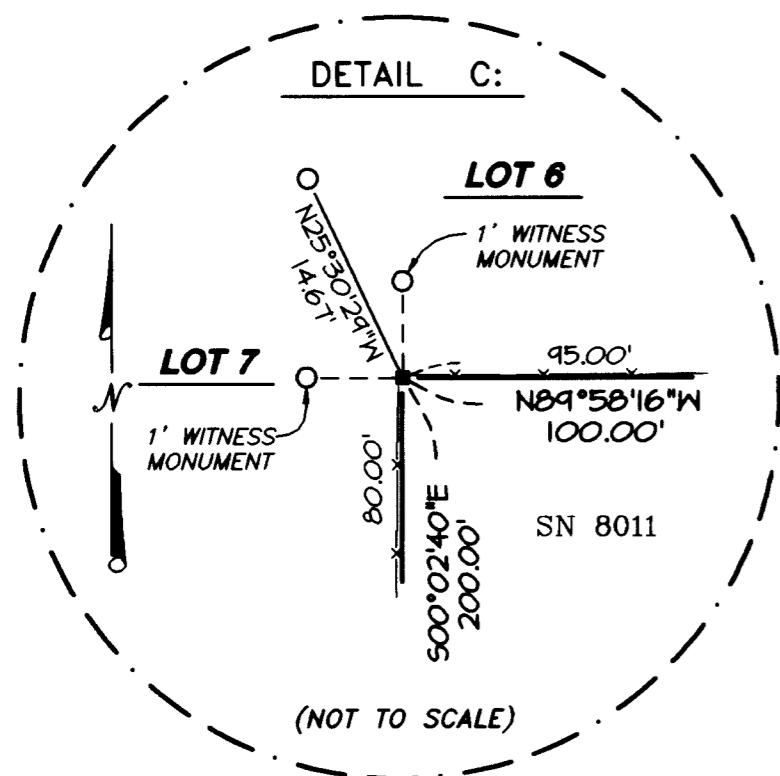
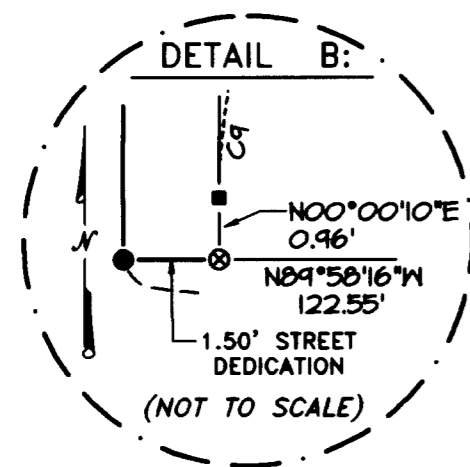
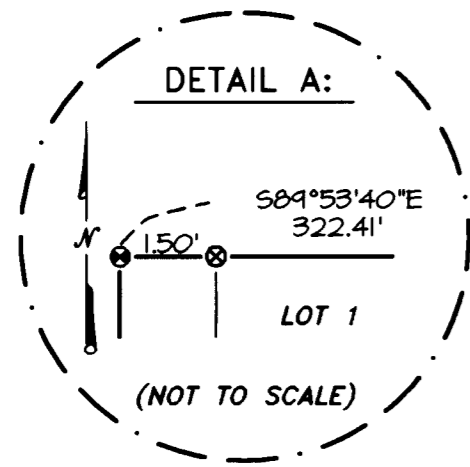
PREPARED BY: Neathamer Surveying, Inc. 3126 State St., Suite 200 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 04082 PLOT DATE: April 3, 2006

## KEENEWAY ESTATES (A Planned Unit Development)

A subdivision being a re-plot of a portion of Lot 11, Block 2 of Rogue Valley Heights Extension, located in the Northwest One-Quarter of the Southwest One-Quarter of Section 17, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**  
**KEENEWAY ESTATES**  
**P.O. Box 244**  
**Eagle Point, OR 97524**



**NARRATIVE:**

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat and PUD Plan, File Number PUD-04-207, as approved by the City of Medford Planning Commission on November 11, 2004.

**PROCEDURE:** Utilizing a Nikon DTM-522 and a Ranger 200R with TDS software, all found monuments were tied within closed loop traverses.

Based on said traverse, Surveys Numbered 8011 and 18438 all as filed in the Jackson County Surveyor's Office, Sheffield Court Subdivision, recorded in Volume 16 of Plats at Page 29 and Northgate Subdivision, recorded in Volume 8 of Plats at Page 53 of the records of Jackson County, Oregon, and Document Numbers 76-12465 and 04-32900 of the Official Records of Jackson County, Oregon.

Basis of bearings obtained per Survey Number 18438, between the found monuments depicted hereon, being the centerline of North Keeneway Drive. Utilizing record dimensions, established the easterly right of way.

Utilizing said easterly right-of-way to establish the westerly boundary of the project was computed. Property line adjustment Survey Number 18438 and property line adjustment deed recorded as Document Number 04-32900 of the Official Records of Jackson County, Oregon, were used to compute the southerly and easterly boundaries of the project, while said Northgate Subdivision, Sheffield Court Subdivision and Survey Number 18438 were used to calculate the north boundary of this project.

The project boundaries and interior lots were computed and monumented as depicted hereon. The first monument of which was established on September 15, 2005.

**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 found 5/8-inch diameter iron pin with an orange plastic cap marked "HARDEY ENG & ASSOC" per SN 18438, unless otherwise noted.
- ▲ Indicates a found 2-1/2 inch diameter brass cap monument.
- ⊠ Indicates a found 2-1/2 inch diameter brass cap monument, in monument case being the Initial Point of Sheffield Court Subdivision.
- Indicates a computed position, nothing found or set.
- ⊙ Indicates a found 3/4-inch diameter iron pipe per Northgate Subdivision.
- PUE Indicates a Public Utility Easement, refer to declaration.
- 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.
- FNC 1.1' Indicates the distance and which side from the boundary line that the centerline of fence line is.
- ( ) Indicates record information as per SN 18438
- Indicates the centerline of an existing fence.

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 Bearings:**

Basis of Bearings is the centerline of North Keeneway Drive, per Survey Number 18438 as filed in the office of the Jackson County Surveyor.

**PREPARED BY: Neathamer Surveying, Inc.**  
**3126 State St., Suite 200**  
**Medford, Oregon 97501**  
**Phone (541) 732-2869**  
**FAX (541) 732-1382**

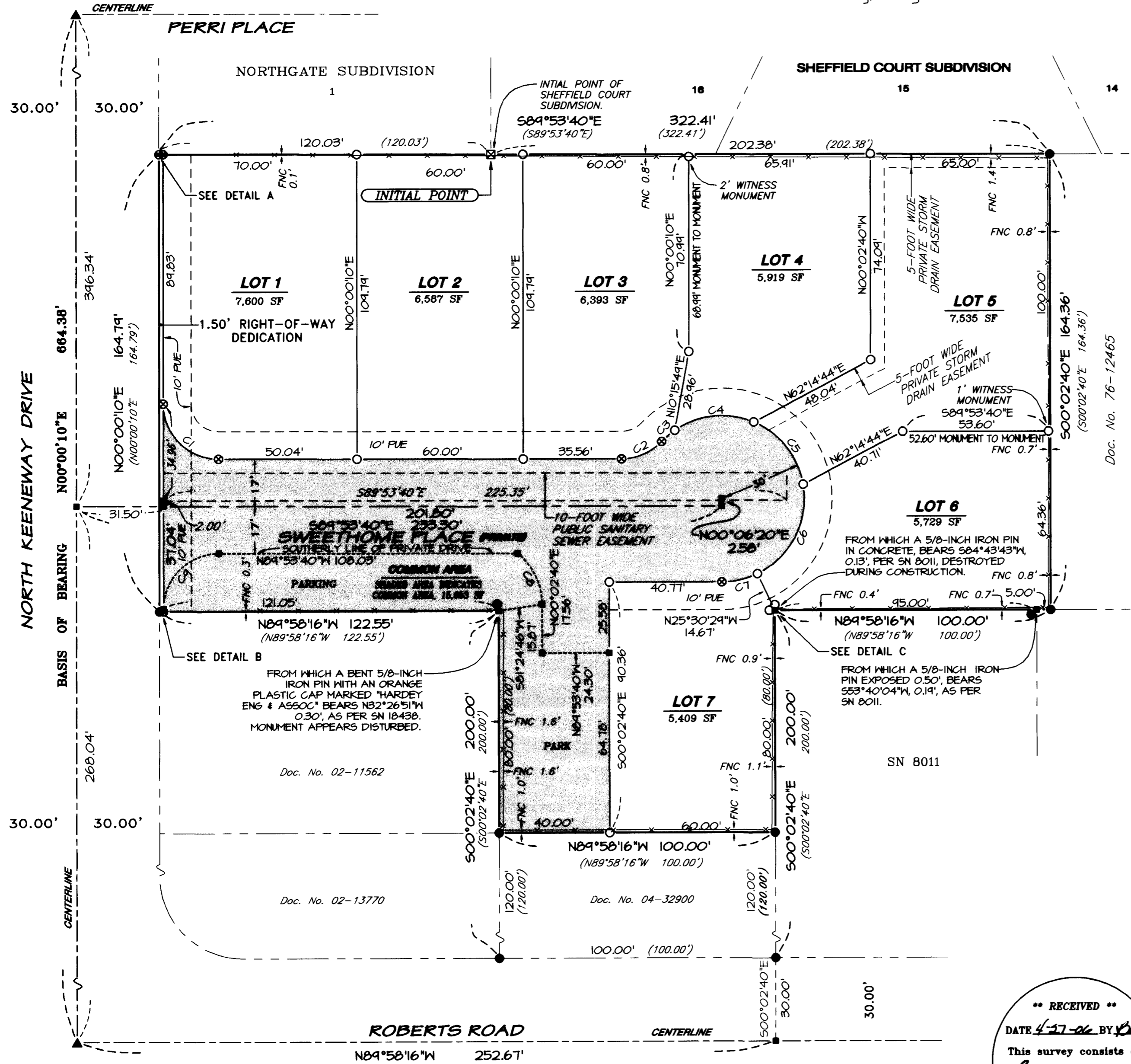
PROJECT NUMBER: 04082 PLOT DATE: April 3, 2006

\*\* RECEIVED \*\*  
DATE 4-27-06 BY BB  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

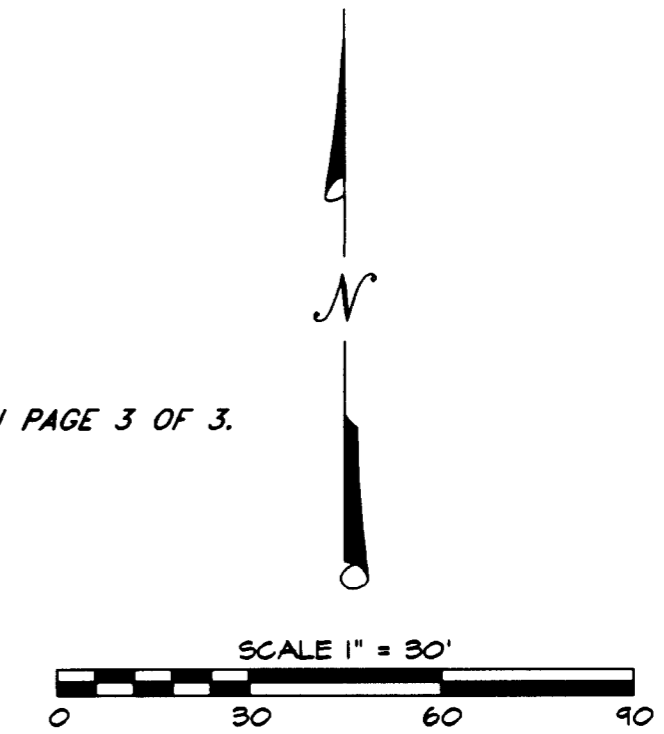
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**PREPARED FOR:**  
**KEENEWAY ESTATES**  
P.O. Box 244  
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**NOTE:**  
LEGEND AND DETAILS ON PAGE 3 OF 3.



CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°53'50"	20.00'	31.38'	S44°56'45"E	28.26'
C2	46°29'54"	20.00'	16.23'	N66°51'23"E	15.74'
C3	11°57'31"	30.00'	6.26'	N49°35'12"E	6.25'
C4	57°17'42"	30.00'	30.00'	N84°12'48"E	28.77'
C5	57°17'47"	30.00'	30.00'	S38°29'29"E	28.77'
C6	74°20'04"	30.00'	38.92'	S27°19'31"W	36.25'
C7	25°30'28"	30.00'	13.36'	S77°14'46"W	13.25'
C8	50°16'44"	24.00'	21.06'	N25°11'02"W	20.39'
C9	90°06'10"	20.00'	31.45'	S45°03'15"W	28.31'

**NOTE:**  
"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

**Basis of Bearings:**

Basis of Bearings is the centerline of North Keeneway Drive, per Survey Number 18438 as filed in the office of the Jackson County Surveyor.

\*\* RECEIVED \*\*  
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3 sheet(s) Map  
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JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

Carl E. Neathamer  
OREGON  
JULY 08, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/06

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