

# SOPHIA'S PLACE

## PREPARED FOR:

~~MBR~~  
MRB Pacific, LLC.  
P.O. BOX 3026  
CENTRAL POINT  
OREGON, 97502

A subdivision located in DLC Number 55 in the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West, City of Phoenix, Jackson County, Oregon.

## NOTES:

SOPHIA'S PLACE IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

Regulations, including levies, assessments, rights-of-way and easements of the Rogue Valley Sewer Services.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Talent Irrigation District.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MBR PACIFIC LLC, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Phoenix for public use, additional right-of-way to Camp Baker Road as depicted hereon, water easements, sewer easements and public utility easements, as shown hereon. Declarant hereby creates a 5-foot wide private storm drain easement easement over, across, under and through Lots 2-4 inclusive, for the use and benefit of Lots 1-6 inclusive as shown hereon. Declarant hereby creates Skyler Lane, a private drive and utility easement, public access and pedestrian easement over, across, under and through Lots 1-6 inclusive for the use and benefit of Lots 1-6 inclusive, as shown hereon. All declarations herein shall be subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) regarding Road Maintenance for SKYLER LANE a Private Drive, as contained in Document Number 2007-14252, recorded MARCH 23, 2007, of the Official Records of Jackson County, Oregon. SOPHIA'S PLACE is also subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) as set forth in Document Number 2007-14251, recorded MARCH 23, 2007, of the Official Records of Jackson County, Oregon.

Declarant has 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. Declarant hereby designates this subdivision as SOPHIA'S PLACE.

Signed this 5 day of March, 2007.

Mark Knouff  
MARK KNOUFF, REGISTERED AGENT  
MBR PACIFIC, LLC.

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named Mark Knouff, known to me as a Registered Agent of MBR Pacific, an Oregon limited liability company, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 5 day of March, 2007.

Before me:  
Miriam E Ellis  
Miriam E Ellis NOTARY PUBLIC-OREGON  
COMMISSION NO.: 410279  
MY COMMISSION EXPIRES: Sept 25, 2010

## RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, dated September 15, 2005 and Recorded September 20, 2005, and recorded as Document Number 05-57403 of the Official Records of Jackson County, Oregon, subject to the terms and provisions thereof, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 7<sup>th</sup> day of March, 2007.

Gene A. Taylor  
Gene A. Taylor  
NAME TITLE, PremierWest Bank

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named Gene A. Taylor, known to me as the Vice President, of PremierWest Bank, acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 7<sup>th</sup> day of March, 2007.

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

## SURVEYOR'S CERTIFICATE

I, Logan Miles, 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 certain real property described in Document Number 05-57402 of the Official Records of Jackson County, Oregon, being located in Donation Land Claim Number 55 in the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West, City of Phoenix, Jackson County, Oregon. The exterior boundary being more particularly described as follows:

Commencing at the Northwest corner of said Donation Land Claim Number 55 (DLC 55), in said Township, Range and Meridian; thence along the north line of said DLC 55, South 89°52'19" East, 228.00 feet; thence, leaving said north line, South 00°05'06" West, 20.00 feet to the southerly right-of-way of Pacific Lane, a public road per Document Number 95-12245 of the Official Records of Jackson County Oregon; thence along said southerly right-of-way line South 89°52'19" East, 114.63 feet to the east line of said tract of land described in Document Number 05-57402 and the True Point of Beginning; thence along said east line, South 00°05'06" West, 360.00 feet to the Southeast corner thereof; thence North 89°52'19" West, 171.96 feet to the southwest corner thereof; thence along the west line of said tract, North 00°05'06" East 360.00 feet to the southerly right-of-way of said Pacific Lane; thence along said southerly right-of-way, South 89°52'19" East, 171.96 feet to the True Point of Beginning.

Log Miles  
Surveyor

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey and prepare a Final Plat for a Subdivision, pursuant to the instructions of MBR PACIFIC LLC., and as approved by the City of Phoenix Planning Commission on March 27, 2006, as File Number: SUB 05-04.

**Procedure:** Utilizing a Nikon DTM-522 and a Trimble TSC2 Data Collector with Trimble software, all found monuments were tied in a closed traverse.

Based on said traverse and monuments, Documents Numbered 05-57402 and 95-12245 of the Official Records of Jackson County, Oregon and Surveys Numbered: 12459, 14526 and 15578 as filed in the office of the Jackson County Surveyor. The right-of-way for Camp Baker Road has been in question with different record surveys calling for different widths. It was determined that the Jackson County Roads Department wants the right-of-way to be a 60.00 feet, 30.00 feet on each side of centerline. This section of Camp Baker road is held by the county via prior maintenance and no documents were found to specify width. In order to make sure that the right-of-way had 30.00 feet on the north side of centerline right-of-way dedication is being made in the area the deed overlaps with a line 30.00 feet north and parallel with the Centerline of Camp Baker Road, as shown hereon.

Pacific Lane was established using said Document Number 95-12245 and found monuments via Survey Number 14536 as shown hereon. The east and west boundaries were controlled via deed distances from the Northwest corner of Donation Land Claim Number 55, as shown hereon. The resultant boundaries and interior lots were computed and monumented as depicted hereon. The first monument was set on November 11, 2006.

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

\*\* RECEIVED \*\*  
DATE: 3-28-07 BY: MS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Log Miles  
OREGON  
JULY 12, 2006  
LOGAN MILES  
65452  
Renewal Date 12/31/08

PREPARED BY: Neathamer Surveying, Inc.  
3126 State Street, Suite 200  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

DATE: March 5, 2007 PROJECT NUMBER: 06048

# SOPHIA'S PLACE

A subdivision located in DLC Number 55 in the Northeast One-Quarter of Section 16, Township 38 South, Range 1 West, City of Phoenix, Jackson County, Oregon.

## PREPARED FOR:

MRB Pacific, LLC.  
P.O. BOX 3026  
CENTRAL POINT  
OREGON, 97502

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

*Log Mills*  
Surveyor

## LEGEND

- Indicates a set 5/8-inch diameter iron pin, 24 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING", set flush with the surface.
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING", set flush with the surface.
- Indicates a found monument as noted hereon.
- ⊙ Indicates a found brass disc in a monument case, per SN 14536.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per Doc. No. 05-51402.
- [ ] Indicates record information per SN 14536.
- { } Indicates record information per SN 15578.
- < > Indicates record information per SN 12454.
- SN Indicates a survey number filed in the office of the Jackson County Surveyor.
- Doc. No. Indicates a document number recorded in the Official Records of Jackson County, Oregon.
- DLC Indicates Donation Land Claim.
- PUE Indicates public utilities easement.
- PRVSD E Indicates private storm drain easement.
- WLE Indicates water line easement.
- SSE Indicates sanitary sewer easement.
- x— Indicates an existing fence.
- FNC 0.0' Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.

## LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°05'06"E	10.00'	L12	S00°05'06"W	10.00'
L2	N89°52'19"W	22.50'	L13	S89°55'48"E	22.50'
L3	N00°05'06"E	10.00'	L14	S89°55'48"E	15.50'
L4	N00°05'06"E	10.00'	L15	N00°05'06"E	10.00'
L5	S89°52'19"E	10.50'	L16	S89°55'48"E	22.50'
L6	S00°05'06"W	10.00'	L17	S89°55'48"E	15.50'
L7	N89°52'19"W	22.50'	L18	S89°55'48"E	22.50'
L8	N89°52'19"W	10.50'	L19	S00°05'06"W	10.00'
L9	S00°05'06"W	10.00'	L20	S00°05'06"W	20.00'
L10	S89°55'48"E	22.50'	L21	S89°55'48"E	25.50'
L11	S89°55'48"E	15.50'	L22	S00°05'06"W	20.00'

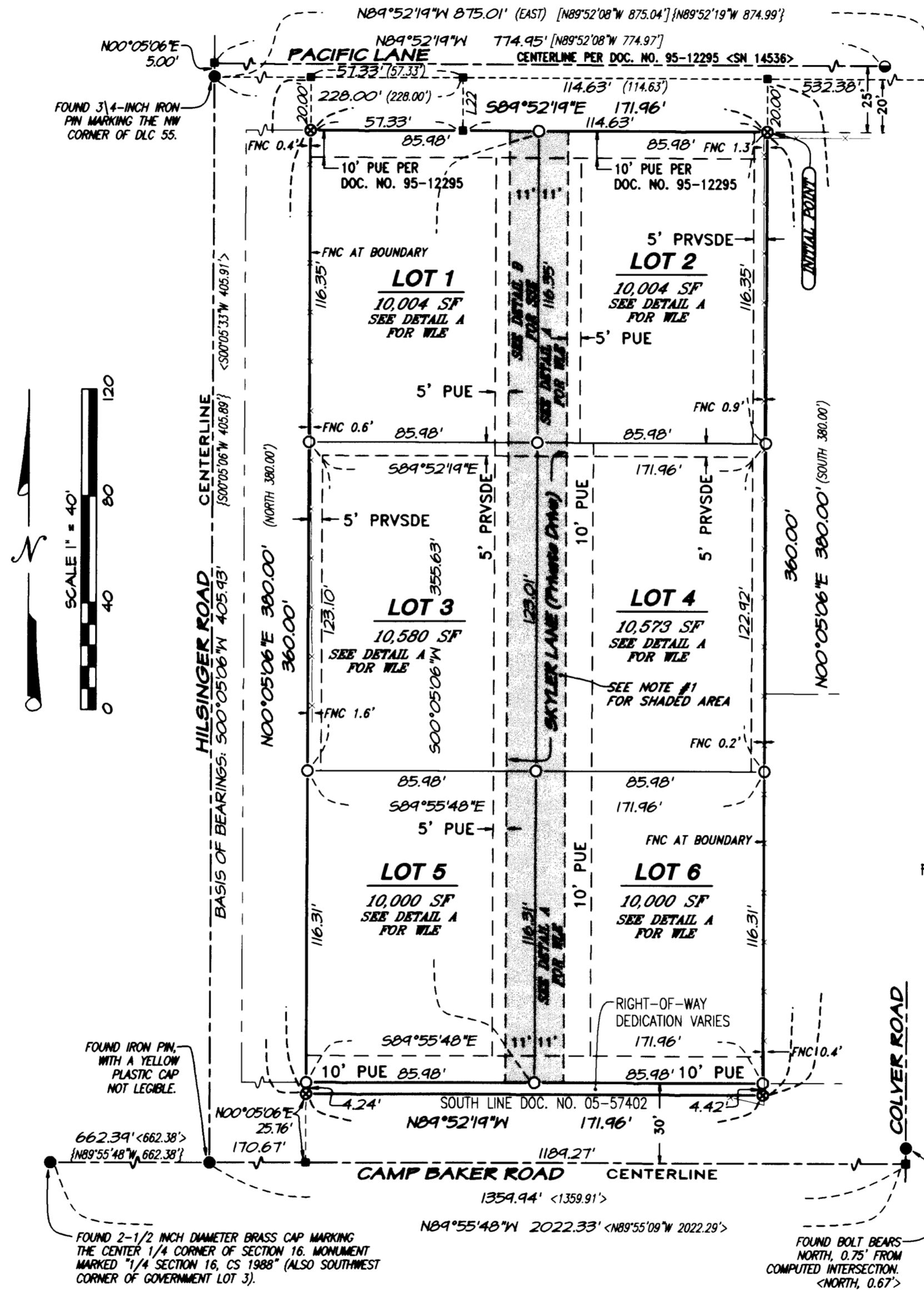
## BASIS OF BEARINGS:

The centerline of Hilsinger Road per Survey Number 15578, as filed in the office of the Jackson County Surveyor.

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

PLOT DATE: March 5, 2007 PROJECT NUMBER: 06048

Sheet 2 of 2 © LTM



NOTES:  
#1 SKYLER LANE IS A PRIVATE DRIVE, PRIVATE AND PUBLIC UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1-6 INCLUSIVE. ALSO A PUBLIC ACCESS AND PEDESTRIAN EASEMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Log Mills*  
OREGON  
JULY 12, 2006  
LOGAN MILES  
65452  
Renewal Date 12/31/08

LOT 1  
22' SKYLER LANE (PRIVATE)

LOT 3

LOT 5

LOT 1

LOT 3

SANITARY SEWER EASEMENT