

# WHITE CLOUD SUBDIVISION

A Re-plat of Lot 2 and a portion of Lot 1, Block 11 of Agate Subdivision, Extension Number 2 and Parcel 1 of P-100-1991 of the records of Partition Plats in Jackson County, Oregon, being located in the Southwest One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

## PREPARED FOR:

SHADE TREE INVESTMENTS  
AND GTEM CONSTRUCTION  
934 RIDGEWAY DRIVE  
EAGLE POINT, OREGON 97524

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we Rick J. Martin and Anna Diehl, Shade Tree Investments, Inc., Donald J. Calvert and Margretta L. Calvert, and Robert C. Husel, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith, and do hereby dedicate to the public for public use, all public streets (shaded), public utility easements, Storm Drain Easement and Sanitary Sewer Easements as shown hereon. Declarants hereby create a revocable turn-around easement for the use and benefit of the public, over and across Lots 26 and 27 as shown hereon, to be extinguished upon the extension of Amelia Way. By the approval of this plat, Jackson County declares that upon dedication of the extension of the affected streets, it will immediately extinguish and remove the revocable turn-around easement over and across Lots 26 and 27 hereon, if an additional turn-around is provided to the satisfaction of Jackson County, Oregon. Further Declarants hereby create ABIGAIL DRIVE (a private drive) and a Private Utility Easement over, across, under and through said ABIGAIL DRIVE, allowing for private utilities including, but not limited to: telephone; power; cable television; domestic water; irrigation; sanitary sewer and storm drain facilities, and the ability and obligation to access, install, maintain and repair such facilities. All declarations herein shall be subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) regarding Road Maintenance for ABIGAIL DRIVE a Private Street (applying to Lot 15-24 as shown here on), as contained in Document Number 2006-51766, recorded OCTOBER 12, 2006, of the Official Records of Jackson County, Oregon. WHITE CLOUD SUBDIVISION is also subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) as set forth in Document Number 2006-51765, recorded OCTOBER 12, 2006, of the Official Records of Jackson County, Oregon.

Declarants have 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. Declarants hereby designate this subdivision as WHITE CLOUD SUBDIVISION.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM RICK J. MARTIN AND ANNA DIEHL, RECORDED AS DOCUMENT NUMBER 2006-51761 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM SHADE TREE INVESTMENTS, RECORDED AS DOCUMENT NUMBER 2006-51763 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM DONALD J. CALVERT AND MARGRETTA L. CALVERT, RECORDED AS DOCUMENT NUMBER 2006-51760 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM ROBERT C. HUSEL, RECORDED AS DOCUMENT NUMBER 2006-51762 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

### RELEASE

Donald L. Pohlmann and Joann Pohlmann, Trustees of Pohlmann Family Trust and holders of beneficiary interest under that certain Trust Deed, dated April 15, 2005, and recorded April 18, 2005, as Instrument Number 05-021737, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 12<sup>th</sup> day of September, 2006

Donald L. Pohlmann Joann Pohlmann  
Donald L. Pohlmann, Trustee Joann Pohlmann, Trustee

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Donald L. Pohlmann and Joann Pohlmann, who, as Trustees of Pohlmann Family Trust, acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 12<sup>th</sup> day of September, 2006

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

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

Joy Miles  
Surveyor

### SURVEYOR'S CERTIFICATE

I, Logan Miles, 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property described in Instruments Recorded as 05-21735, 05-18605, 05-21736, and 02-68422 of the Official Records of Jackson County, Oregon, situated within Lot 2 and a portion of Lot 1 of Block 11 of Agate Subdivision Extension Number 2 and Parcel 1 of P-100-1991 of the records of Partition Plats in Jackson County, Oregon, located in the Southwest One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Commencing at the northeast corner of Lot Two (2) in Block Eleven (11) of AGATE SUBDIVISION EXTENSION NO. 2, in Jackson County, Oregon, according to the official plat thereof, now of record, and being the True Point of Beginning for this Subdivision; thence along the east line of said Lot Two (2), South 00°12'00" West, 303.53 feet to the southeast corner of said Lot Two (2); thence South 89°55'50" West, 584.97 feet to the southwest corner of Parcel 1 of Partition Plat Number P-100-1991 of Records of Partition Plats in Jackson County, Oregon and filed as Survey Number 12678 in the office of the Jackson County Surveyor; thence along the west line of said Parcel 1, North 00°12'00" East, 306.28 feet to the northwest corner of said Parcel 1 being on the south line of Antelope Road; thence along said south line, South 89°48'00" East, 584.97 feet to the True Point of Beginning.

Joy Miles  
Surveyor

### RELEASE

Liberty Bank, as holder of beneficiary interest under that certain Trust Deed, dated May 17, 2006, and recorded June 5, 2006, as Instrument Number 06-28714, 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 2006-051764, 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 SUB2005-00100, January 10, 2006.

**Procedure:** Utilizing a Nikon DTM-522 Total Station and a Ranger 200-R Data Collector with TDS software, and a Trimble 5700 GPS receiver, with 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 Extensions 2 according to the official plat thereof, now of record, Surveys Numbered 7579, 12678 and 18654, and Documents Numbered 02-68422, 05-18605, 05-21735 and 05-21736 of the Official Records of Jackson County, Oregon, the resultant boundaries were monumented as depicted hereon.

### APPROVALS:

JACKSON COUNTY FILE NUMBER SUB2005-00100

Examined and approved this 19<sup>th</sup> day of September, 2006  
Robert Robert  
Jackson County Surveyor

Examined and approved this 5<sup>th</sup> day of October, 2006  
Thomas Simpson  
Co. Jackson County Planning Director

Examined and approved this 26<sup>th</sup> day of September, 2006  
John Peterson  
Jackson County Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of October 10, 2006  
Patricia Bindong, Deputy  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 10<sup>th</sup> day of October, 2006  
Amanda Kirkpatrick, deputy  
Assessor Deputy

Approved by a majority for Recording this 12<sup>th</sup> day of October, 2006  
Dina Ad  
County Commissioner/Administrator

### RECORDING:

FILED FOR RECORD THIS THE 12 DAY OF OCTOBER, 2006 AT 11:00 O'CLOCK AM AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 84<sup>5</sup> OF THE RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT KAREN ALONZO  
County Clerk Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Joy Miles  
OREGON  
JULY 12, 2005  
LOGAN MILES  
65452

Renewal Date 12/31/06

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

PROJECT NUMBER: 05029 DATE: September 7, 2006

Sheet 1 of 3 © LTM DPC

PREPARED FOR:

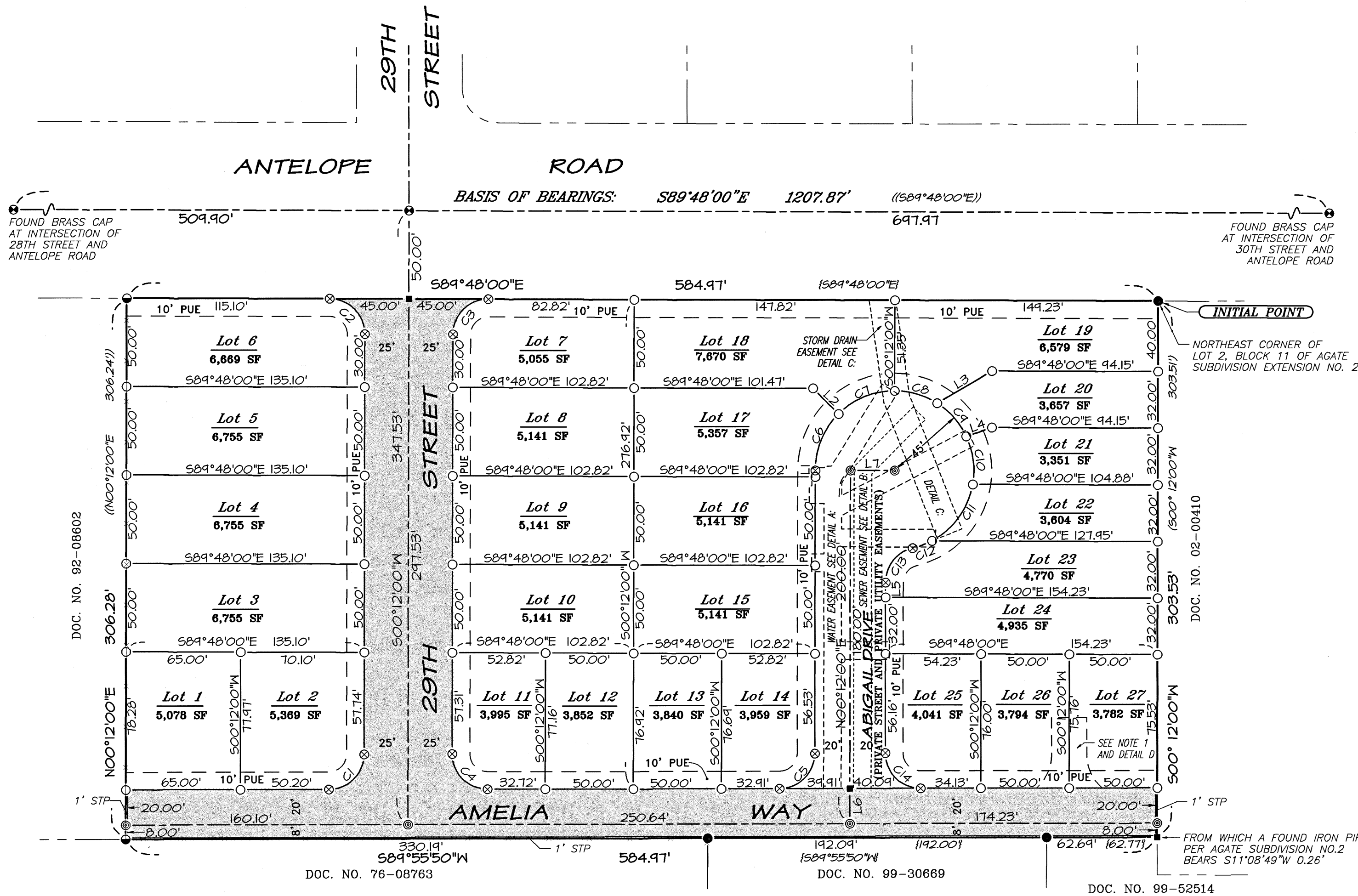
SHADE TREE INVESTMENTS  
AND GTEM CONSTRUCTION  
934 RIDGEWAY DRIVE  
EAGLE POINT, OREGON 97524

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A Re-plot of Lot 2 and a portion of Lot 1, Block 11 of Agate Subdivision, Extension Number 2 and Parcel 1 of P-100-1991 of the records of Partition Plats in Jackson County, Oregon, being located in the Southwest One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8-inch diameter iron pin by 30-inch long, 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 AGATE SUBDIVISION EXTENSION NO.2
- Indicates a found 5/8-inch diameter iron pin, with a red plastic cap marked "D.A. EDWARDS-L.S. 2339" per SN 12678.
- Indicates a found 1/4 inch diameter brass cap per SN 17106.
- Indicates a computed position, nothing found or set.
- PUE Indicates a Public Utility Easement.
- STP Indicates a 1-foot Street Plug
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- ( ) Indicates record information per SN 7579.
- (( )) Indicates record information per SN 12678.
- { } Indicates record information per SN 18654.
- x— Indicates an existing fence line.
- Fnc 0.3'— Annotation Indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	20.00'	89°43'50"	31.32'	N45°03'55"E	28.22'
C2	20.00'	90°00'00"	31.42'	N44°48'00"W	28.28'
C3	20.00'	90°00'00"	31.42'	S45°12'00"W	28.28'
C4	20.00'	90°16'10"	31.51'	S44°56'05"E	28.35'
C5	20.00'	89°43'50"	31.32'	N45°03'55"E	28.22'
C6	45.00'	45°00'00"	35.34'	N22°42'00"E	34.44'
C7	45.00'	45°00'00"	35.34'	N67°42'00"E	34.44'
C8	45.00'	32°13'45"	25.31'	S73°41'08"E	24.98'
C9	45.00'	32°13'45"	25.31'	S41°27'23"E	24.98'
C10	45.00'	35°20'00"	27.75'	S07°40'31"E	27.31'
C11	45.00'	51°54'34"	40.83'	S35°59'16"W	39.45'
C12	45.00'	14°52'24"	11.68'	S69°25'15"W	11.65'
C13	20.00'	76°39'28"	26.76'	S38°31'44"W	24.81'
C14	20.00'	90°16'10"	31.51'	S44°56'05"E	28.35'

NOTES:

- 1). Indicates a revocable turn around easement to be extinguished upon the extension of Amelia Way.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°12'00"W	3.65'
L2	N44°48'00"W	20.54'
L3	S59°44'09"W	36.06'
L4	S71°20'28"W	15.30'
L5	S00°12'00"W	8.41'
L6	S00°12'00"W	20.00'
L7	S89°48'00"E	25.00'

I hereby certify that this is an exact copy of the original.  
*Log M/G*  
Surveyor

RECEIVED  
DATE 10-12-06 BY *MB*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Log M/G*  
OREGON  
JULY 12, 2005  
LOGAN MILES  
65452  
Renewal Date 12/31/06

Basis of Bearings:

Survey Number 7579, as filed in the office of the Jackson County Surveyor, and applied to found monuments as depicted hereon.

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

PROJECT NUMBER: 05029 DATE: September 7, 2006

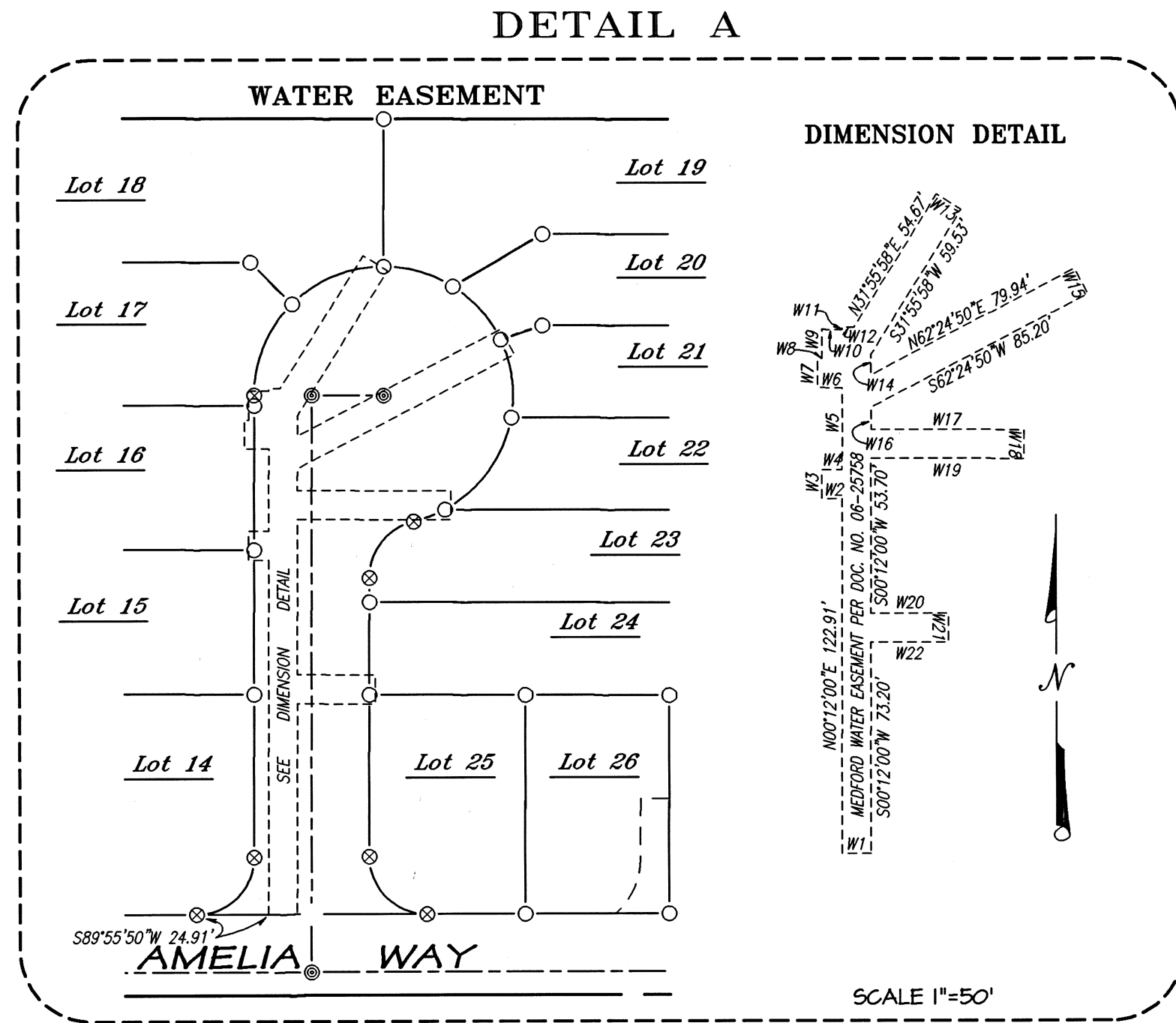
Sheet 2 of 3

# WHITE CLOUD SUBDIVISION

PREPARED FOR:

SHADE TREE INVESTMENTS  
AND GTEM CONSTRUCTION  
934 RIDGEWAY DRIVE  
EAGLE POINT, OREGON 97524

A Re-plot of Lot 2 and a portion of Lot 1, Block II of Agate Subdivision, Extension Number 2 and Parcel 1 of P-100-1991 of the records of Partition Plats in Jackson County, Oregon, being located in the Southwest One-Quarter of the Northeast One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.



WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W1	S89°55'50"W	10.00'
W2	N89°48'00"W	7.00'
W3	N00°12'00"E	10.00'
W4	S89°48'00"E	7.00'
W5	N00°12'00"E	28.50'
W6	N89°48'00"W	8.50'
W7	N00°12'00"E	10.00'
W8	S89°48'00"E	1.50'
W9	N00°12'00"E	10.17'
W10	S89°48'00"E	7.00'
W11	N00°12'00"E	0.84'
W12	S89°48'00"E	4.05'
W13	S58°04'02"E	10.00'
W14	S00°12'00"W	7.12'
W15	S27°35'10"E	10.00'
W16	S00°12'00"W	7.64'
W17	S89°48'00"E	53.23'
W18	S00°12'00"W	10.00'
W19	N89°48'00"W	53.23'
W20	S89°48'00"E	27.00'
W21	S00°12'00"W	10.00'
W22	N89°48'00"W	27.00'

### NOTES:

The effect of being located within the urban renewal area of White City, as identified and defined in document recorded May 4, 1992, as Document Number 92-12658.

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.

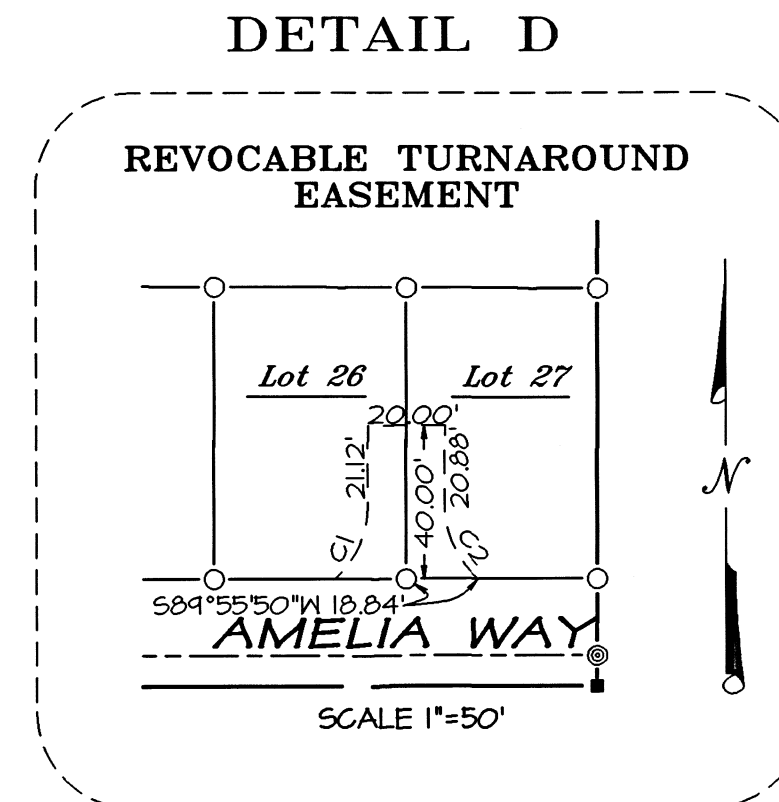
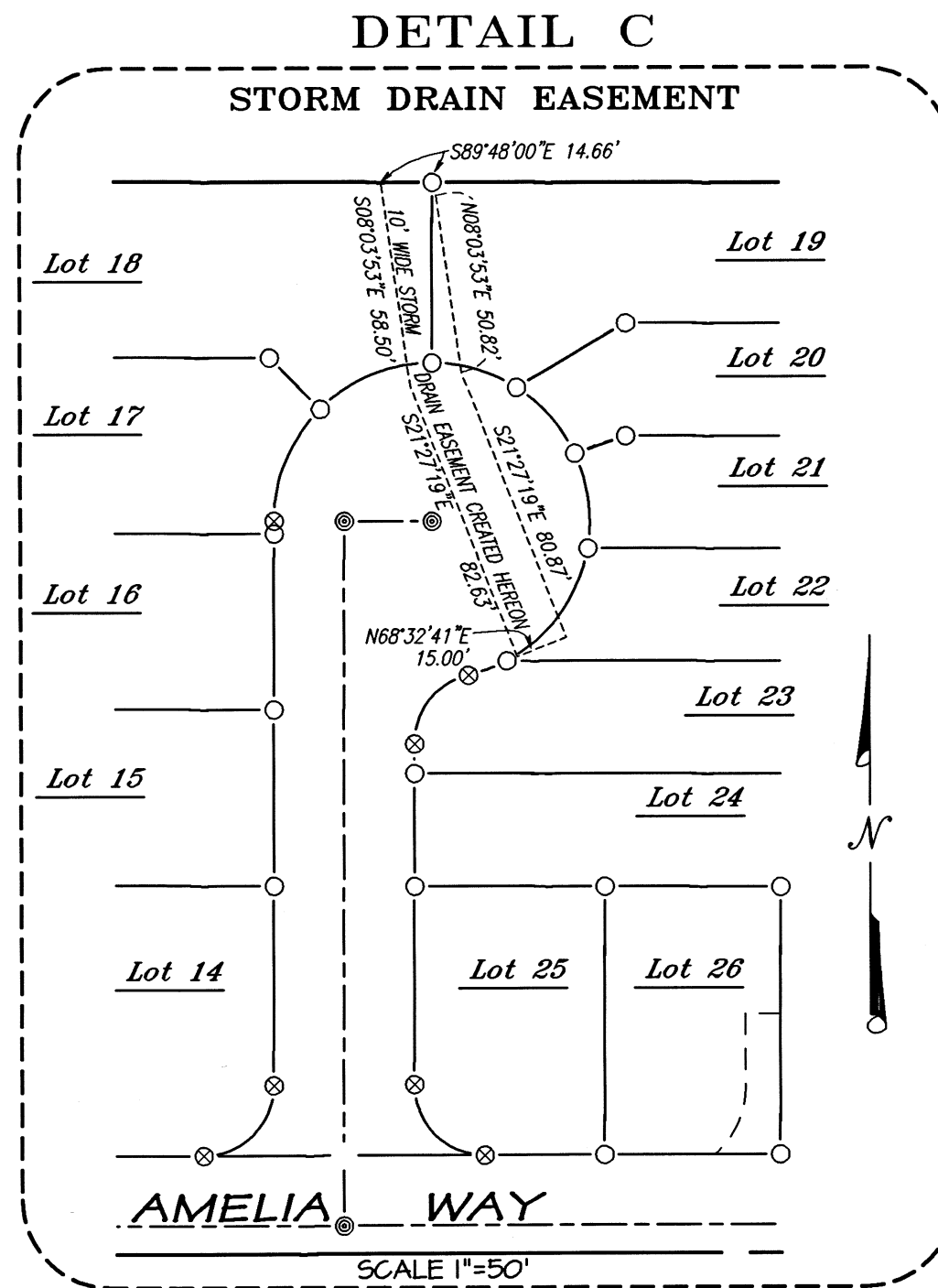
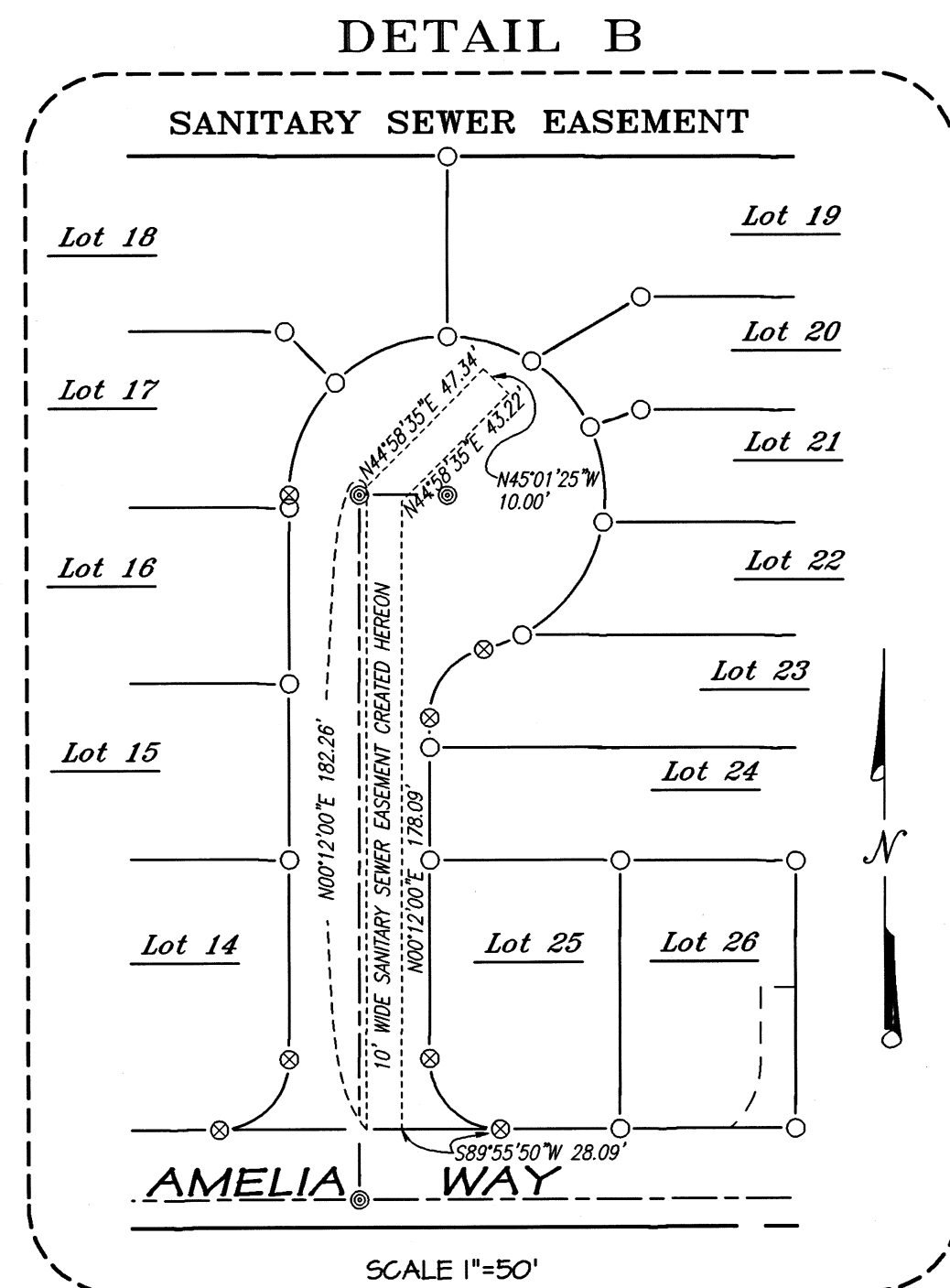
Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.

Reservation for utility lines, easements, licenses and permits for roads, including all incidentals and property thereto, as recorded in Volume 325, Page 83 and Volume 326, Page 135 of the Deed Records of Jackson County, Oregon.

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 546, Page 246 and Volume 564, Page 389 of the Deed Records of Jackson County, Oregon.

An easement for sewer line, including the terms and provisions thereof, reserved in deed recorded December 30, 1982, as Document Number 82-18829, no exact location given.

Restrictive Covenant, including the terms and provisions thereof, recorded September 25, 1990, as Document Number 90-24411.



TURNAROUND EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	49°11'42"	21.46'	N24°47'51"E	20.81'
C2	25.00'	49°44'02"	21.70'	N24°40'01"W	21.02'

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

*Log Miles*  
Surveyor

\*\* RECEIVED \*\*  
DATE 10-12-06 BY *BB*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Log Miles*  
OREGON  
JULY 12, 2005  
LOGAN MILES  
65452

Renewal Date 12/31/06

### Basis of Bearings:

Survey Number 7579, as filed in the office of the Jackson County Surveyor, and applied to found monuments as depicted hereon.

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Sheet 3 of 3