

WHITE OAK RIDGE

A subdivision located in the Northwest and Southwest One-quarters of Section 15, Township 34 South, Range 1 West of the Willamette Meridian, in the City of Shady Cove, Jackson County, Oregon

PREPARED FOR:

WHITE OAK DEVELOPMENT & INVESTMENTS, LLC
10 Crater Lake Avenue
Medford, Oregon 97504

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that WHITE OAK DEVELOPMENT and INVESTMENTS, LLC an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant has caused this tract of land to be surveyed and platted into, lots, easements and Common Areas, as depicted 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, and hereby designates this development as "WHITE OAK RIDGE". Declarant hereby dedicates to the City of Shady Cove, for public use, the Public Sewer, Storm and Utility easements, as depicted hereon. Said Public Utility Easements along the private streets of White Oak Way and Bur Oak, shall allow for curb lines, storm drain inlet structures, and any other street improvements and their appurtenances to be located within them. Declarant hereby creates the following: those areas depicted hereon as Common Area, and a Oak Ridge Park, for the use and benefit of Lots 1 through 34, their successors, heirs and assigns; and those private streets depicted hereon as White Oak Way and Bur Oak, for the use and benefit of Lots 8 through 34, their successors, heirs and assigns. Said private streets shall also allow for domestic water line, services and appurtenances owned and operated by Shady Cove Waterworks, LLC, their heirs and assigns, and the public and private utility and service lines (including but not limited to public electric, telephone, communication lines, cable television, sanitary sewer, and storm drain/sewer, their appurtenances and facilities), the right to access to install, maintain and repair said utilities, their facilities and appurtenances. WHITE OAK RIDGE shall be subject to those Covenants, Conditions and Restrictions as contained in Instrument Number 2007-006809 of the Official Records of Jackson County, Oregon.

R.J. Boehm
R.J. Boehm, Manager
WHITE OAK DEVELOPMENT
and INVESTMENTS, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named R.J. Boehm, known to me as the manager of WHITE OAK DEVELOPMENT and INVESTMENTS, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 10th day of February, 2007.

Before me:
Tonic M. Miller-Arnspiger NOTARY PUBLIC-OREGON
COMMISSION NO.: 404472
MY COMMISSION EXPIRES: April 3 2010

SURVEYOR'S CERTIFICATE:

I, Carl 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 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 being as described in Document No. 2005-070096 of the Official Records of Jackson County, Oregon, being located in the Northwest and Southwest One-quarters of Section 15, Township 34 South, Range 1 West of the Willamette Meridian, in the City of Shady Cove, Jackson County, Oregon, being more particularly described as follows:

Beginning at the One-quarter corner common to Sections 15 and 16 in said Township and Range, being the INITIAL POINT hereof; thence North 00°00'41" West, 1321.82 feet (Record: North 1320 feet), to the North One-sixteenth corner common to said Sections 15 and 16; thence South 89°20'00" East, 447.88 feet (Record: East 447.88 feet), to the Northwest corner of Volume 310, Page 84 of the Deed Records of Jackson County, Oregon; thence South 01°27'00" East, 641.62 feet (Record: South 1°29' East, 641.55 feet); thence North 88°33'00" East, 62.00' (Record: North 88°31' East, 62.00 feet); thence South 01°44'00" East, 551.27 feet (Record: South 1°46' East, 551.27 feet); thence South 88°33'00" West, 110.05 feet (Record: South 88°31' West, 110.05 feet); thence South 01°27'00" East, 161.67 feet (Record: South 1°29' East, 163.04 feet), to intersect the north right of way of the county road (Rogue River Drive); thence along said right of way, South 79°37'55" West, 494.60 feet (Record: South 77°42' West, 494.84 feet, more or less), to a point intersecting with the west line of said Section 15; thence North 00°00'41" West, 128.25 feet (Record: North 125.00 feet, more or less), to the Initial Point. EXCEPTING THEREFROM, a 60 foot roadway as follows: Commencing at the One-quarter corner common to Sections 15 and 16 in aforesaid Township and Range; thence North 00°00'41" West, 77.73 feet to the True Point of Beginning; thence continuing North 00°00'41" West, 94.64 feet; thence South 39°21'27" East, 338.08 feet to a point intersecting with the northerly right of way of aforesaid county road (Rogue River Drive); thence along said right of way, South 79°37'55" West, 68.59 feet; thence leaving said right of way, North 39°21'27" West, 231.65 feet to the Point of Beginning.

Carl E. Neathamer
Surveyor

TABLE OF CONTENTS	
Sheet	Description
1	Title Page (this sheet)
2	Plat (Majority of plat; Northerly portion)
3	Plat (Rogue River Drive; Southerly portion, Legend, Line & Curve Tables and Details)

APPROVALS:

I certify that, pursuant to the authority granted in the City of Shady Cove this plat is hereby approved by Administrative Review. SUB04-03

Kathleen Mellett 2/12/07
Attest by the City Planning Dept. Date

Examined and approved this 12th day of February, 2007.
Barbara Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 2-13 2007.
J. M. [Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 13th day of February, 2007.
Dan Russ Amanda Kirkpatrick, deputy
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 13th DAY OF February, 2007, AT 11:28 O'CLOCK A.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 11 OF THE RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT Sonya S. Morgan
County Clerk Deputy

Approved for Recording: [Signature] FEB 13 2007
County Commissioner/Administrator Date

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

RECEIVED
DATE 2-18-07 BY BB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
58646
Renewal Date 12/31/08

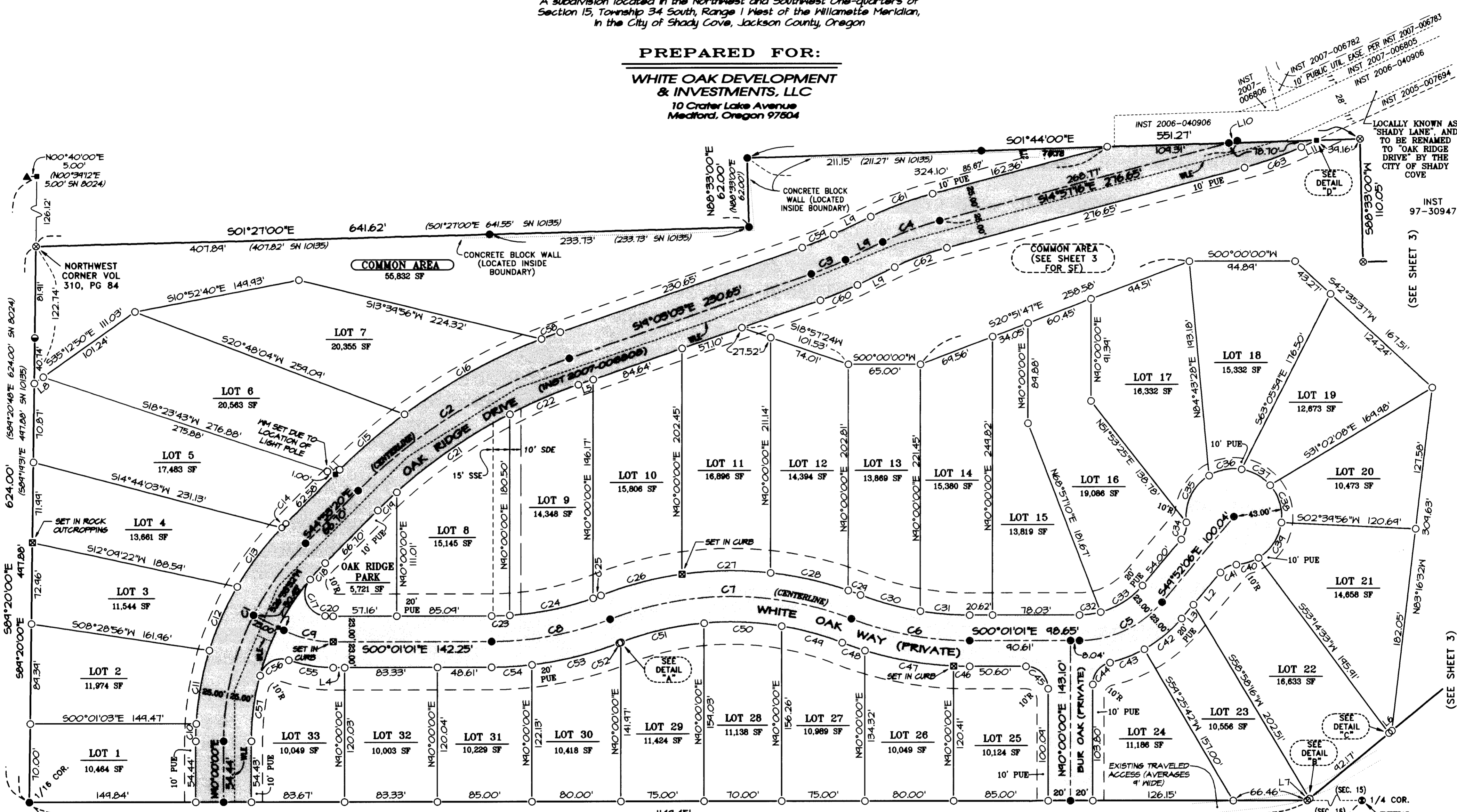
PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: February 9, 2007 PROJECT NUMBER: 06055
Sheet 1 of 3 © GEN

WHITE OAK RIDGE

A subdivision located in the Northwest and Southwest One-quarters of Section 15, Township 34 South, Range 1 West of the Willamette Meridian, in the City of Shady Cove, Jackson County, Oregon

PREPARED FOR:
WHITE OAK DEVELOPMENT & INVESTMENTS, LLC
10 Crater Lake Avenue
Medford, Oregon 97504



BASIS OF BEARINGS: N00°00'41"W (SN 10135) 1321.82' (1321.71' SN 10135) (NORTH 1320.0' PER INST 2005-070046)

I hereby certify that this is an exact copy of the original.

Call E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Call E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/08

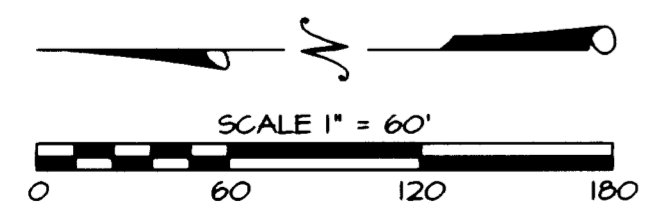
BASIS OF BEARING:

Survey Number 10135, as filed in the office of the Jackson County Surveyor. Basis applied to the east line of Section 15 as depicted hereon.

PREPARED BY: **Neathamer Surveying, Inc.**
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: February 9, 2007 PROJECT NUMBER: 06055

Sheet 2 of 3 © CEN



SEE SHEET 3 FOR LEGEND, NOTES, LINE AND CURVE TABLES, AND DETAILS

RECEIVED
DATE 2-13-07 BY *CE*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

WHITE OAK RIDGE

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LEGEND:

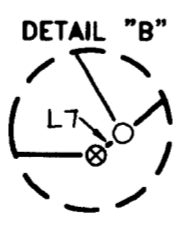
- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 038-caliber shell casing, lead, tack and brass washer marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8 inch diameter iron pin, with plastic cap marked "R ROBERTS 1656", per SN 8024.
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "MOFFIT PLS 944", per SN 10135; or, as noted hereon.
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "KAISER RLS 803", per SN 13334.
- ▲ Indicates a found spike in asphalt per Jackson County Public Works P-Line Survey Notes Circa 1967.
- Indicates a found 3 inch diameter brass cap marking the east quarter corner of Section 15.
- Indicates a computed position.
- () Indicates record information as noted hereon.
- WM Indicates a set "Witness Monument".
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement being created hereon (refer to Declaration).
- SSE Indicates a Public Sanitary Sewer Easement being created hereon (refer to Declaration).
- SDE Indicates a Public Storm Drain Easement being created hereon (refer to Declaration).
- WLE Indicates an existing Waterline Easement per INST. 2007-006807.
- 2.9' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- Indicates the centerline of an existing fence.

NOTES:

WHITE OAK RIDGE, is subject to the following matters of record as listed on the supplied by AmeriTitle:

- A) Easement per Volume 188, Page 606 and Volume 340, Page 126 of the Deed Records of Jackson County, Oregon, general, not specific in their described location, and not able to located any evidence of them within the boundaries of the subject tracts herein.
- B) 12-foot wide Sewerline easement per Instrument Number 79-16116 of the Official Records of Jackson County, Oregon; the location of which not specified and not able to locate physical evidence to verify its location.
- C) Agreement, including the terms and provisions thereof, recorded May 4, 2006 in Instrument Number 2006-023359 of the Official Records of Jackson County, Oregon.

NOTE #1: Corner position fell within existing Oak tree. 5.00 foot Witness Monuments set along southerly and easterly lines of Lot 34 to reference said corner position.



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

REGISTERED PROFESSIONAL LAND SURVEYOR

Call E. Neathamer

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/08

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Sheet 3 of 3 © GEN

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°06'40"	250.00'	196.83'	S67°26'40"E	191.79'
C2	25°50'17"	500.00'	225.48'	S31°58'11"E	223.57'
C3	6°22'47"	300.00'	33.40'	S22°14'26"E	33.39'
C4	10°28'34"	300.00'	54.85'	S20°11'32"E	54.78'
C5	49°51'04"	47.00'	84.40'	S24°56'34"E	81.76'
C6	21°02'16"	297.00'	109.05'	S10°30'06"W	108.44'
C7	42°04'31"	303.00'	222.51'	S00°01'01"E	217.54'
C8	21°02'16"	297.00'	109.05'	S10°32'09"E	108.44'
C9	26°34'33"	49.00'	45.92'	S13°16'15"W	45.51'
C10	03°14'45"	275.00'	15.50'	S88°22'37"E	15.50'
C11	13°53'22"	275.00'	66.66'	S79°48'34"E	66.50'
C12	13°01'25"	275.00'	62.51'	S66°21'10"E	62.37'
C13	13°51'17"	275.00'	66.50'	S52°54'49"E	66.34'
C14	01°05'51"	275.00'	5.27'	S45°26'15"E	5.27'
C15	08°31'42"	525.00'	78.15'	S40°37'29"E	78.07'
C16	15°20'54"	525.00'	140.64'	S28°41'10"E	140.22'
C17	124°36'52"	20.00'	43.50'	N67°43'35"E	35.42'
C18	05°04'39"	225.00'	19.44'	S47°25'39"E	19.44'
C19	02°50'00"	475.00'	23.44'	S43°28'20"E	23.44'
C20	05°26'10"	76.00'	7.21'	N02°42'04"E	7.21'
C21	14°54'51"	475.00'	123.64'	S34°35'55"E	123.29'
C22	08°05'27"	475.00'	67.07'	S23°05'46"E	67.02'
C23	03°25'52"	274.00'	16.41'	N01°43'58"W	16.41'
C24	16°03'20"	274.00'	76.78'	N11°28'34"W	76.53'
C25	01°33'03"	274.00'	7.42'	N20°16'45"W	7.42'
C26	13°17'04"	326.00'	75.54'	N14°24'45"W	75.42'
C27	14°05'44"	326.00'	80.21'	N00°43'18"W	80.01'
C28	12°38'03"	326.00'	71.84'	N12°38'37"E	71.74'
C29	02°03'35"	326.00'	11.72'	N19°59'27"E	11.72'
C30	11°43'00"	274.00'	56.03'	N15°09'44"W	55.93'
C31	09°19'16"	274.00'	44.58'	N04°38'37"E	44.53'
C32	14°53'54"	74.00'	19.24'	N07°28'01"W	19.19'
C33	34°57'05"	74.00'	45.14'	N32°23'33"W	44.44'
C34	46°57'27"	20.00'	16.39'	N73°20'49"W	15.94'
C35	65°37'35"	43.00'	49.25'	N64°00'45"W	46.60'
C36	40°21'44"	43.00'	30.29'	N11°01'04"W	29.67'
C37	39°58'26"	43.00'	30.00'	N29°09'04"E	29.40'
C38	47°58'07"	43.00'	36.00'	N73°07'20"E	34.96'
C39	51°57'57"	43.00'	39.00'	S56°54'38"E	37.68'
C40	28°01'01"	43.00'	21.03'	S16°55'09"E	20.82'
C41	46°57'27"	20.00'	16.39'	S26°23'22"E	15.94'
C42	20°48'34"	120.00'	43.58'	S39°27'48"E	43.34'
C43	15°50'58"	120.00'	33.20'	S21°08'02"E	33.01'
C44	76°47'27"	20.00'	26.81'	S51°36'17"E	24.84'
C45	90°01'01"	20.00'	31.42'	S44°59'29"W	28.29'
C46	02°34'41"	320.00'	14.40'	S01°16'19"W	14.40'
C47	14°34'39"	320.00'	81.42'	S09°50'59"W	81.20'
C48	03°52'56"	320.00'	21.68'	S19°04'46"W	21.68'
C49	11°34'50"	280.00'	56.54'	S15°13'49"W	56.50'
C50	14°22'22"	280.00'	70.24'	S02°15'13"W	70.05'
C51	15°47'23"	280.00'	77.16'	S12°49'39"E	76.92'
C52	00°19'56"	280.00'	1.62'	S20°53'19"E	1.62'
C53	14°30'32"	320.00'	81.03'	S13°48'01"E	80.82'
C54	06°31'44"	320.00'	36.46'	S03°16'53"E	36.44'
C55	19°01'47"	122.00'	40.52'	S04°29'52"W	40.33'
C56	43°55'31"	20.00'	32.79'	S27°57'00"E	29.24'
C57	15°05'15"	225.00'	59.25'	S82°27'23"E	59.08'
C58	01°57'40"	525.00'	17.97'	S20°01'53"E	17.97'
C59	06°22'47"	275.00'	30.62'	S22°14'26"E	30.60'
C60	06°22'47"	325.00'	36.19'	S22°14'26"E	36.17'
C61	10°28'34"	325.00'	54.42'	S20°11'32"E	54.34'
C62	10°28'34"	275.00'	50.28'	S20°11'32"E	50.21'
C63	09°33'44"	325.00'	54.24'	S19°44'08"E	54.18'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S44°53'02"E	4.12'
L2	N49°52'06"W	37.58'
L3	N49°52'06"W	16.42'
L4	S00°01'01"E	10.31'
L5	S19°03'03"E	14.13'
L6	N39°21'27"W	3.33'
L7	N39°21'27"W	2.73'
L8	S35°12'50"E	9.79'
L9	S25°25'44"E	37.12'
L10	S14°57'16"E	7.88'
L11	S24°31'00"E	14.95'
L12	N75°02'44"E	8.02'

RECEIVED
DATE 2-13-07 BY
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

