

TIMBER RIDGE ESTATES PHASE 1 (A PLANNED UNIT DEVELOPMENT)

PREPARED FOR:
NEIL SCHEUNEMAN
810 1st Street
Jacksonville, Oregon
97530

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Scheuneman Properties, LLC, an Oregon limited liability company, Neil O. Scheuneman and Linda Scheuneman (and their successors), as Trustees of the Neil O. Scheuneman Trust U.T.A.D. June 10, 1998, and Linda Scheuneman and Neil O. Scheuneman (and their successors), as Trustees of the Linda L. Scheuneman Trust U.T.A.D. June 10, 1998, as tenants in common, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith, and have caused this tract of land to be surveyed and platted into a lot and a Common Area, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and hereby designates this planned unit development as "TIMBER RIDGE ESTATES, PHASE 1". Declarants hereby dedicate to the public for public use, that area depicted hereon as a Public Utility Easement. Declarants hereby create for the use and benefit of the Lot 1 hereon, and the owners, their heirs and assigns of the future phases of Timber Ridge Estates, that area depicted hereon as Common Area, and hereby create a 10-foot wide Private Sanitary Sewer and Waterline Easement, over, through and across Lot 1 and said Common Area hereon (that shall extinguish upon the recording of Timber Ridge Estates, Phase 3). Said Common Area shall allow for the private street, depicted hereon as "Timber Ridge Drive", the Road Slope Easements thereof, and for ingress and egress of pedestrian and vehicular access for aforesaid owners, heirs and assigns of the Lot 1 and the future phases of Timber Ridge Estates. Declarants, their heirs and assigns, shall be subject to those certain Conditions, Covenants and Restrictions as set forth in Instrument Number 2006-29277, as recorded on the 6 day of JUNE, 2006.

A re-plat of portions of Parcels 2 and 3 of P-103-1992, as recorded October 5, 1992, of the Records of Partition Plats in Jackson County, Oregon, being located in the Northeast One-quarter of Section 31 and the Northwest One-quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Jacksonville, 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property, being portions of the described tract in Instrument Recorded as 2002-53592 and in Instrument Recorded as 1998-36305 of the Official Records of Jackson County, Oregon, being portions of Parcels 2 and 3 of P-103-1992, as recorded October 5, 1992, of the Records of Partition Plats in Jackson County, Oregon (and filed as Survey Number 13174 in the office of the Jackson County Surveyor), being located in the Northeast One-quarter of Section 31 and the Northwest One-quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Beginning at the corner common to Parcels 1 and 3 of aforesaid Partition Plat No. P-103-1992, being a point on the southerly right of way of Elm Street. Thence along said right of way, South 46°14'52" East, 84.02 feet; thence leaving said right of way, South 43°45'08" West, 89.17 feet to the southeast corner of said Parcel 2; thence along the east boundary thereof, North 00°27'20" West, 3.07 feet to an angle point thereof; thence continuing along the east boundary of Parcel 2, South 45°26'21" West, 368.75 feet to the southerly boundary thereof; thence along said southerly boundary, North 89°48'37" West, 147.54 feet; thence leaving said southerly boundary, North 18°07'32" East, 282.20 feet; thence North 14°59'35" East, 19.00 feet; thence South 77°07'46" East, 27.00 feet to the beginning of a tangent curve to the right, having a radius of 350.00 feet and a central angle of 05°52'32" (the long chord bears South 72°04'09" East, 35.88 feet); thence along the arc of said curve, 35.89 feet; thence South 69°07'53" East, 45.18 feet to the beginning of a tangent curve to the left, having a radius of 130.00 feet and a central angle of 54°41'15" (the long chord bears North 83°31'30" East, 119.42 feet); thence along the arc of said curve, 124.08 feet; thence North 56°10'52" East, 51.92 feet to the beginning of a tangent curve to the right, having a radius of 410.00 feet and a central angle of 03°17'19" (the long chord bears North 57°49'32" East, 23.53 feet); thence along the arc of said curve, 23.53 feet; thence North 59°28'11" East, 39.17 feet to a point on the east boundary of aforesaid Parcel 3; thence along said boundary, North 00°27'20" East, 49.50 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

IN WITNESS WHEREOF, I set my hand and seal this 31st day of May, 2006.

Neil O. Scheuneman
Neil O. Scheuneman, Trustee
Neil O. Scheuneman Trust U.T.A.D.
June 10, 1998; Trustee, Linda L.
Scheuneman U.T.A.D. June 10,
1998; and, Member of the
Scheuneman Properties, LLC

Linda Scheuneman
Linda Scheuneman, Trustee
Neil O. Scheuneman Trust U.T.A.D.
June 10, 1998; and, Trustee, Linda
L. Scheuneman U.T.A.D. June 10,
1998

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Neil O. Scheuneman, known to me to be a member of Scheuneman Properties, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to the authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 31st day of May, 2006.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT. 30, 2007

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Neil O. Scheuneman, known to me to be a Trustee of the Neil O. Scheuneman Trust U.T.A.D. June 10, 1998 and Trustee of the Linda L. Scheuneman Trust U.T.A.D. June 10, 1998, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 31st day of May, 2006.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT. 30, 2007

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Linda Scheuneman, known to me to be a Trustee of the Neil O. Scheuneman Trust U.T.A.D. June 10, 1998 and Trustee of the Linda L. Scheuneman Trust U.T.A.D. June 10, 1998, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 31 day of May, 2006.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT 30, 2007

NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, as approved by the City of Jacksonville Planning Commission on March 24, 2006.

PROCEDURE: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Document Number 2002-53592 and Document Number 1998-36305 of the Official Records of Jackson County, Oregon; and, Survey Number 13174, as filed in the office of the Jackson County Surveyor.

Utilizing the document numbers listed herein, and the found monuments of Partition Plat No. P-103-1992, as recorded October 5, 1992 in the Records of Partition Plats in Jackson County, Oregon (filed as Survey Number 13174), established the exterior boundaries of Parcels 2 and 3 of said plat.

Utilizing said established exterior boundaries, established the exterior boundary of this subdivision.

Computed the interior lot corners, and set monuments as depicted hereon. The first monument was established on April 13, 2006.

APPROVALS:

Examined and approved this 31 day of May, 2006.

[Signature]
City of Jacksonville Planning Department

Examined and approved this 6th day of June, 2006.

[Signature]
Jackson County Surveyor

Examined and approved this 6th day of June, 2006.

[Signature]
Rogue Valley Sewer Services (RVSS)

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 6th, 2006.

[Signature] Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 6th day of June, 2006.

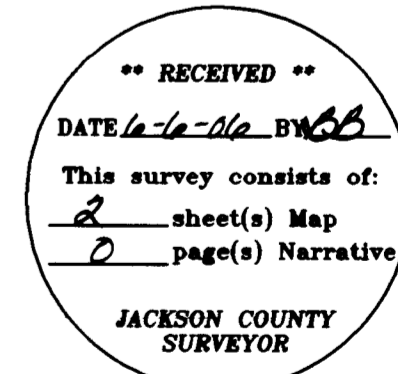
[Signature] Deputy
Assessor Deputy

RECORDING:

FILED FOR RECORD THIS THE 6 DAY OF JUNE, 2006 AT 3:49 O'CLOCK P.M.
AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 45 OF THE RECORDS OF
JACKSON COUNTY, OREGON.

[Signature] County Clerk
[Signature] Deputy

APPROVED FOR RECORDING: [Signature] 6/6/06
County Commissioner/Administrator Date

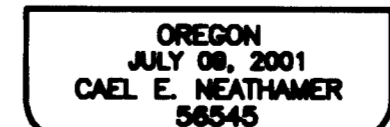


I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor



Cael E. Neathamer



Renewal Date 12/31/06

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

PLOT DATE: May 31, 2006 PROJECT NUMBER: 04097

Sheet 1 of 2 © CEN

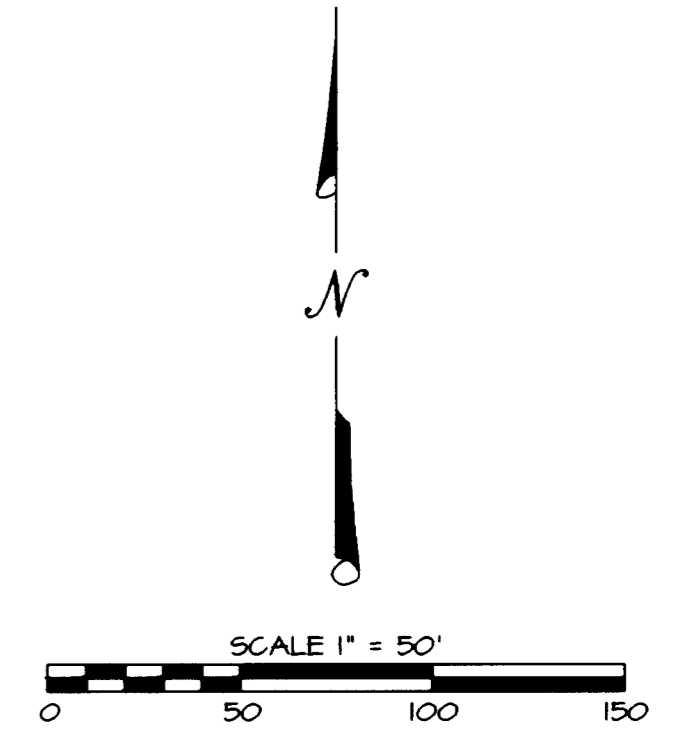
TIMBER RIDGE ESTATES PHASE 1 (A PLANNED UNIT DEVELOPMENT)

A re-plot of portions of Parcels 2 and 3 of P-103-1992, as recorded October 5, 1992, of the Records of Partition Plats in Jackson County, Oregon, being located in the Northeast One-quarter of Section 31 and the Northwest One-quarter of Section 32, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon.

PREPARED FOR:

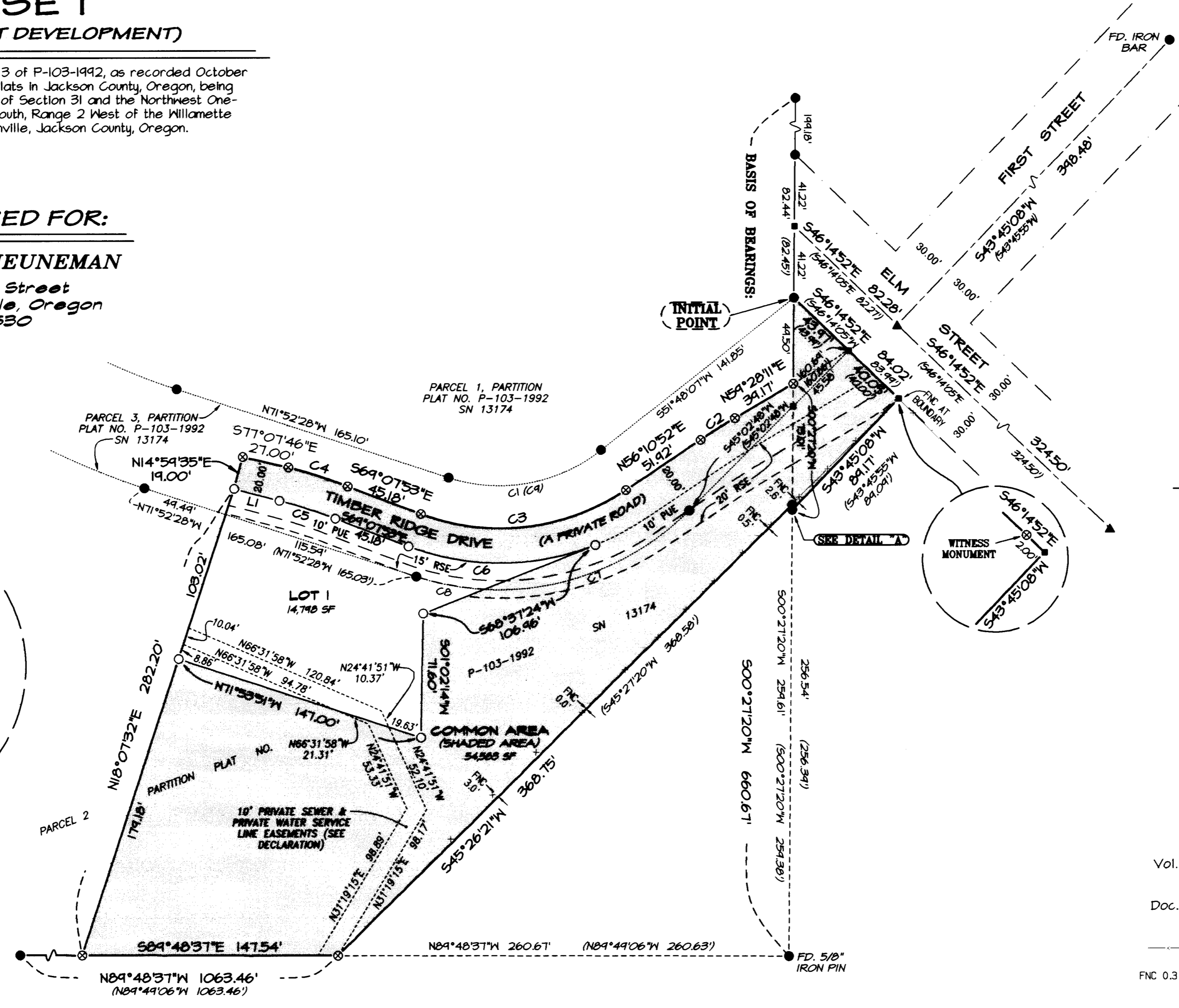
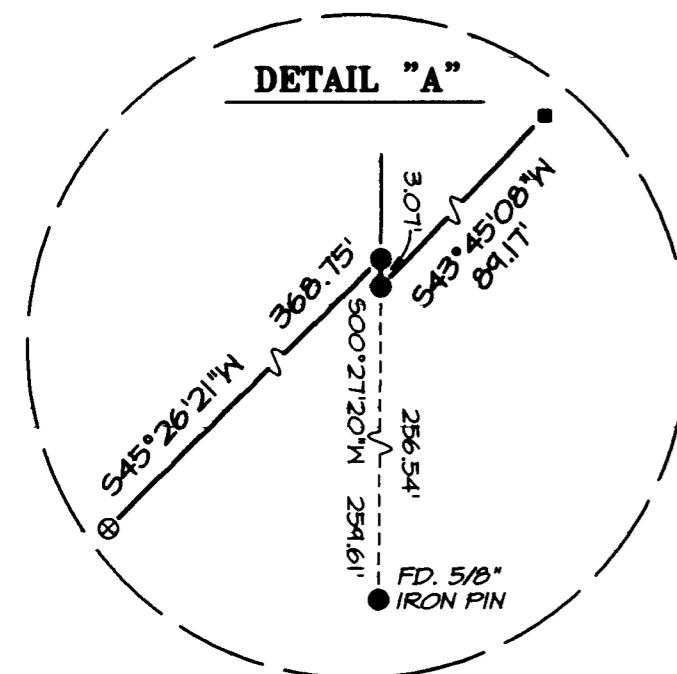
NEIL SCHEUNEMAN

810 1st Street
Jacksonville, Oregon
97530



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 iron pin with plastic cap marked D. HUCK LS 2023 per SN 13174, or as noted herein.
- ▲ Indicates a found iron pin with aluminum cap marked KAISER RLS 803 per SN 15488.
- Indicates a computed position, nothing found or set.
- () Indicates record information per SN 13174.
- PUE Indicates a Public Utility Easement being created herein.
- RSE Indicates a Road Slope Easement, being created herein.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates the centerline of an existing fence.
- FNC 0.3' → Indicates the distance and which side of the boundary line that the centerline of the fence line is located.



LINE TABLE

LINE	BEARING	DISTANCE
LI	S75°00'25"E	26.98'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	56°19'25"	45.00'	43.34'	N79°57'50"E	84.61'
C2	03°17'14"	410.00'	410.00'	N51°44'32"E	23.53'
C3	54°41'15"	130.00'	124.08'	N03°31'30"E	119.43'
C4	05°52'32"	350.00'	35.84'	S72°04'04"E	35.88'
C5	05°52'32"	330.00'	33.84'	S72°04'04"E	35.88'
C6	42°14'43"	150.00'	110.60'	N89°44'45"E	108.11'
C7	48°21'21"	155.00'	130.81'	S74°14'10"E	39.72'
C8	14°43'23"	155.00'	39.83'	S74°14'10"E	39.72'
C9	56°19'25"	45.00'	43.34'	N79°57'44"E	84.61'

NOTES:

The subject tract of land, as described in the "SURVEYOR'S CERTIFICATE", is subject to the following matters of record as listed in the provided title report:

Reservations, conditions and restrictions set forth in Mining Patent recorded in Volume 25, Page 1 of the Deed Records of Jackson County, Oregon.

Easement for transmission and distribution of electricity, granted to Pacific Power and Light Company per Volume 534, Page 482 of the Deed Records of Jackson County, Oregon, does not give a specific location. No poles or overhead utility lines were found within the bounds of the subject tract.

Easements contained in Instruments Numbered 2004-001352 and 2004-014456 of the Official Records of Jackson County, Oregon, not located within the bounds of the subject tract.

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

RECEIVED
DATE 6-6-06 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

BASIS OF BEARINGS:

Survey Number 13174. Bearing basis applied to the East boundary, as depicted herein.

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

PLOT DATE: **May 31, 2006** PROJECT NUMBER: **04097**