

APPROVALS:

APPROVED BY: [Signature] November 6, 2006
MEDFORD PLANNING DEPARTMENT
FILE NO. PUD-05-136: OSBOURN

EXAMINED AND APPROVED THIS 26 DAY OF OCTOBER, 2006
[Signature]
MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED THIS 26th DAY OF October, 2006
[Signature]
MEDFORD CITY ENGINEER

APPROVED FOR RECORDING THIS 15th DAY OF November, 2006
[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

** RECEIVED **
Date 11-13-06 By [Signature]
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

CORONA-HILTON PLACE
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
ROGUE DEVELOPMENT & INVESTMENTS
4820 Crater Lake Avenue
Medford, Oregon 97504

SHEET INDEX:

- SHEET 1: SIGNATURE SHEET, APPROVALS, CERTIFICATES, NARRATIVE
SHEET 2: SUBDIVISION BOUNDARY & LOT LAYOUT, LEGEND
SHEET 3: EASEMENTS & RECORD BOUNDARY DETAIL

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-164469 AND 2004-064471 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, TO BE IN CONFORMANCE WITH CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. PUD-05-136.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEYED THE MONUMENTS AS SHOWN ON THIS MAP. MONUMENTS RECOVERED FROM SURVEY NO. 417, 3003 & 8274, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, WERE UTILIZED AS THE BASIS FOR DETERMINING THE DEED RECORD BOUNDARY FOR THE SUBJECT PROPERTY. RECORD DATA FROM SURVEY NO. 3003 BY MARK BOYDEN, ESTABLISHED THE CENTERLINE OF CORONA AVENUE AND HILTON ROAD AND FIT WELL WITH MEASUREMENTS TAKEN FOR THIS SURVEY. FOR CORONA AVENUE, I HELD THE BRASS CAP MONUMENT RECOVERED AT THE INTERSECTION OF THE CENTERLINE OF CORONA AVENUE WITH THE SOUTHEASTERLY LINE OF CRATER LAKE HIGHWAY AND THE CITY OF MEDFORD BRASS CAP MONUMENT RECOVERED AT THE CENTERLINE INTERSECTION OF CORONA AVENUE WITH HILTON ROAD, WHICH WAS SUBSEQUENTLY DESTROYED BY ROAD CONSTRUCTION. I REPLACED IT WITH AN IRON PIN IN ITS ORIGINAL FOUND POSITION BY THIS SURVEY. THE BEARING FOR HILTON ROAD WAS DETERMINED BY HOLDING SAID CENTERLINE MONUMENT AT CORONA AND HILTON AND UTILIZING A CALCULATED 30.00 FOOT PERPENDICULAR OFFSET FROM THE RECOVERED IRON PIN SHOWN ON SURVEY NO. 3003 AT THE SOUTHWEST CORNER OF TRACT A DESCRIBED IN O.R. 2004-064469 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. THE RECOVERED IRON PIN ESTABLISHED FROM SURVEY NO. 8274 WAS HELD FOR THE NORTHWEST CORNER OF SAID TRACT A, AND THE RECOVERED IRON PIN FROM SURVEY NO. 3003 ON THE WEST SIDE OF CORONA AVENUE (FORMERLY BULLOCK ROAD) WAS HELD FOR THE NORTHEAST CORNER OF TRACT A. RECORD ANGLE AND DISTANCE CALLS FOR TRACT B OF SAID O.R. 2004-064469 FROM THE DESCRIBED MONUMENTED NORTHWEST AND SOUTHWEST CORNERS OF TRACT A WERE USED TO ESTABLISH THE NORTHWEST CORNER OF SAID TRACT B.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, OSBOURN, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE A 1.50 FOOT STRIP OF LAND TO THE CITY OF MEDFORD, OREGON, ACROSS THE FRONTAGE OF HILTON ROAD, AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF MEDFORD, OREGON, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENTS AND THE VARIABLE WIDTH PUBLIC UTILITY EASEMENTS AND THE PUBLIC PEDESTRIAN EASEMENT, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE VARIABLE WIDTH PRIVATE ACCESS AND PARKING EASEMENTS, AS SHOWN HEREON.

[Signature]
ARTHUR K. OSBOURN, MANAGING MEMBER
OSBOURN, LLC, AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ARTHUR K. OSBOURN, THIS 25 DAY OF October, 2006, AS MANAGING MEMBER OF OSBOURN, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan 20, 2007

AFFIDAVIT OF CONSENT:

FOR STERLING SAVINGS BANK, A WASHINGTON STATE CHARTERED BANK, AS BENEFICIARY OF THAT TRUST DEED DATED FEBRUARY 1, 2006, AND RECORDED FEBRUARY 3, 2006, AS INSTRUMENT NO. 2006-005679 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2006-056895 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT:

FOR MICHAEL EMITTE AND SHARON EMITTE, AS BENEFICIARY OF THAT TRUST DEED DATED APRIL 6, 2006, AND RECORDED APRIL 10, 2006, AS INSTRUMENT NO. 2006-018588 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2006-056896 OF SAID DESCRIBED OFFICIAL RECORDS.

COVENANTS, CONDITIONS & RESTRICTIONS

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT WITHIN INSTRUMENT NO. 2006-070668 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

POST MONUMENTATION

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 2 OF 2 WILL BE IN PLACE BY OCTOBER 31, 2007, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070. MONUMENTS ARE NOW SET.
[Signature]
JACKSON COUNTY SURVEYOR
DATE April 13, 2006
Assessor's Map No. 37 1W 18 BD, Tax Lots 1800 & 1900

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
[Signature]
SURVEYOR

SURVEY NOTE:

THE FOLLOWING ENCUMBRANCES DESCRIBED WITHIN LAND AMERICAN LAWYERS TITLE, ORDER NO. 48G0485082, DATED AUGUST 24, 2006, ARE BLANKET IN NATURE THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED IN VOLUME 365, PAGE 304 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
AVIGATION, NOISE AND HAZARD EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED OCTOBER 5, 2005 IN INSTRUMENT NO. 2005-060895 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED IN INSTRUMENT NO. 2005-070668 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 13 DAY OF November, 2006 AT 4:00 O'CLOCK P.M. AND RECORDED IN VOLUME 32, PAGE 93 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] CHERYL ANGERIS DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Nov, 13th, 2006.

[Signature] Deputy 11/13/06
TAX COLLECTOR DATE

DEPUTY DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 13th DAY OF NOVEMBER, 2006.

[Signature] DAN ROSS ASSESSOR DATE
[Signature] WILLIAM ALLEN DEPUTY 11-13-2006 DATE

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.
BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF TRACT "B" OF THAT PARCEL OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-064469 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON; THENCE NORTH 02°48'27" WEST, 251.12 FEET TO A 5/8 PIN AT THE NORTHWEST CORNER OF SAID DESCRIBED TRACT "B" (DEED RECORD NORTH 02°45'30" WEST, 251.11 FEET); THENCE NORTH 75°17'32" EAST, 15.09 FEET TO A 5/8 PIN AT THE NORTHWEST CORNER OF TRACT "A" OF SAID INSTRUMENT NO. 2004-064469 (DEED RECORD NORTH 75°20'04" EAST, 15.09 FEET); THENCE SOUTH 89°54'56" EAST (DEED RECORD EAST), 475.15 FEET TO A 5/8 PIN AT THE NORTHEAST CORNER OF SAID TRACT "A", ON THE WEST LINE OF CORONA AVENUE, FORMALLY KNOWN AS BULLOCK ROAD; THENCE SOUTH 00°03'00" WEST (DEED RECORD SOUTH), ALONG THE WEST LINE OF CORONA AVENUE, A DISTANCE OF 254.14 FEET TO A 5/8 PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-064471 OF SAID OFFICIAL RECORDS; THENCE NORTH 89°58'36" WEST (DEED RECORD WEST), LEAVING SAID WEST LINE OF CORONA AVENUE AND ALONG THE NORTH LINE OF HILTON ROAD, A DISTANCE OF 477.22 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 10, 2006
PROJECT NO. 177-04

SUBDIVISION BOUNDARY & LOT LAYOUT

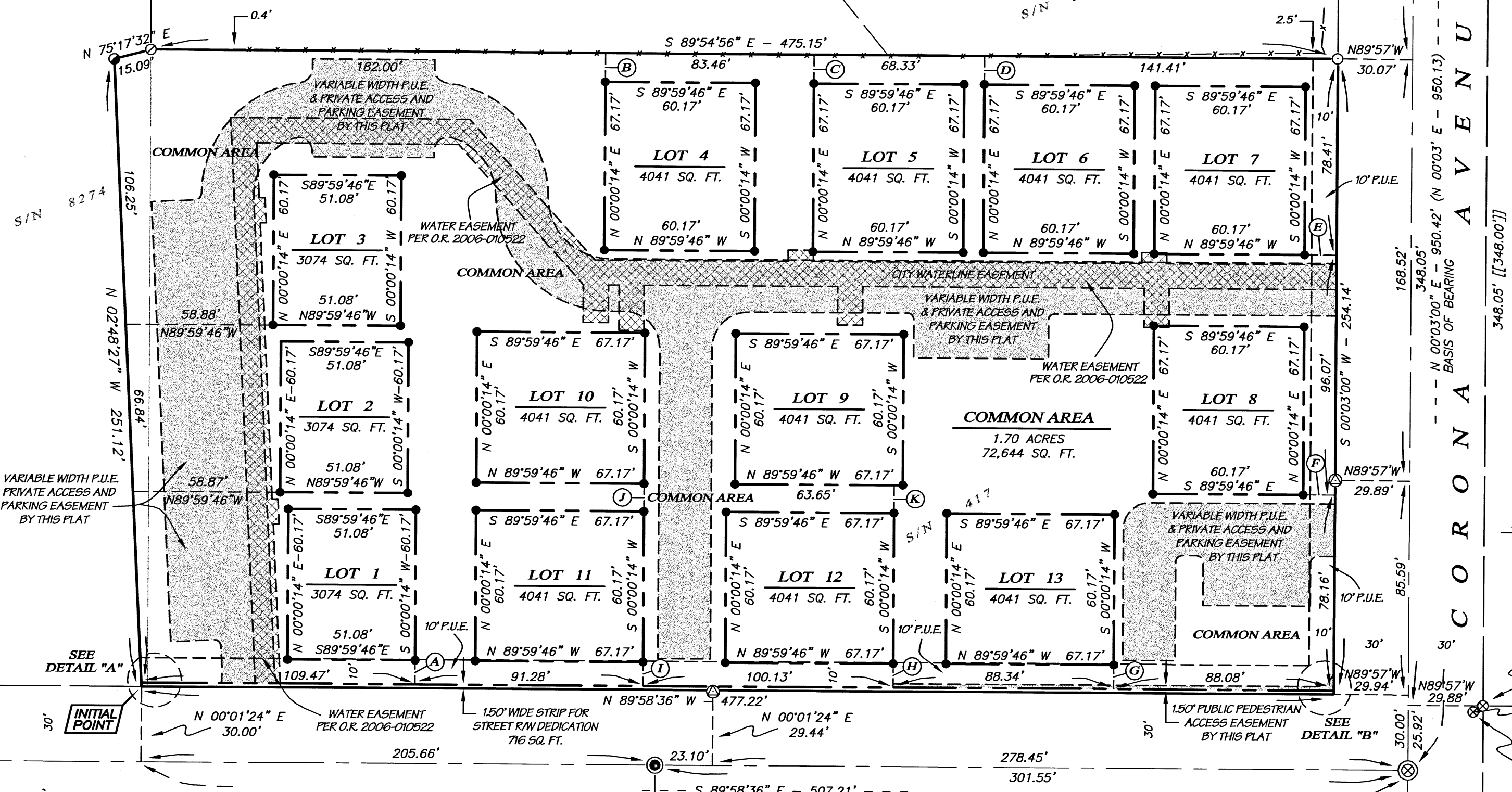
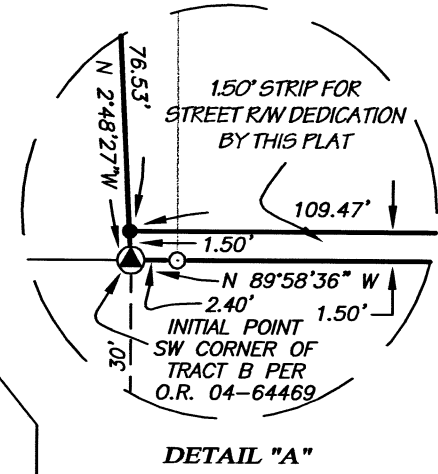
CORONA-HILTON PLACE
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

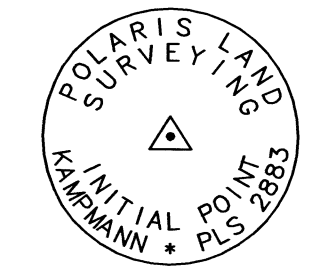
FOR
ROGUE DEVELOPMENT & INVESTMENTS

4820 Crater Lake Avenue
Medford, Oregon 97504

FLAG	BEARING	DISTANCE
(A)	N 00°00'14" E	9.64'
(B)	N 00°00'14" E	11.57'
(C)	N 00°00'14" E	11.54'
(D)	N 00°00'14" E	11.44'
(E)	N 89°59'46" W	12.81'
(F)	N 89°59'46" W	12.73'
(G)	N 00°00'14" E	9.66'
(H)	N 00°00'14" E	9.64'
(I)	N 00°00'14" E	9.61'
(J)	N 00°00'14" E	11.16'
(K)	N 00°00'14" E	11.17'



- LEGEND**
- ⊙ 2" BRASS CAP WITH PUNCH MARK IN CONCRETE (RECOVERED)
 - ⊗ 3" BRASS CAP IN MONUMENT CASE MARKED "CITY OF MEDFORD CENTERLINE HILTON CORONA" RECOVERED BUT DESTROYED BY CONSTRUCTION. RESET WITH 5/8"x 30" IRON PIN W/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" IN ORIGINAL POSITION
 - ⊙ 2" BRASS CAP WITH PUNCH MARK IN CONCRETE MARKED "LS 1913" PER S/N 13404 (RECOVERED)
 - ⊗ 3/4" IRON PIPE PER ROGUE VALLEY HEIGHTS (RECOVERED)
 - ⊙ 5/8" IRON PIN - NO MARKINGS - ORIGIN UNKNOWN (RECOVERED)
 - ⊗ 3/4" IRON PIN - NO MARKINGS - PER S/N 8274 (RECOVERED)
 - ⊙ 5/8" IRON PIN - NO MARKINGS - PER S/N 3003 (RECOVERED)
 - ⊗ 3/8" IRON PIN - NO MARKINGS - PER S/N 417 (RECOVERED)
 - * POST CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
 - ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊙ 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP STAMPED "INITIAL POINT - PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
 - PROPERTY LINE
 - NEW LOT LINE
 - BOUNDARY LINE
 - CENTERLINE
 - EASEMENT LINE
 - FENCELINE
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - R/W RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () SURVEY RECORD DATA, S/N 3003
 - { } SURVEY RECORD DATA, S/N 8274
 - < > DEED RECORD PER O.R. 2004-064471 & S/N 417
 - [] DEED RECORD PER O.R. 2004-064469
 - [] PLAT RECORD PER ROGUE VALLEY HEIGHTS
 - ▨ P.U.E. & PRIVATE ACCESS AND PARKING EASEMENT
 - ▩ EXISTING CITY WATER EASEMENT PER O.R. 2006-010522



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

SCALE: 1" = 40'

* FOR DEFERRED MONUMENTATION,
SEE DOC. NO. 08-13287 (CS 19997)
Rogue Developments, C.S. 4/08/2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

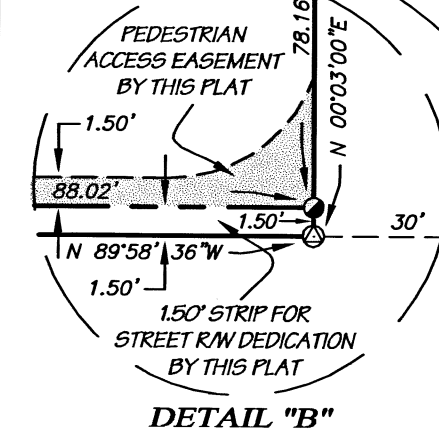
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 10, 2006
PROJECT NO. 177-04

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Shawn Kampmann
SURVEYOR

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CORONA AVENUE HAVING A RECORD PLAT BEARING OF NORTH 0°03'00" EAST, AS REFERENCED BY SURVEY NO. 3003, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

** RECEIVED **
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3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



DETAIL "B"

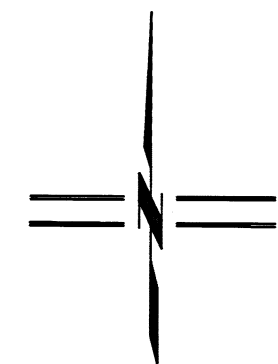
EASEMENTS & RECORD BOUNDARY DETAIL

CORONA-HILTON PLACE
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
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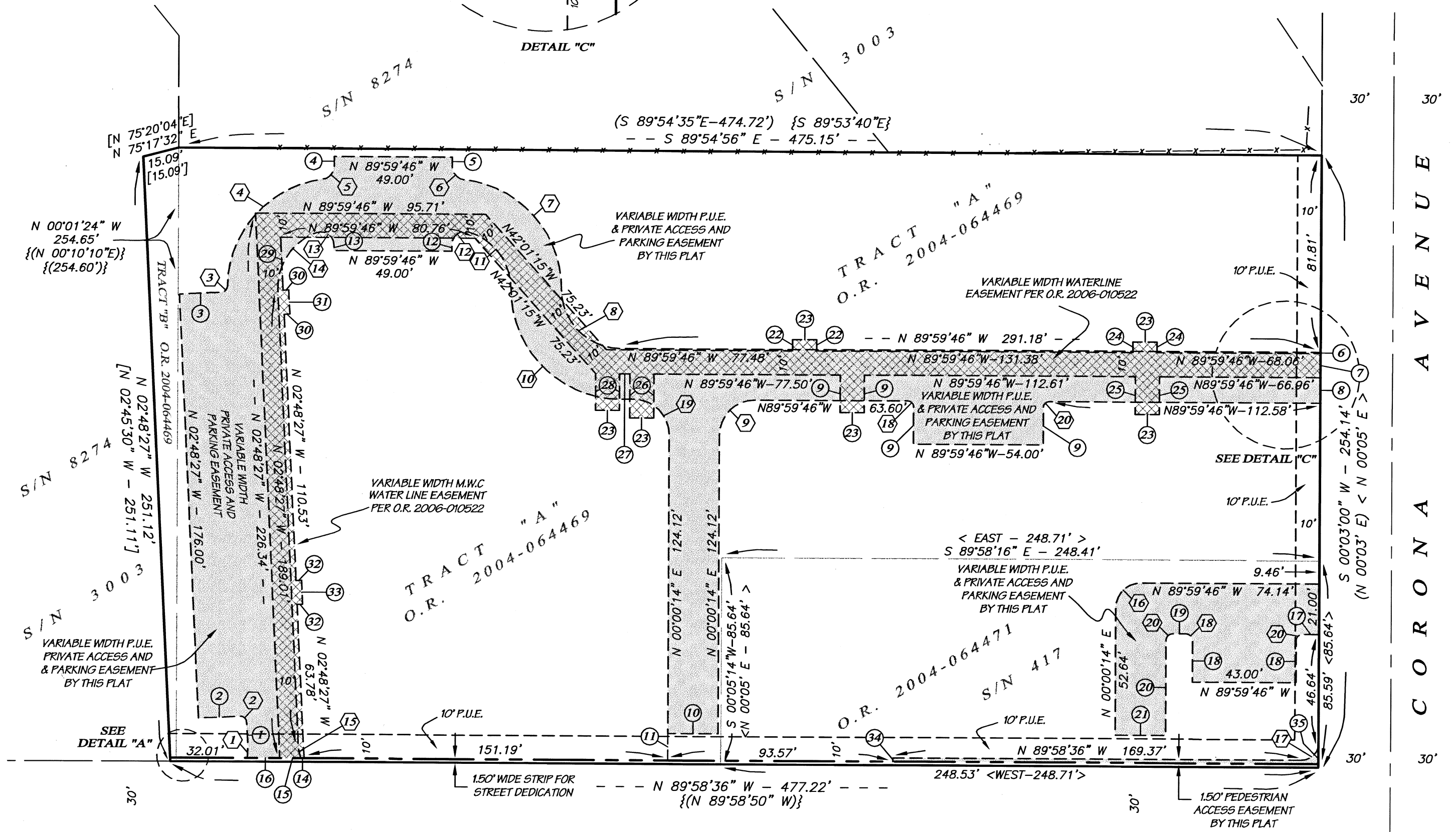
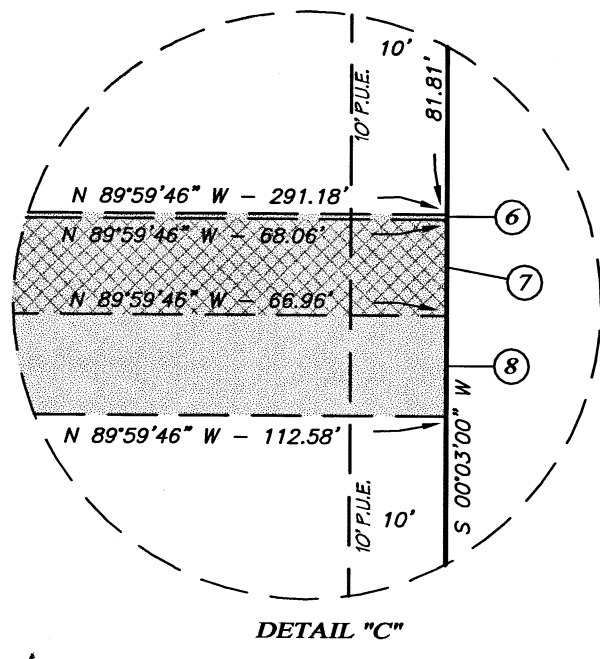


SCALE: 1" = 40'

TABLE OF CURVES					
FLAG	D	R	A	T	CHORD
(1)	11°46'33"	19.50'	4.01'	2.01'	N 03°07'01" E - 4.00'
(2)	90°00'00"	2.50'	3.93'	2.50'	N 47°48'27" W - 3.54'
(3)	86°36'35"	2.50'	3.78'	2.36'	N 43°53'16" E - 3.43'
(4)	81°43'52"	45.50'	64.90'	39.37'	N 41°26'55" E - 59.54'
(5)	82°18'37"	5.50'	7.90'	4.81'	N 41°09'32" E - 7.24'
(6)	84°01'30"	5.50'	8.07'	4.95'	S 42°00'31" E - 7.36'
(7)	84°01'30"	45.50'	66.73'	40.99'	S 42°00'31" E - 60.91'
(8)	90°00'00"	24.50'	38.48'	24.50'	S 44°59'46" E - 34.65'
(9)	90°00'00"	14.50'	22.78'	14.50'	S 45°00'14" W - 20.51'
(10)	90°00'00"	45.50'	71.47'	45.50'	N 44°59'46" W - 64.35'
(11)	73°46'29"	24.50'	31.55'	18.39'	N 36°53'01" W - 29.41'
(12)	106°13'31"	5.50'	10.20'	7.33'	S 33°06'59" W - 8.80'
(13)	111°02'58"	5.50'	10.66'	8.01'	N 55°31'15" W - 9.07'
(14)	70°57'10"	24.51'	30.35'	17.46'	S 33°28'24" W - 28.45'
(15)	16°41'00"	19.50'	5.68'	2.86'	S 11°06'23" E - 5.66'
(16)	90°00'00"	10.50'	16.49'	10.50'	N 45°00'14" E - 14.85'
(17)	71°56'49"	8.00'	10.05'	5.81'	N 54°03'00" E - 9.40'
(18)	90°00'00"	2.50'	3.93'	2.50'	N 44°59'46" W - 3.54'
(19)	90°00'00"	14.50'	22.78'	14.50'	S 44°59'46" E - 20.51'
(20)	90°00'00"	2.50'	3.93'	2.50'	N 45°00'14" E - 3.54'

TABLE OF COURSES					
FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
(1)	N 02°48'27" W	11.01'	(19)	N 89°59'46" W	6.00'
(2)	N 87°11'33" E	17.50'	(20)	N 00°00'14" E	39.64'
(3)	N 87°11'33" E	17.58'	(21)	N 89°59'46" W	21.00'
(4)	N 00°00'14" E	3.96'	(22)	N 00°00'14" E	4.57'
(5)	N 00°00'14" E	3.78'	(23)	N 89°59'46" W	10.00'
(6)	N 00°03'00" E	0.50'	(24)	N 00°00'14" E	4.42'
(7)	N 00°03'00" E	10.00'	(25)	N 00°00'14" E	15.59'
(8)	N 00°03'00" E	10.50'	(26)	N 00°00'14" E	18.13'
(9)	N 00°00'14" E	15.50'	(27)	N 89°59'46" W	4.28'
(10)	N 89°59'46" W	21.00'	(28)	N 00°00'14" E	15.15'
(11)	N 00°00'14" E	11.15'	(29)	N 02°48'27" W	22.02'
(12)	N 00°00'14" E	2.74'	(30)	N 87°11'33" E	2.37'
(13)	N 00°00'14" E	2.23'	(31)	N 02°48'27" W	10.00'
(14)	N 89°58'36" W	1.29'	(32)	N 87°11'33" E	2.32'
(15)	N 89°58'36" W	8.72'	(33)	N 02°48'27" W	10.00'
(16)	N 89°58'36" W	13.54'	(34)	N 00°01'24" E	1.50'
(17)	N 89°59'46" W	7.13'	(35)	N 00°03'00" E	7.02'
(18)	N 00°00'14" E	17.50'			

**** RECEIVED ****
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This survey consists of
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JACKSON COUNTY
SURVEYOR



HILTON ROAD

NORTHCREST COURT

CORONA AVENUE

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

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