

# FERNWOOD VILLAGE

A Re-plat of Parcel 2 of Partition Plat P-80-1994 of the record of Partition Plats, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

**PREPARED FOR:**  
HILDRETH, GRAHAM HOMES, LLC  
2817 EAST MAIN STREET  
ASHLAND, OREGON 97520

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that HILDRETH & GRAHAM HOMES, LLC, an Oregon Limited Liability Company, hereinafter referred to as DECLARANT, is the fee title owner of the real property depicted hereon and more particularly described in the "Surveyor's Certificate" herewith, and does hereby dedicate to Jackson County for public use all rights-of-way for street purposes and public utility easements as depicted hereon. Declarant, their heirs and assigns, shall be subject to the Deed Declarations as contained in Instrument No. 2007-026876, of the Official Records of Jackson County, Oregon. Declarant conveys in fee simple, to Jackson County, that area portrayed and designated hereon as a "2.00' STREET PLUG". By the approval of this plat, Jackson County declares that upon dedication of the extension of the affected streets, it thereby dedicates said street plug for public street purposes.

Declarant has caused this tract of land to be surveyed and platted into lots, streets 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. Declarant hereby designates this subdivision as FERNWOOD VILLAGE.

IN WITNESS WHEREOF, signed this 13<sup>th</sup> day of June, 2007.

Denton S. Graham  
DENTON S. GRAHAM, Registered Agent  
Hildreth & Graham Homes, LLC

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named DENTON S. GRAHAM, known to me as the Registered Agent of HILDRETH & GRAHAM HOMES, 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 the corporation's bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 13<sup>th</sup> day of June, 2007.

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

### RELEASE

Umpqua Bank, an Oregon Corporation, as holders of beneficiary interest under that certain Trust Deed dated September 15, 2006 and recorded October 16, 2006 as 06-52159 and Assignments of Rents, including the terms and provisions thereof, recorded October 16, 2006 as 06-52160, 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.

Lois Williams V.P.  
Name Title

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Lois Williams, known to me as Vice President of Umpqua Bank, an Oregon Corporation, and acknowledged the foregoing instrument, to be his/her voluntary act and deed.

WITNESS my hand and seal this 13<sup>th</sup> day of June, 2007.

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

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

### SURVEYOR'S CERTIFICATE

I, Carl 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:

All that real property being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon. More particularly described as follows:

Parcel No. Two (2), of Partition Plat recorded the 11th day of August 1994, as Partition Plat No. P-80-1994 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14134 in the office of the Jackson County Surveyor.

Carl E. Neathamer  
Surveyor

### RELEASE

A. Elizabeth Gilliam, as holder of beneficiary interest under that certain Trust Deed, dated April 20, 2005, and recorded April 24, 2005 as 05-24768, and re-recorded August 16, 2005 as 05-44806 and recorded November 16, 2006 and subordinated to the lien of the Assignment of Rents, recorded October 16, 2006 as 06-52160, by subordination agreement recorded October 16, 2006 as 06-52161, Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use, pursuant to the AFFIDAVIT OF CONSENT, as recorded in Instrument Number 2007-048772, of the Official Records of Jackson County, Oregon.

### NOTES:

FERNWOOD VILLAGE, IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THE TITLE REPORT SUPPLIED FOR THIS SUBDIVISION:

The effect of being within the boundaries of the White City Urban Renewal Plan as set out in Jackson County Ordinance No. 91-15, recorded as Document Number 92-12658 of the Official Records of Jackson County, Oregon.

Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Rogue River Valley Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services. "Not applicable".

An easement, 100 feet in width, for water pipe line, subject to the terms and provisions thereof, as set forth in instrument recorded October 24, 1949, in Volume 325 Page 83, of the Deed Records of Jackson County, Oregon. "Not applicable".

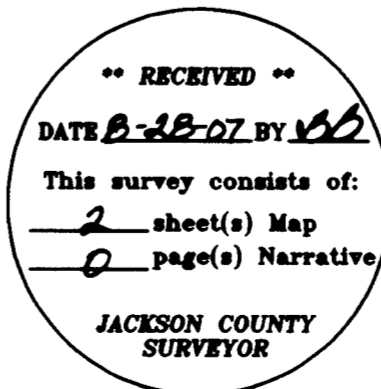
Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded October 31, 1960 in Volume 447 Page 438, of the Deed Records of Jackson County, Oregon.

Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded as Documents Numbered 86-20368 and 86-20370, of the Official Records of Jackson County, Oregon.

Covenants, conditions, restrictions, easements, and/or setbacks imposed by instrument, subject to the terms and provisions thereof, recorded as Document Number 94-22425, of the Official Records of Jackson County, Oregon.

Restrictive covenants relating to deferred improvement agreement, subject to the terms and provisions thereof, with Jackson County, Recorded November 28, 1994 as Document Number 94-42168 of the Official Records of Jackson County, Oregon. Notice of extension Recorded April 29, 2005 as Document Number 2005-024768 of the Official Records of Jackson County, Oregon.

Deed Declaration for Sports Park Overlay pursuant to Document Number 2007-026876 of the Official Records of Jackson County, Oregon.



### APPROVALS:

CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2005-00095 APPLY TO ALL LOTS WITHIN THE PLAT.

Examined and approved this 15<sup>th</sup> day of June, 2007.

[Signature]  
Jackson County Surveyor

Examined and approved this 20<sup>th</sup> day of August, 2007.

[Signature]  
Jackson County Planning Director

Examined and approved this 14<sup>th</sup> day of JUNE, 2007.

[Signature]  
Jackson County Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 8-22, 2007.

[Signature] Deputy  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 22<sup>nd</sup> day of August, 2007.

[Signature] Deputy  
Assessor

Approved by a majority for Recording this 28<sup>th</sup> day of August, 2007.

[Signature]  
County Commissioner/Administrator

### RECORDING:

FILED FOR RECORD THIS THE 28 DAY OF August, 2007 AT 1:17 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 57 OF THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature]  
County Clerk

[Signature]  
Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2001 CAEL E. NEATHAMER 58545

Renewal Date 12/31/08

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

PROJECT NUMBER: 05033 PLOT DATE: June 12, 2007

Sheet 1 of 2

# FERNWOOD VILLAGE

A Re-plot of Parcel 2 of Partition Plat P-80-1994 of the record of Partition Plats, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

## PREPARED FOR:

HILDRETH, GRAHAM HOMES, LLC  
2817 EAST MAIN STREET  
ASHLAND, OREGON 97520

## NOTES:

- 1) Searched and no monument found, a found PK nail, origin unknown, bears N27°12'31"W 0.23' from computed intersection.
- 2) Destroyed during construction, re-established with a 5/8" x 30" iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- 3) Access Restriction: Lot 1 shall not have direct vehicular access to Avenue "G".

## LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin per SN 14139, unless otherwise noted.
- Indicates a found 5/8-inch diameter iron pin per SN 1964, unless otherwise noted.
- Indicates a found 4-inch diameter brass cap in concrete marked "US ARMY CORPS OF ENGINEERS".
- Indicates a computed position, nothing found or set.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- ( ) Indicates record information per SN 14139.
- [ ] Indicates record information per SN 14417.
- (( )) Indicates record information per SN 1964.
- { } Indicates record information per DESERT PALMS SUBDIVISION.
- x— Indicates an existing fence line

## NARRATIVE:

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number SUB2005-00045, as approved by the White City Planning Commission on January 10, 2006.

**PROCEDURE:** Utilizing a Trimble 5600 Total Station and a Trimble 5700 Global Positioning System (GPS) unit with TSC2 and TSC2 Data Collectors with Trimble software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Document Number 05-024767, of the Official Records of Jackson County, Oregon; Survey Number 1964 as filed in the office of the Jackson County Surveyor; Partition Plat No. P-80-1994 of Record of Partition Plats of Jackson County, Oregon and filed as Survey Number 14139 in the office of the Jackson County Surveyor; ATLANTIC AVENUE SUBDIVISION, now of record and filed as Survey Number 14417 in the office of the Jackson County Surveyor, and the DESERT PALMS SUBDIVISION, according to the official plat thereof, now of record.

Utilizing said record documents and maps, the centerline of Avenue G was determined utilizing found monuments at the intersections of Avenue G and 28th Street and the intersection of Avenue G and Atlantic Ave. The centerline of 29th Street was determined by record distance from the found monument at the intersection of Avenue G and 28th Street, the record angle per SN 1964, and found monuments per SN 1964 and Desert Palms Subdivision. Record widths were utilized to establish the rights of way for Avenue G and 29th Street. The north and east boundary lines were established utilizing record distances, angles and found monuments per SN 14139.

Utilizing said Document Number 05-024767 and the established rights of way, the exterior boundary, interior lots and street were computed and monumented as depicted hereon. The first monument was set on February 5, 2007.

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

Carl E. Neathamer  
Surveyor

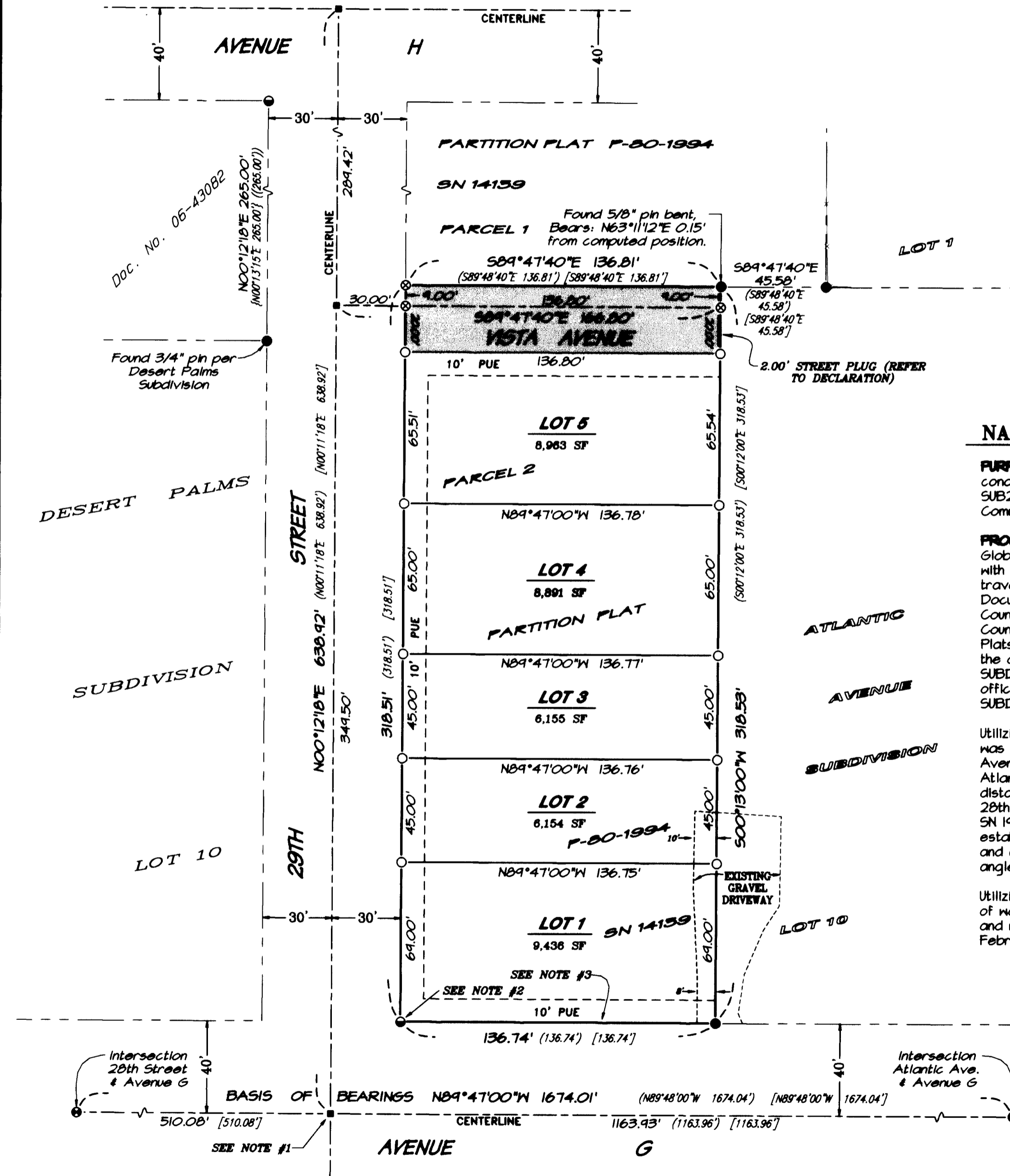
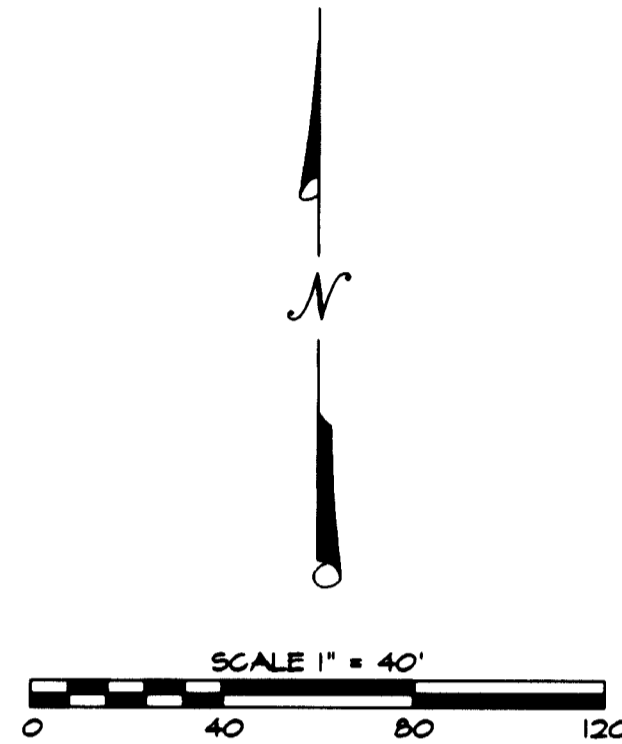
## BASIS OF BEARINGS:

Geodetic North based on the NGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the found monuments defining the centerline of Avenue G.

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

**PROJECT NUMBER:** 05033 **PLOT DATE:** June 12, 2007

Sheet 2 of 2



**\*\* RECEIVED \*\***  
DATE 8-28-07 BY AB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

Carl E. Neathamer

OREGON  
JULY 6, 2001  
CAEL E. NEATHAMER  
58545

Renewal Date 12/31/08