

# RIVER'S EDGE VILLA ESTATES, PHASES 1 AND 2 (A PLANNED COMMUNITY)

Located in:  
LOT 5 BLOCK 2 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL  
IN THE N.E. 1/4 OF SECTION 21, T.36S., R.3 W., W.M.,  
JACKSON COUNTY, OREGON

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that , RIVERS EDGE VILLA ESTATES, LLC, an Oregon limited liability company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots, tracts and private streets as shown hereon, and the number 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 those easements labeled as public utility easements and does hereby create the 10.00 foot wide water line easement across LOT 14 and TRACT "A" as shown hereon, for the benefit of the City of Gold Hill, and does also hereby create an access and parking easement within Tract "A" for the benefit the owners, heirs and assignees of lots 1-24 and of the property lying Southerly and adjacent to the Southerly boundary of the property hereon described, and does hereby designate said subdivision as RIVER'S EDGE VILLA ESTATES, PHASES 1 AND 2.

#### RIVERS EDGE VILLA ESTATES, LLC:

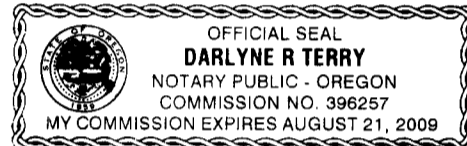
IN WITNESS WHEREOF, I have set my hand and seal this 24th day of May, 2007.

STATE OF OREGON )  
County of Jackson) ss.

James K. Beard  
James K. Beard  
Managing member

The foregoing instrument was acknowledged before me this 24th day of May, 2007, by James K. Beard as Managing Member of RIVERS EDGE VILLA ESTATES, an Oregon Limited Liability Company.

Before me: Darlene Terry  
Notary



### \*\*\* APPROVALS \*\*\*

#### GOLD HILL CITY PLANNING:

Examined and approved by the City of Gold Hill City Council in regular session this 8 day of JUNE, 2007.

Dan Morris Mayor  
Mary C Grockla Secretary

Examined and approved this 5 day of June, 2007.

Ken A. ...  
City Engineer

Examined and approved this 31st day of May, 2007.

Roger Roberts  
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of June 13, 2007.

S. Hensold deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of June 13, 2007.

Patty Bondzone Deputy  
Tax Collector

#### APPROVED FOR RECORDING:

Darlene Terry  
County Commissioner/Administrator

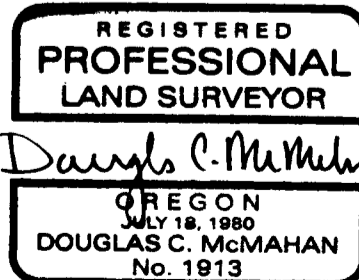
June 13, 2007  
Date

#### RECORDER:

Filed for record this 13 day of JUNE, 2007 at 12:25 o'clock P.M. and recorded in Volume 33 of Plats at page 38 of records of Jackson County, Oregon.

Kathleen S Bedrett  
County Clerk

Barbara J Shaw  
Deputy



Douglas C. McMahan  
SURVEYOR

### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at a point for the Northwest corner of Lot 5, BLOCK 2 of RIVERSIDE ADDITION to the City of Gold Hill, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point bears South 00°01'00" West 534.90 feet and North 77°18'05" West 1029.73 feet from the Northeast corner of Section 21, Township 36 South, Range 3 West of the Willamette Meridian in said Jackson County for the INITIAL POINT OF BEGINNING; thence South 77°18'05" East along the Northeasterly boundary of said Lot 5, a distance of 122.00 feet to the Northwest corner of tract described per Instrument No. 02-54812 of the Official Records of said Jackson County; thence South 12°41'55" West (Record South 12°42' West) along the Westerly boundary of said tract, 150.00 feet to the Southwest corner thereof; thence along the Southerly boundary of said tract, South 77°18'05" East (Record South 77°18' East) 150.00 feet to a point on the Westerly boundary of tract described per Instrument No. 98-55112 of said Official Records; thence South 12°41'55" West (Record South 12°42' West) 258.28 feet; thence leaving said boundary, North 77°18'05" West 272.00 feet to a point on the Westerly boundary of the aforementioned Lot 5, BLOCK 2 of RIVERSIDE ADDITION; thence North 12°41'55" East (Record North 12°42' East) along said boundary 408.28 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

S&J PROPERTIES, LLC, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED MARCH 6, 2007 AS DOCUMENT NO. 2007-010592, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

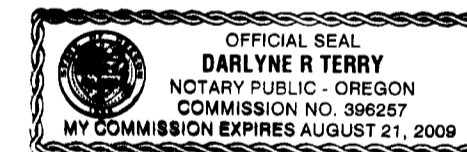
IN WITNESS HEREOF, SIGNED THIS 24th DAY OF May, 2007.

James K. Beard  
JAMES K. BEARD  
MANAGING MEMBER

STATE OF OREGON )  
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 2007, BY JAMES K. BEARD AS MANAGING MEMBER ON BEHALF OF S&J PROPERTIES, LLC, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT.

BEFORE ME: Darlene Terry  
Notary



THE TRIN CORPORATION, AN OREGON CORPORATION, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED MARCH 6, 2007 AS DOCUMENT NO. 2007-010593, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

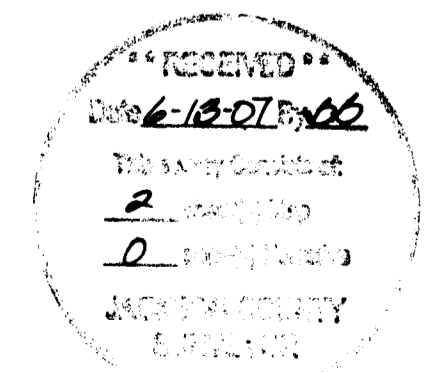
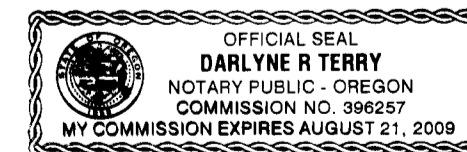
IN WITNESS HEREOF, SIGNED THIS 24th DAY OF May, 2007.

James K. Beard  
JAMES K. BEARD  
PRESIDENT

STATE OF OREGON )  
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 2007, JAMES K. BEARD AS PRESIDENT, ON BEHALF OF THE TRIN CORPORATION, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT.

BEFORE ME: Darlene Terry  
Notary



I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

ALL MONUMENTS WILL BE SET OR RESET NO LATER THAN MAY 1, 2008.

*Douglas C. McMah*  
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 2017-030683  
OF OFFICIAL RECORDS THIS 7<sup>th</sup> DAY OF September 2017. (S/N # 22345)

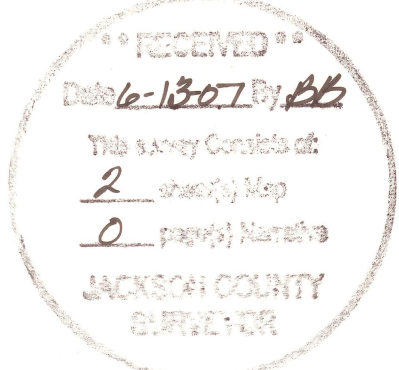
APPROVED: *Scott Fein*  
JACKSON COUNTY SURVEYOR

# RIVER'S EDGE VILLA ESTATES, PHASES 1 AND 2

## (A PLANNED COMMUNITY)

LOCATED IN:  
LOT 5 BLOCK 2 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL  
IN THE N.E. 1/4 OF SECTION 21, T.36S., R.3W., WM  
JACKSON COUNTY, OREGON

SECTION CORNER  
FOUND BRASS DISC  
PER COUNTY  
RE-ESTABLISHMENT  
NOTES



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

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF RIVER'S EDGE VILLA ESTATES, PHASES 1 AND 2 AS PER THE CITY OF GOLD HILL PLANNING ACTION AND PER THE CLIENT'S REQUEST.

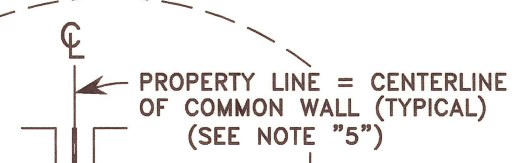
**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 9612, 11190, 11193, 11722, 15187, 18870 AND PLAT OF RIVERSIDE ADDITION FOR CONTROL, I ESTABLISH MONUMENTS AS SHOWN HEREON. AFTER REVIEWING DESCRIPTIONS AND SURVEYS OF OTHER PROPERTIES LYING BETWEEN SECOND AVENUE AND THE ROGUE RIVER, I HAVE HELD THE WESTERLY AND EASTERLY BOUNDARIES OF SUBJECT TRACT AT 90° TO THE RIGHT OF WAY LINE OF SECOND AVENUE. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

15.00' WIDE EASEMENT FOR INGRESS AND EGRESS PER INSTRUMENT NO. 76-13596, J.C.D.R. (TO BE REMOVED)

(RIVERSIDE  
BLOCK 2)

(LOT 6)

### DETAIL



COMMON WALL (TYPICAL)  
(SEE NOTE #5)  
NOT TO SCALE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMah*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/08

### LOT SIZE

LOT NO.	SQUARE FEET
1	3,195
2-3	1,577
4-5	3,320
6-9	1,577
10-11	3,320
12-13	1,577
14	3,253
15	3,508
16-18	1,739
19	3,569
20	3,316
21-23	1,644
24	3,374
TRACT "A"	32,296



- NOTES:
- 10.00' WIDE WATERLINE EASEMENT TO CITY OF GOLD HILL BEING CREATED HEREON. (SEE DECLARATION)
  - PORTION OF EXISTING WATERLINE EASEMENT TO BE REMOVED.
  - 15.00' WIDE EASEMENT FOR INGRESS AND EGRESS PER INSTRUMENT NO. 2006-052930 AND 2005-052932, J.C.D.R. TO BE REMOVED.
  - PACIFICORP EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOLUME 227, PAGE 21, VOLUME 272, PAGE 165 AND VOLUME 334, PAGE 116, J.C.D.R. (SPECIFIC LOCATIONS NOT GIVEN)
  - IF THE LOT LINE AS MONUMENTED IS IN CONFLICT WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE PROPERTY LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION SHOWN HEREON.
  - THAT PORTION OF THE PROPOSED WATER LINE LYING SOUTHERLY OF THE BOUNDARY OF THIS PLAT, SHOWN HATCHED, WILL BE GRANTED BY SEPARATE DOCUMENT.

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMah*  
SURVEYOR

**HOFFBUHR & ASSOCIATES, INC.**  
880 GOLF VIEW DRIVE, # 201 MEDFORD, OREGON (541) 779-4641 97504  
BY: DOUGLAS C. McMAHAN LS No. 1913  
SCALE: 1" = 40' DATE: MAY 10, 2007  
BASIS OF BEARING: FILED SURVEY NO. 11193 (SECTION LINE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x24" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC. INC."
- ⊛ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 18870
- = FOUND BRASS DISC AS NOTED
- = FOUND 5/8" PIN WITH CAP STAMPED "SMITH LS 2011" PER S/N 15969 UNLESS OTHERWISE SHOWN.
- △ = DEFERRED MONUMENT Doc. # 2017-030683
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- S/N = FILED SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- CP = COMMON PROPERTY

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	16°32'04"	122.00	35.21	35.09	S04°25'53"W
2	24°31'10"	100.00	42.79	42.47	S00°26'20"W
3	46°23'49"	14.50	11.74	11.42	N79°30'00"E
4	46°23'50"	14.50	11.74	11.42	S54°06'10"E
5	03°21'09"	122.00	7.14	7.14	S05°30'43"E
6	28°51'27"	74.77'	37.66	37.26	N06°35'12"W

ROGUE RIVER

15/11