

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8" rebar with plastic cap found set for the Northwest corner of Lot 4, Block 13, of AGATE SUBDIVISION EXTENSION NO. 2, a recorded subdivision located in Jackson County, Oregon, said Northwest corner of Lot 4 also being the Northwest corner of tract described in Instrument No. 88-03594 of the Official Records of said County; thence along the Southerly right-of-way of Avenue "A", North 89' 56' 30" East (record = North 89' 55' 50" East), 293.37 feet to a 5/8" rebar with plastic cap found set for THE INITIAL POINT OF BEGINNING; thence continuing along said Avenue "A" line, North 89' 56' 30" East (record = North 89' 55' 50" East), 214.06 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of tract described in Instrument No. 2006-026124 of said Official Records; thence along the Easterly boundary of last said tract, 31.326 feet along the arc of a 20.00 foot radius curve to the left (long chord bears South 45' 04' 15" West, 28.22 feet) to a 5/8" rebar with plastic cap found set; thence continuing along said tract boundary, South 0' 12' 00" West, 217.955 feet to a 5/8" rebar with plastic cap found set; thence continuing along said tract boundary, 41.888 feet along the arc of a 120.00 foot radius curve to the right (long chord bears South 10' 12' 00" West, 41.676 feet) to a 5/8" rebar with plastic cap found set; thence continuing along said tract boundary, South 20' 12' 00" West, 102.911 feet to a 5/8" rebar with plastic cap found set; thence continuing along said tract boundary, 28.294 feet along the arc of a 80.00 foot radius curve to the left (long chord bears South 10' 04' 05" West, 28.146 feet) to a 5/8" rebar with plastic cap found set on the Westerly boundary of Lot 2 of CASCADE ACRES SUBDIVISION, a recorded subdivision located in said County; thence along the westerly boundary of said CASCADE ACRES SUBDIVISION, South 0' 03' 50" East (record = South 0' 03' 33" East), 293.845 feet to a 5/8" iron pin found set for the Southwest corner of said CASCADE ACRES SUBDIVISION; thence South 89' 55' 54" West (record = South 89' 55' 50" West), 438.404 feet to the Southwest corner of said tract described in Instrument No. 88-03594, also being the Southwest corner of said Lot 4 of AGATE SUBDIVISION EXTENSION NO. 2; thence along the Westerly boundary of said Lot 4, North 0' 03' 50" West, 449.479 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of tract described in Instrument No. 2005-073945 of said Official Records; thence North 89' 55' 50" East, 293.37 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of last said tract; thence North 0' 03' 50" West, 247.511 feet to THE INITIAL POINT OF BEGINNING.

MIRACLE MEADOW

(A PLANNED UNIT DEVELOPMENT)

Located in the S.W. 1/4 of Section 21 T.36S.,R.1W., W.M., Jackson County, Oregon

June 16, 2006

SURVEY FOR:

Tom Malot Construction Co., Inc P.O. Box 3847 Central Point, OR. 97502

SURVEY BY:

Kaiser Surveying 19754 Highway 62 Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser SURVEYOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that TOM MALOT CONSTRUCTION CO., an Oregon corporation hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby create to Rogue Valley Sewer Service that 15-foot wide sewer line easement across Lots 10, 11 and 20 as shown on sheet 2. Declarant also hereby dedicates to Jackson County that 15-foot wide stormdrain easement across Lots 10, 11 and 20, and that "temporary public fire truck turn-around easement" across Lots 11 and 20 as shown on sheet 2. Upon the dedication of extension of Agate Meadows and Trent Avenue, this temporary easement will no longer be needed and will expire. Declarant hereby designates said subdivision as MIRACLE MEADOW

I, the declarant, hereby grant to Jackson County in Fee simple that area designated hereon as street plugs. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 29th DAY OF June, 2006.

THOMAS E. MALOT (Vice President, TOM MALOT CONSTRUCTION CO., an Oregon Corporation)

SANDI L. MALOT (Secretary, TOM MALOT CONSTRUCTION CO., an Oregon Corporation)

STATE OF OREGON) COUNTY OF JACKSON)

Personally appeared the above named THOMAS E. MALOT and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of TOM MALOT CONSTRUCTION CO., an Oregon Corporation.

Subscribed and sworn to before me this 29th day of June, 2006.



(SIGN) Cordelia A. Craner (PRINT) Cordelia A. Craner NOTARY PUBLIC - OREGON COMMISSION NO. 393177 MY COMMISSION EXPIRES 6-7-09

We, SOUTH VALLEY BANK & TRUST, are the undersigned beneficiary of certain Trust Deed dated January 10, 2006 and recorded January 13, 2006 as Document No. 2006-001955, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Title: Vice President

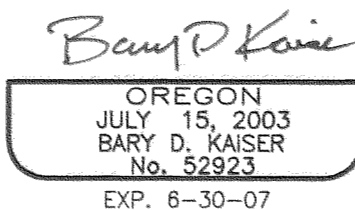
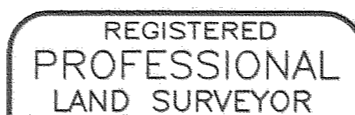
Signed this 29th day of June, 2006.

Before me: (SIGN) Cordelia A. Craner (PRINT) Cordelia A. Craner NOTARY PUBLIC - OREGON COMMISSION NO. 393177 MY COMMISSION EXPIRES 6-7-09

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 25 day of July, 2006, at 10:24 o'clock A.m. and recorded in Volume 32 of Plats on page 54 of the Records of Jackson County, Oregon.

By: Kathleen S Beckott COUNTY CLERK Barbara J Shaw DEPUTY



Bary D. Kaiser SURVEYOR

\*\*\* APPROVALS \*\*\*

Examined and approved this 10th day of July, 2006.

Roger Roberts JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 19th day of July, 2006. JCDPD File No. SUB2005-00026

Thomas Dujican JACKSON COUNTY PLANNING

Examined and approved as required by O.R.S. 92.100 this 20th day of July, 2006.

Amanda Kirkpatrick, Deputy 7/20/06 ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 20th day of July, 2006.

Tracy Mancuso, Deputy 7/20/06 TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this 10th day of July, 2006.

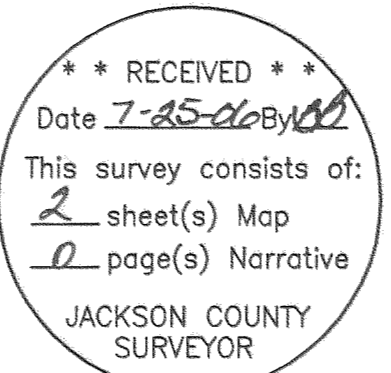
John Peterson JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

County Commissioner/Administrator 7-25-06 DATE

Approved by Rogue Valley Sewer Service.

District Engineer 7/10/06



# MIRACLE MEADOW

(A PLANNED UNIT DEVELOPMENT)  
Located in the S.W. 1/4 of Section 21  
T.36S.,R.1W.,W.M. Jackson County, Oregon

June 16, 2006

**SURVEY FOR:**  
Tom Malot Construction Co. Inc.  
P.O. Box 3847  
Central Point, OR. 97502

**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

### EASEMENTS

- Property could be subject to easements, right of ways, reservations and restrictions reserved by U.S.A. IN Vol. 325, Page 83 D.R.
- Power line easement described in Vol. 445, Page 460 D.R. could not be located. existing overhead power lines are located in Avenue "A" right of way.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

*Bary D Kaiser*  
SURVEYOR



SCALE: 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR

*Bary D Kaiser*

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-07

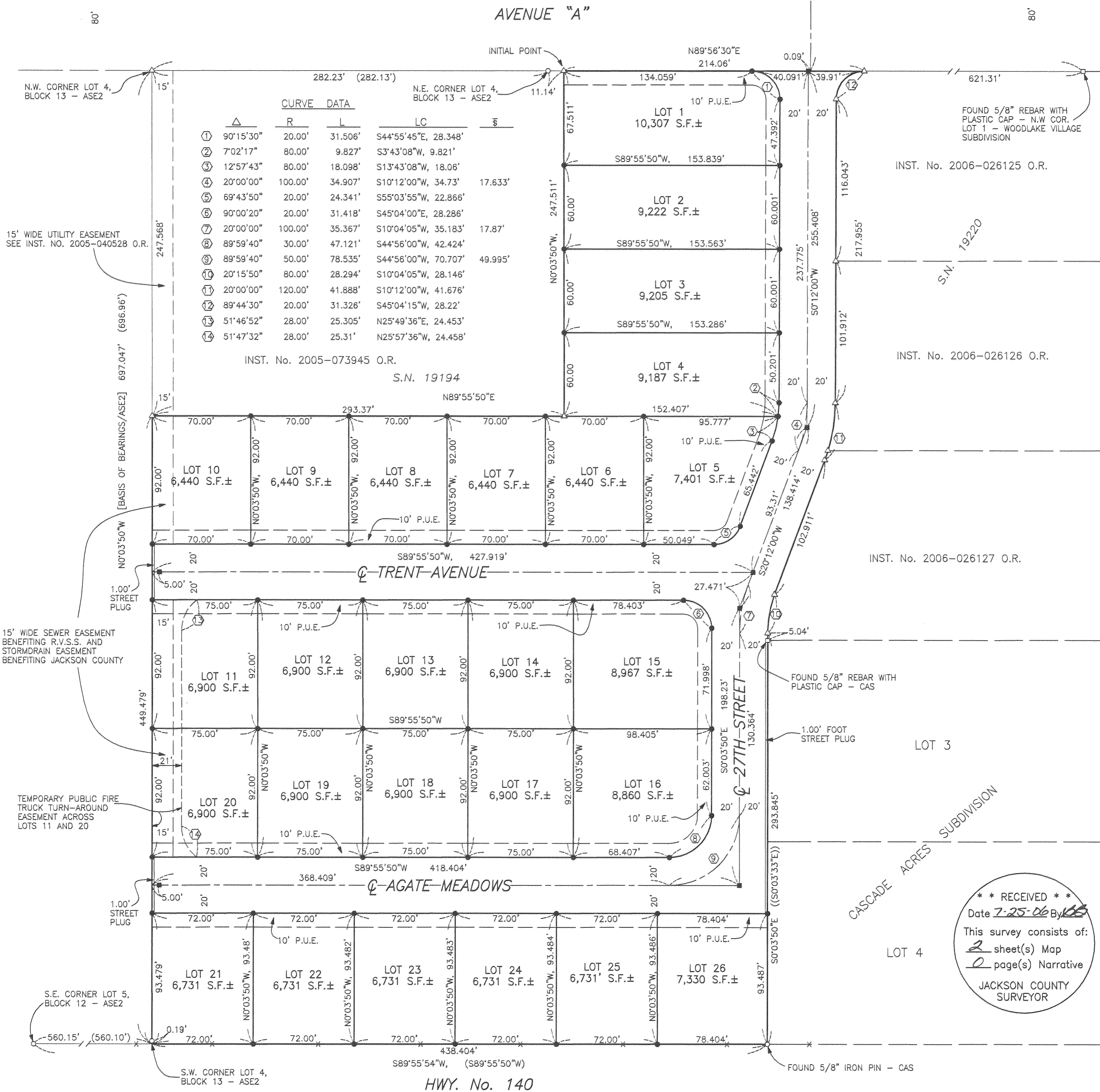
- LEGEND**
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"
  - = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
  - = Found 5/8" Iron Pin - AGATE SUBDIVISION EXTENSION NO. 2
  - △ = Found 5/8" Rebar with Plastic Cap - S.N. Nos. 19194 and 19220
  - = Found Monument as Indicated
  - S.N. = Filed Survey Number County Surveyors Office
  - ASE2 = AGATE SUBDIVISION EXTENSION NO. 2
  - CAS = CASCADE ACRES SUBDIVISION
  - ( ) = Record/ASE2
  - (( )) = Record - CAS
  - \*—\*— = Fence

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2005-00026 apply to all Lots within this Plat.

### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivision of tract described in Inst. No. 2006-026124 O.R.

PROCEDURE: The boundaries of the subject properties were located using information from Inst. No. 2006-026124 O.R., Filed Survey Nos. 19194 and 19220 and the Plats of AGATE SUBDIVISION EXTENSION NO. 2 and CASCADE ACRES SUBDIVISION.



15' WIDE UTILITY EASEMENT SEE INST. NO. 2005-040528 O.R.

15' WIDE SEWER EASEMENT BENEFITING R.V.S.S. AND STORMDRAIN EASEMENT BENEFITING JACKSON COUNTY

TEMPORARY PUBLIC FIRE TRUCK TURN-AROUND EASEMENT ACROSS LOTS 11 AND 20

\*\* RECEIVED \*\*  
Date 7-25-06 By *BB*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR