

GREENHILLS VILLAGE (A PLANNED UNIT DEVELOPMENT)

Located in a portion of Lot 4 of the Replat of Lot 6 of Victoria Manor Subdivision and in the Southwest One-Quarter of the Southeast One-Quarter of Section 34, Township 35 South, Range 1 West of the Willamette Meridian, in the City of Eagle Point, Jackson County, Oregon.

PREPARED FOR:
**GREENHILLS VILLAGE
EAGLE POINT, LLC.**
1511 Old Ferry Road
Shady Cove, Oregon 97539

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that GREENHILLS VILLAGE EAGLE POINT, LLC., hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant hereby dedicates to the City of Eagle Point for public use all public utility easements shown hereon. Declarant does hereby create the Common Area, Public and Private Utility Easement, Greenhills Way (a private drive) and Emergency Vehicle Easement as shown hereon; allowing for public and private utilities including, but not limited to: telephone; power; cable television; domestic water; irrigation; sanitary sewer and storm drain facilities, and the ability and obligation to access, install, maintain and repair such facilities and shall also allow for the private access ways (for access, parking and maneuvering), pedestrian ways, and shall allow for emergency vehicular and pedestrian ingress and egress. All declarations herein shall be subject to the provisions and Bylaws of the GREENHILLS VILLAGE Homeowners Association, as contained in Document Number 2007-028612, recorded June 15, 2007, of the Official Records of Jackson County, Oregon. GREENHILLS VILLAGE is also subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) as set forth in Document Number 2007-023611, recorded June 15, 2007, of the Official Records of Jackson County, Oregon. Declarant, has caused this tract of land to be surveyed and platted into Lots, Common Area and Public and Private Utility Easements, as shown hereon, and hereby designates this subdivision as GREENHILLS VILLAGE, being A Planned Unit Development to the City of Eagle Point.

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:

All that certain real property described in Document Numbered 06-15646 of the Official Records of Jackson County, Oregon, being in the Southwest One-Quarter of the Southeast One-Quarter of Section 34, Township 35 South, Range 1 West of the Willamette Meridian, in the City of Eagle Point, Jackson County, Oregon, more particularly described as follows:

Beginning at a 5/8-Inch diameter iron pin with plastic cap found set for the most northerly corner of Lot 3 of the Replat of Lot 6 of Victoria Manor Subdivision, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon; thence North 27°47'46" West, a distance of 15.87 feet; thence North 43°08'38" East, a distance of 23.79 feet; thence North 14°04'38" East, a distance of 30.14 feet; thence North 20°04'38" East, a distance of 25.50 feet; thence North 24°44'22" West, a distance of 58.48 feet; thence South 84°57'11" West, a distance of 57.67 feet; thence South 51°27'26" West, a distance of 14.44 feet to the easterly right-of-way line of Dianne Way; thence along said right-of-way North 15°54'38" East, a distance of 74.26 feet to the beginning of a curve to the left, having a radius of 495.00 feet and a Central Angle of 32°00'00"; thence along the arc of said curve a distance of 276.46 feet (the long chord of said curve bears North 00°00'22" West, a distance of 272.88 feet); thence North 16°00'22" West, a distance of 43.00 feet to the Northwest corner of tract described in Document Number 98-53314 of the Official Records of Jackson County, Oregon; thence leaving said right-of-way North 89°57'11" East, a distance of 307.98 feet to the Northeast corner of said tract; thence along that boundary established by agreement and recorded in Document Number 93-14955 of said Official Records, South 00°07'16" East, a distance of 139.97 feet to the southerly terminus thereof; thence along the westerly boundary of tract described in Document Number 70-08776 of said Official Records, South 19°18'07" West, a distance of 538.50 feet to the most southerly corner of Lot 4 of said Replat of Lot 6 of Victoria Manor Subdivision; thence North 27°20'28" West, a distance of 20.00 feet to the most easterly corner of said Lot 3 of said subdivision; thence North 27°47'46" West, a distance of 131.10 feet to the True Point of Beginning.

IN WITNESS WHEREOF, signed this 23rd day of May, 2007.

Minerva B. Miller
Minerva B. Miller, Manager
GREENHILLS VILLAGE
EAGLE POINT, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Minerva B. Miller, known to me as the Manager of GREENHILLS VILLAGE EAGLE POINT, LLC, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 23rd day of May, 2007.

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

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 05-065827 on October 27, 2005, in the Official Records of Jackson County, Oregon, modified by instrument and recorded as Instrument Number 06-009837 on February 28, 2006, said Official Records, modified by instrument and recorded as Instrument Number 06-032595 on June 27, 2006, said Official Records, modified by instrument and recorded as Instrument Number 07-001883 on January 12, 2007, said Official Records, and as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 06-019145 on April 12, 2006, in the 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 13 day of June, 2007.

Wayne Thompson
Wayne Thompson, Vice President
PremierWest Bank

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Wayne Thompson, known to me as the Vice President of PremierWest Bank, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 13 day of June, 2007.

Before me:
Bethy J. Lamson
Bethy J. Lamson, NOTARY PUBLIC-OREGON
COMMISSION NO.: 392601
MY COMMISSION EXPIRES: May 9, 2009

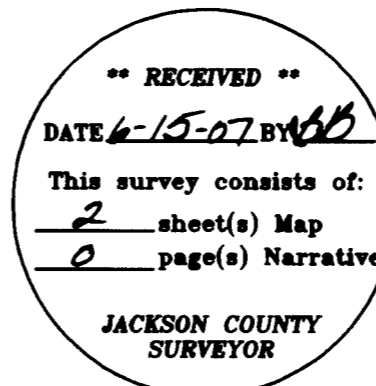
Cael E. Neathamer
Surveyor

NOTES:

GREENHILLS VILLAGE, A Planned Unit Development, is subject to the following matters of record:

- 1) The property lies within the boundaries of Rogue Valley Sewer Services and is subject to the levies and assessments thereof.
- 2) Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Eagle Point Irrigation District.
- 3) Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof recorded May 20, 1993 as No. 93-16336, of the Official Records of Jackson County, Oregon, and re-recorded July 01, 1993 as No. 93-21638, said Official Records.
- 4) Fence encroachment as disclosed by Survey Number 18531 filed in the office of the Jackson County Surveyor. Fence no longer exists.

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



NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Eagle Point June 14, 2005, Planning Action Number 04/05-18: SUB/CUP/PUD.

Procedure: Utilizing a Trimble 5600 Total Station and a TSCE Data Collector with Trimble software, and a Trimble 5700 GPS receiver, with said TSCE Data Collector all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations. Records utilized for this survey: Documents Numbered 06-15645 and 06-15646, of the Official Records of Jackson County, Oregon; Survey Number 19154 filed in the office of the Jackson County Surveyor.

Utilizing said record documents and previously found and set monuments by this office per Survey Number 19154, established the rights of way and exterior boundary. The interior lots were computed and monumented as depicted hereon.

APPROVALS:

I certify that, pursuant to the authority granted in Ordinances of the City of Eagle Point, this plat is hereby approved.

David L. Russell 6-15-07
City Administrator/Planning Director Date

Examined and approved this 14th day of June, 2007.
Art Hoadley
City Engineer

Examined and approved this 15th day of June, 2007.
Robert Roberts
Jackson County Surveyor

Examined and approved this 24th day of May, 2007.
Pat Taylor
Rogue Valley Sewer Services

Examined and approved as required by O.R.S. 92.100 this 15th day of JUNE, 2007.

DAN ROSS Anna Crawford
Assessor Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6-15, 2007.

Coury Crake Jim King
Tax Collector Deputy

RECORDING

APPROVED FOR RECORDING: C. Russell 6/15/07
County Commissioner/Administrator Date

FILED FOR RECORD THIS THE 15 DAY OF June, 2007 AT 3:53 O'CLOCK P.M.
AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 39 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckell Christy D. Walk
County Clerk Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/08

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

PROJECT NUMBER: 04113 PLOT DATE: May 22, 2007

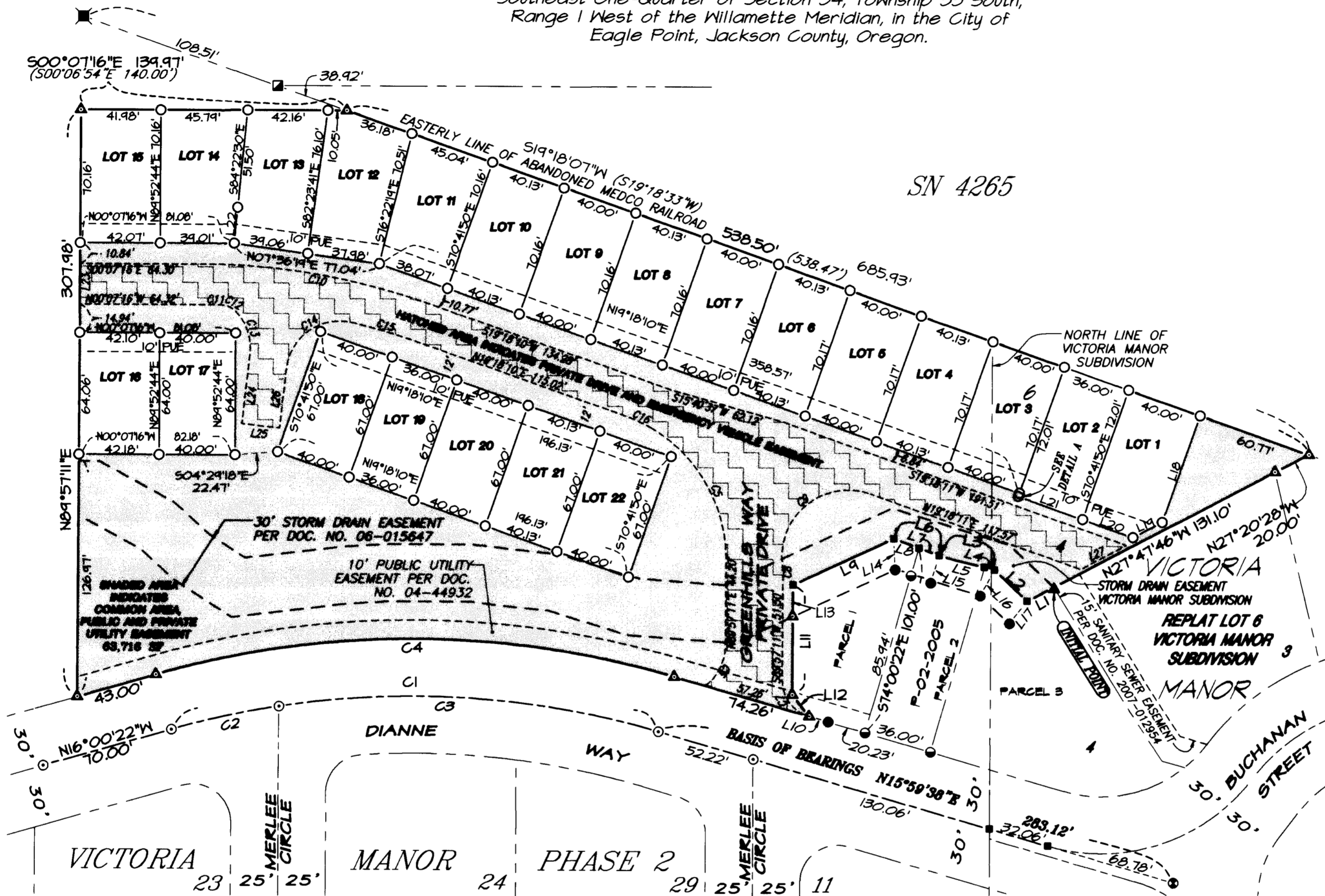
Sheet 1 of 2 © LTM

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Located in a portion of Lot 4 of the Replat of Lot 6 of Victoria Manor Subdivision and in the Southwest One-Quarter of the Southeast One-Quarter of Section 34, Township 35 South, Range 1 West of the Willamette Meridian, in the City of Eagle Point, Jackson County, Oregon.

PREPARED FOR:

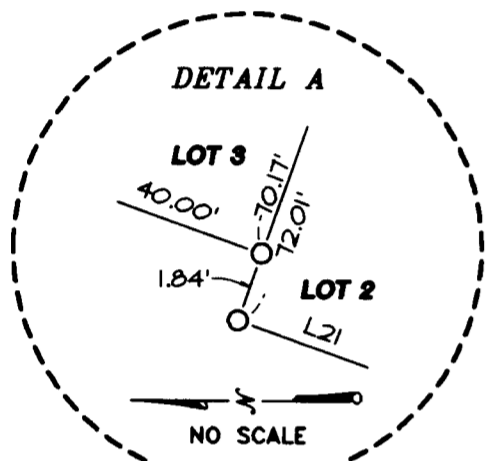
**GREENHILLS VILLAGE
EAGLE POINT, LLC.**
1511 Old Ferry Road
Shady Cove, Oregon 97539



SN 4265

LEGEND

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545", top set flush with the surface.
- △ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C. NEATHAMER LS 56545", per Survey Number 19154.
- Indicates a found 5/8-inch diameter iron pin, with a yellow plastic cap marked "Kaiser RLS 803", per Survey Number 18531.
- ⊙ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "B. Kaiser RLS 52923", per Survey Number 18569.
- ⊕ Indicates a found 5/8-inch diameter iron pin, with an aluminum cap marked "Kaiser RLS 803", per Survey Number 15103.
- ⊖ Indicates a found 5/8-inch diameter iron pin, with an aluminum cap marked "Kaiser RLS 803" per Survey Number 14846.
- ▲ Indicates a found 5/8-inch diameter iron pin, with a yellow plastic cap marked "Kaiser RLS 803", per Survey Number 14846.
- ⊠ Indicates a found 5/8-inch diameter iron pin per Survey Number 1957.
- ⊡ Indicates a found 5/8-inch diameter iron pin per Survey Number 4265.
- Indicates a computed position, nothing found or set, unless noted otherwise.
- () Indicates record information per Doc. No. 04-44929 and SN 18531.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- Doc. No. Indicates a document number pursuant to the Official Records of Jackson County, Oregon.
- VOL. PG. Indicates a document number pursuant to the Deed Records of Jackson County, Oregon.



LINE TABLE

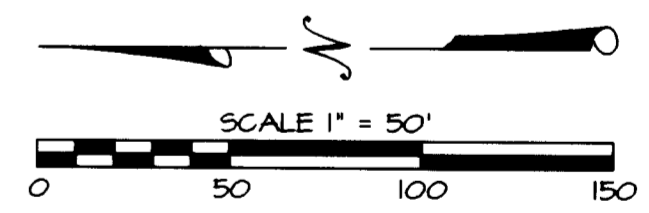
LINE	BEARING	DISTANCE
L1	N27°47'46"W	15.87'
L2	N43°08'38"E	23.71'
L3	N14°04'38"E	30.14'
L4	N14°04'38"E	5.48'
L5	N14°04'38"E	24.66'
L6	N20°09'38"E	25.50'
L7	N20°09'38"E	11.38'
L8	N20°09'38"E	14.12'
L9	N24°49'22"W	58.40'
L10	N24°49'22"W	10.41'
L11	S84°57'11"W	57.67'
L12	S51°27'26"W	14.44'
L13	N84°57'11"E	16.52'
L14	N87°34'06"E	16.22'
L15	S72°47'17"E	14.94'
L16	S61°11'27"E	15.50'
L17	S51°24'35"E	15.05'
L18	N70°41'50"W	54.29'
L19	N27°47'46"W	17.37'
L20	N19°18'10"E	28.18'
L21	N19°18'10"E	36.00'
L22	S85°13'03"E	18.94'
L23	S84°57'11"W	21.00'
L24	N83°44'26"W	36.84'
L25	S06°15'34"W	20.00'
L26	S83°44'26"E	31.64'
L27	N27°47'46"W	21.30'

LOT SF TABLE

LOT	SF
1	2,805 SF
2	2,592 SF
3	2,807 SF
4	2,815 SF
5	2,807 SF
6	2,815 SF
7	2,807 SF
8	2,815 SF
9	2,808 SF
10	2,815 SF
11	2,918 SF
12	3,119 SF
13	2,972 SF
14	2,968 SF
15	2,948 SF
16	2,698 SF
17	2,580 SF
18	2,680 SF
19	2,412 SF
20	2,680 SF
21	2,688 SF
22	2,680 SF

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	32°00'00"	465.00'	259.70'	N00°00'22"W	256.34'
C2	07°08'12"	465.00'	57.92'	N12°26'16"W	57.88'
C3	24°51'48"	465.00'	201.74'	N03°33'44"E	200.21'
C4	32°00'00"	445.00'	276.46'	N00°00'22"W	272.88'
C5	54°56'21"	80.00'	83.64'	N54°54'01"E	74.93'
C6	51°57'49"	27.50'	24.94'	N64°03'54"W	24.04'
C7	73°57'33"	20.00'	25.82'	N52°58'25"E	24.06'
C8	05°02'05"	115.00'	10.11'	N87°26'04"E	10.10'
C9	114°23'05"	35.00'	64.87'	N87°53'21"W	58.83'
C10	19°25'26"	363.00'	123.06'	N04°35'27"E	122.47'
C11	01°48'14"	342.00'	10.77'	N00°46'51"E	10.77'
C12	41°06'26"	11.00'	7.84'	N25°41'44"E	7.72'
C13	50°00'38"	28.00'	24.44'	N71°15'15"E	23.67'
C14	46°56'06"	28.00'	47.37'	N85°16'23"W	41.92'
C15	06°05'37"	342.00'	36.37'	N16°15'21"E	36.36'
C16	04°54'11"	42.00'	16.04'	N24°17'45"E	16.01'



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

**** RECEIVED ****
DATE 6-15-07 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
56545

Renewal Date 12/31/08

BASIS OF BEARINGS:
Basis of Bearings is Geodetic North based on WGS 84 Datum, established by Global Positioning System Observations. Bearing applied to monuments at the centerline of Dianne Way, as depicted hereon.

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

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