

KYRA SUBDIVISION

A Re-plot of Parcels 1 & 2 of P-18-1996 of the records of Partition Plats in Jackson County, Oregon, being located in the Southeast One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

MCFADDEN HOMES, INC.
3220 Westover Blvd.
Central Point, OR 97502

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MCFADDEN HOMES, INC., an Oregon Corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith, and does hereby dedicate to the public, for public use, all streets and public utility easements as shown hereon. Declarant conveys in fee simple, to Jackson County, that area portrayed and designated hereon as a two-foot street plug. By the approval of this plat, Jackson County declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. Declarant hereby creates a 5-foot wide private storm drain easement over, across, under, and through Lots 5 and 10 for the use and benefit of Lots 5 and 6, and the use of Lot 10 as depicted hereon, and a 5-foot wide private storm drain easement over, across, under, and through Lots 8 and 9 for the use and benefit of Lots 7 and 8, and the use of Lot 9 as depicted hereon. Further, Declarant hereby creates a 20-foot wide shared access easement over and across Lots 9 and 10 for the use and benefit of Lots 9 and 10 as depicted hereon. This replat is intended to vacate and extinguish any easements or any existing Public Utility Easements created by P-18-1996 except the 16-foot wide drain ditch easement 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 KYRA SUBDIVISION.

IN WITNESS WHEREOF, signed this 28 day of August, 2006

Roger McFadden
ROGER MCFADDEN,
President, McFadden Homes Inc.

STATE OF OREGON }
County of Jackson } ss

Personally appeared the above named Roger McFadden, known to me as the President of MCFADDEN HOMES, INC, an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporation's bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 28 day of August, 2006

Before me:
Logan Miles NOTARY PUBLIC-OREGON
COMMISSION NO.: 407319
MY COMMISSION EXPIRES: July 29, 2010

RELEASE

Umpqua Bank, an Oregon Corporation, as holders of beneficiary interest under that certain Trust Deed dated and recorded as Instrument Number 06-08340 on February 17, 2006, in the Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 29th day of August, 2006

Lori Williams
Lori Williams, Vice President
Umpqua Bank

STATE OF OREGON }
County of Jackson } ss

Personally appeared the above named Lori Williams, known to me as Vice President of Umpqua Bank, an Oregon Corporation, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 29th day of August, 2006

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

SURVEYOR'S CERTIFICATE

I, Carl 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 located in Parcels 1 and 2 of Partition Plat No. P-18-1996, recorded in Volume 7 and Page 18 of the records of Jackson County, Oregon, and filed as Survey Number 14850, being in the Southeast One-quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

Carl E. Neathamer
Surveyor

NOTES:

This plat is subject to the following matters of record:

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

Regulations, including levies, liens, assessments, rights of way and easements of the White City Sanitary District.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District. (Not currently assessed)

Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, as recorded in Volume 497, Page 438 and Volume 582, Page 66 of the Deed Records of Jackson County, Oregon, and Document Number 67-10467 of the Official Records of Jackson County, Oregon.

Restrictive covenants relating to deferred improvement agreement, including the terms and provisions thereof, dated September 28, 1995 and recorded September 28, 1995 as Instrument No. 45-27437. Extended December 6, 2005 as Document No. 05-73796 of the Official Records of Jackson County, Oregon.

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat with Jackson County Planning Department, File Number SUB2005-00002, April 26, 2005.

Procedure: Utilizing an S-6 Total Station and a TSC2 Data Collector all found monuments, as depicted hereon, were tied in a closed loop traverse or with redundant ties.

Based on said traverse and ties, Agate Subdivision Extension 4 according to the official plats thereof, now of record, Surveys Numbered 496736 and 14850, and Document Number 06-00834 of the Official Records of Jackson County, Oregon, the resultant boundaries were monumented as depicted hereon.

The project boundaries and interior lots were computed and monumented as depicted hereon, with the first monument being set on June 19, 2006.

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

**** RECEIVED ****
DATE 10/03/06 BY RRR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

APPROVALS:

JACKSON COUNTY FILE NUMBER SUB2005-00002

Examined and approved this 29th day of August, 2006

Roger Roberts
Jackson County Surveyor

Examined and approved this 25th day of September, 2006

For: Thomas Bingen
Jackson County Planning Director

Examined and approved this 14th day of SEPTEMBER, 2006

John Peterson
Jackson County Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Sept. 27, 2006

James Clark, Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 27th day of September, 2006

Amanda Kirkpatrick, deputy
Assessor Deputy

Approved by a majority for Recording this 3rd day of October, 2006

Dwight Ad
County Commissioner/Administrator

RECORDING:

FILED FOR RECORD THIS THE 3RD DAY OF OCTOBER, 2006 AT 11:21 O'CLOCK AM AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 81 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett
County Clerk

Barbara J SHAW
Deputy

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

PLOT DATE: August 28, 2006 PROJECT NUMBER: 06040

KYRA SUBDIVISION

NOTE 1:

LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE DITCH THAT IS OVER, ACROSS, UNDER AND THROUGH THEIR RESPECTIVE LOT.

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PREPARED FOR:

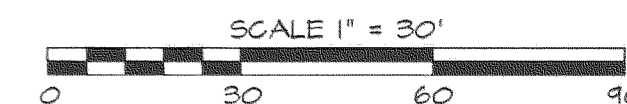
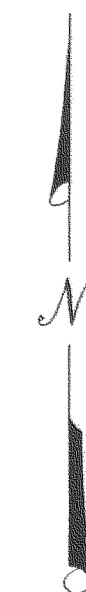
MCFADDEN HOMES, INC.
3220 Westover Blvd.
Central Point, OR 97502

LEGEND

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with a 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 found 1/2 inch diameter rebar per AGATE SUBDIVISION EXT. NO. 4
- ⦿ Indicates a found 5/8 inch diameter rebar with a plastic cap marked "Kaiser RL5 803" per Survey Number 14850.
- ▲ Indicates a 5/8 inch diameter Iron pin per RS 1964.
- ⊕ Indicates a found Army Corps of Engineer brass cap in monument well.
- Indicates a computed position, nothing found or set.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- Doc. No. Indicates a document recorded number in the Official Records of Jackson County, Oregon
- () Indicates record information as per SN 14850
- (()) Indicates record information as per AGATE SUBDIVISION EXT. NO. 4.
- PUE Indicates a Public Utility Easement.
- PSD Indicate a Private Storm Drain Easement
- STP Indicates Street Plug.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S05°14'09"E	40.37'
L2	N84°45'51"E	20.00'
L3	N05°14'09"W	38.41'



BASIS OF BEARINGS:

The north boundary line of Lot 13, Block 21 of Agate Subdivision Extension No.4, applied to found monuments as depicted hereon.

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PLOT DATE: August 28, 2006 PROJECT NUMBER: 06040

Sheet 2 of 2 © CEN

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'30"	20.00'	31.42'	S44°48'15"E	28.29'
C2	89°59'30"	20.00'	31.41'	S45°11'45"W	28.28'

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

Cael E. Neathamer
Surveyor

**** RECEIVED ****
DATE 10/03/06 BY RRR
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
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Renewal Date 12/31/06