

VINEYARD VIEW

A Planned Unit Development located within The James R. Pool Donation Land Claim Number 90 in the Southeast One-Quarter of Section 29 and the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon

PREPARED FOR:

PacTrend, Inc.
1014 Riverside Ave.
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that PacTrend, Inc., an Oregon Corporation, 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 Jacksonville for public use, all streets, public utility easements, the Public Common Area and Public Utility Easement, and the Public Common Area designated as James R. Pool Park as shown hereon. Further, Declarants hereby creates a 7-foot wide Private Storm Drain easement over, across, under and through Lots 11-13 inclusive, for the use and benefit of Lots 10-13 inclusive, as depicted hereon. Further, Declarants hereby creates a 35-foot wide access easement over, across and through the common area for the use and benefit of that certain tract of land described in Document Number 94-28257 of the Official Records of Jackson County, Oregon as depicted hereon. Further, Declarants hereby create a utility easement over, across and through Lot 11, for the use and benefit of that certain tract of land described in Document Number 93-13556 of the Official Records of Jackson County, Oregon as depicted hereon, revocable upon the removal of overhead power facility. All declarations herein shall be subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) as set forth in Document Number 2007-019180, recorded April 7th, 2007 of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into Lots, Public Common Areas, Streets and Public Utility Easements, as shown hereon, and hereby designates this subdivision as VINEYARD VIEW, being A Planned Unit Development to the City of Jacksonville.

IN WITNESS WHEREOF, signed this 17th day of April, 2007.
Dan Mahar
Dan Mahar, Secretary
PACTREND, INC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Dan Mahar, known to me as Secretary of PACTREND, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its corporate bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 17th day of April, 2007
Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th 2007

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 located within The James R. Pool Donation Land Claim Number 90 (DLC 90) in the Southeast One-Quarter of Section 29 and the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of said DLC 90; thence along the north line of said DLC 90 South 89°53'41" East, a distance of 1589.99 feet to the True Point of Beginning and the Initial Point; thence continuing along said north line South 89°53'41" East, a distance of 588.84 feet to the east line of that certain tract of land described in Document Number 04-75150 of the Official Records of Jackson County, Oregon; thence along said east line South 00°35'29" West, a distance of 548.90 feet; thence South 56°58'12" West, a distance of 505.46 feet to a found 5/8-inch diameter iron pin; thence North 89°56'50" West, a distance of 164.93 feet to a found 5/8-inch diameter iron pin on the west line of that certain tract of land described in Document Number 04-75144 of the Official Records of Jackson County, Oregon; thence along said west line North 00°23'02" East, a distance of 630.33 feet; thence South 89°53'41" East, a distance of 160.04 feet; thence North 00°32'07" East, a distance of 145.00 feet; thence North 89°53'41" West, a distance of 68.95 feet to the beginning of a curve to the left, having a radius of 75.00 feet and a central angle of 69°40'34"; thence along the arc of said curve a distance of 91.21 feet (the long chord of said curve bears South 55°16'02" West, a distance of 85.69 feet); thence South 20°25'45" West, a distance of 11.03 feet to the beginning of a curve to the right, having a radius of 125.00 feet and a central angle of 16°59'28"; thence along the arc of said curve a distance of 37.07 feet (the long chord of said curve bears South 28°55'28" West, a distance of 36.93 feet) to a point on the west line of certain tract of land described in said Document Number 04-75150; thence North 00°23'02" East, a distance of 141.66 feet to the True Point of Beginning.

Logan Miles
Surveyor

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.

Right of way for road purposes 25 feet in width along the entire north line, granted to Henry Wendt by instrument recorded in Volume 14, Page 546 of the Deed Records of Jackson County.

Easement for sewer lines, subject to the terms and provisions thereof, granted to the City of Jacksonville, recorded January 18, 1963 in Volume 549, Page 441 of the Deed Records of Jackson County, Oregon.

Perpetual easement for road purposes, as set out in Deeds recorded as No. 66-05573 and No. 77-08074 of the Official Records of Jackson County, Oregon.

Easement for underground cables, subject to the terms and provisions thereof, granted to TCI Cablevision of Oregon, Inc., recorded August 2, 1991 as No. 91-18086 of the Official Records of Jackson County, Oregon. No exact location given.

Perpetual easement, 25 feet in width, for ingress and egress, subject to the terms and provisions thereof, granted in instrument recorded February 24, 1995 as No. 95-05105 of the Official Records of Jackson County, Oregon.

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	PLAT SHEET
3	NARRATIVE, LEGEND & TABLE SHEET

RECEIVED
DATE 4-23-07 BY MS
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Logan Miles
OREGON
JULY 12, 2006
LOGAN MILES
65452
Renewal Date 12/31/08

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

PLOT DATE: March 30, 2007 PROJECT NUMBER: 03020
Sheet 1 of 3 LTM DFC

APPROVALS:

Examined and approved this 18th day of April, 2007
[Signature]
City of Jacksonville Planning Department

Examined and approved this 17th day of April, 2007
[Signature]
Jackson County Surveyor

Examined and approved this 17th day of April, 2007
[Signature]
Rogue Valley Sewer Services (RVSS)

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 4-23, 2007
[Signature] Tax Collector
[Signature] Deputy

Examined and approved as required by O.R.S. 92.100 this 23 day of APRIL, 2007
DAN ROSS Assessor
[Signature] Deputy

RECORDING:

APPROVED FOR RECORDING: [Signature] 4-23-07
County Commissioner/Administrator Date

FILED FOR RECORD THIS THE 23rd DAY OF April, 2007 AT 3:47 O'CLOCK P.M.
AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 26 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] County Clerk
[Signature] Deputy

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

VINEYARD VIEW

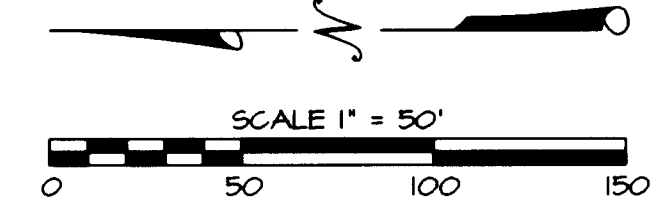
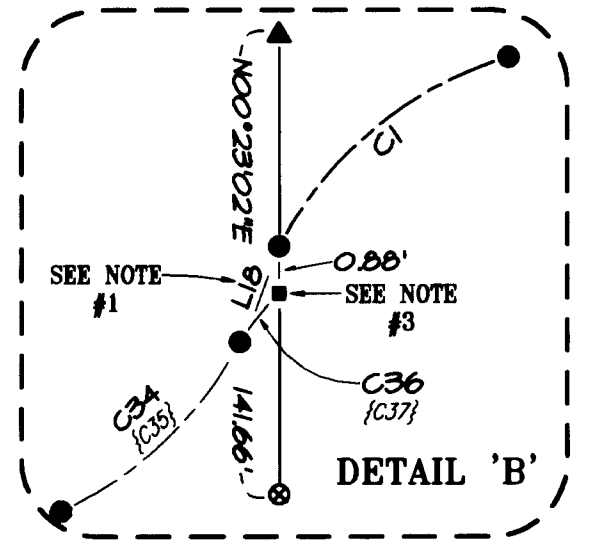
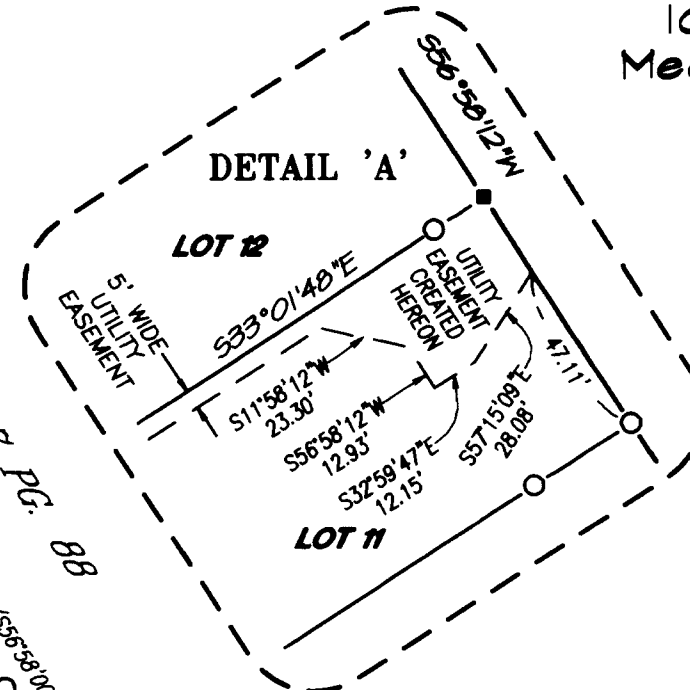
A Planned Unit Development located within The James R. Pool Donation Land Claim Number 40 in the Southeast One-Quarter of Section 29 and the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon

PREPARED FOR:

PacTrend, Inc.
1014 Riverside Ave.
Medford, Oregon 97501

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

Surveyor



NOTES

- 1) Centerline of road realigned, not tangent to arcs.
- 2) 25-foot riparian setback from the top of bank of Daisy Creek per City of Jacksonville code.
- 3) Centerline Monument per SN 18040 (destroyed during construction), not reset do to centerline realignment.

BASIS OF BEARINGS:

JACKSONVILLE ESTATES, filed for record December 29, 2003, and recorded in Volume 29 of Plats at Page 63 of the Records of Jackson County, Oregon and filed as Survey Number 18040 in the office of the Jackson County Surveyor, bearings applied to the found monuments as depicted hereon.

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

PLOT DATE: March 30, 2007 PROJECT NUMBER: 03020

Sheet 2 of 3 © LTM DPC

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RECEIVED
DATE 4-23-07 BY *BL*

This survey consists of:
3 sheet(s) Map
0 page(s) Narrative

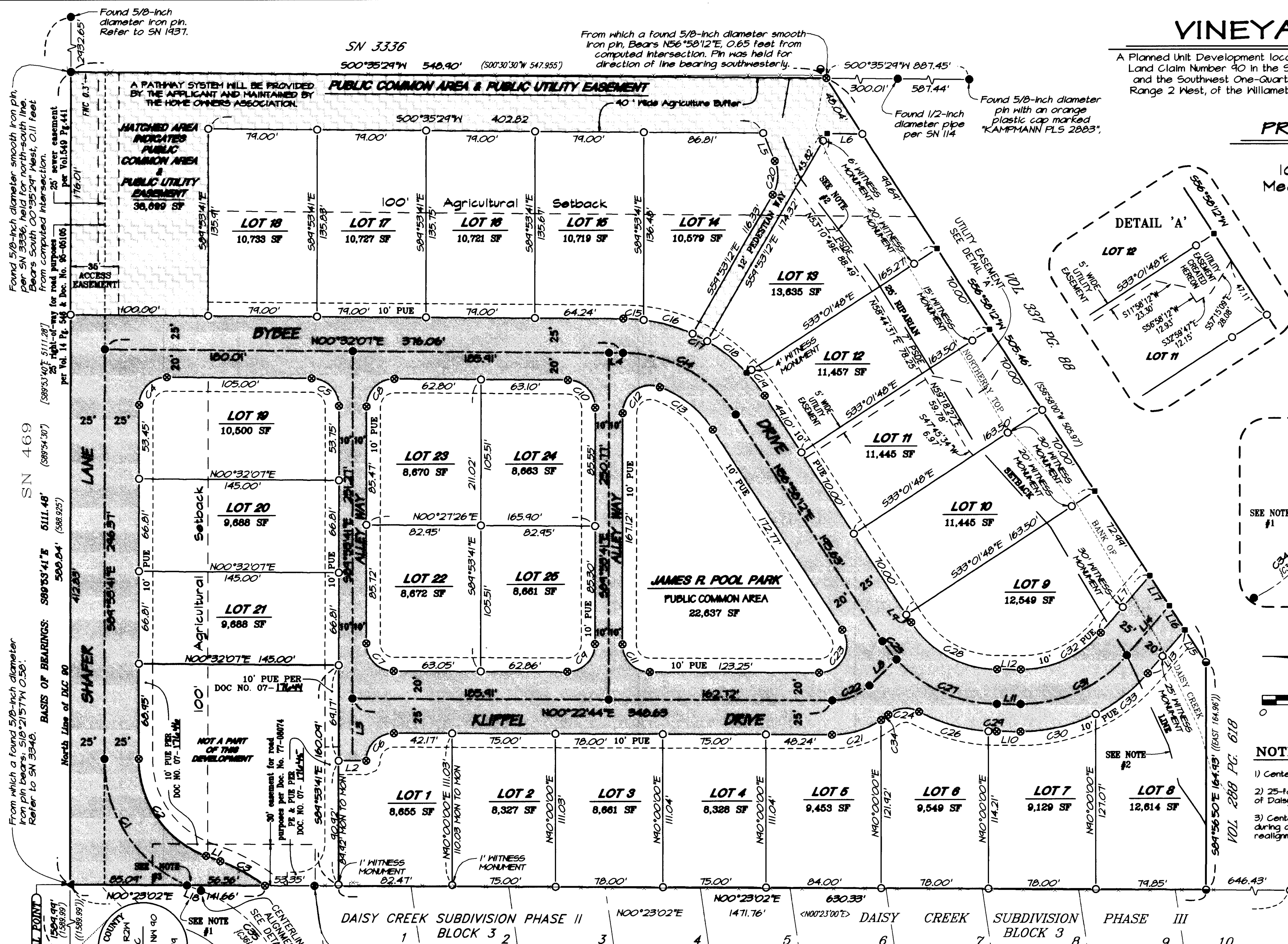
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 12, 2008
LOGAN MILES 65482

Renewal Date 12/31/08

Drawing N:\NSI Projects\PacTrend\03020 Vineyard View\Final Plat.pdf



From which a found 5/8-inch diameter iron pin bears: S56°21'57"W 0.50'. Refer to SN 3346.

SN 469

Found 5/8-inch diameter smooth iron pin. per SN 3336, held for north-south line. Bears South 00°55'24"W West, 0.11 feet from computed intersection.

Found 5/8-inch diameter iron pin. Refer to SN 1437.

JACKSONVILLE ESTATES

Jackson County Assessor's Map No: 37 2W 28, Tax Lots 4200 & 4201

Replaced found monument per SN 18040 (destroyed during construction), with monument as depicted hereon

Found 2" Brass Cap in well marked: "RLS 1493". Refer to SN 11457

Found 3" Brass Cap in concrete Marked: HOFER LS 1493, INITIAL POINT DAISY CREEK T37S R2W S29 WM 1488

NOT A PART OF THIS DEVELOPMENT

10' PUE PER DOC NO. 07-1742N

10' PUE PER DOC NO. 07-1742N

10' PUE PER DOC NO. 07-1742N

10' PUE PER DOC NO. 07-1742N

10' PUE PER DOC NO. 07-1742N

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A Planned Unit Development located within The James R. Pool Donation Land Claim Number 90 in the Southeast One-Quarter of Section 29 and the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon

PREPARED FOR:

PacTrend, Inc.
1014 Riverside Ave.
Medford, Oregon 97501

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	100.00'	66°20'42"	116.03'	S56°51'50"W	109.63'
C2	75.00'	69°40'34"	91.21'	S55°16'02"W	85.69'
C3	125.00'	16°59'28"	37.07'	S28°55'28"W	36.93'
C4	20.00'	90°25'48"	31.57'	S44°40'47"E	28.39'
C5	20.00'	89°34'12"	31.27'	N45°19'13"E	28.18'
C6	20.00'	90°16'26"	31.51'	S44°45'28"E	28.35'
C7	20.00'	89°43'34"	31.32'	S45°14'32"W	28.22'
C8	20.00'	90°25'48"	31.57'	S44°40'47"E	28.39'
C9	20.00'	90°16'26"	31.51'	N44°45'28"W	28.35'
C10	20.00'	89°34'12"	31.27'	N45°19'13"E	28.18'
C11	20.00'	89°43'34"	31.32'	S45°14'32"W	28.22'
C12	20.00'	110°26'09"	38.55'	N34°40'37"W	32.85'
C13	79.00'	36°25'45"	50.23'	N38°45'20"E	49.39'
C14	99.00'	56°26'06"	97.51'	S28°45'10"W	93.62'
C15	124.00'	6°50'32"	14.81'	N03°57'23"E	14.80'
C16	124.00'	17°09'56"	37.15'	N15°57'37"E	37.01'
C17	124.00'	5°33'13"	12.02'	N27°19'11"E	12.01'
C18	124.00'	17°10'20"	37.16'	N38°40'58"E	37.03'
C19	124.00'	9°42'05"	21.00'	N52°07'10"E	20.97'
C20	28.00'	52°51'47"	25.83'	N86°19'06"W	24.93'
C21	64.00'	33°53'38"	37.86'	N16°34'05"W	37.31'
C22	39.00'	43°48'37"	29.82'	N21°31'34"W	29.10'
C23	20.00'	123°24'31"	43.08'	N61°19'32"W	35.22'
C24	20.00'	67°57'37"	23.72'	N05°29'32"W	22.36'
C25	100.00'	9°37'41"	16.80'	N52°09'22"E	16.78'
C26	120.00'	25°13'17"	52.82'	N15°52'38"E	52.40'
C27	100.00'	46°57'47"	81.96'	S23°51'38"W	79.69'
C28	75.00'	56°35'28"	74.08'	S28°40'28"W	71.10'
C29	120.00'	2°53'15"	6.05'	S01°49'22"W	6.05'
C30	121.00'	26°48'40"	56.62'	S13°01'36"E	56.11'
C31	101.00'	49°37'16"	87.47'	N24°25'54"W	84.76'
C32	76.00'	49°37'16"	65.82'	N24°25'54"W	63.78'
C33	121.00'	22°48'36"	48.17'	N37°50'13"W	47.85'
C34	64.00'	05°57'27"	6.65'	S36°29'37"E	6.65'
C35	100.00'	61°18'52"	107.01'	N51°05'11"E	101.98'
C36	100.00'	61°18'52"	107.01'	N51°05'11"E	101.98'

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat and Property Line Adjustment as approved by the City of Jacksonville Planning Department on August 26, 2005.

Procedure: Utilizing a Trimble 5600 Total Station and a Trimble 5700 Global Positioning System (GPS) unit with TSC2 and TSC2 Data Collectors with Trimble software, all found monuments were tied within closed loop traverses or via redundant ties.

Records utilized for this survey: Volume 288 Page 618, and Volume 337 Page 88 of the Deed Records of Jackson County, Oregon, Documents Numbered 66-05573, 77-20443, 88-06091, 04-75144 and 04-75150 Numbered and 00-23670 of the Official Records of Jackson County, Oregon, Surveys Numbered 114, 2504, 3336, 3348, 10106, 11457, 11764, 13098, 15084, and 18040 on file in the office of the Jackson County Surveyor, approved property line adjustment deeds recorded as Documents Numbered 07-17642 and 07-17643 of the Official Record of Jackson County, Oregon.

Utilizing said record documents and maps, the north boundary line was determined utilizing the northwest corner of DLC 90 and the found monument per SN 1937. The east boundary line was determined by holding the found monuments per SN 3336, SN 114 and the found pin with an orange plastic cap marked "KAMPMANN PLS 2883". The southerly boundary was determined by found pins per an unrecorded survey, called for in Documents numbered 04-75144 and 04-75150, the southeast corner was found to be off the east boundary line and was held for direction of line bearing southwesterly. The west boundary line was determined utilizing the found monument at the northeast corner of Jacksonville Estates, recorded as SN 18040, and the found 2-1/2 inch diameter brass cap marked "INITIAL POINT OF DAISY CREEK SUBDIVISION PHASE IV, LS 1913", per SN 15084.

Utilizing said Documents Numbered 07-17642 and 07-17643 and the established boundary, the interior lots and streets were computed and monumented as depicted hereon. The first monument was set on December 6, 2006.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°25'45"W	11.03'
L2	N00°22'44"E	20.00'
L3	S89°53'41"E	45.10'
L4	S00°32'07"W	10.14'
L5	N67°15'01"E	21.96'
L6	S00°35'29"W	25.67'
L7	S49°14'32"E	54.46'
L8	N43°25'52"W	27.30'
L9	S56°58'12"W	6.53'
L10	S00°22'44"W	17.29'
L11	S00°22'44"W	17.30'
L12	S00°22'44"W	17.29'
L13	N49°14'32"W	41.37'
L14	S49°14'32"E	47.19'
L15	N56°58'12"E	27.88'
L16	N56°58'12"E	20.83'
L17	N56°58'12"E	26.04'
L18	N21°14'48"E	10.91'

LEGEND:

- Indicates a set 5/8-inch diameter iron pin 24 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter iron pin 30 inches long, with an aluminum cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545. Refer to SN 18040.
- ⊕ Indicates a found 2-1/2 inch diameter brass cap marked "INITIAL POINT OF DAISY CREEK SUBDIVISION PHASE IV, LS 1913", Refer to SN 15084, unless otherwise noted hereon.
- Indicates a found monument as noted hereon.
- ⊙ Indicates found 5/8-inch diameter smooth iron pin, per unrecorded survey, called for in Documents Numbered 04-75144 and 04-75150.
- Indicates a computed position, no monument found or set.
- PUE Indicates a public utility easement.
- PE Indicates a pedestrian easement.
- PSDE Indicates a private storm drain easement.
- SN Indicates a survey filed 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 a Volume and Page of the Deed Records of Jackson County, Oregon.
- () Indicates record information as per DOC. NO. 04-75150.
- (()) Indicates record information as per DOC. NO. 04-75144.
- [] Indicates record information as per SN 10106.
- < > Indicates record information as per SN 15084.
- { } Indicates record information as per SN 18040.
- — — Indicates an existing fence line.

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BASIS OF BEARINGS:

JACKSONVILLE ESTATES, filed for record December 29, 2003, and recorded in Volume 29 of Plats at Page 63 of the Records of Jackson County, Oregon and filed as Survey Number 18040 in the office of the Jackson County Surveyor, bearings applied to the found monuments as depicted hereon.

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

RECEIVED
DATE 1-27-07 BY *Log Mills*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
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Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: March 30, 2007 PROJECT NUMBER: 03020

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