

APPROVALS:

EXAMINED AND APPROVED THIS 26<sup>th</sup> OF April, 2006.

Ronald Roberts  
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS 7<sup>th</sup> OF June, 2006.

Thomas Simon  
JACKSON COUNTY PLANNING DIRECTOR  
FILE# SUB2004-00073

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS.

Dale Peterson DATE May 22<sup>nd</sup>, 2006  
JACKSON COUNTY ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 15<sup>th</sup> DAY OF June, 2006.

S. Heusselt deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.045 HAVE BEEN PAID AS OF \_\_\_\_\_

Diana Mancuso Deputy 6-15-06  
TAX COLLECTOR DATE

DECLARATION

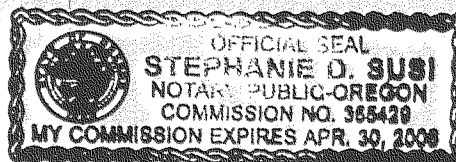
KNOW ALL MEN BY THESE PRESENTS, THAT JACQUELINE ESTATES LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN "SURVEYOR'S CERTIFICATE" AND THAT CALVIN BAY AND JOHN SCHLEINING ARE MEMBERS OF SAID COMPANY WITH JOHN SCHLEINING BEING THE MANAGER HAVING FULL AUTHORITY TO ACT ALONE FOR THE LLC. BE IT ALSO KNOWN, THAT "PEOPLE'S BANK OF COMMERCE", AN OREGON COMPANY, IS A BENEFICIARY INTEREST HOLDER IN SAID LANDS BY TRUST DEED, DOCUMENT NUMBER 2004-050233, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PUBLIC STREET, A PRIVATE STREET AND COMMON AREAS. WE DO ALSO HEREBY MAKE AND CREATE THE 'PUBLIC UTILITY EASEMENTS': 'SANITARY SEWER EASEMENTS', 'GAS LINE EASEMENTS' AND THE 'STORM DRAIN EASEMENT' AS SHOWN HEREON. THE NUMBER OF EACH LOT, THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF WILLOW ESTATES. WE DO HEREBY DEDICATE TO PUBLIC THE 'PUBLIC UTILITY EASEMENTS' AS SHOWN HEREON. WE DO ALSO DEDICATE TO THE PUBLIC THE STREET '28TH STREET', AS SHOWN HEREON, FOR STREET PURPOSES. WE DO HEREBY DESIGNATE THIS PLANNED COMMUNITY DEVELOPMENT AS 'WILLOW ESTATES' AND WE DO ALSO DECLARE THAT ALL LOTS IN SAID SUBDIVISION ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE #SUB 2004-00073. BE IT ALSO KNOWN, THAT 'WILLOW ESTATES' IS A TOWNHOUSE DEVELOPMENT WITH ZERO SETBACKS AND COMMON WALLS ON THE INTERIOR LOT LINES. THE OWNERS OF THE LOTS HEREIN SHALL BE MEMBERS OF THE WILLOW ESTATES HOMEOWNERS ASSOCIATION AND BE SUBJECT TO ITS BYLAWS AND THE COVENANTS, CONDITIONS & RESTRICTIONS OF SAID SUBDIVISION TO BE FILED AS A SEPARATE DOCUMENT. ANY OTHER RESTRICTIONS, CONDITIONS AND/OR AGREEMENTS, FELT NECESSARY BY THE DECLARANT, SHALL BE SET FORTH IN SEPARATE DOCUMENTS CONVEYING TITLE OF SAID LOTS TO THE NEW LOT OWNERS, THEIR HEIRS AND ASSIGNS.

John Schleinig  
JOHN SCHLEINING  
JACQUELINE ESTATES LLC  
MANAGING PARTNER

John A. Boyd  
AUTHORIZED REPRESENTATIVE  
PEOPLE'S BANK OF COMMERCE

STATE OF Oregon  
County of Jackson ) ss May 2, 2006

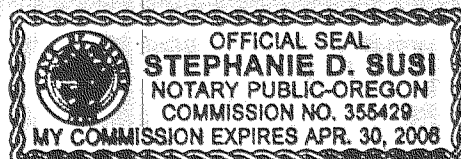
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOHN SCHLEINING, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.



BEFORE ME:

Stephanie D. Susi  
NOTARY PUBLIC -

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED John A. Boyd, WHOM DID SAY THAT HE/SHE IS AN AUTHORIZED REPRESENTATIVE FOR PEOPLE'S BANK OF COMMERCE AND WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH AND THAT SAID BANK OF THE CASCADES DOES HEREBY CONSENT TO THE SUBDIVIDING OF THOSE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE'.



BEFORE ME:

Stephanie D. Susi  
NOTARY PUBLIC - Oregon

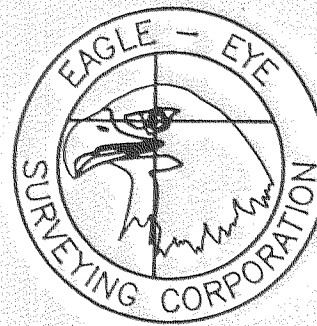
WILLOW ESTATES

( A Planned Community)

LOCATED in the NE 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,  
in White City, Jackson County, Oregon

for  
Anasazi LLC  
c/o Dallas Page  
1059 Eastpark Street  
Grants Pass, Oregon 97526

January 22, 2006



P.O. Box 4397  
Medford, OR 97501  
(541) 512-1520  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Russell D. Braughton  
OREGON  
2011-12-31  
RUSSELL D. BRAUGHTON  
2657  
EXPIRES 12/31/07

SURVEYOR'S CERTIFICATE

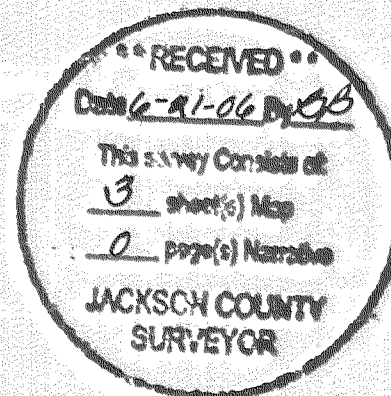
I, RUSSELL D. BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY STATE STATUTE, THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID LANDS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOC. NO. 2004-050233, OFFICIAL RECORDS JACKSON COUNTY, OREGON; THENCE N. 89° 46' 47" W., A DISTANCE OF 226.03 FEET TO A STEEL PIN MONUMENTING THE SOUTHWEST CORNER OF LAST SAID DOCUMENT; THENCE N. 0° 11' 42" E., A DISTANCE OF 382.71 FEET TO A STEEL PIN MONUMENTING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 67-01009, OFFICIAL RECORDS, SAID COUNTY AND STATE; THENCE S. 89° 48' 00" E., A DISTANCE OF 11.50 FEET; THENCE N. 0° 11' 42" E., A DISTANCE OF 542.43 FEET; THENCE S. 89° 48' 19" E., A DISTANCE OF 214.53 FEET TO A STEEL PIN MONUMENTING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN SAID DOCUMENT NUMBER 2004-050233; THENCE S. 0° 11' 42" W., A DISTANCE OF 925.24 FEET TO THE POINT OF BEGINNING.

NOTE:  
EASEMENT PER VOLUME 325, PAGE 83  
DOES NOT APPEAR TO EFFECT THIS PROPERTY

Russell D. Braughton  
SURVEYOR

I certify this plat to be an exact photocopy of the original.  
Russell D. Braughton  
SURVEYOR



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 21 DAY OF June, 2006  
AT 9:43 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS  
AT PAGE 49 OF OF THE RECORDS OF JACKSON COUNTY, OREGON

Kathleen S. Beckett COUNTY CLERK  
Christy D. Bell DEPUTY

COMMISSIONERS

APPROVED BY A MAJORITY FOR RECORDING:

Dora M. ... 6/20/06  
COMMISSIONER DATE

# WILLOW ESTATES

(A Planned Community)

LOCATED in the NE 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,  
in White City, Jackson County, Oregon

for  
Anasazi LLC  
c/o Dallas Page  
1059 Eastpark Street  
Grants Pass, Oregon 97526

January 22, 2006

### CURVE DATA RIGHTS OF WAY

	RADIUS	LENGTH	DELTA	BEARING / DISTANCE
A	24.50'	33.93'	79°20'57"	N.08°04'25"E. 31.28'
B	80.50'	32.21'	22°55'27"	N.43°03'48"W. 31.99'
C	80.50'	13.57'	9°39'19"	N.59°21'11"W. 13.55'
D	119.50'	2.22'	1°03'56"	N.63°38'52"W. 2.22'
E	119.50'	46.04'	22°04'32"	N.52°04'38"W. 45.76'
F	119.50'	33.57'	16°05'40"	N. 32°59'32"W. 33.46'
G	119.50'	29.53'	14°09'24"	N.17°52'00"W. 29.45'
H	119.50'	22.91'	10°58'59"	N.05°17'48"W. 22.87'
I	80.50'	38.29'	27°15'06"	N.13°25'51"W. 37.93'
J	80.50'	52.16'	37°07'26"	N.45°37'07"W. 51.25'
K	5.00'	4.00'	45°51'44"	N.87°06'42"W. 3.90'
L	15.00'	13.94'	53°15'30"	N.83°24'49"W. 13.45'
M	126.50'	83.53'	37°50'01"	N.37°52'03"W. 82.02'
N	15.00'	13.94'	53°15'30"	N.07°40'42"E. 13.45'
O	5.00'	4.00'	45°51'44"	N.11°22'36"E. 3.90'
P	24.50'	15.08'	35°15'51"	N.29°11'12"W. 14.84'
Q	19.50'	16.35'	48°02'17"	N.65°47'10"W. 15.87'
R	19.50'	27.28'	80°09'59"	N.50°06'42"E. 25.11'
S	20.00'	6.30'	18°03'33"	N.81°09'55"E. 6.28'
T	20.00'	25.11'	71°56'27"	N.36°09'55"E. 23.49'
U	10.00'	15.71'	90°00'00"	N.45°11'42"E. 14.14'
V	10.00'	15.71'	90°00'00"	N.44°48'18"W. 14.14'
X	20.00'	20.94'	59°59'59"	N.29°48'18"W. 20.00'
Y	20.00'	10.47'	30°00'00"	N.74°48'18"W. 10.35'
Z	19.50'	16.35'	48°02'17"	S.66°10'33"W. 15.87'
Z'	19.50'	16.35'	48°02'17"	N.65°47'10"W. 15.87'
Y'	24.50'	20.26'	47°23'19"	N.23°29'58"W. 19.69'
X'	24.50'	20.32'	47°30'33"	N.23°56'58"E. 19.74'

### CENTERLINES

1	100.00'	100.92'	57°49'21"	N.35°16'09"W. 96.69'
2	100.00'	112.36'	64°22'32"	N.31°59'34"W. 106.54'
3	100.00'	103.65'	59°23'22"	N.34°29'09"W. 99.08'
4	22.00'	34.56'	90°00'00"	N.45°11'42"E. 31.11'
5	22.00'	34.56'	90°00'00"	N.44°48'18"W. 31.11'

### LEGEND

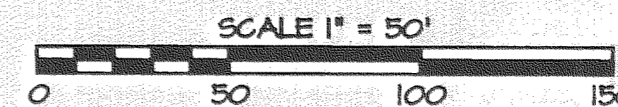
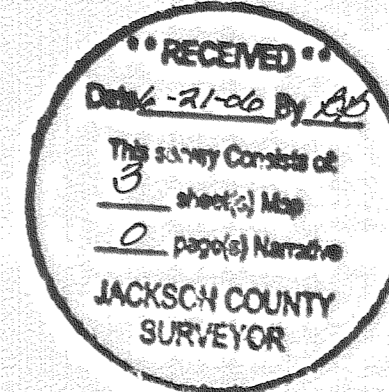
- INDICATES A 5/8" DIAM I. PIN PD. AS NOTED
- INDICATES A 3/8" DIAM. REBAR PD. PER A.K.A. ESTATES (SEE SHEET 3)
- ⊙ INDICATES A 5/8" DIAM. REBAR W/ CAP MKD. "L.J. FRAIR & ASSOC." FOUND (SEE SHEET 3)
- INDICATES A SET 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" EXPOSED 4" TO 6".
- △ INDICATES A LEAD PLUG WITH A STAINLESS STEEL WASHER MARKED "LS 2657" SET IN CONCRETE.
- ⊙ INDICATES A BRASS CAP & 1" DIAM. GALVANIZED IRON PIPE MKD. "LS 2657" SET FLUSH.
- ( ) DENOTES RECORD DATA AS NOTED

CSFN = COUNTY SURVEYOR FILING NUMBER

ORJC = OFFICIAL RECORDS, JACKSON COUNTY, OREGON

P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, NATURAL GAS, WATER, ELECTRICITY, TELEPHONE, CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE

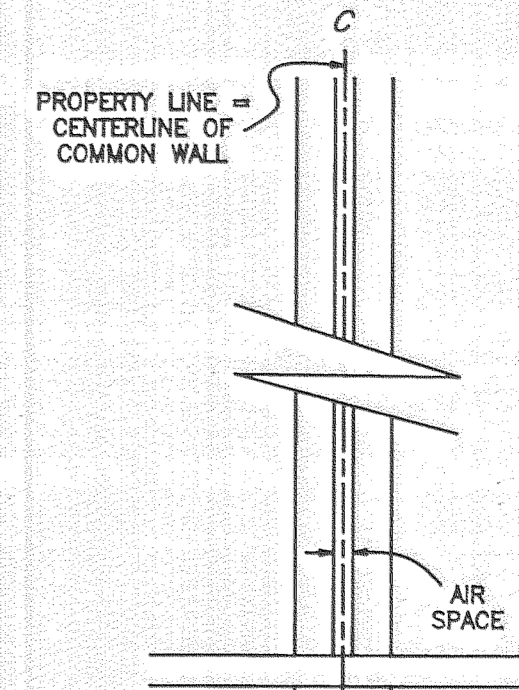
BASIS OF BEARINGS: CSFN 1964 AS SHOWN.



P.O. Box 4397  
Medford, OR 97501  
(541) 512-1520

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Russell D. Braughton*  
RUSSELL D. BRAUGHTON  
2657  
EXPIRES 12/31/07



NOTE:  
IF THE LOT LINES ALONG COMMON WALLS, AS MONUMENTED, ARE IN CONFLICT WITH THE LOCATION OF THE COMMON WALLS, THEN THE LOCATION OF THE LOT LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION SHOWN HEREON.

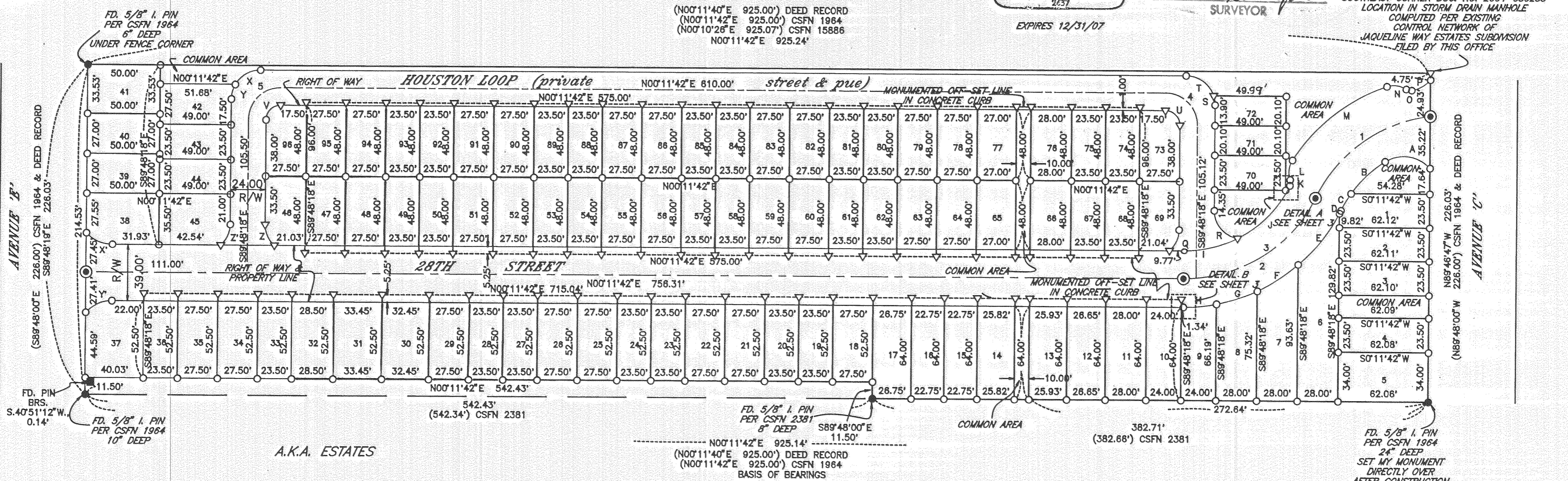
NOTE:  
ALL INTERIOR LOT LINES ARE EITHER PARALLEL OR PERPENDICULAR TO THE BASIS OF BEARING:  
N. 00°11'42" E. OR N. 89°48'18" W. RESPECTIVELY

NOTE:  
SEE SHEET 3 FOR EASEMENTS AND LOT AREAS

I certify this plat to be an exact photocopy of the original.  
*Russell D. Braughton*  
SURVEYOR

POINT OF BEGINNING  
SOUTHEAST CORNER DOC. NO. 2004-050233  
LOCATION IN STORM DRAIN MAINHOLE  
COMPUTED PER EXISTING  
CONTROL NETWORK OF  
JAQUELINE WAY ESTATES SUBDIVISION  
FILED BY THIS OFFICE

(N00°11'40"E 925.00') DEED RECORD  
(N00°11'42"E 925.00') CSFN 1964  
(N00°10'28"E 925.07') CSFN 15886  
(N00°11'42"E 925.24')



A.K.A. ESTATES

(N00°11'42"E 925.14') DEED RECORD  
(N00°11'42"E 925.00') CSFN 1964  
BASIS OF BEARINGS

FD. 5/8" I. PIN PER CSFN 1964  
24" DEEP  
SET MY MONUMENT DIRECTLY OVER AFTER CONSTRUCTION

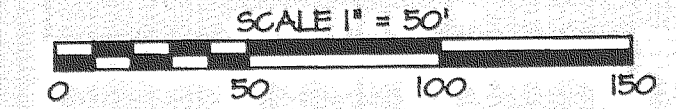
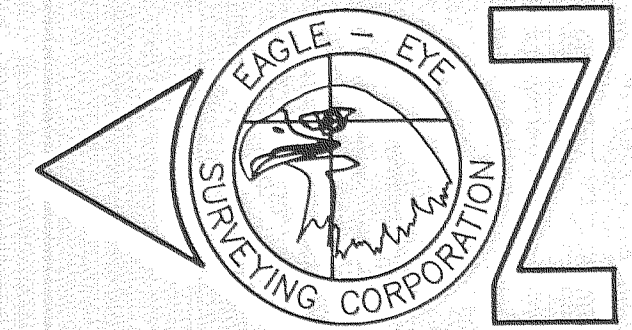
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(A Planned Community)

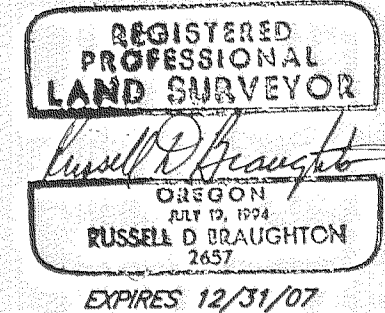
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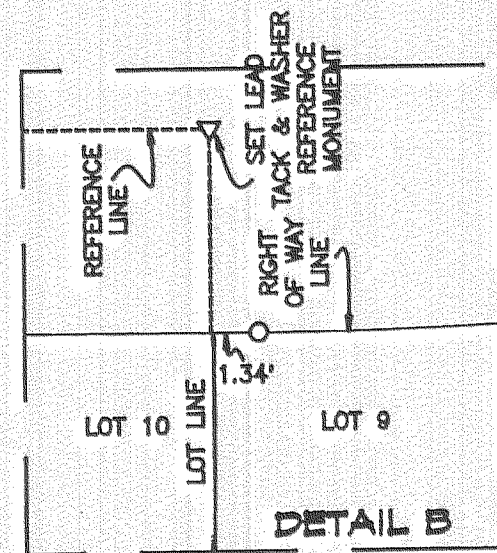
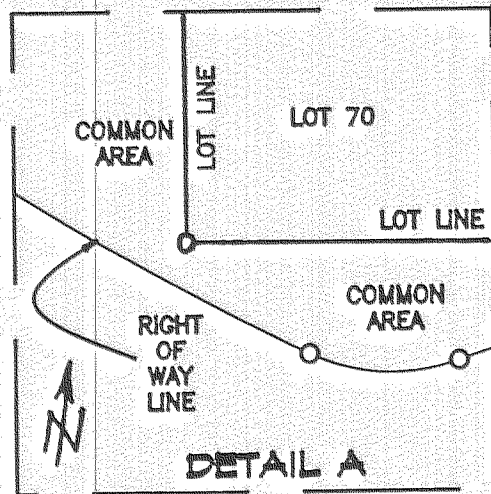
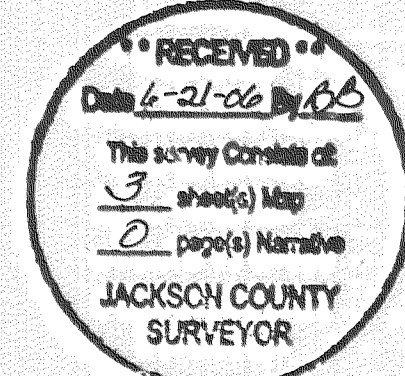
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SURVEYOR



### LEGEND (sheet 3)

- INDICATES A 5/8" DIAM I. PIN PD. AS NOTED
- INDICATES A 5/8" DIAM. REBAR PD. PER A.K.A. ESTATES
- ⊙ INDICATES A 5/8" DIAM. REBAR W/ CAP MKD. "L.J. PRAIR & ASSOC." FOUND
- FM FOUND MONUMENT

NOTE:  
EASEMENTS AND LOT AREAS  
SEE SHEET 2 FOR DIMENSIONS

