


Auburn Estates

A SUBDIVISION OF
A PORTION OF BLOCKS 153 AND 154, ROGUELAND IRRIGATED ORCHARD TRACTS
LYING WITHIN
THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON


DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LYNN NASH, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, AS SHOWN HEREON, AND THE NUMBER AND SIZE OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AS SHOWN HEREON, AND DOES HEREBY CREATE THE 24-FOOT WIDE PRIVATE STREET ACROSS LOTS 66 AND 67 FOR THE BENEFIT OF LOTS 66 AND 67, AS SHOWN HEREON, AND DOES HEREBY CREATE THE 24-FOOT WIDE PRIVATE STREET ACROSS COMMON PROPERTY "B" FOR THE BENEFIT OF LOTS 25 THROUGH 31, AS SHOWN HEREON, AND DOES HEREBY DESIGNATE THIS SUBDIVISION AS "AUBURN ESTATES."

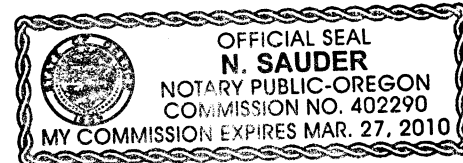

THOMAS NASH MONSON, MEMBER OF LYNN NASH, LLC

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF May, 2007, BY THOMAS NASH MONSON AS A MEMBER OF LYNN NASH, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.


NOTARY PUBLIC
402290
COMMISSION NO.

Nancy Sauder
PRINTED NAME
3/27/10
MY COMMISSION EXPIRES



APPROVALS

Thomas Bigean 5/8/07
JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT (FILE NO. ZON2006-01661) DATE
Dale Peterson 5/8/07
JACKSON COUNTY ROADS AND PARKS DEPARTMENT DATE

EXAMINED AND APPROVED THIS 7th DAY OF May, 2007.
Robert Roberts
JACKSON COUNTY SURVEYOR

APPROVED BY A MAJORITY FOR RECORDING:
David Smith 5/15/07
COUNTY COMMISSIONER/ADMINISTRATOR DATE

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF May 9th, 2007.

Carl Iverson, Deputy
TAX COLLECTOR DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 9th DAY OF MAY, 2007.

DAN ROSS Willie Johnson
ASSESSOR DEPUTY

AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM ROGUE FEDERAL CREDIT UNION SEE INSTRUMENT No. 2007-023122 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR AFFIDAVIT OF CONSENT FROM ROGUE FEDERAL CREDIT UNION SEE INSTRUMENT No. 2007-023123 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN 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:

BEGINNING AT THE SET $\frac{5}{8}$ INCH REBAR ON THE NORTH RIGHT-OF-WAY OF ANTELOPE ROAD MONUMENTING THE SOUTHEAST CORNER OF CASCADE VILLAGE UNIT NO. 6 ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, LOCATED IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, SAID COUNTY, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2005-001519 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID REBAR BEING THE INITIAL POINT OF THIS SUBDIVISION; THENCE SOUTH 89°47'20" EAST 385.875 FEET (RECORD SOUTH 89°48' EAST 385.94 FEET) ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°12'40" EAST 680.44 FEET (RECORD NORTH 00°12' EAST 680.45 FEET) ALONG THE WEST RIGHT-OF-WAY OF 24TH STREET AND THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°47'20" WEST 385.825 FEET (RECORD NORTH 89°48' WEST 385.94 FEET) ALONG THE SOUTH RIGHT-OF-WAY OF AVENUE "C" AND THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL ON THE EAST BOUNDARY OF SAID CASCADE VILLAGE UNIT NO. 6; THENCE SOUTH 00°12'54" WEST 680.44 FEET (RECORD SOUTH 00°12' WEST 680.45 FEET) ALONG SAID EAST BOUNDARY AND THE WEST LINE OF SAID PARCEL TO THE INITIAL POINT OF BEGINNING.

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



RECORDING STATEMENT

FILED FOR RECORD THIS 15 DAY OF May, 2007 AT 10:14 O'CLOCK A. M. AND RECORDED IN

VOLUME 33 OF PLATS AT PAGE 31 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckwith
COUNTY CLERK

Christy Miller
DEPUTY

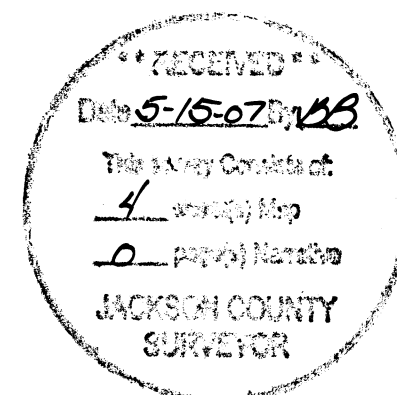
NARRATIVE

PURPOSE:
TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2005-001519 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE WHITE CITY PLANNING COMMISSION (FILE NO. ZON2006-01661).

PROCEDURE:
A WILD T-1000 TOTAL STATION AND A NIKON DTM TOTAL STATION WERE USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 1868, 17358, 18403, 19069 AND CASCADE VILLAGE UNIT NO. 6. SAID FOUND MONUMENTS WERE USED TO CONTROL THE BOUNDARY, AS SHOWN HEREON. THE LOTS AND STREETS WERE MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.

FOR ROAD MAINTENANCE AGREEMENT SEE INSTRUMENT NO. (NOT APPLICABLE)

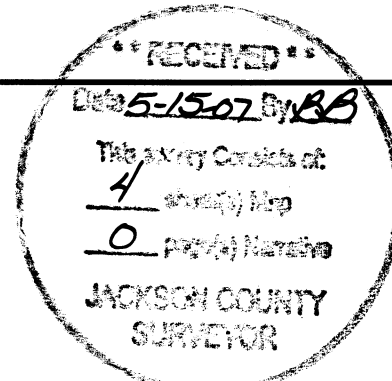
FOR COVENANTS, CONDITIONS AND RESTRICTIONS SEE INSTRUMENT NO. 2007-023125



TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.
P.O. BOX 3064 CENTRAL POINT, OREGON 97502 PHONE: (541) 664-2878 FAX: (541) 664-7863

JOB #: 05-039	PREPARED FOR:	LYNN NASH, LLC
DATE: 05-07-2007		P.O. BOX 128
DRAWN BY: TEB		MEDFORD, OREGON 97501
CHECKED BY: KKB	FILE NAME: 200505-039 Auburn Estates\final.dwg	SHEET 1 OF 4

Kerry K. Bradshaw
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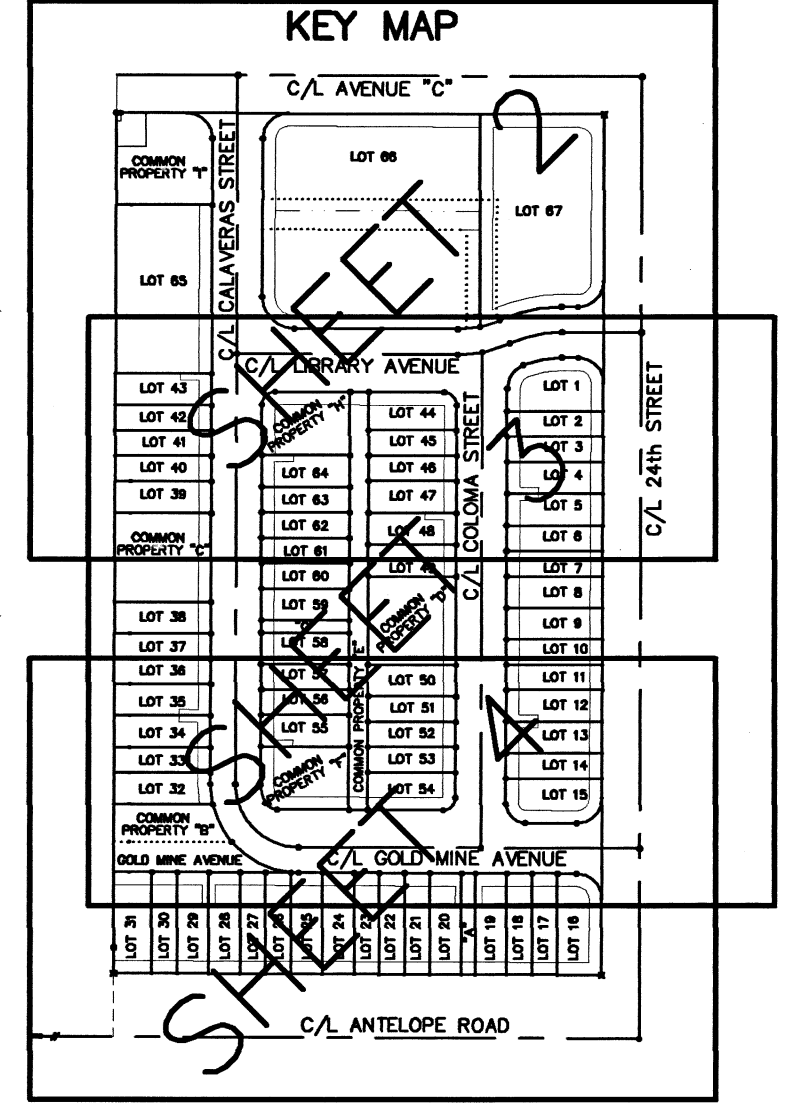
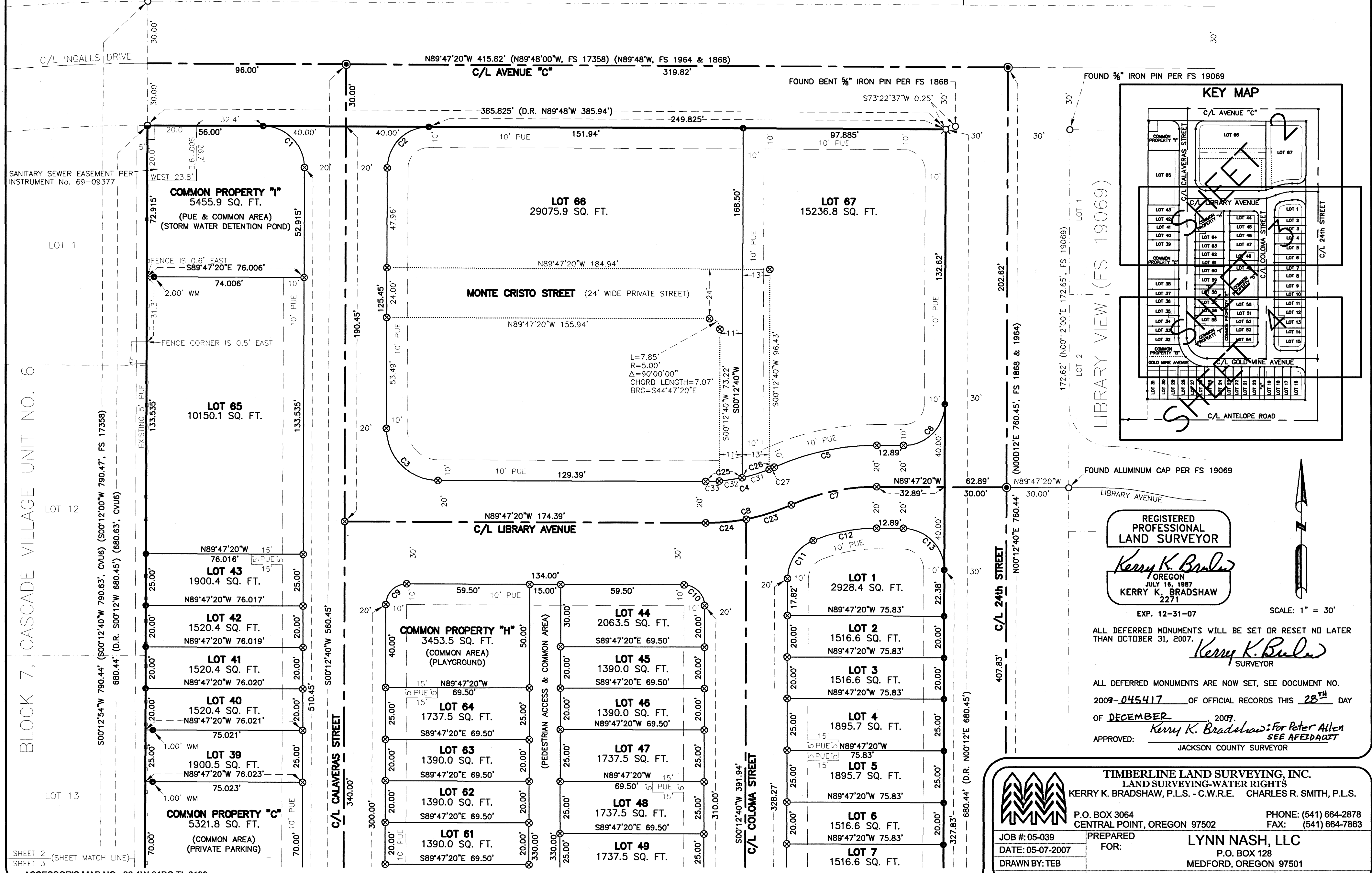
- - SET 3/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- - FOUND 3/8" IRON PIN PER CASCADE VILLAGE UNIT NO. 6
- - DEFERRED MONUMENT
- - SET 3/8" X 30" REBAR WITH ALUMINUM CAP STAMPED "BRADSHAW, LS 2271"
- - SET TACK WITH WASHER STAMPED "LS 2271" IN SIDEWALK
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- D.R. - DEED RECORD
- PUE - PUBLIC UTILITY EASEMENT
- CVU6 - CASCADE VILLAGE UNIT NO. 6
- WM - WITNESS MONUMENT

LOT 3, BLOCK 6
CASCADE VILLAGE UNIT NO. 6

FOUND 3/8" REBAR PER FS 17358
INITIAL POINT CIVIC CENTER SUBDIVISION (FS 17358)
SOUTHEAST CORNER LOT 3, BLOCK 6, CASCADE VILLAGE UNIT NO. 6

LOT 1
CIVIC CENTER SUBDIVISION

LOT 3
CIVIC CENTER SUBDIVISION



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271

EXP. 12-31-07

SCALE: 1" = 30'

ALL DEFERRED MONUMENTS WILL BE SET OR RESET NO LATER THAN OCTOBER 31, 2007.

Kerry K. Bradshaw
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 2009-045417 OF OFFICIAL RECORDS THIS 28TH DAY OF DECEMBER, 2009.

APPROVED: *Kerry K. Bradshaw* For Peter Allen
SEE AFEIDAUT
JACKSON COUNTY SURVEYOR

TIMBERLINE LAND SURVEYING, INC.
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P.O. BOX 3064
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-2878
FAX: (541) 664-7863

JOB #: 05-039
DATE: 05-07-2007
DRAWN BY: TEB

PREPARED FOR: **LYNN NASH, LLC**
P.O. BOX 128
MEDFORD, OREGON 97501

CHECKED BY: KKB
FILE NAME: 200505-039 Auburn Estates/final.dwg
SHEET 2 OF 4

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BLOCK 7, CASCADE VILLAGE UNIT NO. 16

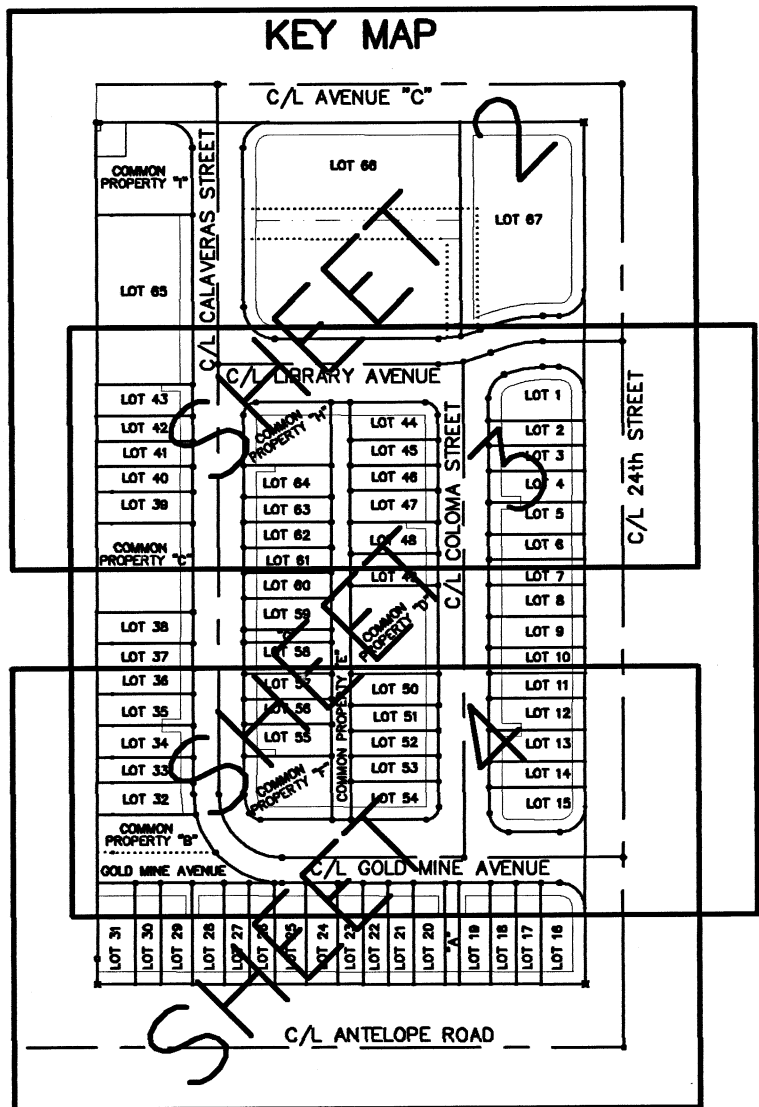
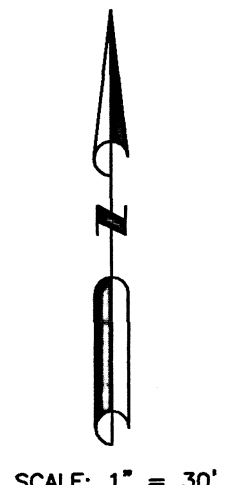
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- CVU6 - CASCADE VILLAGE UNIT NO. 6
- WM - WITNESS MONUMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kerry K. Bradshaw

OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271

EXP. 12-31-07



Kerry K. Bradshaw

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CHECKED BY: KKB FILE NAME: 200505-039 Auburn Estates\final.dwg SHEET 3 OF 4

* RECEIVED *

Del. 5-15-07 By *[Signature]*

This survey consists of:
4 sheets Map
2 pages Narrative

JACKSON COUNTY SURVEYOR

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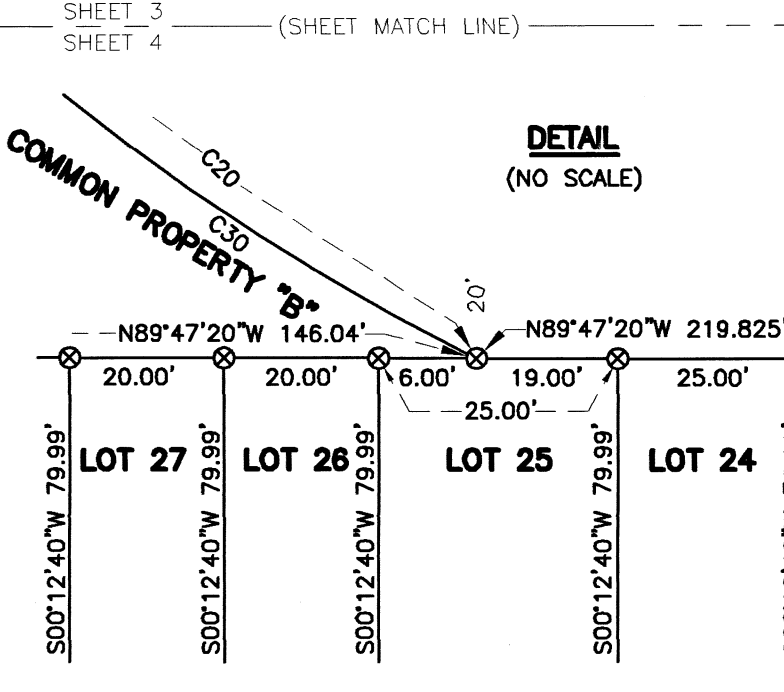
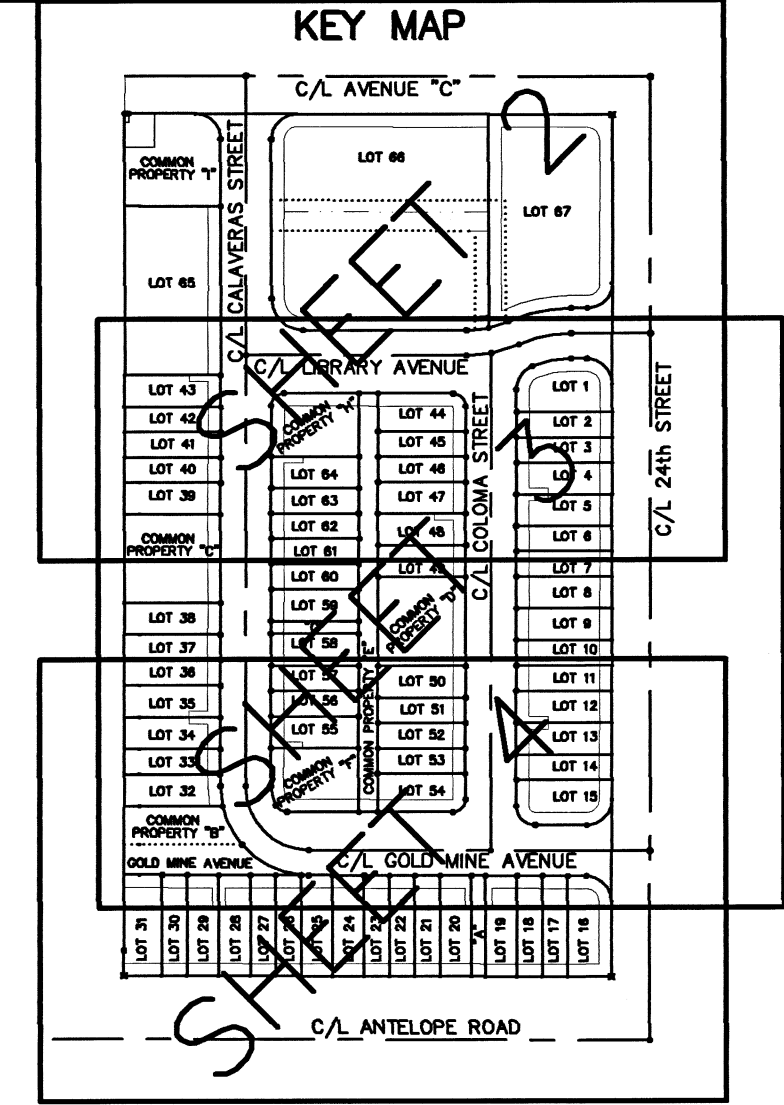
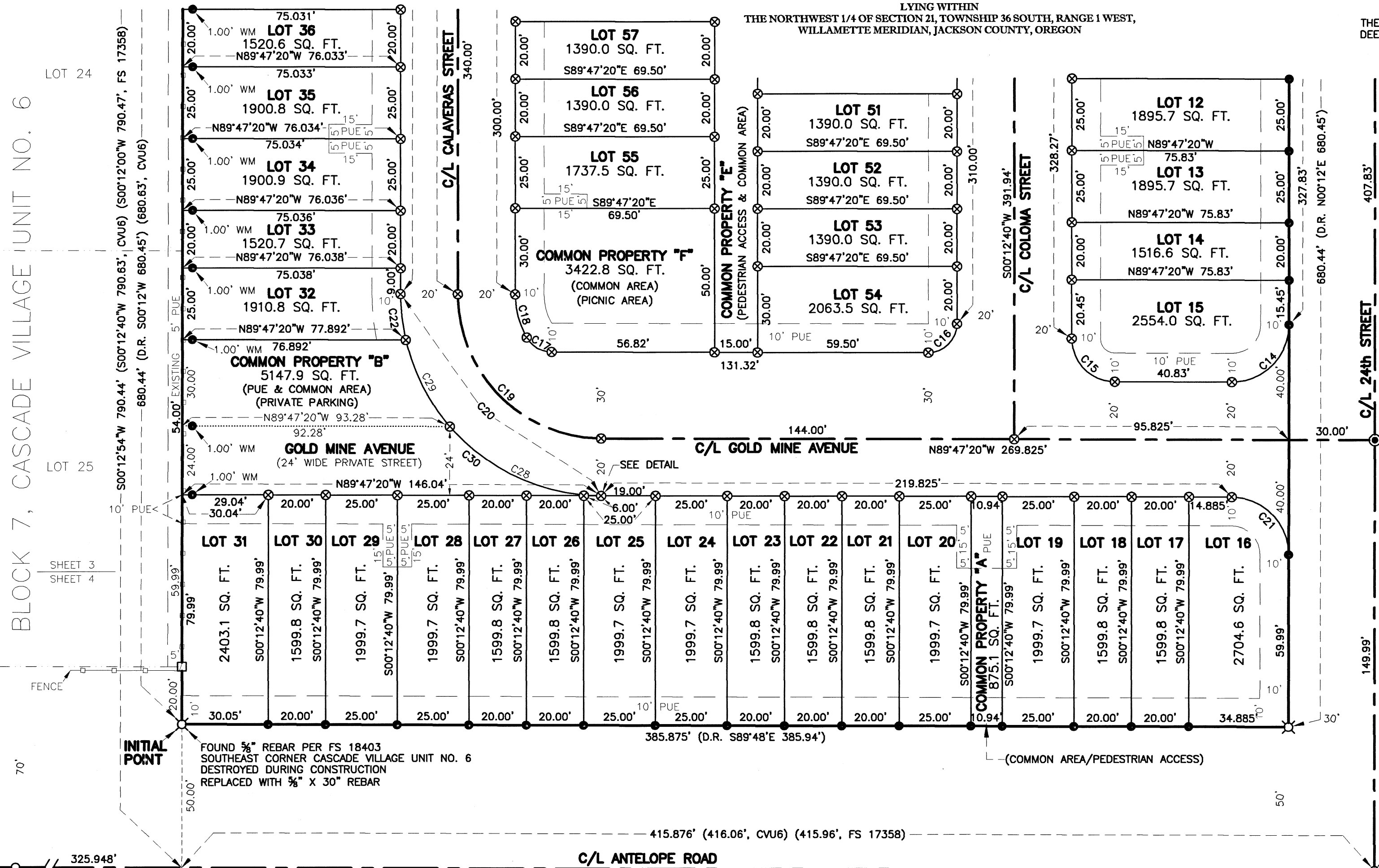
APPROVAL NOTE

CONDITIONS OF APPROVAL FROM LAND USE CASE FILE NO.ZON2006-01661, OR
SUBSEQUENT AMENDMENTS, SHALL APPLY TO ALL LOTS WITHIN THE FINAL PLAT.

ENCUMBRANCE NOTE

THE EASEMENTS LISTED IN VOLUME 325, PAGE 83 OF THE JACKSON COUNTY
DEED RECORDS MAY AFFECT THIS PROPERTY, BUT ARE NOT LOCATABLE.

BLOCK 7, CASCADE VILLAGE UNIT NO. 6



FOUND 5/8" REBAR PER FS 18403
SOUTHEAST CORNER CASCADE VILLAGE UNIT NO. 6
DESTROYED DURING CONSTRUCTION
REPLACED WITH 5/8" X 30" REBAR

FOUND 1-1/4" BRASS DISC IN
CONCRETE PER FS 18403

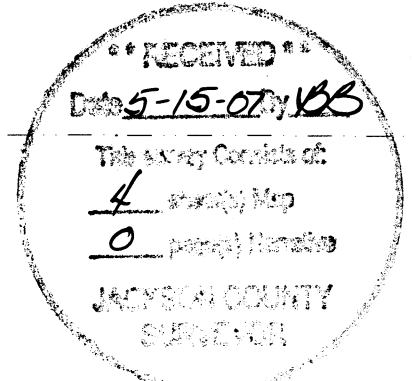
FOUND 1-1/4" ALUMINUM CAP PER FS 18403

BASIS OF BEARINGS

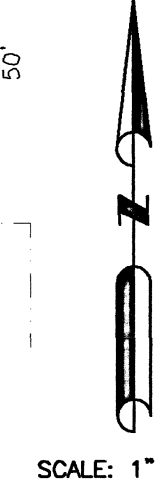
THE MONUMENTED CENTERLINE OF ANTELOPE ROAD SHOWN AS
S89°47'20"E ON THE PLAT OF CASCADE VILLAGE UNIT NO. 6.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 44°47'20" E	90°00'00"
C2	20.00'	31.42'	28.28'	N 45°12'40" E	90°00'00"
C3	25.00'	39.27'	35.36'	N 44°47'20" W	90°00'00"
C4	80.00'	34.04'	33.78'	S 78°01'22" W	24°22'37"
C5	120.00'	51.05'	50.67'	N 78°01'22" E	24°22'37"
C6	20.00'	31.42'	28.28'	S 45°12'40" W	90°00'00"
C7	100.00'	42.55'	42.23'	N 78°01'22" E	24°22'37"
C8	100.00'	42.55'	42.23'	S 78°01'22" W	24°22'37"
C9	10.00'	15.71'	14.14'	N 45°12'40" E	90°00'00"
C10	10.00'	15.71'	14.14'	S 44°47'20" E	90°00'00"
C11	20.00'	23.57'	22.23'	N 33°58'20" E	67°31'20"
C12	80.00'	31.38'	31.18'	N 78°58'20" E	22°28'40"
C13	20.00'	31.42'	28.28'	S 44°47'20" E	90°00'00"
C14	20.00'	31.42'	28.28'	S 45°12'40" W	90°00'00"
C15	15.00'	23.56'	21.21'	N 44°47'20" W	90°00'00"
C16	10.00'	15.71'	14.14'	S 45°12'40" W	90°00'00"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C17	10.00'	10.47'	10.00'	N 59°47'20" W	60°00'00"
C18	30.00'	15.71'	15.53'	N 14°47'20" W	29°59'59"
C19	50.00'	28.54'	28.28'	N 44°47'20" W	89°59'58"
C20	70.00'	39.96'	39.69'	N 44°47'20" W	90°00'00"
C21	20.00'	31.42'	28.28'	S 44°47'20" E	90°00'00"
C22	70.00'	16.14'	16.11'	N 06°23'44" W	13°12'47"
C23	100.00'	22.81'	22.76'	S 72°22'08" W	13°04'09"
C24	100.00'	19.74'	19.70'	S 84°33'26" W	11°18'28"
C25	80.00'	17.69'	17.66'	S 83°52'33" W	12°40'15"
C26	80.00'	16.34'	16.32'	S 71°41'14" W	11°42'22"
C27	80.00'	2.69'	2.69'	S 66°47'55" W	01°55'43"
C28	70.00'	59.76'	57.97'	N 65°19'48" W	48°55'04"
C29	70.00'	34.05'	33.71'	N 26°56'12" W	27°52'09"
C30	70.00'	93.81'	86.95'	N 51°23'44" W	76°47'13"
C31	80.00'	13.65'	13.64'	S 72°39'06" W	09°46'39"
C32	80.00'	11.14'	11.13'	S 81°31'42" W	07°58'33"
C33	80.00'	6.56'	6.55'	S 87°51'49" W	04°41'41"



REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
KERRY K. BRADSHAW
2271
EXP. 12-31-07



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