

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that REEDER, KNOUFF, SPRINGBROOK, LLC., an Oregon Limited Liability Company, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Medford for public use, all street rights-of-way, and public utility easements, including additional 150 feet right-of-way dedication for Hondeleau Lane, and additional 7.00 feet right of way dedication for Springbrook Road, as shown hereon. Declarant hereby creates a 6-foot wide private storm drain easement over, across, under and through Lots 9-12 inclusive, for the use and benefit of Lots 9-13 inclusive, as shown hereon, a 6-foot wide private storm drain easement, over, across, under and through Lots 19-22, for the use and benefit of Lots 19-23 inclusive, and a 6-foot wide private storm drain easement, over, across, under and through Lots 1-3 inclusive, for the use and benefit of Lots 1-4 inclusive, as shown hereon. Further, the Declarant hereby creates a 25-foot wide Rogue River Valley Irrigation District and City of Medford Storm Drain-Irrigation Easement over, across, under and through Lots 3, 4, 7 and 8, and within those areas being dedicated for street rights-of-ways in Dragon Tail Place and Springbrook Road as shown hereon.

Declarant has caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarant hereby designates this subdivision as NORTHEAST ESTATES.

IN WITNESS WHEREOF, signed this 7th day of August, 2006.

Mark Knouff, Member REEDER, KNOUFF, SPRINGBROOK, LLC.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Mark Knouff, known to me as a Member of REEDER, KNOUFF, SPRINGBROOK, LLC., an Oregon Limited Liability Company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its corporate bylaws, to be his voluntary act and deed.

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

Before me: Joy N. Gosson, Notary Public-Oregon, Commission No. A398875, My Commission Expires: Oct. 26, 09

IN WITNESS WHEREOF, signed this 7th day of August, 2006.

Ralph J. Reeder, Member REEDER, KNOUFF, SPRINGBROOK, LLC.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Ralph J. Reeder, known to me as a Member of REEDER, KNOUFF, SPRINGBROOK, LLC., an Oregon Limited Liability Company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its corporate bylaws, to be his voluntary act and deed.

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

Before me: Joy N. Gosson, Notary Public-Oregon, Commission No. A 398875, My Commission Expires: Oct. 26, 09

RELEASES:

Evergreen Federal Savings and Loan, as a holder of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2005-003602 on January 21, 2005, in the Official Records of Jackson County, Oregon, of said records, released from lien of said Trust Deed all property shown hereon as dedicated to public use, pursuant to the AFFIDAVIT OF CONSENT, as recorded in Instrument Number 2006-040814, of the Official Records of Jackson County, Oregon.

Daniel R. Mahar, Trustee of the Pacific Trend Building Company, Inc. Money Purchase Pension and Profit Sharing Plan and Trust fbo Daniel R. Mahar, as a holder of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2005-003603 on January 21, 2005, in the Official Records of Jackson County, Oregon, of said records, released from lien of said Trust Deed all property shown hereon as dedicated to public use, pursuant to the AFFIDAVIT OF CONSENT, as recorded in Instrument Number 2006-040815, of the Official Records of Jackson County, Oregon.

NORTHEAST ESTATES

A Subdivision located in the Southeast One-Quarter of the Northwest One-Quarter of Section 8, 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 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 located within the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the quarter section corner common to Sections 5 and 8 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°06'35" East, along the East line of the Northwest One-Quarter of said Section 8, 1335.82 feet to the centerline of Hondeleau Lane; thence North 89°40'05" West, along said centerline, 327.50 feet to a point on said centerline; thence South 00°06'35" East, 30.00 feet to the northeast corner of that certain tract described in Document No. 05-03601 of the Official Records of Jackson County, Oregon; thence continue South 00°06'35" East along the east line of said tract, 150 feet to the True Point of Beginning and the Initial Point; thence continue South 00°06'35" East along the east line of said tract, 634.31 feet to the southeast corner of said tract; thence North 89°40'05" West, 296.75 feet to the easterly right of way of Springbrook Road; thence North 00°06'35" West, along said right of way, 635.87 feet to the southerly right of way of Hondeleau Lane; thence South 89°40'05" East, along said right of way, 296.75 feet to the northeast corner of said tract; thence South 00°06'35" East along the east line of said tract, 150 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-03-76, as approved by the City of Medford Planning Commission on August 14, 2003.

PROCEDURE: Utilizing a Trimble 5600 Total Station and a TSCE Data Collector with Trimble software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Documents Numbered 93-00112, 99-08301, 05-03601 and 05-14478, all of the Official Records of Jackson County, Oregon; Surveys Numbered 2600 and 8324, OWEN PARK SUBDIVISION, UNIT 2, now of record and filed as Survey Number 13153; HUSKER BUTTE SUBDIVISION, now of record and filed as Survey Number 15504, as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, established the North-South centerline of Section 8. The centerline of Hondeleau Lane was determined utilizing found monuments at the east end of Hondeleau Lane and its intersection with Mallard Lane, per Surveys 2600 and 15504. The centerline of Springbrook Road was determined utilizing found monuments at the south end of Springbrook Road and its intersection with Hondeleau Lane, per Surveys 2600 and 15504. Record widths were utilized to establish the rights of way. The easterly and southerly boundaries were determined utilizing found monuments per Survey 2600.

Utilizing said Document Number 05-03601 and the established rights of way, the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on April 26, 2006.

Northeast Estates shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2006-040814 recorded August 11, 2006, Official Records of Jackson County, Oregon.

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

REGISTERED PROFESSIONAL LAND SURVEYOR. Cael E. Neathamer, Oregon July 09, 2001, Cael E. Neathamer 56545, Renewal Date 12/31/06

PREPARED FOR:

REEDER, KNOUFF, SPRINGBROOK, LLC, P.O. BOX 3026, Central Point, Oregon 97502

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

Easements for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument recorded August 13, 1964 in Volume 512, Page 132; of the Deed Records of Jackson County, Oregon, no exact location given.

APPROVALS:

I DECLARE that, the Rogue River Valley Irrigation District releases and relinquishes all right, title and interest of the grantor in the premises by the reason of that certain easement granted in Volume 165, Page 180, lying within the boundaries of this subdivision, including those areas lying within the street rights-of-way dedications of Dragon Tail Place and Springbrook, as shown hereon, and hereby approves the easement created as a Rogue River Valley Irrigation District and City of Medford Storm Drain-Irrigation Easement within Lots 3, 4, 7 and 8, as shown hereon.

Jeff Eicher, Manager, Rogue River Valley Irrigation District

8-8-06 Date

APPROVALS:

PLANNING FILE NUMBER: LDS-03-76/E-03-152

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Scott O. Scott, Planning Director

August 10, 2006 Date

Examined and approved this 9th day of August, 2006. Laurenne Barkow, City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 11, 2006.

Case Swenson, Deputy Tax Collector

Deputy

Examined and approved as required by O.R.S. 92.100 this 11th day of August, 2006.

DAN ROSS, Assessor

William Johnson, Deputy

RECORDING

APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator, 8/14/06 Date

FILED FOR RECORD THIS THE 11th DAY OF August, 2006 AT 3:23 O'CLOCK P.M.

AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 63 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett, County Clerk

Carmen D. Helman, Deputy

PREPARED BY: Neathamer Surveying, Inc. 3132 State Street, Suite 110 P.O. Box 1584 Medford, Oregon 97501-0120 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 05065 PLOT DATE: August 07, 2006

Sheet 1 of 2

NORTHEAST ESTATES

A Subdivision located in the Southeast One-Quarter of the Northwest One-Quarter of Section 8, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

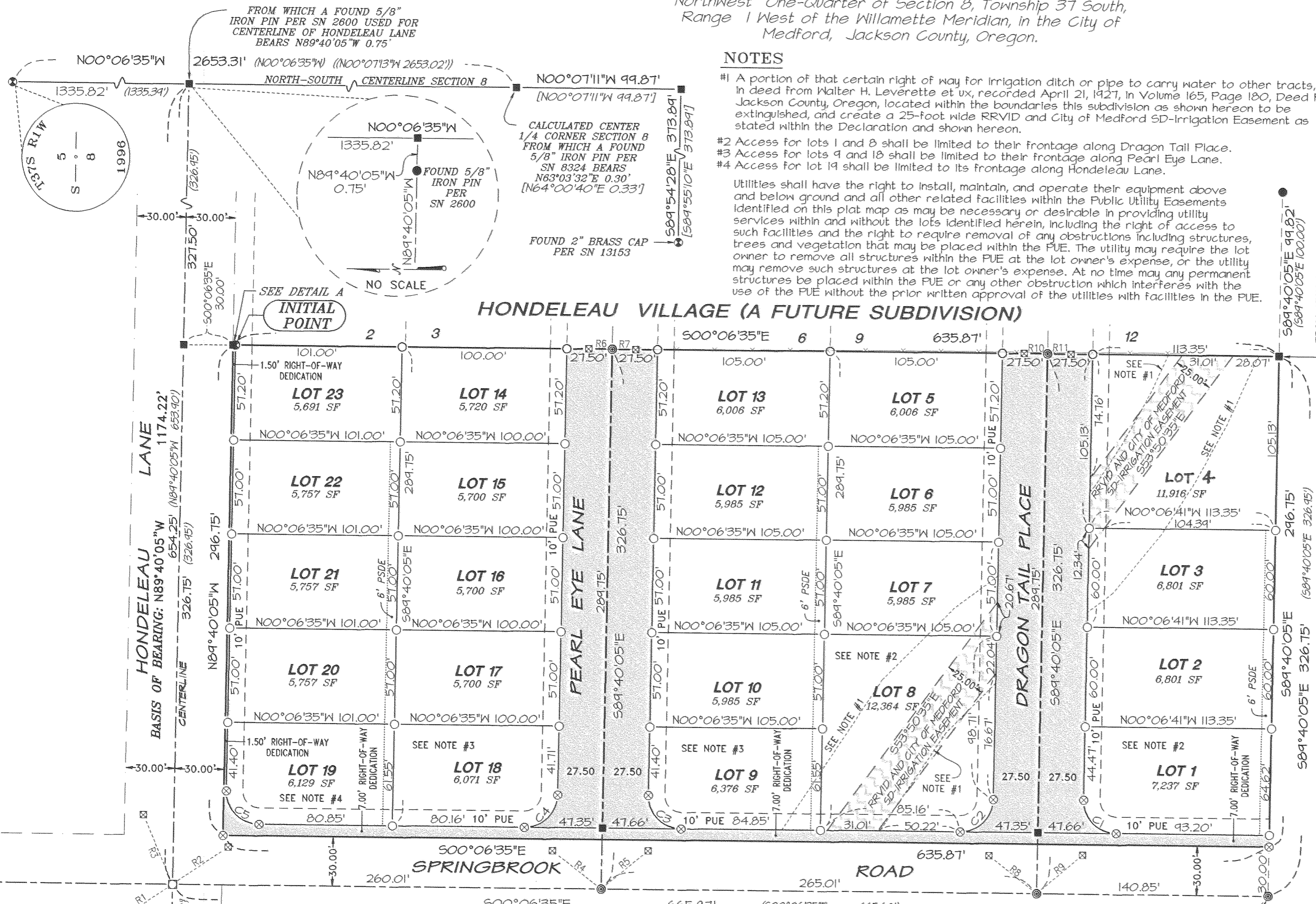
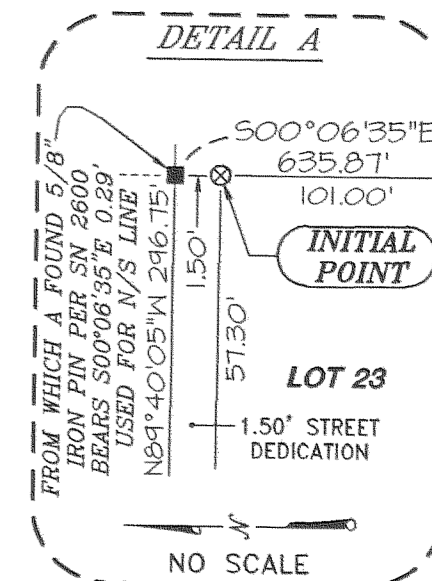
PREPARED FOR:

REEDER, KNOUFF,
SPRINGBROOK, LLC
P.O. BOX 3026
Central Point, Oregon 97502

NOTES

- #1 A portion of that certain right of way for irrigation ditch or pipe to carry water to other tracts, reserved in deed from Walter H. Leverette et ux, recorded April 21, 1927, in Volume 165, Page 180, Deed Records Jackson County, Oregon, located within the boundaries this subdivision as shown hereon to be extinguished, and create a 25-foot wide RRVID and City of Medford SD-Irrigation Easement as stated within the Declaration and shown hereon.
- #2 Access for lots 1 and 8 shall be limited to their frontage along Dragon Tail Place.
- #3 Access for lots 9 and 18 shall be limited to their frontage along Pearl Eye Lane.
- #4 Access for lot 19 shall be limited to its frontage along Hondeleau Lane.

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.



LEGEND

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER SURVEYING" set in curb line, top set at or just below the surface.
- Indicates a found 5/8-inch diameter iron pin, per Survey Number 2600, unless otherwise noted hereon.
- Indicates a found 5/8-inch diameter iron pin marked "TEMPLIN LS 2354, per Survey Number 15504.
- ⊕ Indicates a found 2.5-inch diameter brass cap, unless otherwise noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information per Survey Number 2600.
- [] Indicates record information per Survey Number 13153.
- (()) Indicates record information per Survey Number 8324.
- { } Indicates record information per Survey Number 15504.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- Doc. No. Indicates a document number pursuant to the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a document number pursuant to the Deed Records of Jackson County, Oregon.
- PUE Indicates a public utility easement, created hereon.
- SD Indicates Storm Drain.
- RRVID Indicates Rogue River Valley Irrigation District.
- x— Indicates an existing fence line.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°26'30"	20.00'	31.51'	S45°06'40"W	28.39'
C2	84°33'30"	20.00'	31.26'	N44°53'20"W	28.18'
C3	90°26'30"	20.00'	31.51'	S45°06'40"W	28.39'
C4	84°33'30"	20.00'	31.26'	N44°53'20"W	28.18'
C5	90°26'30"	20.00'	31.51'	S45°06'40"W	28.39'

CENTERLINE RP TABLE

LINE #	BEARING	DISTANCE
R1	S34°25'50"E	42.51'
R2	S34°25'50"E	40.68'
R3	S66°31'12"W	45.86'
R4	S37°27'24"W	31.53'
R5	N39°46'40"W	36.73'
R6	S00°19'55"W	14.16'
R7	S00°19'55"W	14.26'
R8	S37°41'51"W	37.07'
R9	N40°32'21"W	36.30'
R10	S00°19'55"W	14.22'
R11	S00°19'55"W	14.22'

FOUND 5/8" IRON PIN PER SN 2600 DESTROYED DURING CONSTRUCTION, REESTABLISHED WITH A 5/8" X 30" IRON PIN WITH ALUMINUM CAP MARKED "NEATHAMER SURVEYING"

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

Cael E. Neathamer
Surveyor

**** RECEIVED ****
DATE 8-11-06 BY *bb*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON JULY 09, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/06

BASIS OF BEARINGS:

The centerline of Hondeleau Lane per Survey Number 2600 as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neathamer Surveying, Inc.
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Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05065 PLOT DATE: August 07, 2006