

PREPARED FOR:
**REEDER, KNOUFF,
MCKENNEL, LLC**
P.O. BOX 3026
Central Point, Oregon 97502

MCKENNEL SUBDIVISION, PHASE II

A replat of Lots 10-18 inclusive, Block 22 of Oakdale Park Addition Amended located in the Northwest One-Quarter of the Northeast One-Quarter of Section 1, Township 38 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed dated September 16, 2005 and recorded September 21, 2005 as Instrument Number 05-51656 Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 9th day of May, 2007.

Gene A. Taylor
Gene A. Taylor, Vice President
PremierWest Bank

STATE OF OREGON }
County of Jackson } 55

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

WITNESS my hand and seal this 9th day of May, 2007.

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

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-05-116.

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Scott O. Lott June 7, 2007
Planning Director Date
Examined and approved this 12th day of May, 2007.
Deanna Barkow Paul D. L...
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6-8, 2007.

Gary Cagle John Huff
Tax Collector Deputy
Examined and approved as required by O.R.S. 92.100 this 8th day of June, 2007.
Dan Ross S. Dewalt
Assessor Deputy

RECORDING

APPROVED FOR RECORDING: [Signature] 6/8/07
County Commissioner/Administrator Date

FILED FOR RECORD THIS THE 08th DAY OF June, 2007 AT 2:56 O'CLOCK P.M.
AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 35 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett Cheryl Angeris
County Clerk Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 8, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/08

** RECEIVED **
DATE 6-8-07 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

PLOT DATE: May 8, 2007 PROJECT NUMBER: 05082

Sheet 1 of 2 © RLM/MVN

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that REEDER, KNOUFF, MCKENNEL, LLC., an Oregon Limited Liability Company, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and do hereby dedicate to the City of Medford for public use, all rights-of-way for street purposes, and public utility easements, including that certain additional area along the south boundary for right-of-way dedication for Archer Drive and that additional 7.50 foot right-of-way dedication for Agate Street, and a Temporary easement for Emergency Vehicular Turn-Around, all as depicted hereon. Further, the Declarants hereby create a 10-foot wide private storm drain easement over, across, under and through Lots 22, 24 and 25, for the use and benefit of Lots 21-25 inclusive, as shown hereon and a 10-foot wide private storm drain easement over, across, under and through Lots 27 and 29-31, inclusive, for the use and benefit of Lots 26-31 inclusive, as shown hereon. Further, the Declarants hereby create a 10-foot wide Irrigation Easement over, across, under and through Lots 21, 25, 26 and 31 as shown hereon. Further, the Declarants convey in fee simple, to the City of Medford, that area portrayed and designated hereon as a one-foot street plug. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes, and will immediately extinguish and remove the temporary turn-around easement over and across Lots 25 and 26 hereon.

Declarants have caused this tract of land to be surveyed and platted into lots, rights-of-way for street purposes 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 designate this subdivision as MCKENNEL SUBDIVISION, PHASE II.

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

Mark Knouff
Mark Knouff, Member
REEDER, KNOUFF, MCKENNEL, LLC.

STATE OF OREGON }
County of Jackson } 55

Personally appeared the above named Mark Knouff, known to me as a Member of REEDER, KNOUFF, MCKENNEL, LLC., an Oregon Limited Liability Company, 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 8th day of May, 2007.

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

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

Ralph J. Reeder
Ralph J. Reeder, Member
REEDER, KNOUFF, MCKENNEL, LLC.

STATE OF OREGON }
County of Jackson } 55

Personally appeared the above named Ralph J. Reeder, known to me as a Member of REEDER, KNOUFF, MCKENNEL, LLC., an Oregon Limited Liability Company, 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 8th day of May, 2007.

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

MCKENNEL SUBDIVISION, PHASE II shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2007-27292 recorded June 8, 2007, Official Records of Jackson County, Oregon.

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-05-116, as approved by the City of Medford Planning Commission on August 25, 2005.

PROCEDURE: Utilizing a Nikon DTM-522 and a Ranger 200R with TDS software, and a Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector, all found monuments were tied within closed loop traverses or by redundant ties.

Records utilized for this survey: Documents Numbered 00-52643 and 93-41804 of the Official Records of Jackson County, Oregon; Survey Number 481, South Creek Estates, Phases 1 & 2, now of record and filed as Survey Number 16822, as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, established the East boundary of Donation Land Claim No. 82. The centerline of Agate Street was determined utilizing found monuments at the intersection of Agate Street and Happy Valley Drive and monuments per Survey 481. Record widths were utilized to establish the rights of way. The westerly and southerly boundaries were determined utilizing found monuments per Surveys 481 and 16822. The easterly boundary was established by proportionate measure from the found monuments in relation to the East boundary of Donation Land Claim No. 82.

Utilizing said Document Number 93-41804 and the established rights of way, the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on August 15, 2006

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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Commencing at the Northeast corner of Donation Land Claim No. 82, Township 38 South, Range 2 West, Willamette Meridian in Jackson County, Oregon; thence South 00° 05' 54" West, along the East boundary of said Claim, 1980.74 feet to the Centerline of Agate Street; thence North 89° 58' 02" West, along the Centerline of Agate Street, 990.00 feet, to the Center of Intersection of Hart Avenue and Agate Street; thence South 00° 05' 39" West, 20.00 feet to the South Boundary of Agate Street being the Initial Point and the True Point of Beginning; thence South 89° 58' 02" East, 165.05 feet; thence South 00° 05' 46" West, 479.45 feet; thence North 89° 59' 07" West, 165.03 feet; thence North 00° 05' 39" East, 479.50 feet to the True Point of Beginning.

Carl E. Neathamer
Surveyor

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

Carl E. Neathamer
Surveyor

NOTES:

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

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

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

Regulations, including levies, liens, assessments, rights of way and easements of the Kings Highway Water District.

The rights of the public in and to that portion of the hereon described property lying within the limits of public roads, streets or highways.

MCKENNEL SUBDIVISION, PHASE II

PREPARED FOR:
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 P.O. BOX 3026
 Central Point, Oregon 97502

A replat of Lots 10-18 Inclusive, Block 22 of Oakdale Park Addition Amended located in the Northwest One-Quarter of the Northeast One-Quarter of Section 1, Township 38 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

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 set 38-caliber shell casing with brass tag marked "NEATHAMER LS 56545" set in curb line, top set at or just below the surface.
- ▲ Indicates a found Brass Cap as noted.
- Indicates a found 3/4-inch diameter iron pipe, per SN 481.
- Indicates a found 5/8-inch diameter iron pin, with an aluminum cap marked "L.J. FRIAR & ASSOC." per SN 16822.
- Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C. NEATHAMER LS 56545" per SN 19492.
- Indicates a found aluminum cap marked "C/L MON. LS 56545" per SN 19492.
- Indicates a computed position, nothing found or set.
- 10' PVSD 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 an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- IRR EASE Indicates a Irrigation Easement
- PUE Indicates Public Utility Easement.
- () Indicates a record information as per SN 481.
- (()) Indicates a record information as per SN 16822.
- [] Indicates a record information as per Amended Plat of Oakdale Park Addition.
- x- Indicates an existing fence.
- RP Indicates Reference Point

NOTES

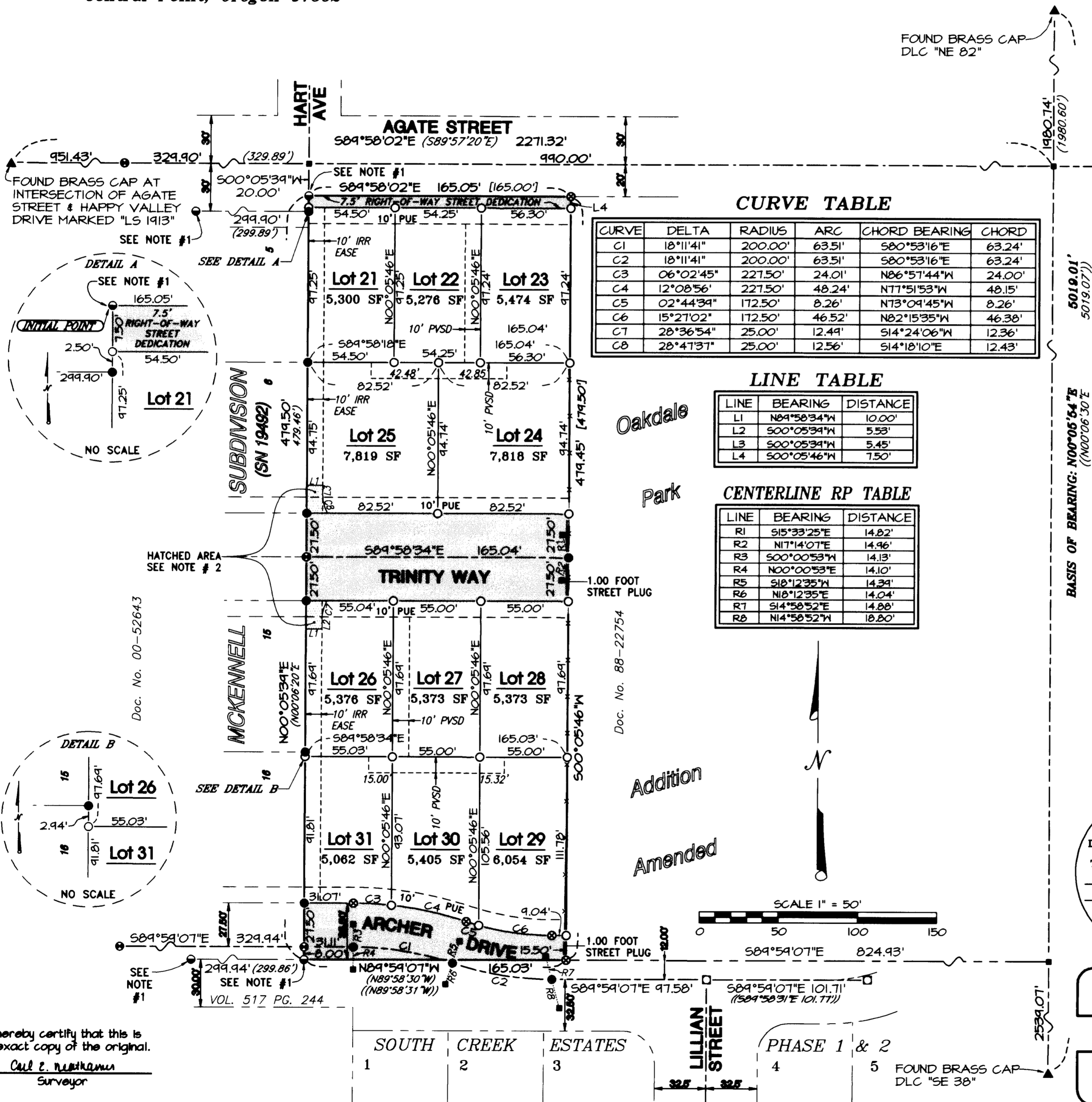
- #1 Destroyed during construction, re-established with 5/8" X 30" Iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- #2 Indicates a temporary turn-around easement to be extinguished and removed immediately upon the extension of Trinity Way, if an additional turn-around or street connection is provided to the satisfaction of the City of Medford.
- #3 The Planning Commission allows parking on both sides of Minor Residential streets, with clustering of driveways.
- #4 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.

Basis of Survey:

Geodetic North as established by Global Positioning System Observations and applied to found monuments as depicted hereon.

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

PLOT DATE: May 8, 2007 PROJECT NUMBER: 05082



CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD |
|-------|-----------|---------|--------|---------------|--------|
| C1 | 18°11'41" | 200.00' | 63.51' | S80°53'16"E | 63.24' |
| C2 | 18°11'41" | 200.00' | 63.51' | S80°53'16"E | 63.24' |
| C3 | 06°02'45" | 227.50' | 24.01' | N86°57'44"W | 24.00' |
| C4 | 12°08'56" | 227.50' | 48.24' | N77°51'53"W | 48.15' |
| C5 | 02°44'39" | 172.50' | 8.26' | N73°09'45"W | 8.26' |
| C6 | 15°27'02" | 172.50' | 46.52' | N82°15'35"W | 46.38' |
| C7 | 28°36'54" | 25.00' | 12.44' | S14°24'06"W | 12.36' |
| C8 | 28°47'37" | 25.00' | 12.56' | S14°18'10"E | 12.43' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N84°58'34"W | 10.00' |
| L2 | S00°05'39"W | 5.53' |
| L3 | S00°05'39"W | 5.45' |
| L4 | S00°05'46"W | 7.50' |

CENTERLINE RP TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| R1 | S15°33'25"E | 14.82' |
| R2 | N17°14'07"E | 14.96' |
| R3 | S00°00'53"W | 14.13' |
| R4 | N00°00'53"E | 14.10' |
| R5 | S18°12'35"W | 14.39' |
| R6 | N18°12'35"E | 14.04' |
| R7 | S14°58'52"E | 14.88' |
| R8 | N14°58'52"W | 18.80' |

**** RECEIVED ****
 DATE 4-9-07 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 CAEL E. NEATHAMER
 OREGON JULY 9, 2001
 CAEL E. NEATHAMER 58545
 Renewal Date 12/31/08

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