

PADILLA SUBDIVISION

Located within Lot 19 and a portion of Lot 16, Block 2, Orchard Home Association Tract, being located in the Southwest One-quarter of the Northwest One-quarter of Section 36, Township 31 South, Range 2 West, of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Arthur L. Padilla And
Carol L. Padilla Trust
P.O. Box 3107
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ARTHUR L. PADILLA and CAROL L. PADILLA, Trustees of the Arthur L. Padilla and Carol L. Padilla Revocable Living Trust, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith and hereby dedicate to the City of Medford for public use all public utility easements, shown hereon, and additional right-of-way dedication to Clearsprings Drive as shown hereon. Declarants hereby create a Minimum Access and private utility easement for the purpose of ingress, egress, private storm drainage, and private utilities, for the exclusive use and benefit of Lot 3, as shown hereon. Maintenance and use of said access way shall be the exclusive responsibility of the owners of Lot 3, their heirs, successors and assigns. Further, Declarants create 7.00 foot wide private storm drain easements over, across, under and through Lots 2-5, as shown hereon, for the use and benefit of Lots 1-5.

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 designates this subdivision as PADILLA SUBDIVISION.

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

Arthur L. Padilla
ARTHUR L. PADILLA
TRUSTEE

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

Carol L. Padilla
CAROL L. PADILLA
TRUSTEE

STATE OF OREGON }
County of Jackson } 55

Personally appeared before me the above named Arthur L. Padilla and Carol L. Padilla, known to me as Trustees of the Arthur L. Padilla and Carol L. Padilla Revocable Living Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 8th day of May, 2006.

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

NOTES:

Padilla Subdivision is subject to the following matters of record:

Right of way for ditches, canals, and reservoir sites for irrigation purposes, constructed or which may be constructed by authority of the United States or otherwise, reserved in deed recorded in Volume 154 page 336, Deed Records.

Agreement to maintain Dixie Lane, dated July 1, 1980 and recorded July 1, 1980 as No. 80-12522, Official Records.

RELEASE:

Refer to Trust Deed Partial Release Affidavit of Consent recorded as Instrument Number 2007-22859, of the official Records of Jackson County, Oregon, for a partial release by PremierWest Bank, as holder of Beneficiary interest under that certain Trust Deed recorded as Instrument Number 2007-01796 of the Official Records of Jackson County, Oregon.

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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

Commencing at a 5/8 inch iron pin, which bears South, 1067.92 feet, and West 1358.93 feet, from the northwest corner of Donation Land Claim No. 84, in Township 31 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said pin being on the west line of Dixie Lane, and also being the point of beginning of that certain Boundary Line Agreement, described in Document Number 80-15055, Official Records of Jackson County, Oregon; thence along the west line of said Dixie Lane, South 00° 05' 52" West, 108.91 feet, to a 5/8 inch iron pin, being the True Point of Beginning and the Initial Point, and also being the point of beginning of that certain Boundary Line Agreement, described in Document Number 81-08282, said Official Records; thence North 89°57' 47" West, 284.23 feet, to the west line of tract described in Volume 217, Page 172, Jackson County, Oregon, Deed Records; thence South 00°05'50" West, along the west line, 128.36 feet, the south line of Lot 19, Block 2, ORCHARD HOME ASSOCIATION TRACT; thence, along said south line, and its prolongation, North 89°30'13" East, 284.24 feet, to the west line of said Dixie Lane; thence along said west line, North 00°05' 52" East, 125.72 feet to the True Point of Beginning.

Cael E. Neathamer
Surveyor

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-04-042, as approved by the City of Medford Planning Commission, on May 13th, 2004.

PROCEDURE: Utilizing a Nikon DTM 520 and 522 and a Trimble 5600 Total Station and a Trimble 5100 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.

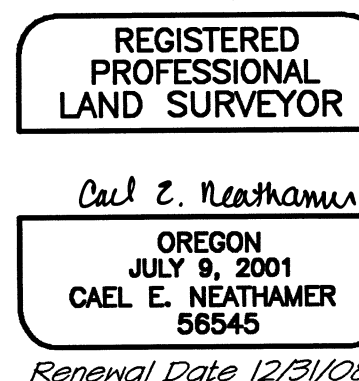
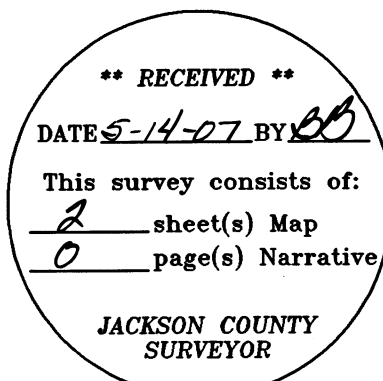
Records utilized for this survey: Document Number 92-08357, of the Official Records of Jackson County, Oregon Boundary Line Agreement Document Number 81-08282 of the Official Records of Jackson County, Oregon; Surveys Numbered 8865, 13552, 16144, 16228, and 19417, as filed in the office of the Jackson County Surveyor, and the ORCHARD HOME ASSOCIATION TRACT, according to the official plat thereof, now of record.

Utilizing said record documents and maps, the centerline of Dixie Lane was determined utilizing found monuments at the intersection of Hancock Drive and Dixie Lane, and the intersection of Brentcrest Drive and Dixie Lane, the westerly right-of-way was computed and the east boundary of the project was established as shown hereon. The north boundary is control by a boundary line agreement per Document Number 81-08282 of the Official Records of Jackson County, Oregon. Monuments Per Survey Number 8392 were on this line as shown hereon. The west boundary of the project calls to the west line of tract described in Volume 217, Page 172, Jackson County, Oregon, Deed Records. This line was found to be the easterly right-of-way of Clearsprings Drive as established by SHELTERFIELD, a planned community, filed as Survey Number 16288. Found monuments per Survey Number 16288 were used to establish the centerline of Clearsprings Drive, from which the west boundary of the project was computed, as shown hereon. The South boundary of the project is controlled by the south line of Lot 19, Block 2, of ORCHARD HOME ASSOCIATION TRACT. Found monuments and record information per Survey Numbers 16144 and 19417 were used to control this line as shown hereon.

Utilizing said records and established boundary lines the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on February 14, 2007.

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

Cael E. Neathamer
Surveyor



APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-04-042.
I certify that, pursuant to the authority granted in Ordinance Number 5185, this plat is hereby approved.

[Signature] May 11, 2007
Planning Director Date

Examined and approved this 9th day of May, 2007.
[Signature]
City Engineer

Examined and approved this 9th day of May, 2007.
[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 this 14 day of May, 2007.

DAN ROSS [Signature]
Assessor Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 14, 2007.

Gary Cadle Melissa Bench, Deputy
Tax Collector Deputy

Approved by a majority for Recording this 14th day of May, 2007.
[Signature]
County Commissioner/Administrator

RECORDING:

FILED FOR RECORD THIS THE 14th DAY OF May, 2007 AT 2:37 O'CLOCK P.M.
AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 30 OF THE RECORDS OF JACKSON

COUNTY, OREGON
Kathleen S. Beckett [Signature]
County Clerk Deputy

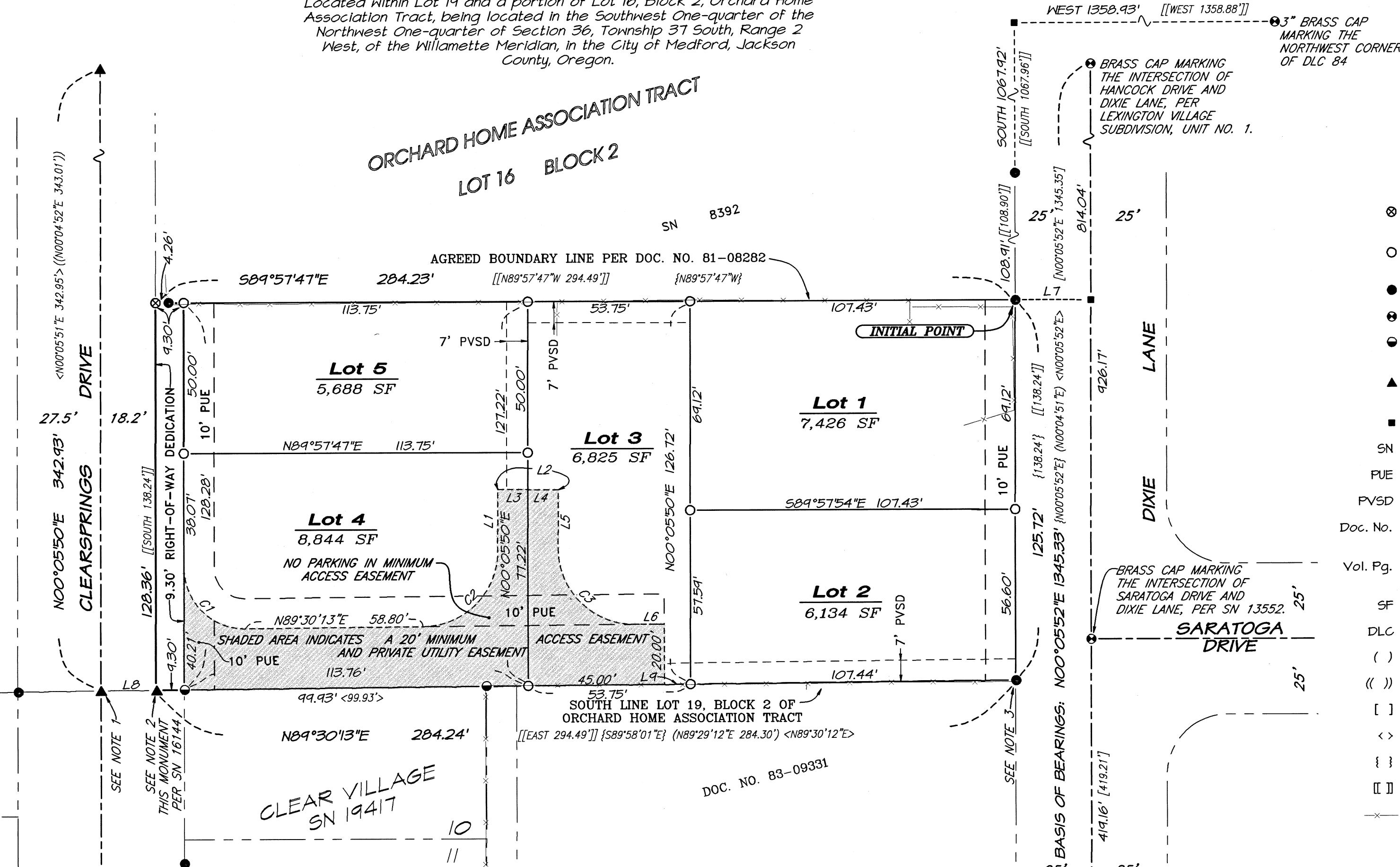
PREPARED BY: Neathamer Surveying, Inc.
3132 State Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

DATE: May 8, 2007 PROJECT NUMBER: 01044
Sheet 1 of 2 © LTM

PADILLA SUBDIVISION

Located within Lot 19 and a portion of Lot 16, Block 2, Orchard Home Association Tract, being located in the Southwest One-quarter of the Northwest One-quarter of Section 36, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

ORCHARD HOME ASSOCIATION TRACT
LOT 16 BLOCK 2



PREPARED FOR:

Arthur L. Padilla And
Carol L. Padilla Trust
P.O. Box 3107
Medford, Oregon 97501

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- Indicates a deferred monument to be 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin per SN 8392.
- ⊙ Indicates a found brass cap as noted hereon.
- ⦿ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "L.J. FRIAR & ASSOC.", per Clear Village (SN 19417).
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "FARBER LS 2189", per SN 16288, see Notes 1 & 2 hereon.
- Indicates a computed position, nothing found or set.
- SN Indicates a Survey Number as filed in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement being created hereon.
- PVSD Indicates a Private Storm Drain Easement being created hereon.
- 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.
- SF Indicates the number of square feet within a closed area, such as a lot.
- DLC Indicates Donation Land Claim.
- () Indicates record information per SN 16144.
- (()) Indicates record information per SN 16288.
- [] Indicates record information per SN 13552.
- < > Indicates record information per CLEAR VILLAGE, SN 19417.
- { } Indicates record information per SN 8865.
- [] Indicates record information per Doc. No. 92-08357.
- Indicates an existing fence line.

POST MONUMENTATION CERTIFICATE

All monuments will be set on or before the 1st of March, 2009.

All monuments are now set, on this 12 day of MARCH, 2009.
Refer to Document Number 2009-008498 of the Official Records of Jackson County, Oregon

Kerry K. Bradelen
Jackson County Surveyor

Basis of Survey:

The centerline of Dixie Lane per SN 13552, applied to the found monuments as depicted hereon.

NOTES:

- ① Found monument has been destroyed by construction, monument was replaced during Clear Village development and a found 5/8-inch diameter iron pin with a yellow plastic cap marked "L.J. Friar & Assoc." bears S15°49'03"W 0.14'.
- ② Found monument has been destroyed by construction, monument was replaced during Clear Village development and a found 5/8-inch diameter iron pin with a yellow plastic cap marked "L.J. Friar & Assoc." bears S86°01'58"E, 0.21'.
- ③ From which a found 5/8-inch iron pin with a yellow plastic collar bears S59°52'35"E, 0.16', cap is not legible.

"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."

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

Carl E. Neathamer
Surveyor

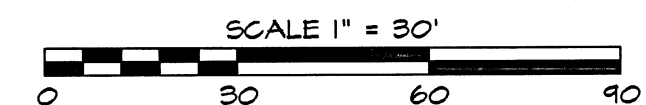
RECEIVED
DATE 5-14-07 BY AB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

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

DATE: May 8, 2007

PROJECT NUMBER: 01044



LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°05'50"E	20.36'
L2	S89°54'10"E	20.00'
L3	S89°54'10"E	10.00'
L4	S89°54'10"E	10.00'
L5	S00°05'50"W	19.64'
L6	N89°30'13"E	4.74'
L7	N89°57'47"W	25.00'
L8	N89°30'13"E	18.20'
L9	S89°30'13"W	8.75'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°35'37"	20.00'	31.62'	S45°11'59"E	28.43'
C2	89°24'23"	25.00'	39.01'	N44°48'01"E	35.17'
C3	90°35'37"	25.00'	39.53'	S45°11'59"E	35.54'