

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, MICHAEL F. SULLIVAN AND SUSAN J. SULLIVAN, as tenants by the entirety, as to an undivided 1/2 interest and DELORE P. SULLIVAN AND KAREN L. SULLIVAN, as tenants by the entirety, as to an undivided 1/4 interest and DENNIS B. SULLIVAN AND DIANE KAY SULLIVAN, as tenants by the entirety, as to an undivided 1/4 interest, 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 10-foot public utility easements, and 15-foot public utility and irrigation easements and 15-foot Storm Drain Easements, including that certain additional area in the Northwest corner right-of-way dedication for Peach and Agate Streets and that additional 5.50-foot right-of-way dedication for Archer Drive, as shown hereon. Declarants hereby create a 10-foot wide private storm drain easement over, across, under and through Lots 6-10 inclusive, for the use and benefit of Lots 1-10 inclusive, as shown hereon, a 10-foot wide private storm drain easement, over, across, under and through Lots 15-20, for the use and benefit of Lots 11-20 inclusive, as shown hereon. Further, the Declarants hereby create a temporary easement for Emergency Turn-Around, as shown hereon. By the approval of this plat, the City of Medford declares that upon dedication or connection of Trinity Way to the east, it will immediately extinguish and remove the temporary turn-around easement over and across Lot 6 and 15 hereon, if an additional turn-around or connection is provided to the satisfaction of the City of Medford.

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 MCKENNEL SUBDIVISION.

IN WITNESS WHEREOF, signed this 8th day of January, 2007.

Michael F. Sullivan Susan J. Sullivan
Michael F. Sullivan Susan J. Sullivan

STATE OF OREGON }
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named MICHAEL F. SULLIVAN AND SUSAN J. SULLIVAN, Husband and Wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 8th day of January, 2007.

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

IN WITNESS WHEREOF, signed this 8th day of January, 2007.

DeLore P. Sullivan Karen L. Sullivan
DELORE P. SULLIVAN KAREN L. SULLIVAN

STATE OF OREGON }
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named DELORE P. SULLIVAN AND KAREN L. SULLIVAN, Husband and Wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 8th day of January, 2007.

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

McKennon Subdivision shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2007-004361 recorded 1/25/07, Official Records of Jackson County, Oregon.

MCKENNEL SUBDIVISION

A replat of Lot 1, Block 26 of Oakdale Park Addition, located in the Northwest One-Quarter of the Northeast One-Quarter of Section 1, Township 38 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MIKE AND PAT SULLIVAN
2055 FAIRLANE DRIVE
MEDFORD, OREGON 97501
SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON 97501

NOTES:

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.

The effect of being within the Kings Highway Water District, a Municipal Corporation, organized under and pursuant to Chapter 346, General Laws of Oregon for 1917.

SURVEYOR'S CERTIFICATE

I, Cael E. 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 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:

Commencing at the Northeast corner of Donation Land Claim No. 82, Township 38 South, Range 2 West, Willamette Meridian in Jackson County, Oregon; thence South 00°05'54" West, along the East boundary of said Claim, 1980.74 feet to the Centerline of Agate Street; thence North 89°58'02" West, along the Centerline of Agate Street, 990.00 feet, to the Center of Intersection of Hart Avenue and Agate Street; thence South 00°05'39" West, 20.00 feet; thence continuing South 00°05'39" West, 10.00 feet to the South Boundary of Agate Street and the True Point of Beginning; thence continuing South 00°05'39" West, 439.50 feet to the North boundary of Archer Drive as deeded to Jackson County, Oregon, recorded November 13, 1961, in Volume 517, Page 244, Jackson County, Oregon, Deed Records; thence along said North boundary North 89°54'01" West, 299.94 feet to the East boundary of Peach Street; thence North 00°05'55" East, 439.60 feet to the South boundary of Agate Street; thence along said South boundary, South 89°58'02" East, 299.90 feet to the True Point of Beginning.

Cael E. Neathamer
Surveyor

IN WITNESS WHEREOF, signed this 9th day of January, 2007.

Dennis B. Sullivan Diane Kay Sullivan
DENNIS B. SULLIVAN DIANE KAY SULLIVAN

STATE OF OREGON }
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named DENNIS B. SULLIVAN AND DIANE KAY SULLIVAN, Husband and Wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 9th day of January, 2007.

Mark Neathamer
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.
Cael E. Neathamer
Surveyor

RECEIVED
DATE 1-25-07 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-04-119, as approved by the City of Medford Planning Commission on July 8, 2004.

PROCEDURE: Utilizing a Nikon DTM-522 and a Ranger 200R with TDS software, and a Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector, all found monuments were tied within closed loop traverses or by redundant ties.

Records utilized for this survey: Documents Numbered 00-52643 and 93-41804 of the Official Records of Jackson County, Oregon; Survey Number 481, South Creek Estates, Phases 1 & 2, now of record and filed as Survey Number 16822, as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, established the East boundary of Donation Land Claim No. 82. The centerline of Agate Street was determined utilizing found monument at the intersection of Agate Street and Happy Valley Drive, and monuments per Survey 481. The centerline of Peach Street was determined utilizing found monuments per Survey 481. Record widths were utilized to establish the rights of way. The easterly and southerly boundaries were determined utilizing found monuments per Survey 481.

Utilizing said Document Number 00-52643 and the established rights of way, the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on April 7, 2006.

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-04-119

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

[Signature] Planning Director January 24, 2007 Date

Examined and approved this 10 day of Jan, 2007.

[Signature] City Engineer [Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 this 25th day of January, 2007.

DAN ROSS Assessor William [Signature] Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of 1-25, 2007.

[Signature] Tax Collector [Signature] Deputy

RECORDING

APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator 1-25-07 Date

FILED FOR RECORD THIS THE 25 DAY OF JANUARY, 2007 AT 1:45 O'CLOCK PM AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 28 OF THE RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT County Clerk KAREN ALONZO Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2001 CAEL E. NEATHAMER 58545

Renewal Date 12/31/08

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

PLOT DATE: January 8, 2007 PROJECT NUMBER: 03098

Sheet 1 of 2

PREPARED FOR:

MIKE AND PAT SULLIVAN
 2055 FAIRLANE DRIVE
 MEDFORD, OREGON 97501
SULLIVAN DEVELOPMENT, LLC
 1985 ROSSANLEY DRIVE
 MEDFORD, OREGON 97501

MCKENNEL SUBDIVISION

A replat of Lot 1, Block 26 of Oakdale Park Addition,
 located in the Northwest One-Quarter of the Northeast
 One-Quarter of Section 1, Township 38 South, Range 2
 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 long, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a set 5/8-inch diameter iron pin 30 inches long, with an aluminum cap marked "C/L MON. LS 56545".
- ✕ Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER LS 56545" set in curb line, top set at or just below the surface, unless otherwise noted.
- Indicates a found 3/4-inch diameter iron pipe, per SN 481.
- Indicates a found Brass Cap as noted.
- Indicates a computed position, nothing found or set.
- () Indicates a record measurement as per SN 481.
- (()) Indicates a record measurement as per SN 16822.
- 15' SD EASE= Indicates a public storm drain easement.
- 10' PVSD= Indicates a private storm drain easement.
- IRR= Indicates an Irrigation easement for the Medford Irrigation District.
- SN Indicates a survey by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- PUE Indicates Public Utility Easement.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°58'34"W	13.05'
L2	N00°05'34"E	5.53'
L3	S89°58'34"E	10.00'
L4	N89°58'34"W	13.08'
L5	S00°05'34"E	5.47'
L6	S89°58'34"E	10.00'
L7	N89°58'50"W	15.00'
L8	N89°58'55"E	10.00'
L9	N89°58'18"E	15.00'
L10	N00°05'55"E	10.00'

CENTERLINE REFERENCE POINT TABLE

LINE	BEARING	DISTANCE
R1	N71°01'12"W	43.70'
R2	N19°00'03"W	43.52'
R3	S71°01'12"E	35.76'
R4	S19°00'03"E	32.61'
R5	S45°06'01"W	32.01'
R6	N44°58'54"W	32.02'
R7	N45°06'01"E	16.34'
R8	S44°58'54"E	16.24'
R9	S40°05'34"E	31.14'
R10	N34°18'03"E	31.38'
R11	N40°05'34"W	31.32'
R12	S39°18'03"W	31.34'
R13	S27°05'44"W	33.18'
R14	S64°57'16"W	34.41'
R15	N27°05'44"E	21.84'
R16	N64°57'16"E	44.38'
R17	S00°00'53"W	14.32'
R18	N00°00'53"E	7.37'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°56'03"	20.00'	31.34'	N45°03'56"E	28.21'
C2	90°04'29"	20.00'	31.44'	N44°56'20"W	28.30'
C3	89°55'31"	20.00'	31.34'	N45°03'40"E	28.21'
C4	90°05'02"	20.00'	31.45'	N44°56'36"W	28.30'
C5	28°36'54"	25.00'	12.44'	N14°24'06"E	12.36'
C6	28°45'21"	25.00'	12.55'	S14°17'02"E	12.42'

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."

Basis of Survey:

Geodetic North based on the NGS 84 Datum, established by Global Positioning System Observations and applied to found monuments as depicted hereon.

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

PLOT DATE: January 8, 2007 PROJECT NUMBER: 03098

NOTES

- #1 Access for lot 1 shall be limited to its frontage along Agate Street.
- #2 Access for lots 10 and 11 shall be limited to their frontage along Trinity Way.
- #3 Access for lot 20 is limited to its frontage along Archer Drive.
- #4 Destroyed during construction, reestablished with 5/8" X 30" iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- #5 Indicates a temporary turn-around easement to be extinguished and removed immediately upon the extension of Trinity Way, if an additional turn-around or street connection is provided to the satisfaction of the City of Medford.

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
 Surveyor

**** RECEIVED ****
 DATE: 1-25-07 BY: CS
 This survey consists of:
2 sheet(s) Map
7 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
 OREGON
 JULY 9, 2001
 CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/08

