

TRENT NISTLER ESTATES

(A PLANNED UNIT DEVELOPMENT)

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

July 13, 2006

SURVEY FOR:
Trent Investments, LLC
121 Genessee Street
Medford, OR. 97504

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

*** 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:

Beginning at the Northeast corner of Lot 1 of CASCADE ACRES SUBDIVISION, a recorded subdivision located in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said Lot 1, South 89° 55' 50" West, 271.678 feet to intersect the Easterly right-of-way line of 27th Street; thence along said 27th Street line, North 0° 12' 00" East, 116.043 feet; thence 31.326 feet along the arc of a 20.00 foot radius curve to the right (long chord bears North 45° 04' 15" East, 28.22 feet) to intersect the Southerly right-of-way line of Avenue "A"; thence along said Avenue "A" line, North 89° 56' 30" East (record = North 89° 55' 50" East), 251.142 feet to intersect the Westerly right-of-way line of Cascade Court; thence along said Cascade Court line, South 0° 03' 50" East, 135.898 feet (record = South 0° 03' 33" East, 136.00 feet) to THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents that, TRENT INVESTMENT LLC, hereafter referred to as Declarant, is the owner of the lands hereon described, and has caused the same to be subdivided into lots 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 public utility easements (PUE) as shown on Sheet 2. Declarant also hereby creates that 5-foot wide stormdrain easement across Lots 2, 3 and 4 benefiting Lots 1, 2 and 3, and that ingress-egress easement across Lot 5 benefiting Lots 3 as shown on sheet 2. Declarant hereby designates said subdivision as TRENT NISTLER ESTATES.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 28 DAY, OF JULY, 20 06.

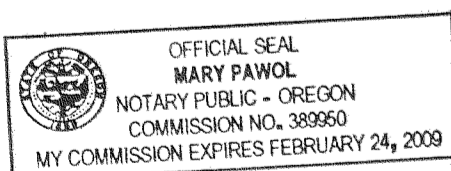
James T Nistler
JAMES T. NISTLER, Member
TRENT INVESTMENTS LLC

STATE OF OREGON)
COUNTY OF JACKSON)_{ss}

Personally appeared the above named JAMES T. NISTLER and acknowledged the foregoing instrument to be his voluntary act and deed and it was signed on behalf of TRENT INVESTMENTS LLC..

Subscribed and sworn to before me this 28th day of July, 20 06.

(SIGN) *Mary Pawol*
MARY PAWOL NOTARY PUBLIC - OREGON
(PRINT) 389950
COMMISSION NO. 224-09
MY COMMISSION EXPIRES



** RECEIVED **
Date 8-8-06 By BB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

*** APPROVALS ***

Examined and approved this 28th day of July, 20 06.

Robert Roberts
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 31st day of July, 20 06. JCDPD File No. SUB2005-00028.

Thomas Bignon
FOR: JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 1st day of AUGUST, 20 06.

Wella Ahnen, Deputy
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 1st day of August, 20 06.

Caree Swenson, Deputy
TAX COLLECTOR

Approved by a Majority for Recording.

David Smith
COUNTY COMMISSIONER/ADMINISTRATOR July 3, 2006
Date

*** RECORDER'S CERTIFICATE ***

Filed for record, this 3 day of August, 20 06, at 2:34 o'clock P m, and recorded in Volume 32 of Plats on page 60 of the Records of Jackson County, Oregon.

By: *Kathleen S. Beckett* COUNTY CLERK *Glenda E. Bartlett* DEPUTY

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

Bary D Kaiser
SURVEYOR

TRENT NISTLER ESTATES

(A PLANNED UNIT DEVELOPMENT)

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EASEMENTS

- Property could be subject to easements, reservations and restrictions reserved by U.S.A. in Vol. 325, Page 83 D.R. and Vol. 326, Page 135 D.R.
- Power line easement described in Vol. 445, Page 460 D.R. and Vol. 403, Page 365 D.R. were not located. Existing overhead power lines are located in Avenue "A" and Cascade Court right of way.
- Property could be subject to covenants, conditions and restrictions as set forth recorded in Vol. 563, Page 117 D.R.

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2005-00028 apply to all Lots within this Plat.

LEGEND

- o = Found 5/8" Rebar with Plastic Cap S.N. 19220
- = Found 5/8" Rebar with Aluminum Cap - MIRACLE MEADOW
- △ = Found Monument As Indicated
- ⊗ = Found 5/8" Rebar with Plastic Cap with Cherie Nistler Estates
- = Set 5/8" x 30" Rebar with Plastic Cap Marked "B. KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"

S.N. = Filed Survey Number County Surveyors Office

P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.

CAS = Cascade Acres Subdivision

ASE2 = Agate Subdivision Extension No. 2

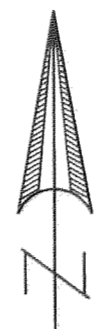
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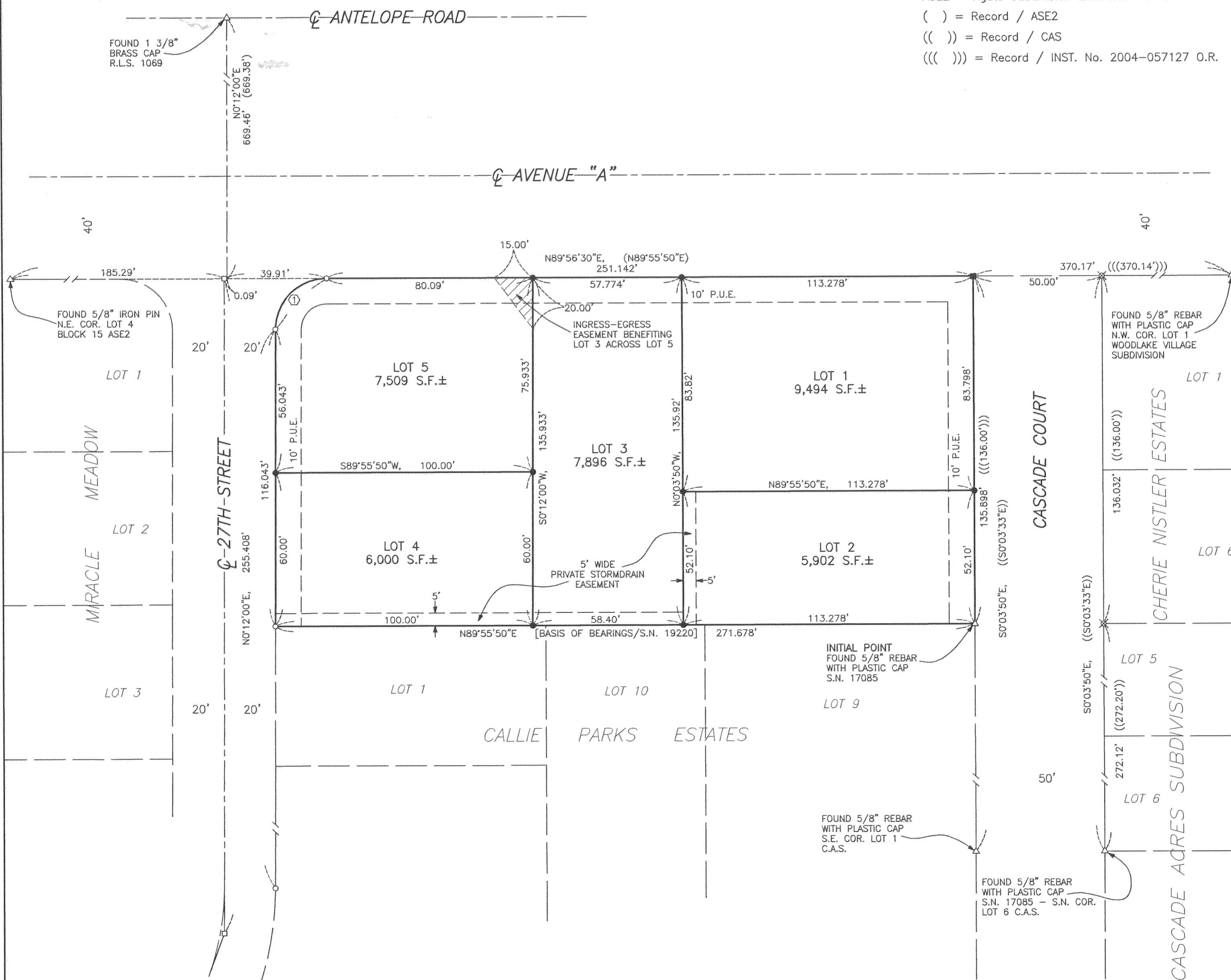
((()) = Record / INST. No. 2004-057127 O.R.

CURVE DATA

Δ	R	L	LC
① 89°44'30"	20.00'	31.326'	N45°04'15"E, 28.22'



SCALE: 1" = 30'



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

PURPOSE: Subdivision of tracts described in Inst. Nos. 2006-026125 O.R.

PROCEDURE: The boundaries of the subject properties were located from information from Filed Survey No. 17085 and 19220 and the Plats of AGATE SUBDIVISION EXTENSION NO. 2, CASCADE ACRES SUBDIVISION and WOODLAKE VILLAGE SUBDIVISION. The Southerly boundary was determined by found monuments from CASCADE ACRES SUBDIVISION and S.N. 17085. The North property boundary being the Southerly right-of-way line of Avenue "A" was determined by found monuments from AGATE SUBDIVISION EXTENSION NO. 2 and WOODLAKE VILLAGE SUBDIVISION as shown. The Lots were located per the approved Tentative Plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

** RECEIVED **
Date 7-13-06 By BK
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR