

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Michael Pagnini and Carol Pagnini, Michael Janke, Adams Homes, Inc., Riverdell Construction, Inc., and Pagnini Construction, Inc., hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and do hereby dedicate to the City of Medford for public use, all streets, and public utility easements, as shown hereon. Declarants hereby create a 5-foot wide private sanitary sewer easement over, across, under and through Lot 11, for the use and benefit of Lot 10, as shown hereon and a 5-foot wide private storm drain easement, over, across, under and through Lot 2, for the use and benefit of Lot 1, as shown hereon. Further, Declarants hereby create a shared minimum access easement over and across Lots 8 and 9 for the use and benefit of Lots 9 and 10 as depicted hereon.

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 BORDEAUX HILLS.

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

STATE OF OREGON }
County of Jackson }

Personally appeared before me the above named Michael Janke, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

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

IN WITNESS WHEREOF, signed this 11th day of November, 2006.

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Christine A. Adams, known to me as the President of ADAMS 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 its corporate bylaws, to be his voluntary act and deed.

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

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

IN WITNESS WHEREOF, signed this 7 day of November, 2006.

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Matt Bryant, known to me as the President of RIVERDELL CONSTRUCTION, 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 its corporate bylaws, to be his voluntary act and deed.

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

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

Bordeaux Hills shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2006-059058 recorded November 22 2006, Official Records of Jackson County, Oregon.

BORDEAUX HILLS

Located in the Northwest One-Quarter of the Northeast One-Quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE:

I, Robert V. 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 Northwest One-Quarter of the Northeast One-Quarter of Section 20, 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 17 and 20 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°55'10" East, along the north line of said Section 20, a distance of 877.83 feet; thence South, a distance of 25.00 feet to a point on the southerly line of Lone Pine Road; thence South 89°55'10" East, along the southerly line of Lone Pine Road, a distance of 166.18 feet to the True Point of Beginning and the Initial Point; thence South 01°14'10" West, along the west line of those certain tracts described in Documents Numbered 78-06520 and 78-22968 of the Official Records of Jackson County, Oregon, a distance of 126.50 feet to the southwest corner of said Document Number 78-22968; thence South 89°55'10" East, a distance of 268.51 feet to the southeast corner of that certain tract described in Document No. 04-56252, said Official Records; thence South 00°53'30" West, along the westerly boundary of that certain tract described in Document No. 04-56251, said Official Records, a distance of 170.35 feet; thence North 89°58'30" West, a distance of 100.66 feet; thence along the westerly boundary of said tract, South 00°44'37" West, a distance of 206.02 feet to a 5/8" iron pin; thence continue along said westerly boundary, South 01°11'39" West, a distance of 214.13 feet; thence North 89°55'10" West, along the south line of said tract, a distance of 27.52 feet to the northeast corner of that certain tract described in Document No. 44-26884, said Official Records; thence along the east line of said tract, South 00°00'00" West, a distance of 8.00 feet; thence along the south line of said tract, North 89°55'10" East, a distance of 294.00 feet; thence North 00°00'00" East, a distance of 534.50 feet to the southwest corner of that certain tract described in Document No. 03-72113, said Official Records; thence along the south line of said tract, South 89°55'10" East, a distance of 105.00 feet; thence along the east line of said tract, North 00°00'00" East, a distance of 190.50 feet to the southerly line of Lone Pine Road; thence South 89°55'10" East, along said southerly line, a distance of 61.18 feet to the True Point of Beginning.

Robert V. Neathamer, Surveyor

IN WITNESS WHEREOF, signed this 6 day of NOVEMBER, 2006.

Michael Pagnini, Carol Pagnini

STATE OF OREGON }
County of Jackson }

Personally appeared before me the above named Michael Pagnini and above named Carol Pagnini, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 6th day of November, 2006.

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

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

SHEET INDEX

Table with 2 columns: SHEET, DESCRIPTION. Row 1: 1, This sheet. Row 2: 2, Notes, Releases and Tables Sheet. Row 3: 3, Plat Sheet.

\*\* RECEIVED \*\* DATE 11-22-06 BY [Signature] This survey consists of: 13 sheet(s) Map 0 page(s) Narrative JACSON COUNTY SURVEYOR

RECORDING

APPROVED FOR RECORDING: [Signature] 11-22-06 Jackson County Commissioner/Administrator Date

FILED FOR RECORD THIS THE 22nd DAY OF November, 2006 AT 9:25 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 95 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett, County Clerk; Carmen S. Helmer, Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR Robert V. Neathamer, OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675, Renewal Date 12/31/06

PREPARED FOR:

MIKE PAGNINI, PAGNINI CONSTRUCTION, INC. 4522 PINNACLE DRIVE MEDFORD, OREGON 97504

IN WITNESS WHEREOF, signed this 6 day of November, 2006.

[Signature] Michael Pagnini, President

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Michael Pagnini, known to me as the President of PAGNINI CONSTRUCTION, 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 its corporate bylaws, to be their voluntary act and deed.

WITNESS my hand and seal this 6th day of November, 2006.

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

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-04-271/E-04-272.

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

[Signature] Planning Director, November 20, 2006 Date

Examined and approved this 13th day of November, 2006.

[Signature] City Engineer, [Signature] ACTING City Surveyor

Examined and approved as required by O.R.S. 92.100 this 22 day of November, 2006.

Dan Ross, Assessor; Amanda Kirkpatrick, Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Nov. 22, 2006.

James Clark, Deputy Tax Collector

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: 04042 PLOT DATE: November 3, 2006

**NOTES:**

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.

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.

Waiver forever of any claims against the Medford Irrigation District for damages to the above described real property, or the improvements or crops thereon, or the owner thereof, arising from leakage of said District's canals, or like causes; set out in deed recorded August 1, 1934 in Volume 149, Page 344 of the Deed Records of Jackson County, Oregon.

Rights-of-Way for the transmission and distribution of electricity, and for other purposes, granted to PacificCorp, an Oregon corporation, or its predecessor in interest, by instruments recorded June 26, 1990, as No. 90-15870 and No. 90-15869 of the Official Records of Jackson County, Oregon. (Locations not given).

Storm drain easements granted to the City of Medford, including the terms and provisions thereof, by instrument recorded September 24, 1986 as No. 86-18925, and instrument recorded May 26, 1998 as No. 98-23339 of the Official Records of Jackson County, Oregon.

**NARRATIVE:**

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-04-271, as approved by the City of Medford Planning Commission on March 10, 2005.

**PROCEDURE:** Utilizing a Nikon DTM-522 Total Station and a TSCC 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 94-26884, 97-31925, and 04-56251, all of the Official Records of Jackson County, Oregon; Survey Number 18521 filed in the office of the Jackson County Surveyor.

Utilizing said record documents and previously found and set monuments by this office per Survey Number 18521, established the rights of way and exterior boundary. The exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on March 15, 2006.

**NOTES:**

- #1 A STRIP OF LAND 12 FEET WIDE PARALLEL TO AND CONTIGUOUS WITH THE SOUTHERLY LINE OF LONE PINE ROAD TO BE DEDICATED AS RIGHT-OF-WAY TO LONE PINE ROAD PURSUANT TO CITY OF MEDFORD PLANNING COMMISSION ORDER AND STAFF REPORT NO. LDS-04-271/E-04-272.
- #2 NO PARKING WILL BE ALLOWED WITHIN THE MINIMUM ACCESS EASEMENT.
- #3 FROM WHICH A FOUND 5/8-INCH DIAMETER IRON PIN WITH AND ALUMINUM CAP MARKED "PLS 281", DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8-INCH DIAMETER BY 30-INCH LONG IRON PIN WITH A ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING".
- #4 FOUND A 5/8-INCH DIAMETER IRON PIN, PER SURVEY NUMBER 18521, DESTROYED DURING CONSTRUCTION, RESET WITH A 5/8-INCH DIAMETER BY 30-INCH LONG IRON PIN WITH A ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING".
- #5 FROM WHICH A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "FARBER PLS 2184", BEARS N76°40'23"E 7.50'.
- #6 FROM WHICH A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "FARBER PLS 2184", BEARS N09°14'30"E 0.64'.
- #7 FROM WHICH A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "FARBER PLS 2184", BEARS N52°50'06"W 0.91'.

**BORDEAUX HILLS**

Located in the Northwest One-Quarter of the Northeast One-Quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**

MIKE PAGNINI, PAGNINI CONSTRUCTION, INC.  
4522 PINNACLE DRIVE  
MEDFORD, OREGON 97504

**RELEASE**

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, dated September 22, 2005 and recorded October 3, 2005, as Document Number 05-060391, along with Assignment of Rents, including the terms and provisions thereof, given as additional security, dated and recorded October 3, 2005, as Document Number 05-060392, Official Records of Jackson County, Oregon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 9<sup>th</sup> day of November, 2006.

*Noland Alston*  
Noland Alston, Vice President  
PremierWest Bank

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Noland Alston, known to me as the Vice President, PremierWest Bank who acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 9<sup>th</sup> day of November, 2006.

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

**RELEASE**

Maynard W. Hadley and Donna L. Hadley, as holders of beneficiary interest under that certain Trust Deed, dated June 22, 2004 and recorded June 24, 2004, as Document Number 04-035535, and recorded August 6, 2004 as Document Number 04-045371, Official Records of Jackson County, Oregon, 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-\_\_\_\_\_, of the Official Records of Jackson County, Oregon.

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N89°55'10"W	27.52'
L2	S00°00'00"W	8.00'
L3	N89°55'10"W	20.29'
L4	N89°55'10"W	20.29'
L5	N09°43'30"E	22.28'
L6	N24°54'48"E	3.22'
L7	N09°43'30"E	12.51'
L8	N24°54'48"E	6.36'
L9	N00°37'05"E	24.39'
L10	S89°55'10"E	1.45'
L11	S00°09'44"E	3.12'
L12	S89°55'10"E	10.00'
L13	N08°05'22"W	30.66'
L14	N09°43'30"E	32.04'
L15	S89°58'30"E	10.11'
L16	S00°01'30"W	20.00'
L17	S89°55'10"E	1.73'
L18	S89°55'10"E	2.56'

**CENTERLINE RP TABLE**

LINE #	BEARING	DISTANCE
R1	S80°16'30"E	14.35'
R2	S80°16'30"E	14.18'
R3	N65°00'12"E	14.22'
R4	N65°00'12"E	14.18'
R5	N65°00'12"E	14.30'
R6	N65°00'12"E	14.07'
R7	N76°43'52"E	14.36'
R8	N76°43'52"E	13.99'
R9	N76°43'52"E	13.95'
R10	N76°43'52"E	14.39'
R11	S81°54'38"E	14.26'
R12	S81°54'38"E	14.27'
R13	S81°54'38"E	14.29'
R14	S81°54'38"E	14.35'
R15	S89°22'55"E	14.30'
R16	S89°22'55"E	14.15'
R17	S89°22'55"E	26.36'
R18	S89°22'55"E	24.27'
R19	N0°37'05"E	43.39'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	100.00'	15°16'17"	26.65'	N17°21'39"E	26.58'
C2	100.00'	38°15'55"	66.79'	N05°51'50"E	65.55'
C3	200.00'	05°10'46"	18.08'	N10°40'45"W	18.07'
C4	500.00'	08°42'27"	75.99'	N03°44'08"W	75.91'
C5	127.50'	15°16'17"	33.98'	N17°21'39"E	33.88'
C6	127.50'	04°39'26"	10.36'	N22°40'04"E	10.36'
C7	127.50'	30°02'26"	66.85'	N05°19'08"E	66.09'
C8	127.50'	03°34'03"	7.94'	N11°29'06"W	7.94'
C9	172.50'	04°44'05"	14.25'	N10°54'05"W	14.25'
C10	172.50'	00°26'41"	1.34'	N08°18'42"W	1.34'
C11	472.50'	02°56'31"	24.26'	N06°37'06"W	24.26'
C12	472.50'	05°45'56"	47.55'	N02°15'53"W	47.53'
C13	527.50'	04°20'37"	39.99'	N05°55'03"W	39.98'
C14	227.50'	05°10'46"	20.57'	N10°40'45"W	20.56'
C15	72.50'	38°15'55"	48.42'	N05°51'50"E	47.52'
C16	72.50'	15°20'16"	19.41'	N17°23'38"E	19.35'
C17	25.00'	98°10'12"	42.83'	N40°59'44"E	37.78'
C18	8.45'	90°39'47"	13.38'	S44°35'17"E	12.03'
C19	25.00'	81°49'48"	35.71'	S49°00'16"E	32.75'
C20	25.00'	90°14'34"	39.38'	N44°57'33"E	35.43'
C21	10.00'	90°14'34"	15.75'	S44°57'33"W	14.17'
C22	25.00'	89°48'46"	39.19'	S45°04'07"E	35.30'

**BASIS OF BEARINGS:**

The centerline of Lone Pine Road, between found monuments at the north one-quarter corner and the northeast corner of Section 20, Township 37 South, Range 1 West of the Willamette Meridian per Survey Number 4939 as filed in the office of the Jackson County Surveyor.

I hereby certify that this is an exact copy of the original.  
*Robert V. Neathamer*  
Surveyor

\*\* RECEIVED \*\*  
DATE 11-22-06 BY *RS*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Robert V. Neathamer*  
OREGON JULY 19, 1994  
ROBERT V. NEATHAMER 2675  
Renewal Date 12/31/06

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: 04042 PLOT DATE: November 3, 2006  
Sheet 2 of 3

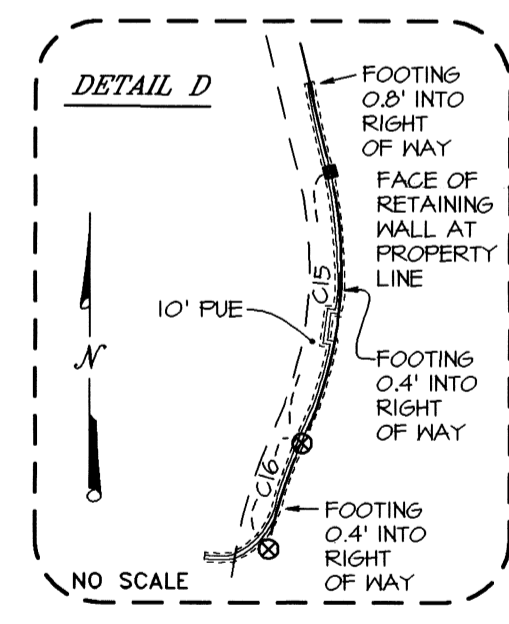
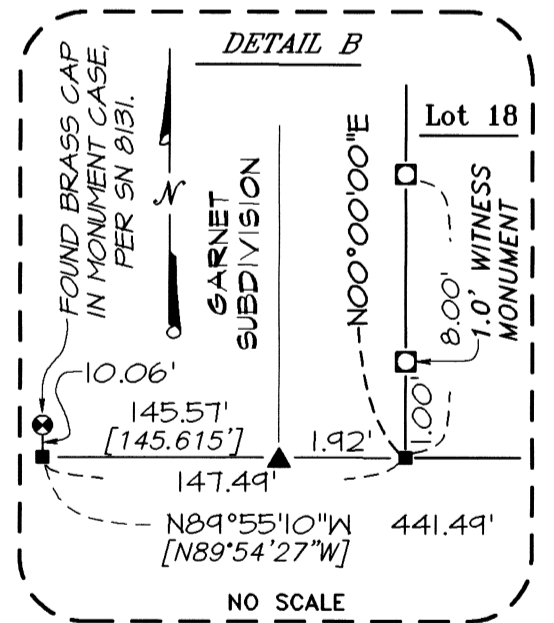
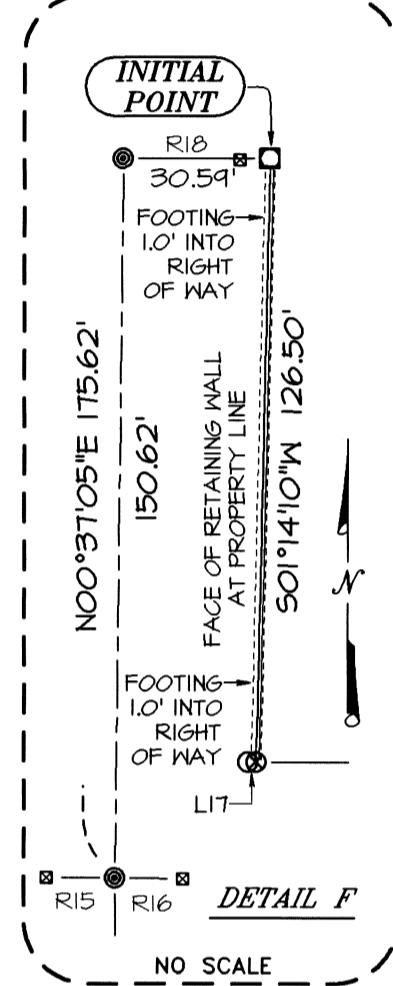
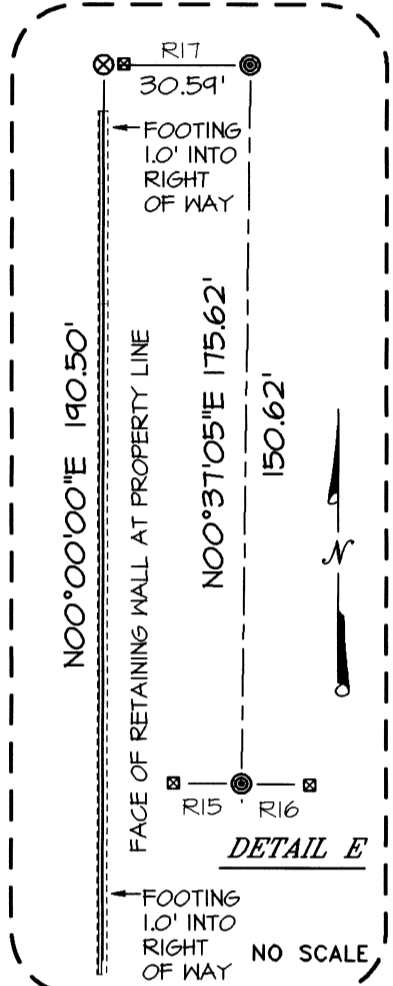
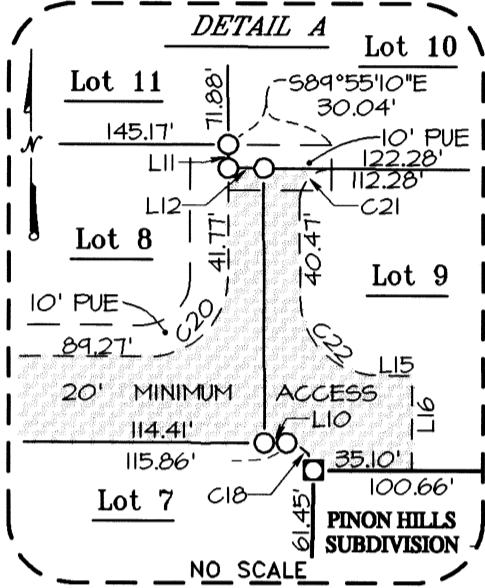
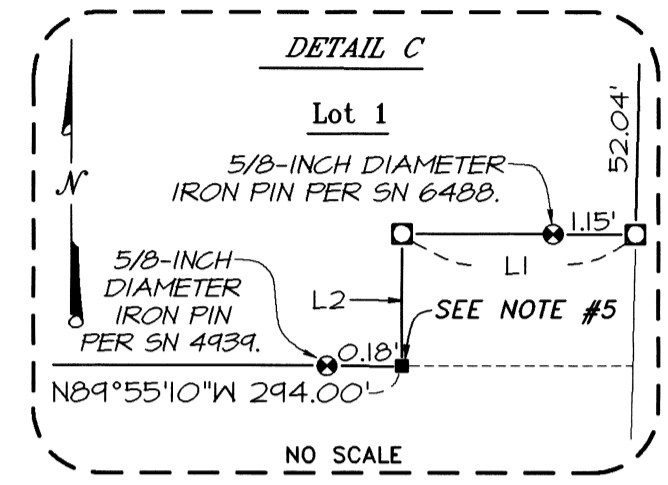
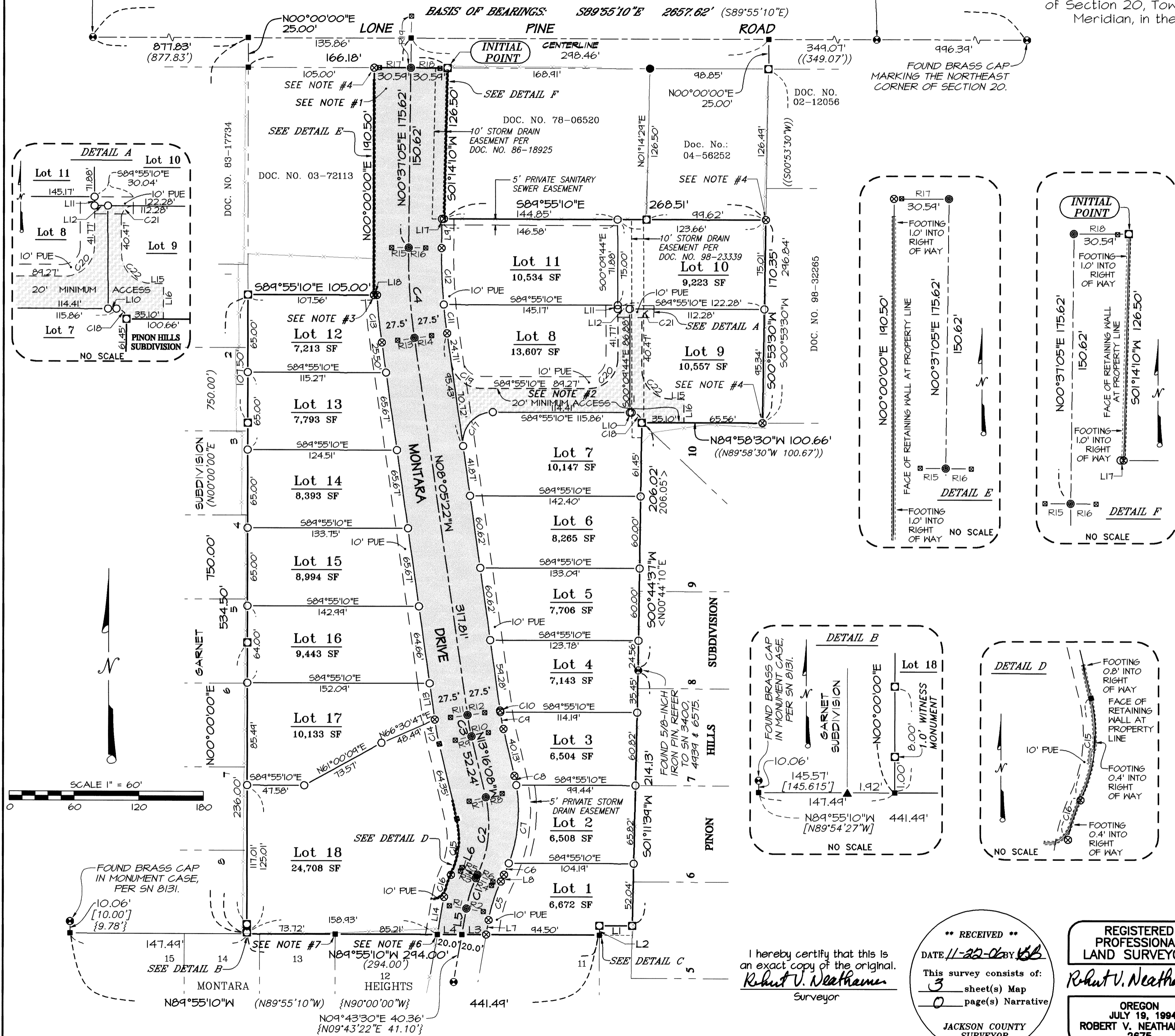


PREPARED FOR:

MIKE PAGNINI, PAGNINI CONSTRUCTION, INC.  
4522 PINNACLE DRIVE  
MEDFORD, OREGON 97504

BORDEAUX HILLS

Located in the Northwest One-Quarter of the Northeast One-Quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.



- 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 5/8-inch diameter iron pin, per Survey Number 18521.
  - Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER SURVEYING", top set flush with the surface.
  - Indicates a found 5/8-inch diameter iron pin, per Survey Number 6575.
  - ⊕ Indicates a found 2-inch diameter brass cap in a monument case, per Survey Number 13549, unless otherwise noted hereon.
  - ▲ Indicates a found 5/8-inch diameter iron pin, per Survey Number 8131.
  - Indicates a computed position, nothing found or set, unless otherwise noted hereon.
  - ( ) Indicates record information per Survey Number 4939.
  - [ ] Indicates record information per Surveys Numbered 8131 & 8411.
  - < > Indicates record information per Survey Number 3400.
  - { } Indicates record information per Survey Number 13549.
  - (( )) Indicates record information per Doc. No. 94-43341.
  - SN Indicates a survey filed number in the office of the Jackson County Surveyor.
  - 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.
  - Indicates existing fence line.
  - FNC 0.2' → Indicates the distance and which side of the boundary line that the centerline of the fence line is located.

**BASIS OF BEARINGS:**  
The centerline of Lone Pine Road, between found monuments at the north one-quarter corner and the northeast corner of Section 20, Township 37 South, Range 1 West of the Willamette Meridian per Survey Number 4939 as filed in the office of the Jackson County Surveyor.

I hereby certify that this is an exact copy of the original.  
*Robert V. Neathamer*  
Surveyor

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DATE 11-22-06 BY RSB  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Robert V. Neathamer*  
**OREGON**  
JULY 19, 1994  
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2675  
Renewal Date 12/31/06

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: 04042 PLOT DATE: November 3, 2006  
Sheet 3 of 3