

PAIR-A-DICE HILLS

LOCATED IN
THE W 1/2 OF THE SE 1/4 OF SECTION 30, T.37S., R.2W., W.M.
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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 and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at the Initial Point, a 5/8" iron rod at the Southeast corner of that tract of land more particularly described in instrument number 75-04349 of the Official Records of Jackson County, Oregon from which the One Quarter corner common to Sections 30 and 31, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County bears South, 1046.18 feet and West, 482.24 feet; thence North 63°16'16" East (Record, North 63°13'20" East) along the North line of that tract of land more particularly described in instrument number 86-26946 of the Official Records of Jackson County, Oregon, 129.57 feet to a 5/8" iron rod; thence continue along said North line, North 81°24'42" East (Record, North 81°25'10" East) 246.02 feet (Record, 246.34 feet), to a 5/8" iron rod at the most Northeast corner of said instrument number 86-26946; thence North 52°37'42" East (Record, North 52°37'40" East), along the Northerly line of that tract of land more particularly described in instrument number 90-22078 of the Official Records of Jackson County, Oregon, 204.96 feet (Record, 204.94 feet), to a 5/8" iron rod at the most Northerly corner of said instrument number 90-22078; thence South 52°16'20" East, along the Northeasterly line of said instrument number 90-22078, 125.08 feet to a 5/8" iron rod on the Westerly right of way line of Pair-A-Dice Ranch Road; thence along said Westerly right of way line the following courses: North 39°08'51" East, 80.99 feet to a 5/8" iron rod; North 17°05'21" East, 138.07 feet; North 24°54'35" East, 136.68 feet; North 00°12'50" East, 82.62 feet to a 5/8" iron rod at the Southeast corner of that tract of land more particularly described in instrument number 94-24774 of the Official Records of Jackson County, Oregon; thence leaving said Westerly right of way line, South 87°50'03" West (Record, South 87°45'15" West) along the Southerly line of said instrument number 94-24774, 138.56 feet to a 5/8" iron rod; thence continue along said South line and the prolongation thereof, North 48°29'13" West, (Record, North 48°33'05" West), 492.77 feet, (Record, 492.65 feet), to a 5/8" iron rod; thence North 28°12'04" West, (Record, North 28°18'50" West), 60.32 feet to a 5/8" iron rod; thence South 81°31'41" West, (Record, South 81°36'10" West), along the Southerly line of that tract of land more particularly described in instrument number 97-02985 of the Official Records of Jackson County, Oregon, 162.75 feet to a 5/8" iron rod on the Easterly right of way line of Fairfield Drive as described in instrument number 70-10564 of the Official Records of Jackson County, Oregon; thence South 08°11'34" West, (Record, South 08°09'07" West), along said easterly right of way line, 281.76 feet to a 5/8" iron rod; thence along a 75.00 foot curve to the left (the long chord of which bears South 01°44'45" West, 16.84 feet), 16.88 feet to a 5/8" iron rod on the Northerly right of way line of Westmont Drive as described in instrument number 70-10564 of the Official Records of Jackson County, Oregon; thence along the said Northerly right of way line the following courses: North 61°54'04" East, 141.44 feet to a 5/8" iron rod; thence along a 130.00 foot curve to the right (the long chord of which bears North 89°29'46" East, 120.28 feet), 125.04 feet to a 5/8" iron rod; South 62°56'53" East, 219.60 feet to a 5/8" iron rod; thence along a 230.00 foot curve to the right (the long chord of which bears South 41°50'53" East, 165.60 feet), 169.40 feet to a 5/8" iron rod; thence along a 70.92 foot curve to the left (the long chord of which bears South 52°48'23" East, 75.29 feet), 79.36 feet to a 5/8" iron rod; thence South 84°51'53" East, 93.76 feet to a 5/8" iron rod on the Westerly right of way line of said Pair-A-Dice Road; thence South 24°54'35" West, along said Westerly right of way line, 57.28 feet; thence continue along said Westerly right of way line, South 17°05'21" West, 6.24 feet to a 5/8" iron rod on the Southerly right of way line of said Westmont Drive; thence along the Southerly right of way line of Westmont Drive the following courses: North 84°51'53" West, 73.09 feet to a 5/8" iron rod; thence along a 130.92 foot curve to the right (the long chord of which bears North 52°48'23" West, 138.98 feet), 146.51 feet to a 5/8" iron rod; thence along a 170.00 foot curve to the left (the long chord of which bears North 41°50'53" West, 122.40 feet), 125.21 feet to a 5/8" iron rod; North 62°56'53" West, 219.60 feet to a 5/8" iron rod; thence along a 70.00 foot curve to the left (the long chord of which bears South 89°29'46" West, 64.77 feet), 67.33 feet to a 5/8" iron rod; South 61°54'04" West, 318.98 feet to a 5/8" iron rod; thence along a 240.00 foot curve to the left (the long chord of which bears South 48°05'19" West, 114.54 feet), 115.65 feet to a 5/8" iron rod; thence South 34°34'33" West, 43.04 feet to a 5/8" iron rod; thence along a 150.00 foot curve to the right (the long chord of which bears South 59°06'46" West, 126.01 feet), 130.05 feet to a 5/8" iron rod on the North line of that tract of land more particularly described in instrument number 94-10424 of the Official Records of Jackson County, Oregon; thence leaving said Southerly right of way line, South 88°34'00" East along said North line, 212.16 feet to a 5/8" iron rod at the Northeast corner of said instrument number 94-10424; thence South 19°58'10" East, 298.51 feet, (Record, South 19°57'45" East, 298.60 feet) to the true point of beginning.

Richard G. Templin
RICHARD G. TEMPLIN LS2359

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Galpin Holdings LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use those easements labeled as public utility easements, together with those easements labeled as drainage easements as shown hereon. We hereby designate said subdivision as Pair-A-Dice Hills.

Galpin Holdings LLC by: C. A. Galpin
C/A Galpin, Its sole member

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 21 day of December 2006, before me a Notary Public, personally appeared C. A. Galpin, member of Galpin Holdings LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.
Before me: Terry Speedling
Terry Speedling Notary Public - Oregon
Commission No. 396082
My Commission Expires: August 16, 2009
(Month, date, year)

All deferred monuments will be set no later than September 1, 2007.

Richard G. Templin
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 08-033520 of Official Records, this 5th day of September 2008

Approved by Jackson County Surveyor. Richard G. Templin
JACKSON COUNTY SURVEYOR

SURVEY NARRATIVE

PURPOSE: To survey and monument a 7 lot Subdivision as depicted hereon.
PROCEDURE: The boundary was established by holding found monuments from filed surveys 3454, 5918, 6674, 9240, 15320 and 15983. Fairfield Drive and Westmont Drive was dedicated to the public through Instrument number 70-10564 of the Official Records of Jackson County, Oregon. Westmont Drive was surveyed and a portion was monumented on filed survey number 3454. I found monuments set on filed survey number 3454 and held for them for the right of way of Westmont Drive. The Westerly right of way of Fairfield Drive was monumented on filed survey number 15983. I found the monuments reported on said survey and held them to establish the Easterly right of way line of Fairfield Drive. The Easterly right of way line of Pair-A-Dice Ranch Road was monumented on filed surveys 9240 and 15320. Monuments were found and held for the establishment of the Westerly right of way line of Pair-A-Dice Ranch Road. Utilizing found monuments set on filed surveys 3454, 5918 and 6674 for control of the outside boundary, I set monuments as shown hereon. Monuments were set at all Lot corners and along the right of way lines of Fairfield Drive, Westmont Drive and Pair-A-Dice Ranch Road.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

APPROVALS

Examined and approved this 15th day of December, 2006
Robert Roberts
JACKSON COUNTY SURVEYOR

Examined and approved this 4th day of January, 2007
Pat Nyf
CITY OF JACKSONVILLE PLANNING DEPARTMENT

Examined and approved as required by O.R.S. 92.100 as of January 05, 2007. J. Newell, deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

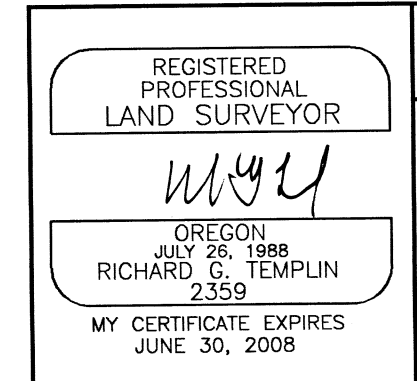
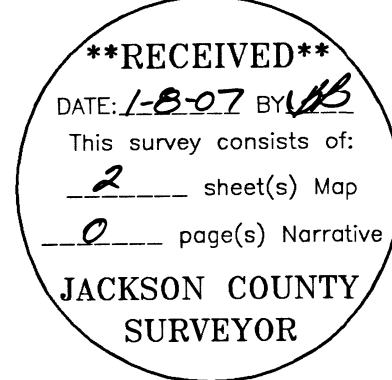
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 5, 2007. Carol Johnson Deputy
TAX COLLECTOR

EASEMENT/AGREEMENT 2007-001021

RECORDERS CERTIFICATE

Filed for record this 8th day of JANUARY, 2007 at 11:08 o'clock A.M.
and recorded in Volume 33 of Plats at page 02 of records of Jackson County, Oregon.
Kathleen S Beckett COUNTY CLERK Barbara J Shaw DEPUTY
Approved for Recording: R. W. Smith 01-08-07
COUNTY COMMISSIONER / ADMINISTRATOR DATE

FILE: "ranch dec14.dwg"



RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
PAIR-A-DICE HILLS
LOCATED IN
THE W 1/2 OF THE SE 1/4 OF SECTION 30, T.37S., R.2W., W.M.
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON
For: GALPIN HOLDINGS, LLC
744 CARDLEY AVE 100
MEDFORD, OR. 97504
DATE: DECEMBER 14, 2006

PAIR-A-DICE HILLS

LOCATED IN
THE W 1/2 OF THE SE 1/4 OF SECTION 30, T.37S., R.2W., W.M.
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- INDICATES DEFERRED CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)
- ⊗ 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ⊗ FD. 5/8" IRON ROD PER FS 9338, UNLESS OTHERWISE NOTED
- 5/8" IRON ROD PER FS 3454
- ⊙ FD. 5/8" IRON ROD PER FS 9240
- FD. JACKSON COUNTY MONUMENT
- FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER FS 15320
- ⊗ FD. 5/8" IRON ROD PER FS 5918
- FD. 5/8" IRON ROD PER FS 6674
- ▲ FD. 5/8" IRON ROD PER FS 15983
- △ INDICATES CALCULATED POSITION
- INDICATES EXISTING FENCE
- () INDICATES RECORD DATA PER FS 3454
- () INDICATES RECORD DATA PER FS 15320
- [] INDICATES RECORD DATA PER FS 15983
- [] INDICATES RECORD DATA PER FS 5918
- FS INDICATES FILED SURVEY

BASIS OF BEARING: PER FS 15320

NOTE: 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.

COURSE DATA

PT	BEARING	DISTANCE
L1	N 34°34'33" E	43.04
L2	N 34°34'33" E	43.04
L3	S 34°34'33" W	43.04
L4	N 61°54'04" E	25.00
L5	S 52°17'08" E	27.27
L6	S 84°51'53" E	26.69
L7	S 17°05'21" W	6.24
L8	S 34°28'04" E	62.54

RECORD DATA (FS 3454)

PT	BEARING	DISTANCE
L1	N 34°19'40" E	43.12
L2	N 34°19'40" E	43.12
L3	N 34°19'40" E	43.12

CURVE DATA

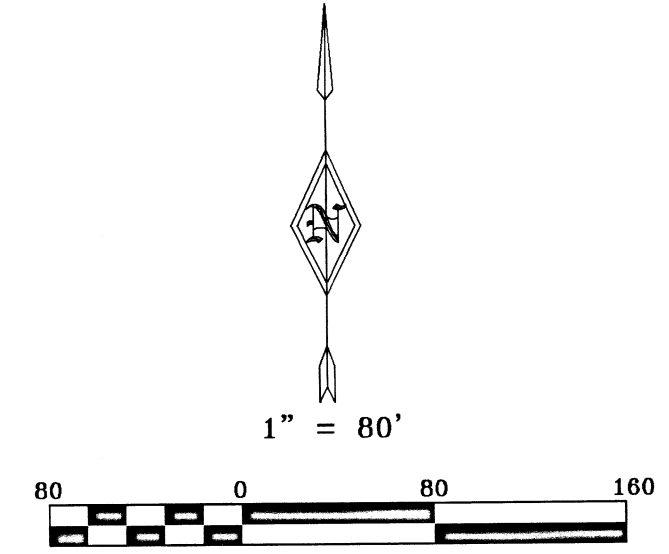
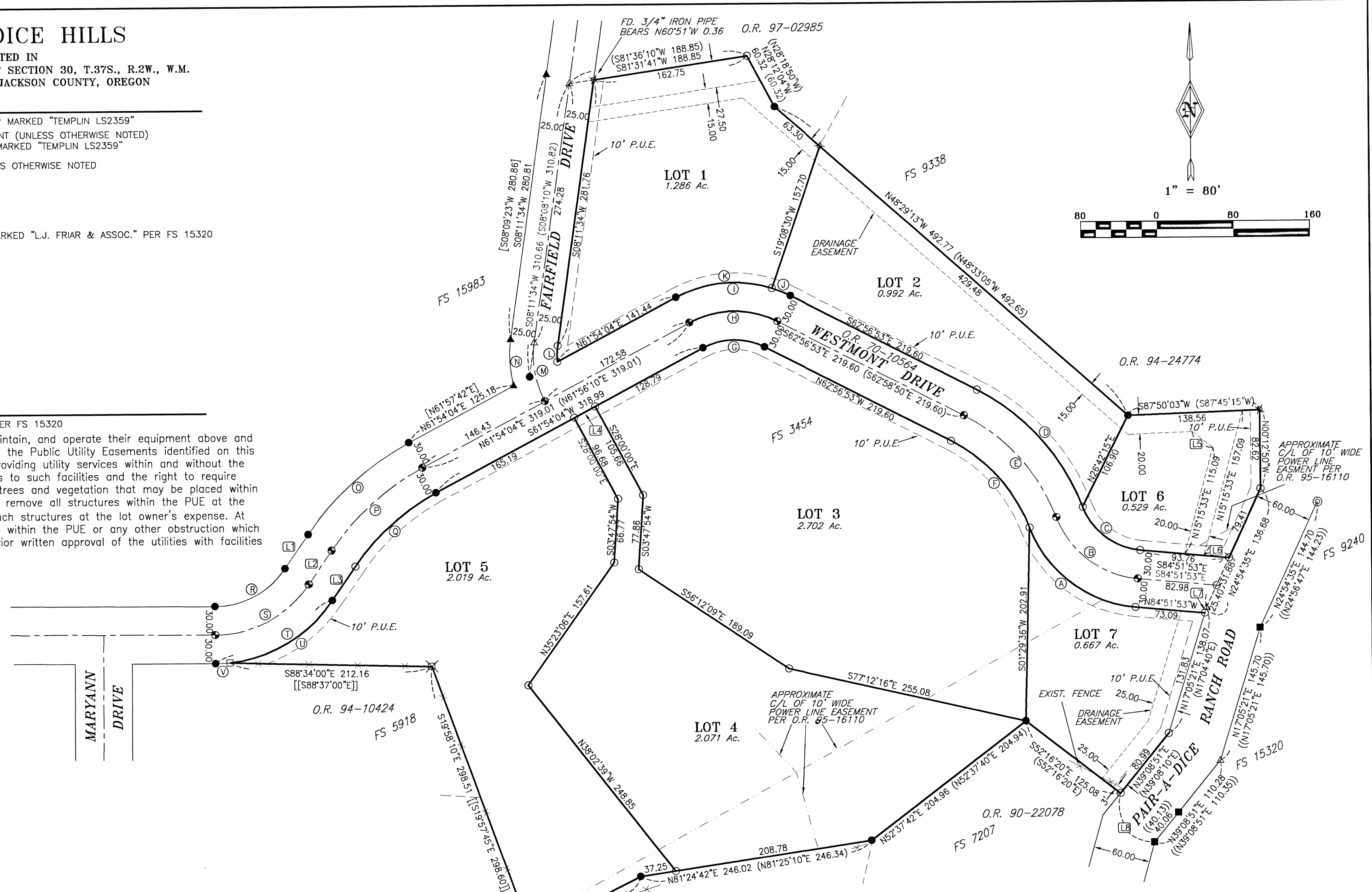
PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	130.92	64°07'01"	146.51	S 52°48'23" E	138.98
B	100.92	64°07'01"	112.93	S 52°48'23" E	107.13
C	70.92	64°07'01"	79.36	S 52°48'23" E	75.29
D	230.00	42°12'01"	169.40	N 41°50'53" W	165.60
E	200.00	42°12'01"	147.31	N 41°50'53" W	144.00
F	170.00	42°12'01"	125.21	N 41°50'53" W	122.40
G	70.00	55°06'41"	67.33	S 89°29'46" W	64.77
H	100.00	55°06'41"	96.19	S 89°29'46" W	92.52
I	130.00	55°06'41"	125.05	N 89°29'46" E	120.28
J	130.00	9°10'16"	20.81	N 67°32'01" W	20.79
K	130.00	45°56'25"	104.24	S 84°54'38" W	101.47
L	75.00	12°53'36"	16.88	S 01°44'45" W	16.84
M	100.00	36°24'56"	63.56	S 10°00'54" E	62.49
N	131.57	21°20'28"	49.01	S 03°13'22" E	48.72
O	300.00	27°36'37"	144.57	S 48°05'19" W	143.17
P	270.00	27°36'37"	130.11	S 48°05'19" W	128.86
Q	240.00	27°36'37"	115.65	S 48°05'19" W	114.54
R	90.00	55°27'27"	87.11	N 62°00'15" E	83.75
S	120.00	55°27'27"	116.15	N 62°00'15" E	111.67
T	150.00	55°27'27"	145.19	N 62°00'15" E	139.59
U	150.00	49°40'29"	130.05	N 59°06'46" E	126.01
V	150.00	05°46'59"	15.14	N 86°50'22" E	15.13

RECORD CURVE DATA (FS 3454)

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
B	100.92	64°07'00"	112.93	N 52°50'20" W	107.13
E	200.00	42°12'00"	147.31	S 41°52'50" E	144.00
H	100.00	55°05'00"	96.14	N 89°28'40" E	92.48
P	270.00	27°36'30"	130.10	N 48°07'55" E	128.85
S	120.00	55°32'00"	116.31	S 48°07'55" W	128.85

RECORD CURVE DATA (FS 15983)

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
N	125.00	22°31'17"	49.13	N 03°06'16" W	48.82



S 1/4 COR. SECTION 30 WEST 482.24

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

RICHARD G. TEMPLIN L.S. 2359

****RECEIVED****
DATE: 1-8-07 BY: *AB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
RT
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2008

SHOWN ON CURRENT TITLE REPORT

- RIGHT OF WAY EASEMENTS FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 225, PG. 503, VOL. 533, PG. 450, AND VOL. 566, PG. 134 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ARE UN-PLOTTABLE.
- THE PREMISES ARE SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS RECORDED IN VOL. 537, PG. 356 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON - UN-PLOTTABLE.
- THE PREMISES ARE SUBJECT TO A ROAD EASEMENT AS RECORDED IN VOL. 470, PG. 302 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON - FALLS WITHIN PAIR-A-DICE RANCH ROAD.

FILE: "ranch dec14.dwg"

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

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CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

For: GALPIN HOLDINGS, LLC
744 CARDLEY AVE 100
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DATE: DECEMBER 14, 2006

14R/83