

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT PIONEER VILLAGE INVESTMENTS, LLC HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER OF THE LANDS DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED AND SET FORTH IN THE "SURVEYOR'S CERTIFICATE", AND HAS CAUSED SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND STREETS AS SHOWN HEREON. DECLARANT HEREBY CREATES THE PRIVATE STREET DEPICTED HEREON AS SOPHIA LANE. DECLARANT ALSO HEREBY: DEDICATES FOR PUBLIC USE THOSE AREAS DEPICTED ON SHEET 2 OF 3 AS PUBLIC UTILITY EASEMENTS (PUE); DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREET DEDICATION AS SHOWN HEREON; CREATES EASEMENTS FOR STORM DRAIN, SEWER AND WATER LINES, AND RIGHTS IN CONNECTION THEREWITH, AS SHOWN ON SHEET 3 OF 3; CREATES THOSE AREAS OF LAND DEPICTED HEREON, LYING OUTSIDE OF LOTS NUMBERED 1 THROUGH 13, AS COMMON AREA FOR THE USE AND BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS AND SUBJECT TO COVENANT PROHIBITING LOT SALES AS SET FORTH IN INSTRUMENT NUMBER 2005-072263 AND COVENANT FOR MAINTENANCE AS SET FORTH IN INSTRUMENT NUMBER 2005-072264. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION, A SENIOR LIVING COMMUNITY, AS "PIONEER VILLAGE".

IN WITNESS WHEREOF, SIGNED THIS 16 DAY OF June, 2006.

[Signature]  
REPRESENTATIVE FOR PIONEER VILLAGE INVESTMENTS, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THE ABOVE NAMED J.L. CHAMBERLAIN AN AUTHORIZED REPRESENTATIVE OF PIONEER VILLAGE INVESTMENTS, LLC, KNOWN TO ME, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 16<sup>TH</sup> DAY OF JUNE, 2006.

Maury McDaniel NOTARY PUBLIC - OREGON

COMMISSION NO. 365622

MY COMMISSION EXPIRES: 03/24/07

**APPROVALS:**

JACKSONVILLE PLANNING PLANNING FILE# \_\_\_\_\_

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF MAY, 2006.

[Signature]  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27<sup>th</sup> DAY OF April, 2006.

[Signature]  
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100 AS OF June 27, 2006.

Amanda Kirkpatrick, deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

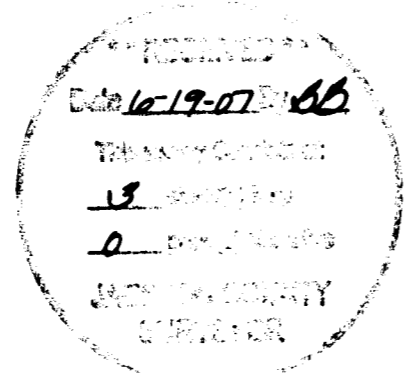
ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE

BEEN PAID AS OF THIS 27<sup>th</sup> DAY OF June, 2006.

James Clark, Deputy  
TAX COLLECTOR

APPROVED FOR RECORDING THIS 19 DAY OF June, 2006.

[Signature]  
JACKSON COUNTY COMMISSIONER



**PIONEER VILLAGE  
(A SENIOR LIVING COMMUNITY)**  
LOCATED IN THE SE 1/4 OF SECTION 29,  
T. 37 S., R. 2W., CITY OF JACKSONVILLE  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

**SURVEY FOR:**

PIONEER VILLAGE INVESTMENTS, LLC  
4061 LIVINGSTON ROAD  
CENTRAL POINT, OR 97502

APRIL 22, 2006

**RECORDING:**

FILED FOR RECORD THIS 19 DAY OF June  
~~2006~~ AT 3:26 O'CLOCK, P.M. AND RECORDED IN  
VOLUME 33 OF PLATS AT PAGE 40  
OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

**SURVEYOR'S CERTIFICATE**

I, DANIEL L. SEIBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2541, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. SAID LAND BEING DESCRIBED AS FOLLOWS:

PARCEL NUMBER TWO (2) OF PARTITION PLAT NUMBER P-85-2004, RECORDED DECEMBER 17, 2004, IN RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 18543, IN THE OFFICE OF THE COUNTY SURVEYOR.

[Signature] 4-27-06  
DANIEL L. SEIBERT PLS 2541 DATE

**NARRATIVE**

PERFORM A BOUNDARY SURVEY OF PARCELS 1 AND 2 AS DESCRIBED IN RECORDED INSTRUMENT No. 04-072997 OF THE OFFICIAL RECORDS OF JACKSON COUNTY AND PREPARE A SUBDIVISION PLAT PURSUANT TO CLIENTS INSTRUCTIONS AND AS APPROVED BY THE CITY OF JACKSONVILLE IN JACKSON COUNTY, OREGON.

**PROCEDURE**

UTILIZING FOUND MONUMENTATION OF PARCEL 2 OF PARTITION PLAT No. P-85-2004 AND RECORDED AS COUNTY SURVEY No. 18543, AS SHOWN HEREON, CONTROL WAS ESTABLISHED FOR THE BOUNDARY OF SUBJECT TRACT AND MONUMENTS WERE ESTABLISHED IN ORDER TO SUBDIVIDE PER THE OWNERS REQUEST. CORNER MONUMENTS THAT WERE SET DURING COUNTY SURVEY No. 18543 AND NOT FOUND WERE SET AGAIN AT RECORD POSITIONS AS SHOWN HEREON.

**\*\*AFFIDAVIT OF CONSENT\*\***

Richard R. Hein TR / Helen J. Hein TR RECORDED AS DOCUMENT No. 2007-029070 OFFICIAL RECORDS OF JACKSON COUNTY.

Premier West Bank RECORDED AS DOCUMENT No. 2007-029071 OFFICIAL RECORDS OF JACKSON COUNTY.

I CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

[Signature]  
DANIEL L. SEIBERT, PLS 2541

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JAN. 21, 1992  
DANIEL L. SEIBERT  
2541

RENEWAL 6-30-06

**L&S SURVEYING**  
78 Leafwood Dr.  
Eagle Point, OR 97524  
Phone (541) 830-0111

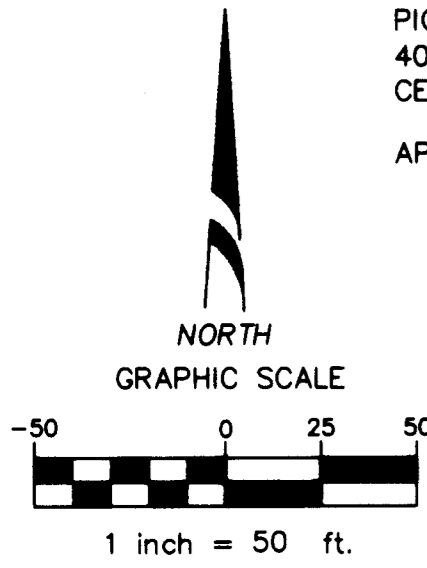
# PIONEER VILLAGE (A SENIOR LIVING COMMUNITY)

LOCATED IN THE SE 1/4 OF SECTION 29,  
T. 37 S., R. 2W., CITY OF JACKSONVILLE  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

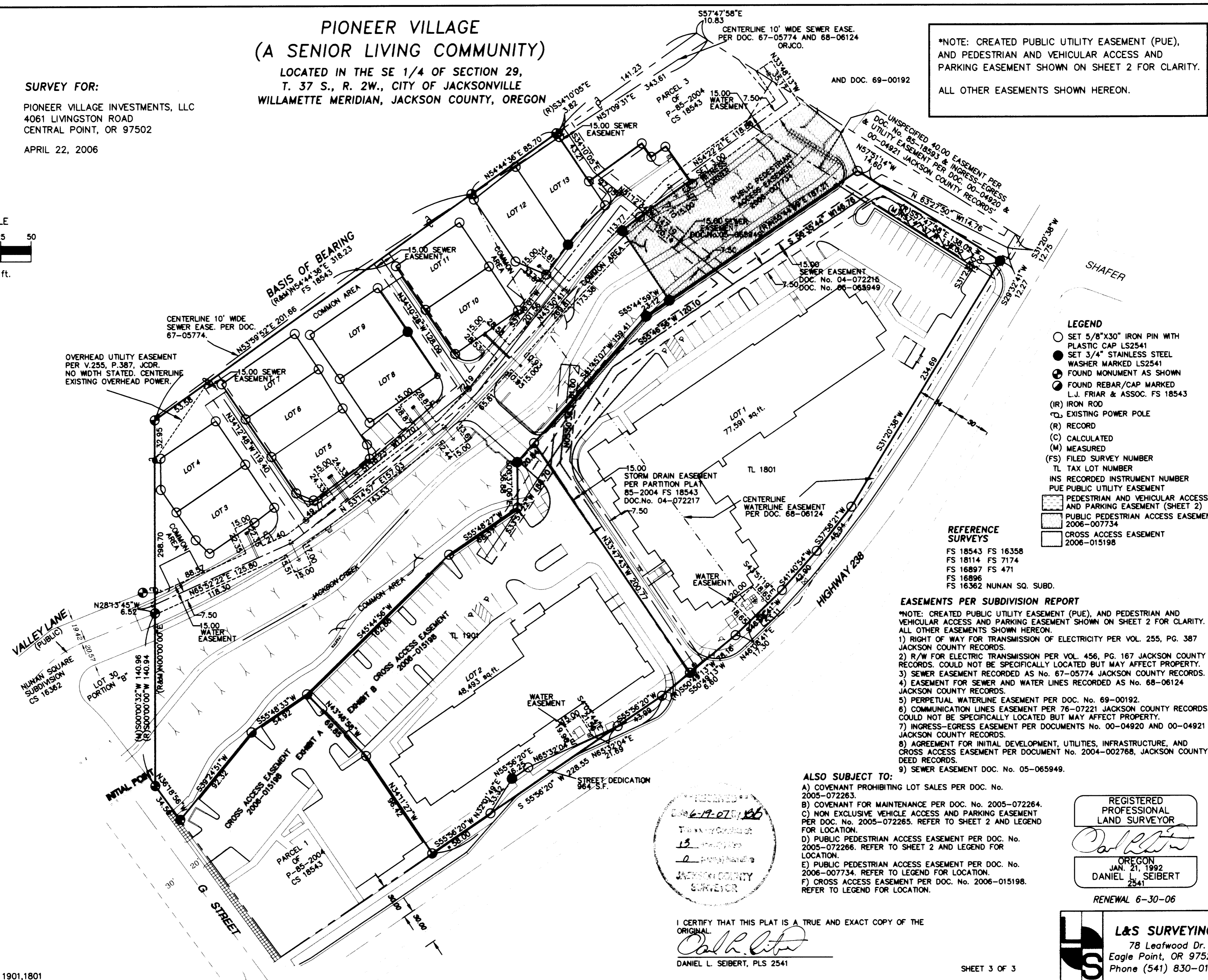
### SURVEY FOR:

PIONEER VILLAGE INVESTMENTS, LLC  
4061 LIVINGSTON ROAD  
CENTRAL POINT, OR 97502

APRIL 22, 2006



\*NOTE: CREATED PUBLIC UTILITY EASEMENT (PUE), AND PEDESTRIAN AND VEHICULAR ACCESS AND PARKING EASEMENT SHOWN ON SHEET 2 FOR CLARITY. ALL OTHER EASEMENTS SHOWN HEREON.



- #### LEGEND
- SET 5/8"X30" IRON PIN WITH PLASTIC CAP LS2541
  - SET 3/4" STAINLESS STEEL WASHER MARKED LS2541
  - ⊕ FOUND MONUMENT AS SHOWN
  - ⊙ FOUND REBAR/CAP MARKED L.J. FRIAR & ASSOC. FS 18543
  - (IR) IRON ROD
  - ⊕ EXISTING POWER POLE
  - (R) RECORD
  - (C) CALCULATED
  - (M) MEASURED
  - (FS) FILED SURVEY NUMBER
  - TL TAX LOT NUMBER
  - INS RECORDED INSTRUMENT NUMBER
  - PUE PUBLIC UTILITY EASEMENT
  - ▨ PEDESTRIAN AND VEHICULAR ACCESS AND PARKING EASEMENT (SHEET 2)
  - ▨ PUBLIC PEDESTRIAN ACCESS EASEMENT 2006-007734
  - ▨ CROSS ACCESS EASEMENT 2006-015198

- #### REFERENCE SURVEYS
- FS 18543 FS 16358
  - FS 18114 FS 7174
  - FS 16897 FS 471
  - FS 16896
  - FS 16362 NUNAN SQ. SUBD.

- #### EASEMENTS PER SUBDIVISION REPORT
- \*NOTE: CREATED PUBLIC UTILITY EASEMENT (PUE), AND PEDESTRIAN AND VEHICULAR ACCESS AND PARKING EASEMENT SHOWN ON SHEET 2 FOR CLARITY. ALL OTHER EASEMENTS SHOWN HEREON.
- 1) RIGHT OF WAY FOR TRANSMISSION OF ELECTRICITY PER VOL. 255, PG. 387 JACKSON COUNTY RECORDS.
  - 2) R/W FOR ELECTRIC TRANSMISSION PER VOL. 456, PG. 167 JACKSON COUNTY RECORDS. COULD NOT BE SPECIFICALLY LOCATED BUT MAY AFFECT PROPERTY.
  - 3) SEWER EASEMENT RECORDED AS No. 67-05774 JACKSON COUNTY RECORDS.
  - 4) EASEMENT FOR SEWER AND WATER LINES RECORDED AS No. 68-06124 JACKSON COUNTY RECORDS.
  - 5) PERPETUAL WATERLINE EASEMENT PER DOC. No. 69-00192.
  - 6) COMMUNICATION LINES EASEMENT PER 76-07221 JACKSON COUNTY RECORDS. COULD NOT BE SPECIFICALLY LOCATED BUT MAY AFFECT PROPERTY.
  - 7) INGRESS-EGRESS EASEMENT PER DOCUMENTS No. 00-04920 AND 00-04921 JACKSON COUNTY RECORDS.
  - 8) AGREEMENT FOR INITIAL DEVELOPMENT, UTILITIES, INFRASTRUCTURE, AND CROSS ACCESS EASEMENT PER DOCUMENT No. 2004-002768, JACKSON COUNTY DEED RECORDS.
  - 9) SEWER EASEMENT DOC. No. 05-065949.

- #### ALSO SUBJECT TO:
- A) COVENANT PROHIBITING LOT SALES PER DOC. No. 2005-072263.
  - B) COVENANT FOR MAINTENANCE PER DOC. No. 2005-072264.
  - C) NON EXCLUSIVE VEHICLE ACCESS AND PARKING EASEMENT PER DOC. No. 2005-072265. REFER TO SHEET 2 AND LEGEND FOR LOCATION.
  - D) PUBLIC PEDESTRIAN ACCESS EASEMENT PER DOC. No. 2005-072266. REFER TO SHEET 2 AND LEGEND FOR LOCATION.
  - E) PUBLIC PEDESTRIAN ACCESS EASEMENT PER DOC. No. 2006-007734. REFER TO LEGEND FOR LOCATION.
  - F) CROSS ACCESS EASEMENT PER DOC. No. 2006-015198. REFER TO LEGEND FOR LOCATION.

RECORDED  
6-19-07  
186  
DANIEL L. SEIBERT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Daniel L. Seibert*  
DANIEL L. SEIBERT  
JAN. 21, 1992  
2541  
RENEWAL 6-30-06

I CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
*Daniel L. Seibert*  
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