

JACQUELINE ESTATES, PHASE 2

A PLANNED COMMUNITY SUBDIVISION

LOCATED in Lot 161 Rogue ^{LANDS} Irrigated Orchard Tracts
being situated in the NW 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,
in White City, Jackson County, Oregon

for
Anasazi LLC
3159 Redwood Avenue
Grants Pass, Oregon 97527

September 21, 2006

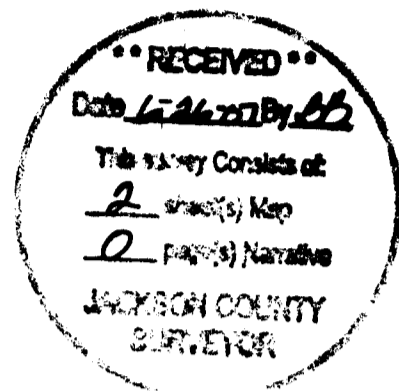
SURVEY NARRATIVE TO COMPLY WITH
CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

PURPOSE:
JACQUELINE ESTATES, PHASE 2, A PLANNED COMMUNITY SUBDIVISION; JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE # SUB 2005-00019. TO LOCATE AND MONUMENT THE NEW LOT LINES AS SHOWN AND TO PREPARE AND RECORD A PLAT FOR THE PURPOSES OF CREATING LOTS, EASEMENTS AND THE PUBLIC STREET AS SHOWN.

PROCEDURE:
UTILIZING FOR CONTROL THE FOUND MONUMENTS SHOWN, PER CSPN 1964, CSPN 17872 AND CSPN 17872, THE BOUNDARIES OF LOT 20 OF SAID CSPN 1964 WERE COMPUTED. THE NEW LOT LINES WERE THEN MONUMENTED AS SHOWN. MONUMENTS SET ON THIS SURVEY CONSIST OF 5/8" X 30" STEEL PINS WITH RED PLASTIC CAPS MARKED "R. BRAUGHTON - LS 2657", UNLESS OTHERWISE NOTED.

EQUIPMENT:
NIKON DTM-A20 ELECTRONIC TOTAL STATION &
LEICA TCA 1100 ELECTRONIC TOTAL STATION

APPROVALS:
EXAMINED AND APPROVED THIS 11TH OF JANUARY, 2007.
[Signature]
JACKSON COUNTY SURVEYOR
EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS 30TH OF APRIL, 2007.
[Signature]
JACKSON COUNTY PLANNING DIRECTOR CASE FILE# SUB 2005-00019
EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS THIS 15TH OF FEBRUARY, 2007.
[Signature]
JACKSON COUNTY ENGINEER
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 42.100 THIS 17TH DAY OF MAY, 2007.
[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.045 HAVE BEEN PAID AS OF MAY 17, 2007
[Signature]
TAX COLLECTOR DATE



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JACQUELINE ESTATES LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN "SURVEYOR'S CERTIFICATE" AND THAT CALVIN BATY AND JOHN SCHLEINING ARE MEMBERS OF SAID COMPANY WITH JOHN SCHLEINING BEING THE MANAGER HAVING FULL AUTHORITY TO ACT ALONE FOR THE LLC. BE IT ALSO KNOWN, THAT 'BANK OF THE CASCADES', AN OREGON COMPANY, IS A BENEFICIARY INTEREST HOLDER IN SAID LANDS BY TRUST DEED, DOCUMENT NUMBER 2004-019515. BE IT ALSO KNOWN THAT JOHN JOSEPH DAVIS IS ALSO A BENEFICIARY INTEREST HOLDER IN SAID LANDS BY TRUST DEED DOCUMENT NUMBER 2005-008580. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PUBLIC STREET AND COMMON AREAS. WE DO ALSO HEREBY MAKE AND CREATE THE 'PUBLIC UTILITY EASEMENTS'; 'STORM DRAIN EASEMENT'; 'PEDESTRIAN EASEMENT' AND 'GAS LINE EASEMENTS' AS SHOWN HEREON. THE NUMBER OF EACH LOT, THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF JACQUELINE ESTATES, PHASE 2. WE DO HEREBY DEDICATE TO PUBLIC THE 'PUBLIC UTILITY EASEMENTS'; 'STORM DRAIN EASEMENT'; 'PEDESTRIAN EASEMENT' AND 'GAS LINE EASEMENT' AS SHOWN HEREON. WE DO ALSO DEDICATE TO THE PUBLIC THE STREET 'JACQUELINE WAY', AS SHOWN HEREON, FOR STREET PURPOSES. WE DO HEREBY DESIGNATE THIS DEVELOPMENT AS 'JACQUELINE ESTATES, PHASE 2', WITH THE RESERVATION THAT LOTS 111 AND 112 SHALL HAVE EGRESS AND INGRESS ACCESS, WATER AND SEWER ACCESS, VIA 'COMMON AREA E' OF JACQUELINE ESTATES, PHASE 1 AND WE DO ALSO DECLARE THAT ALL LOTS IN SAID SUBDIVISION ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE #SUB 2005-00019. BE IT ALSO KNOWN, THAT JACQUELINE ESTATES, PHASE 2 IS A TOWNHOUSE DEVELOPMENT WITH ZERO SETBACKS AND COMMON WALLS ON THE INTERIOR LOT LINES. WE DO HEREBY DECLARE THAT GREAT CARE AND DILIGENCE SHALL BE MADE TO CONSTRUCT THE COMMON WALLS ON THE LOT LINES.

P.O. Box 4397
Medford, OR 97501
(541) 512-1520

SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY STATE STATUTE, THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID LANDS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NUMBER P-49-2003, ACCORDING TO THE OFFICIAL PLAT THEREOF, INDEX VOLUME 14, PAGE 49 (COUNTY SURVEYOR FILING NUMBER 17872) BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 2005-011518, OFFICIAL RECORDS, SAID COUNTY AND STATE; THENCE NORTH 00°14'30" EAST, A DISTANCE OF 317.87 FEET TO THE NORTHEAST CORNER OF LAST SAID DOCUMENT; THENCE NORTH 00°14'30" EAST, A DISTANCE OF 59.40 FEET TO THE SOUTHEAST CORNER OF 'JACQUELINE ESTATES, PHASE 1', ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 00°14'30" WEST, A DISTANCE OF 32.64 FEET; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 00°14'30" WEST, A DISTANCE OF 26.76 FEET TO A POINT ON THE NORTH LINE OF LAST SAID DOCUMENT; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 37.46 FEET TO POINT ON THE EASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 2005-011519, SAID COUNTY AND STATE; THENCE NORTH 00°14'30" EAST, A DISTANCE OF 118.80 FEET TO THE NORTHEAST CORNER OF LAST SAID TRACT; THENCE NORTH 89°45'30" WEST, A DISTANCE OF 100.77 FEET TO NORTHWEST CORNER OF LAST SAID TRACT; THENCE SOUTH 00°12'25" WEST, A DISTANCE OF 437.91 FEET; THENCE NORTH 89°56'30" EAST, A DISTANCE OF 235.97 FEET TO THE TRUE POINT OF BEGINNING.

[Signature]
JOHN SCHLEINING
JACQUELINE ESTATES LLC
MANAGING PARTNER
[Signature] E.V.P.
WILLIAM A. HADEN
AUTHORIZED REPRESENTATIVE
BANK OF THE CASCADES
[Signature]
JOHN JOSEPH DAVIS
JOHN JOSEPH DAVIS

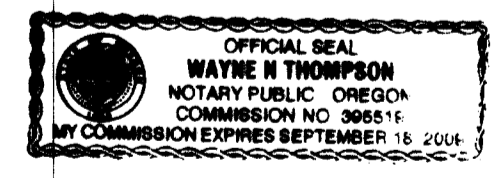
STATE OF Oregon
County of Jackson) ss November 28th, 2006

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOHN SCHLEINING, ON BEHALF OF JACQUELINE ESTATES, LLC, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN SET FORTH.



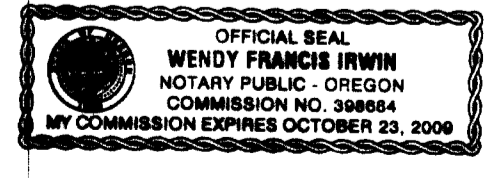
BEFORE ME:
STATE OF Oregon
County of Jackson) ss February 9, 2007
[Signature]
DENISE M. PLOETZ
NOTARY PUBLIC - Oregon

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOHN JOSEPH DAVIS, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN SET FORTH.



BEFORE ME:
STATE OF Oregon
County of Jackson) ss February 11, 2007
[Signature]
WAYNE H. THOMPSON
NOTARY PUBLIC - Oregon

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED William A. Haden, WHOM DID SAY THAT HE/SHE IS AN AUTHORIZED REPRESENTATIVE FOR BANK OF THE CASCADES AND WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH AND THAT SAID BANK OF THE CASCADES DOES HEREBY CONSENT TO THE SUBDIVIDING AND DEDICATIONS TO THE PUBLIC OF THOSE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE'.



BEFORE ME:
STATE OF Oregon
County of Jackson) ss February 11, 2007
[Signature]
WENDY FRANCIS IRWIN
NOTARY PUBLIC - Oregon

NOTES:
EASEMENTS, RIGHTS OF WAY, RESERVATION AND RESTRICTIVE COVENANTS AND CONDITIONS PER VOLUME 325, PAGE 83 DO NOT APPEAR TO AFFECT THIS PROPERTY
EASEMENT PER DOCUMENT NUMBER 78-04014 DOES NOT APPEAR TO AFFECT THIS PROPERTY.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 26TH DAY OF JUNE, 2007
AT 1:33 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS
AT PAGE 44 OF OF THE RECORDS OF JACKSON COUNTY, OREGON
[Signature]
KATHLEEN S. BECKETT
COUNTY CLERK
[Signature]
CARMEN D. HELMER
DEPUTY

APPROVED BY A MAJORITY FOR RECORDING:
[Signature]
COUNTY COMMISSIONER
6/26/07
DATE

JACQUELINE ESTATES, PHASE 2

A PLANNED COMMUNITY SUBDIVISION

LOCATED in Lot 161 Rogue ^{LANDS} Irrigated Orchard Tracts
being situated in the NW 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,
in White City, Jackson County, Oregon

for
Anasazi LLC
3159 Redwood Avenue
Grants Pass, Oregon 97521

September 21, 2006

LEGEND

- INDICATES A FOUND MONUMENT AS NOTED.
- INDICATES A FOUND 5/8" X 30" STEEL PIN PER CSFN 18727.
- INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET FLUSH TO 4" EXPOSED.
- ⊕ INDICATES A LEAD PLUS WITH A STAINLESS STEEL WASHER MARKED "LS 2657" SET AS A REFERENCE MONUMENT IN CONCRETE CURB.
- ⊙ INDICATES A 1" IRON PIPE W/ BRASS CAP PUNCHED AND MARKED "LS 2657".

MONUMENTED LINE OFFSET FROM PROPERTY LINE

() = DEED RECORD DATA

DOC. NO. = DOCUMENT NUMBER, OFFICIAL RECORDS,
JACKSON COUNTY, OREGON

C.S.F.N. = COUNTY SURVEYOR FILING NUMBER

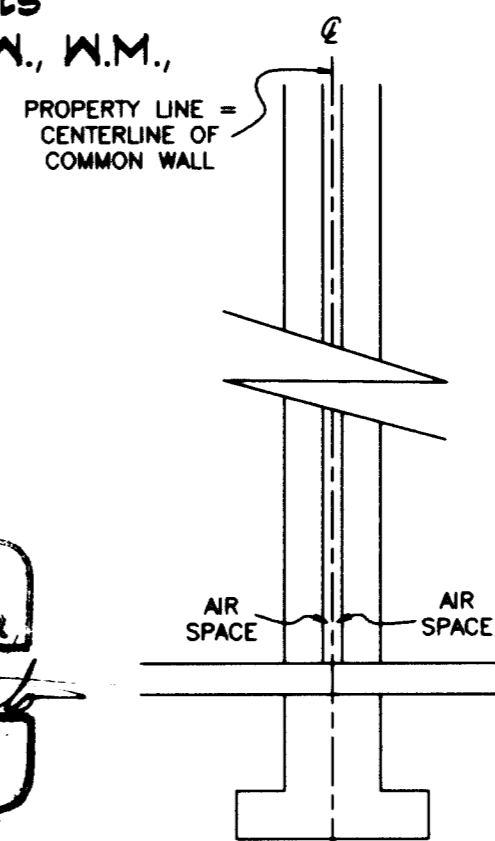
P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN,
NATURAL GAS, WATER, ELECTRICITY, TELEPHONE,
CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE

BASIS OF BEARINGS: C.S.F.N. 11030 AS SHOWN.

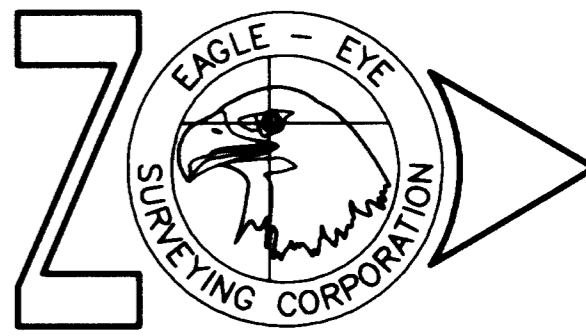
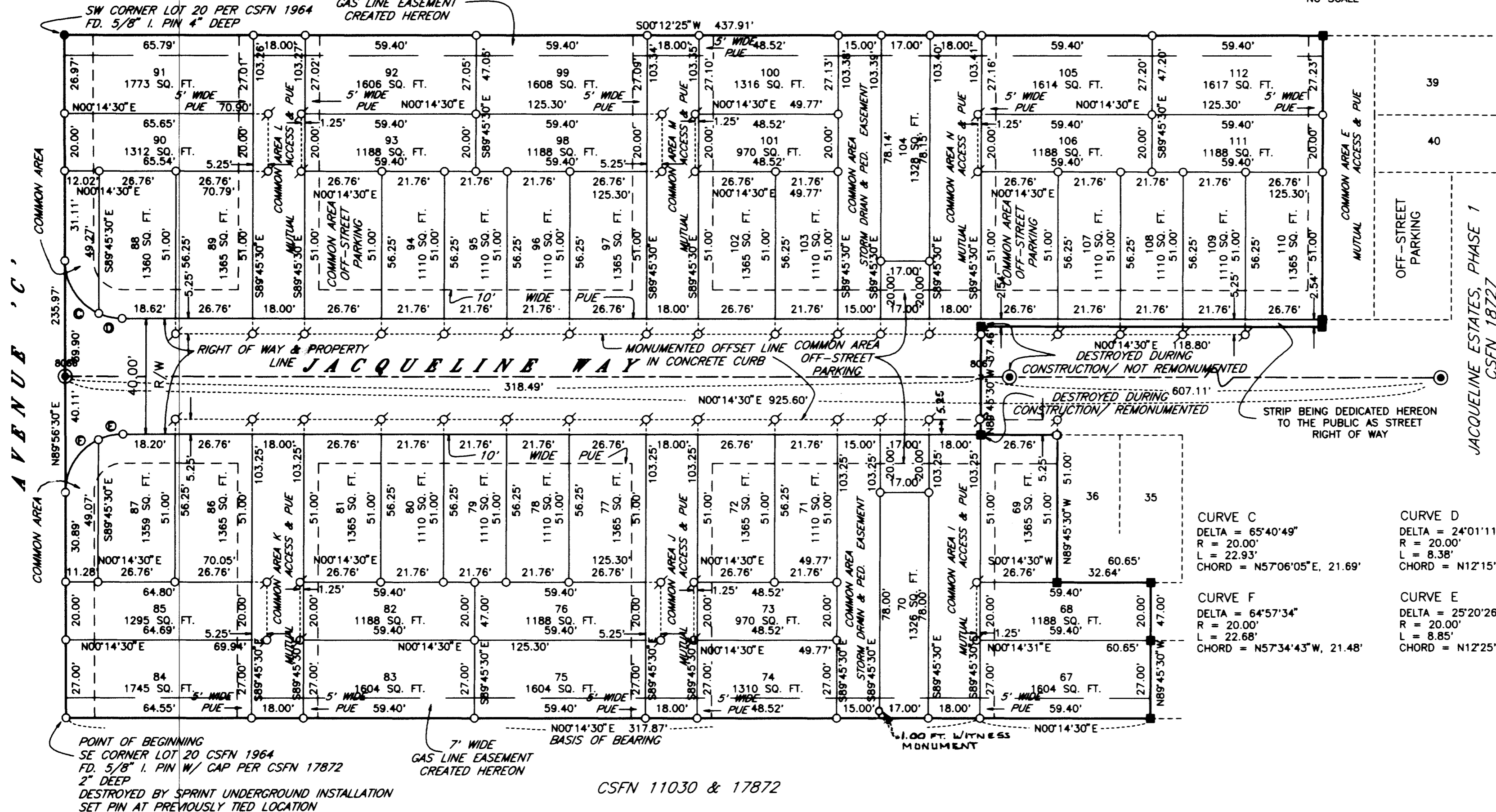
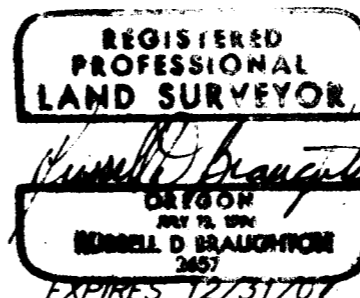
CSFN 13974

SW CORNER LOT 20 PER CSFN 1964
FD. 5/8" I. PIN 4" DEEP

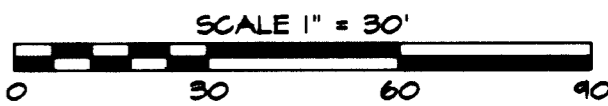
7' WIDE
GAS LINE EASEMENT
CREATED HEREON



NOTE:
IF THE LOT LINES ALONG COMMON WALLS, AS MONUMENTED,
ARE IN CONFLICT WITH THE LOCATION OF THE COMMON WALLS,
THEN THE LOCATION OF THE LOT 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.



P.O. Box 4397
Medford, OR 97501
(541) 512-1520



CURVE C
DELTA = 65°40'49"
R = 20.00'
L = 22.93'
CHORD = N57°06'05"E, 21.69'

CURVE D
DELTA = 24°01'11"
R = 20.00'
L = 8.38'
CHORD = N12°15'06"E, 8.32'

CURVE E
DELTA = 25°20'26"
R = 20.00'
L = 8.85'
CHORD = N12°25'43"W, 8.77'

CURVE F
DELTA = 64°57'34"
R = 20.00'
L = 22.68'
CHORD = N57°34'43"W, 21.48'

