

COX ESTATES, PHASE 3

A subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-Quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

SULLIVAN DEVELOPMENT, LLC
1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SULLIVAN DEVELOPMENT, 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 the City of Medford for public use, all streets, and public utility easements, as shown hereon. Declarant hereby creates a 5-foot wide private storm drain easement over, across, under and through Lots 29-31 inclusive, for the use and benefit of Lots 29-32 inclusive, and a 5-foot wide private storm drain easement over, across, under and through Lot 34, for the use and benefit of Lots 33 and 34, as shown hereon.

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 COX ESTATES PHASE 3.

IN WITNESS WHEREOF, signed this 8th day of August, 2007.

Dennis Sullivan
Dennis Sullivan, Registered Agent
SULLIVAN DEVELOPMENT, LLC.

STATE OF OREGON } County of Jackson }

Personally appeared the above named Dennis Sullivan, known to me as the Registered Agent of SULLIVAN DEVELOPMENT, 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 its corporate bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 8th day of August, 2007.

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

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions:

The subject property lies within the boundaries of Rogue Valley Sewer Services and is subject to the levies and assessments thereof.

The herein described property has been excluded from the boundaries of the Medford Irrigation District by instrument recorded as No. 96-10017 of the Official Records of Jackson County, Oregon, however, as set forth therein, the property remains "subject to any lien(s) of the United States government by and through its Bureau of Reclamation for any outstanding contractual indebtedness of the District to the Bureau...as provided in ORS 545.620."

An easement created by instrument, including the terms and provisions thereof, recorded November 23, 1948, as Volume 309, pages 178 and 180, of the Deed Records of Jackson County, Oregon, in favor of PacificCorp, an Oregon corporation, or its predecessor in interest, for transmission and distribution of electricity, and other purposes. (Location not given).

Restrictive Covenant executed in compliance with the City of Medford Land Development Ordinance, recorded December 6, 2000, as No. 00-49175 of the Official Records of Jackson County, Oregon, and re-recorded December 8, 2000, as No. 00-49584 of the Official Records of Jackson County, Oregon.

Cox Estates Phase 3 shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2007-43896 recorded 2007-43897, Official Records of Jackson County, Oregon.

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:

Beginning at the East Southeast corner of Donation Land Claim Number 79 (DLC 79); thence South 89°57'49" West along the southerly boundary of DLC 79, a distance of 451.40 feet; thence North 00°05'47" West, a distance of 438.90 feet to a point on the southwesterly right of way of Lozier Lane being a point on a curve concave to the northeast, having a radius of 537.00 feet and a central angle of 8°11'26" (the long chord of said curve bears South 53°02'29" East, a distance of 76.70 feet); thence along said right of way along the arc of said curve a distance of 76.76 feet; thence continuing along said right of way South 57°08'12" East, a distance of 341.31 feet to the beginning of a curve to the right, having a radius of 363.00 feet and a central angle of 23°08'32" (the long chord of said curve bears South 45°33'57" East, a distance of 145.62 feet); thence continuing along said right of way and along the arc of said curve a distance of 146.62 feet; thence South 00°05'47" East, a distance of 105.34 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat with City of Medford Planning Department, File Number LDS-05-056, June 23, 2005.

Procedure: Utilizing a Nikon DTM-522 Total Station, a Trimble TSCE Data Collector with Trimble software, and a Trimble 5700 GPS system, all found monuments, as depicted hereon, were tied in a closed loop traverses or by redundant ties.

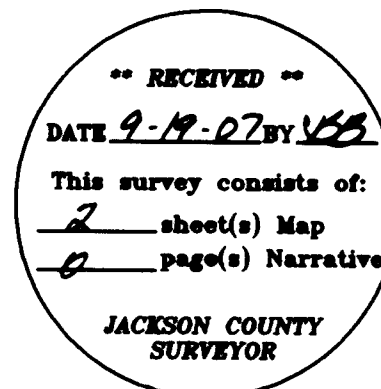
Records utilized for this survey: Documents Numbered Volume 309 Page 164, Volume 402 Page 229 and Volume 491 Page 103 of the Deed Records of Jackson County, Oregon, Documents Numbered 94-4250, 93-32657, 01-11690, 98-60803 and 98-60802 of the Official Records of Jackson County, Oregon, and Surveys Numbered 1050, 15026, 15380, 16052, 17058 and 18948 as filed in the office of the Jackson County Surveyor.

Utilizing said volume and pages, said document numbers, said surveys and previously found and set monuments by this office per Survey Number 18948 and Cox Estates, Phase 2, established the northerly, easterly, westerly and southerly boundaries of the subject tract.

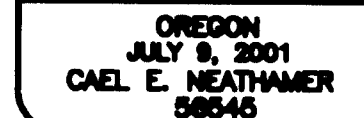
The interior lot corners and streets were computed, and monuments were set as depicted hereon.

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

Cael E. Neathamer
Surveyor



Cael E. Neathamer



Renewal Date 12/31/08

NOTE:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-05-056.

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

Sub O. Scott
Planning Director

September 6, 2007
Date

Examined and approved this 13th day of August, 2007.

Laura M. Barkow
City Engineer

Paul D. ...
City Surveyor

Examined and approved as required by O.R.S. 92.100 this 18 day of September, 2007.

Yah ...
Assessor

Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 19, 2007.

Janice Clark
Tax Collector

Deputy

RECORDING

APPROVED FOR RECORDING: Dr. ... 9/19/07
Jackson County Commissioner/Administrator Date

FILED FOR RECORD THIS THE 19 DAY OF SEPTEMBER, 2007 AT 1:59 O'CLOCK PM AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 58 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett
County Clerk

Barbara J Shaw
Deputy

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

PLOT DATE: August 8, 2007 PROJECT NUMBER: 04063

COX ESTATES, PHASE 3

A subdivision being located within Donation Land Claim Number 79 in the Northeast One-quarter of the Southeast One-quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

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1985 ROSSANLEY DRIVE
MEDFORD, OREGON. 97501

LEGEND:

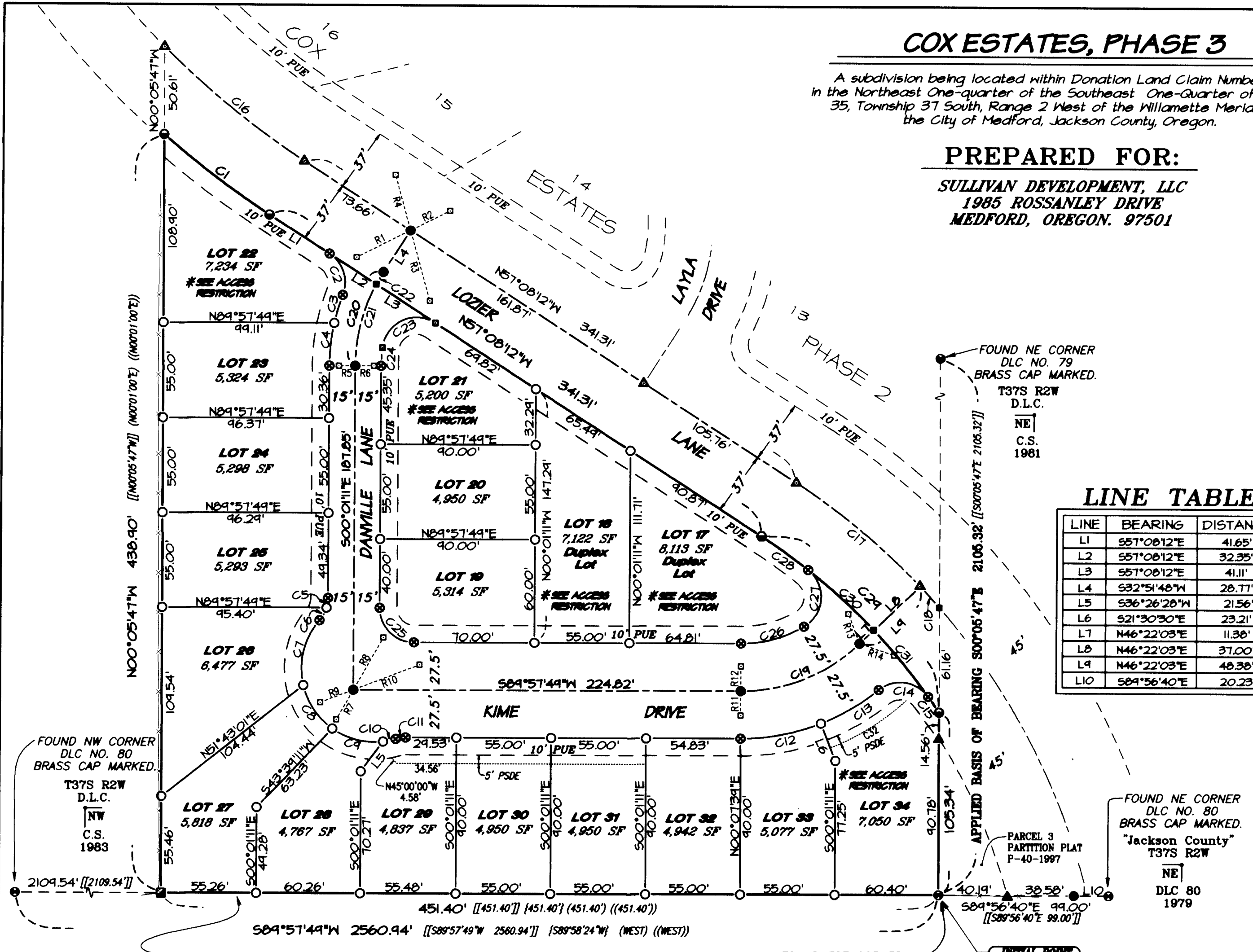
- ⊙ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- Indicates a set 5/8-inch diameter iron pin, 30 inches in length with an aluminum cap marked "NEATHAMER SURVEYING", top set at or just below the surface.
- Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⊕ Indicates a found monument as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahon LS 1913", per SN 15026.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per Cox Estates, Phase 2.
- △ Indicates a found aluminum cap, flush with the pavement, marked "NEATHAMER SURVEYING", per Cox Estates, Phase 2.
- Indicates a found 38-caliber shell casing with brass tag marked "NEATHAMER SURVEYING", per Cox Estates, Phase 2.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. McMahon LS 1913", per SN 15380.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867", per SN 16052.
- Indicates a computed position, nothing found or set.
- SN Indicates a Survey Number as filed in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement being created hereon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a Volume and Page of the Deed Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area, such as a lot.
- DLC Indicates Donation Land Claim.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- () Indicates record information per Vol. 402 Pg. 299 & Doc. No. 01-11690.
- (()) Indicates record information per Vol. 309 Pg. 164.
- { } Indicates record information per SN 16052.
- [] Indicates record information per SN 18948.
- Indicates an existing fence line.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S57°08'12"E	41.65'
L2	S57°08'12"E	32.35'
L3	S57°08'12"E	41.11'
L4	S32°51'48"W	28.77'
L5	S36°26'28"W	21.56'
L6	S21°30'30"E	23.21'
L7	N46°22'03"E	11.38'
L8	N46°22'03"E	37.00'
L9	N46°22'03"E	48.38'
L10	S89°56'40"E	20.23'

C/L R.P. LINE TABLE

LINE	BEARING	DISTANCE
R1	S63°20'07"W	34.95'
R2	N63°20'07"E	25.62'
R3	S15°30'55"E	42.37'
R4	N15°30'55"W	33.42'
R5	S89°57'16"W	9.48'
R6	N89°57'16"E	14.44'
R7	S29°42'08"W	19.80'
R8	N29°42'08"E	34.86'
R9	S69°05'04"W	20.61'
R10	N69°05'04"E	41.03'
R11	S00°00'58"E	14.18'
R12	N00°00'58"W	14.33'
R13	N20°57'44"W	18.52'
R14	S71°27'20"E	21.30'



NOTE
Parking shall be provided on both sides of Kime Drive, with clustering of driveways, per Medford Planning Commission.

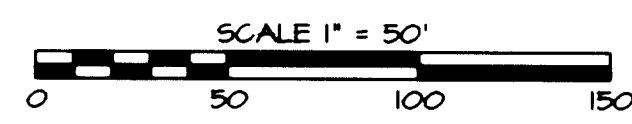
I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	08°11'26"	537.00'	76.76'	S53°02'24"E	76.70'
C2	77°55'43"	20.00'	27.20'	S18°10'21"E	25.15'
C3	08°26'15"	115.00'	16.93'	S16°34'23"W	16.92'
C4	12°22'26"	115.00'	24.84'	S06°10'02"W	24.79'
C5	16°26'23"	20.00'	5.74'	S08°12'00"W	5.72'
C6	24°22'04"	20.00'	8.51'	S28°36'16"W	8.44'
C7	54°00'20"	42.50'	40.06'	S13°47'11"W	38.59'
C8	41°47'51"	42.50'	31.00'	S34°06'58"E	30.32'
C9	41°47'51"	42.50'	31.00'	S75°54'55"E	30.32'
C10	10°06'28"	42.50'	7.50'	N78°07'53"E	7.44'
C11	16°52'52"	20.00'	5.89'	N81°31'25"E	5.87'
C12	21°28'19"	127.50'	47.78'	N79°13'39"E	47.50'
C13	17°30'55"	127.50'	38.98'	N59°44'02"E	38.82'
C14	93°15'42"	20.00'	32.55'	S82°23'34"E	29.08'
C15	01°46'03"	363.00'	11.20'	S34°52'42"E	11.20'
C16	12°00'35"	500.00'	104.80'	S51°07'55"E	104.61'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C17	13°24'47"	400.00'	94.22'	S50°23'19"E	94.00'
C18	02°25'01"	400.00'	16.87'	S42°25'55"E	16.87'
C19	43°35'46"	100.00'	76.09'	S68°09'56"W	74.27'
C20	32°52'54"	100.00'	57.39'	S16°25'18"W	56.61'
C21	28°09'38"	100.00'	44.15'	S14°03'38"W	48.66'
C22	04°43'20"	100.00'	8.24'	S30°30'07"W	8.24'
C23	115°44'38"	20.00'	40.40'	N64°59'29"E	33.87'
C24	07°08'21"	85.00'	10.59'	N03°32'54"E	10.58'
C25	40°01'00"	20.00'	31.42'	N45°01'41"W	28.29'
C26	30°13'51"	72.50'	38.25'	S14°50'53"W	37.81'
C27	111°34'29"	20.00'	38.95'	S03°56'44"W	33.08'
C28	05°17'42"	363.00'	33.55'	S54°29'22"E	33.53'
C29	23°08'32"	363.00'	146.62'	S45°33'57"E	145.62'
C30	08°12'02"	363.00'	51.95'	S47°44'29"E	51.91'
C31	07°52'45"	363.00'	44.92'	S89°42'06"E	44.88'
C32	20°56'18"	142.50'	52.08'	N58°01'21"E	51.79'



RECEIVED
DATE 9-19-07 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON JULY 9, 2001
CAEL E. NEATHAMER 58545
Renewal Date 12/31/08

Basis of Survey:

Geodetic North as established by Global Positioning System Observations. Bearing applied to the line between found monuments as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
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Sheet 2 of 2 © LTM