

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that PREFERRED REALTY INVESTMENTS, 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 a 10-foot wide public utility easement as depicted hereon. Further, Declarant hereby creates a private drive, private utility easement and emergency vehicle turnaround easement over, across, under and through Lots 4-9 inclusive, for the use and benefit of Lots 4-9 inclusive, as shown hereon.

Declarant has caused this tract of land to be surveyed and platted into lots 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 Lone Oak Subdivision.

IN WITNESS WHEREOF, signed this 17th day of September, 2007.

[Signature]
ROGER DAVIS,
MANAGER,
PREFERRED REALTY INVESTMENTS, LLC.

STATE OF OREGON }
County of Jackson } ss

Personally appeared the above named Roger Davis, known to me as the manager of PREFERRED REALTY INVESTMENTS, 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 17th day of September, 2007.

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

RELEASE

PremierWest Bank, an Oregon Corporation, as holders of beneficiary interest under that certain Trust Deed dated and recorded as Instrument Number 06-000941 on January 09, 2006, and modified by instrument dated January 25, 2007, recorded January 30, 2007 as Instrument Number 07-04869, 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 14 day of Sept., 2007.

Ken Williams, Vice Pres.
Ken Williams, Vice President
PremierWest Bank

STATE OF OREGON }
County of Jackson } ss

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

WITNESS my hand and seal this 14th day of September, 2007.

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

Lone Oak Subdivision shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 2007-45089 recorded 2007-45090, Official Records of Jackson County, Oregon, and Road Maintenance Agreement as contained in Document Number 2007-45088 recorded 2007-45090, Official Records of Jackson County, Oregon.

LONE OAK SUBDIVISION

A Re-plat of a portion of Lot 2, Block B of Agate Subdivision, Extension Number 2 being located in the Northwest One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

The West 320.10 feet of Lot 2, Block B, Agate Subdivision Extension No. 2 in Jackson County, Oregon, according to the official plat thereof, recorded in Volume 8, Page 20 of the Official Records of Jackson County, Oregon.

Carl E. Neathamer
Surveyor

NOTES:

This plat is subject to the following matters of record:

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.

The effect of said property, or any part thereof, lying within the Rogue River Valley Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

The effect of being within boundaries of the White City Urban Renewal Plan as set out in Jackson County Ordinance No. 91-15, recorded May 4, 1992 as No. 92-12658 of the Official Records of Jackson County, Oregon.

Easements, rights of way, reservations, and restrictive covenants and conditions in connection therewith, reserved by the United States of America in deed recorded in Volume 325 page 83 of the Deed Records of Jackson County, Oregon.

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof, recorded June 20, 1962 in Volume 548 page 83 and recorded September 12, 1968 as No. 68-09162, Official Records.

NARRATIVE TO COMPLY WITH O.R.S. 209.250

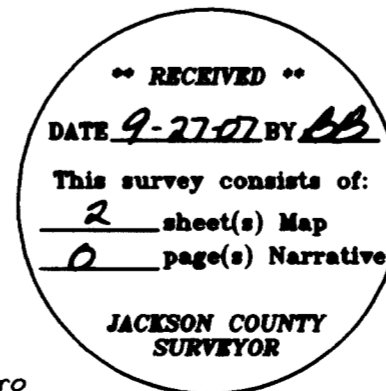
Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number SUB2005-00093, as approved by the White City Planning Commission on October 25, 2005.

Procedure: Utilizing an S-6 Total Station and a TSC2 Data Collector all found monuments, as depicted hereon, were tied in a closed loop traverse or with redundant ties. Records utilized for this survey: Agate Subdivision Extension 2 according to the official plats thereof, now of record, Survey Number 9790, and Document Number 04-075297 of the Official Records of Jackson County, Oregon.

Utilizing said record documents and maps, the centerline of Antelope Road was determined utilizing found monuments at the intersections of Antelope Road with 24th and 25th Streets. The centerline of 24th Street was determined using record angle and a found monument at the northwest corner of Lot 1, Block B of Agate Subdivision, Extension No. 2. The centerline of Avenue A and the east line of Block B were determined using record angles and a found monument at the southeast corner of Lot 2, Block B. The south and west boundary lines were then established utilizing record street widths. The north and east boundary lines were established using record distances per Agate Subdivision, Extension No. 2 and Document Number 04-075297.

Utilizing said Document Number 04-075297 and the established rights of way, the exterior boundary and interior lots were computed and monumented as depicted hereon. The first monument was set on December 11, 2006.

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



PREPARED FOR:

PREFERRED REALTY INVESTMENTS, LLC.
279 Patrick Road
Grants Pass, Oregon 97527

APPROVALS:

CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE NUMBER SUB2005-00093 APPLY TO ALL LOTS WITHIN THE PLAT.

Examined and approved this 17th day of September, 2007.

[Signature]
Jackson County Surveyor

Examined and approved this 21st day of September, 2007.

[Signature]
Jackson County Planning Director

Examined and approved this 18th day of September, 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 September 25, 2007.

[Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 25 day of September, 2007.

[Signature]
Assessor Deputy

Approved by a majority for Recording this 27th day of September, 2007.

[Signature]
County Commissioner/Administrator

RECORDING:

FILED FOR RECORD THIS THE 27 DAY OF SEPTEMBER 2007 AT 10:39 O'CLOCK AM AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 61 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

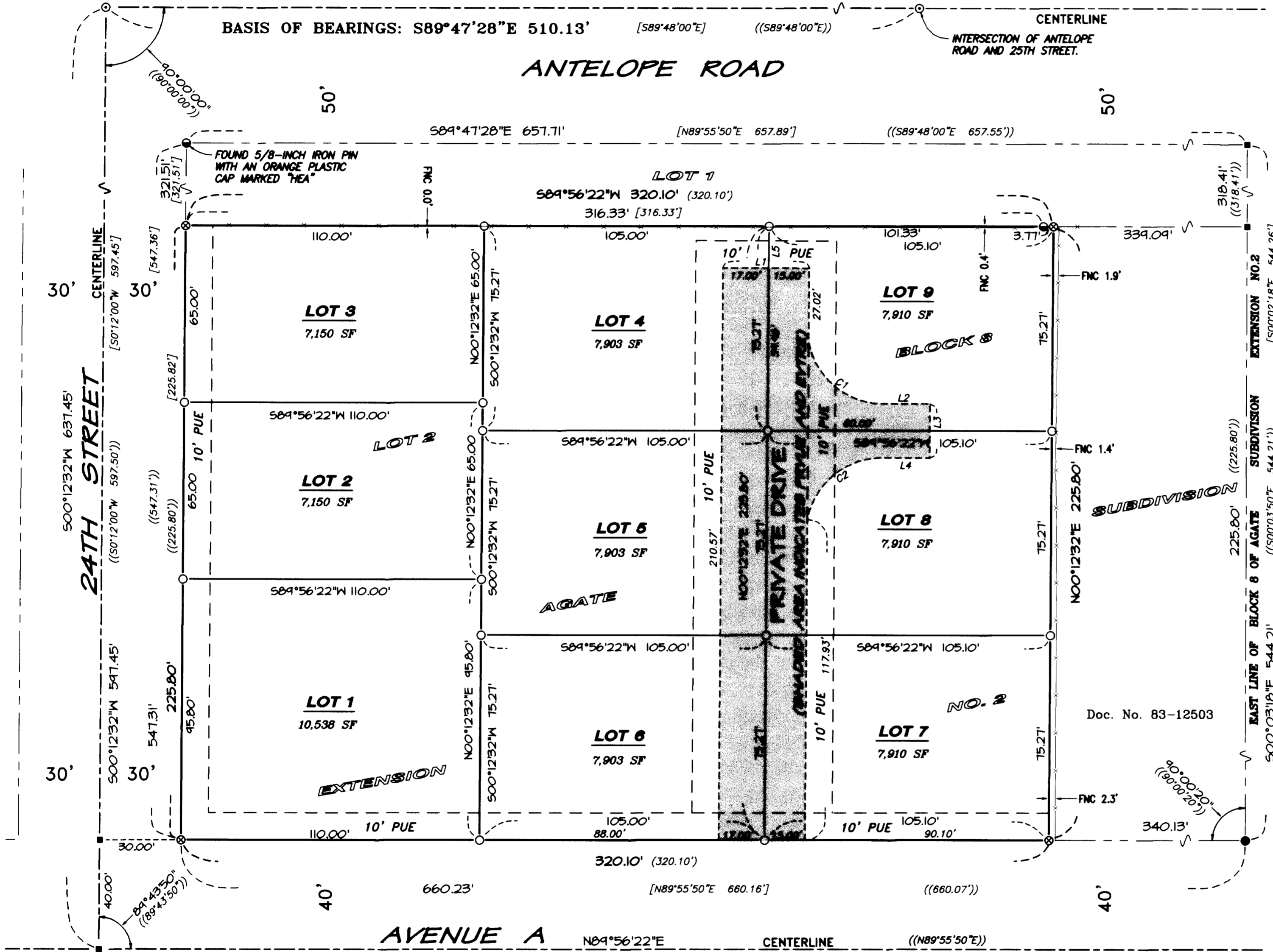
PLOT DATE: September 14, 2007 PROJECT NUMBER: 05022

LONE OAK SUBDIVISION

A Re-plot of a portion of Lot 2, Block 8 of Agate Subdivision, Extension Number 2 being located in the Northwest One-Quarter of Section 21, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

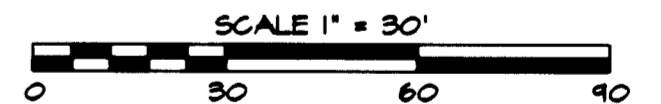
PREFERRED REALTY INVESTMENTS, LLC.
279 Patrick Road
Grants Pass, Oregon 97527



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 1/2-inch diameter iron pin per AGATE SUBDIVISION EXTENSION NO. 2.
- ⊙ Indicates a found aluminum cap marked "HEA", per SN 17805 and SN 18403.
- ⦿ Indicates a found 5/8-inch iron pin with a yellow plastic cap marked LS 505 per SN 9790, unless otherwise noted.
- Indicates a computed position, nothing found or set.
- 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 a document recorded number in the Official Records of Jackson County, Oregon.
- () Indicates record information as per Doc. No. 04-075297.
- (()) Indicates record information as per AGATE SUBDIVISION EXT. NO. 2.
- [] Indicates record information as per SN 9790.
- PUE Indicates a Public Utility Easement.
- PRUE Indicates a Private Utility Easement.
- EVTRE Indicates an Emergency Vehicle Turnaround Easement.
- x— Indicates an existing fence.
- FNC 0.2' → Indicates the distance and which side of the boundary line that the centerline of the fence line is located.

I hereby certify that this is an exact copy of the original.
CAEL E. NEATHAMER
Surveyor



BASIS OF BEARINGS:

Basis of Bearings: Geodetic North, derived by global positioning system observations. Bearing applied to the found monuments defining the centerline of Antelope Road as shown hereon.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	74°25'31"	28.00'	38.81'	55°20'52"E	35.78'
C2	78°53'11"	28.00'	38.55'	55°24'46"W	35.58'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°47'28"E	32.00'
L2	N89°56'22"E	17.32'
L3	S00°03'38"E	20.00'
L4	S84°56'22"W	17.68'
L5	N00°12'32"E	15.31'

"RECEIVED"
DATE 9-27-07 BY BB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON
JULY 8, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/08

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

PLOT DATE: September 14, 2007 PROJECT NUMBER: 05022
Sheet 2 of 2

SUB 2005-00093
Jackson County Assessor's Map No: 36 1W 21BC, Tax Lot 4400

Drawing N:\NSI Projects\Preferred Realty, Davis, Roger\05022 Lone Oak Subdivision\Final Plat & const.pro