

***** APPROVALS *****
FILE NO. SUB2004-00108
EXAMINED AND APPROVED by the Jackson County Department of Planning and Development
this 14th day of November, 2006.

HANDSHAKE SUBDIVISION
In Lots 5 & 6, Block 2 of AGATE SUBDIVISION
& located in the S.E. 1/4 of Section 20
T.36S, R.1W., W.M. White City
Jackson County, Oregon
(File No. SUB2004-00108)

***** RECORDER'S CERTIFICATE *****
Filed for record this 27th day of NOVEMBER, 2006, at 2:18
o'clock P.M., and recorded in Volume 32 of Plats at Page 97 of the
Records of Jackson County, Oregon and Document No. 2006-059364, ORJCO.

Attest: Thomas Bigsaw
EXAMINED AND APPROVED this 17th day of October, 2006.

SURVEY FOR: WHITE CITY PROPERTIES, INC.
832 E. MAIN STREET, SUITE #9
MEDFORD, OR 97504
SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

KATHLEEN S. BECKETT County Clerk
KAREN ALONZO Deputy

EXAMINED AND APPROVED this 1st day of November, 2006.

DATE:
SEPTEMBER 13, 2006

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

EXAMINED AND APPROVED as required by ORS 92.100 as of NOVEMBER 27, 2006.

Beginning at the Northwest corner of Lot 5, Block Two (2) of AGATE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°10'50" West, 544.51 feet to the Southwest corner thereof; thence along the South line of said Block 2, South 89°48'00" East, 319.77 feet to the Southeast corner of Lot 6, said Block 2; thence along the East line of said Lot 6, North 00°14'13" East, 222.01 feet to the Southeast corner of that tract described in Document No. 97-02538, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°48'00" West, 134.71 feet to the Southwest corner of said tract; thence along the West line thereof, North 00°11'09" East, 322.50 feet to the North line of said Block 2; thence along said North line, North 89°48'00" West, 185.31 feet to the initial point of beginning.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of November 27, 2006.



***** DECLARATION *****

Know all men by these presents that WHITE CITY PROPERTIES, INC., ERIC P. JOHNSON and PATRICIA JOHNSON, ERIC C. JOHNSON and DAWN N. JOHNSON, TIMOTHY RODERICK KNUTSON and DOROTHY ANN KNUTSON are the owners in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Streets as shown on Sheet 2, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision, and do hereby dedicate to the public for public use the Street, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Public Light Pole Easement (LPE). We do hereby make and establish the Private Storm Drainage Easements (PSDE) for the benefit of the properties as noted on Sheet 2. We do hereby grant to Jackson County the one-foot Street Plug as shown on Sheet 2. We do hereby designate said Subdivision as HANDSHAKE SUBDIVISION.

COUNTY FILE SUB2004-00108.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF HANDSHAKE SUBDIVISION. SEE COUNTY FILE SUB2004-00108.

PROCEDURE: MADE TIES TO ORIGINAL LOTS CORNERS AND OTHER RE-ESTABLISHED LOT CORNERS AS SHOWN ON SHEET 2. COMPUTED THE CORNER POSITION OF THE LOTS AND STREET RIGHT OF WAY AND SET MONUMENTS AS SHOWN ON SHEET 2.

James C. Nistler, President Michelle M. Nistler, Sec. Eric P. Johnson Timothy Roderick Knutson
JAMES C. NISTLER, PRESIDENT MICHELLE M. NISTLER, SECRETARY ERIC P. JOHNSON TIMOTHY RODERICK KNUTSON
White City Properties, Inc. White City Properties, Inc.
Patricia Johnson Eric G. Johnson Dawn N. Johnson Dorothy Ann Knutson
PATRICIA JOHNSON ERIC G. JOHNSON DAWN N. JOHNSON DOROTHY ANN KNUTSON

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED MICHELLE M. NISTLER AND JAMES C. NISTER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF WHITE CITY PROPERTIES, INC.
DATED THIS 20th DAY OF September, 2006.

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY RODERICK KNUTSON AND DOROTHY ANN KNUTSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 14th DAY OF September, 2006.

BEFORE ME: Karen S. Lajotte Commission No. 402251
NOTARY PUBLIC OF OREGON My commission Expires March 20, 2010

BEFORE ME: Karen S. Lajotte Commission No. 402251
NOTARY PUBLIC OF OREGON My commission Expires March 20, 2010

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED ERIC P. JOHNSON AND PATRICIA JOHNSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 14th DAY OF September, 2006.

BEFORE ME: Karen S. Lajotte Commission No. 402251
NOTARY PUBLIC OF OREGON My commission Expires March 20, 2010

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED ERIC C. JOHNSON AND DAWN JOHNSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 14th DAY OF September, 2006.

BEFORE ME: Karen S. Lajotte Commission No. 402251
NOTARY PUBLIC OF OREGON My commission Expires March 20, 2010

***** AFFIDAVITS OF CONSENT *****

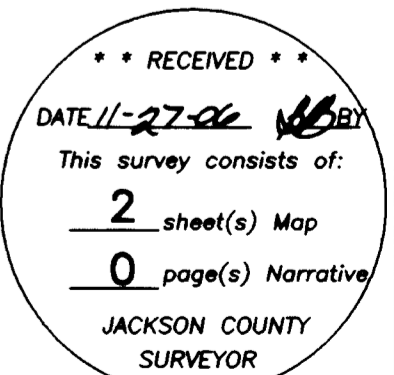
- FROM CHARLES T. KAIME AND SUZANNE E. KAIME RECORDED AS DOC. #2006-059361, ORJCO.
- FROM HAMMAR FINANCIAL MANAGEMENT COMPANY RECORDED AS DOC. #2006-059278, ORJCO.
- FROM MERS RECORDED AS DOC. #2006-043556, ORJCO.
- FROM ROGUE FEDERAL CREDIT UNION RECORDED AS DOC. #2006-043557, ORJCO.
- FROM LLOYD OLIVER NEAL, TRUSTEE, RECORDED AS DOC. #2006-059362, ORJCO.
- FROM CLARICE MAYFIELD, TRUSTEE, RECORDED AS DOC. #2006-059360, ORJCO.
- FROM ROGUE INVESTMENTS, AS DOC. #2006-059277, ORJCO.

APPROVED FOR RECORDING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

James E. Hibbs
COUNTY COMMISSIONER/ADMINISTRATOR

11-27-06
DATE



SHEET 1 OF 2
04154FM

HANDSHAKE SUBDIVISION

In Lots 5 & 6, Block 2 of AGATE SUBDIVISION
& located in the S.E. 1/4 of Section 20
T.36S, R.1W., W.M. White City
Jackson County, Oregon
(File No. SUB2004-00108)

SURVEY FOR:

WHITE CITY PROPERTIES, INC.
832 E. MAIN STREET, SUITE #9
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE:

SEPTEMBER 13, 2006

LEGEND:

- = FD. 1/2" IRON PIN PER AGATE SUBDIVISION.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18925.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN LEAD PLUD IN CONCRETE.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1/C1 = SEE COURSE DATA TABLE.
- PSDE[2] = PRIVATE STORM DRAINAGE EASEMENT FOR LOT 2.
- PSDE[N] = PRIVATE STORM DRAINAGE EASEMENT FOR THAT TRACT DESCRIBED IN DOC. 97-02538, ORJCO.
- DR = DEED RECORD DATA.
- LPE = PUBLIC LIGHT POLE EASEMENT.
- WC = WITNESS CORNER MONUMENT.

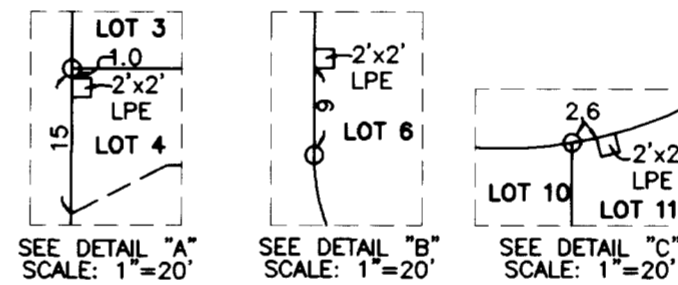
BASIS OF BEARINGS: AGATE SUBDIVISION AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 40'

PLANNING COMMISSION NOTE:

ALL LOTS ARE SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN LAND USE CASE FILE #SUB 2004-00108.



COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	26°26'52"	46.16	100.00	N13°25'26"E 45.75
C2	26°28'02"	46.19	100.00	S13°24'51"W 45.78
C3	81°47'12"	28.55	20.00	S49°18'24"W 26.19
C4	18°14'04"	38.19	120.00	N17°31'50"E 38.03
C5	26°28'02"	36.96	80.00	S13°24'51"W 36.63
C6	89°58'49"	31.41	20.00	S44°48'35"E 28.28
C7	46°11'12"	16.12	20.00	N67°06'24"E 15.69
C8	57°25'15"	20.04	20.00	N61°05'22"W 19.22
C9	28°36'29"	222.75	45.00	N05°49'01"E 55.65
C10	66°56'32"	52.58	45.00	S65°51'00"E 49.64
C11	42°42'38"	33.54	45.00	N59°19'25"E 32.77
C12	42°28'05"	33.35	45.00	N16°44'03"E 32.60
C13	56°45'06"	44.57	45.00	N32°52'32"W 42.77
C14	66°09'46"	51.96	45.00	S85°40'02"W 49.12
C15	8°34'22"	6.73	45.00	S48°17'58"W 6.73
NUM	BEARING	DISTANCE		
L1	N82°39'46"E	10.01		
L2	S52°01'54"E	44.80		
L3	S30°39'32"W	22.28		
L4	N00°12'00"E	5.00		
L5	S00°12'00"W	40.00		



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

RECEIVED
DATE 11-27-06 BY *ADD*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

James E. Hibbs
SURVEYOR

SHEET 2 OF 2

