DECLARATION

STATE OF OREGON

County of Jackson

RELEASE:

dedicated for public use.

KNOW ALL PERSONS BY THESE PRESENTS, that MICHAEL K. DUNCAN and

PATRICIA J. DUNCAN, husband and wife, hereinafter referred to as Declarants,

are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused this tract of land to be surveyed and platted into parcels, as shown

hereon, and the number of each parcel and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of this partition. Declarants hereby dedicate to the City of Gold Hill for public use, all public easements, as depicted hereon. Declarants hereby create for the use and benefit of Parcels I to 3, that area portrayed hereon as the 20-foot

wide Ingress-Egress Easement, being over, through and across Parcels I and 2. Parcels I, 2 and 3 herein, shall be subject to the Maintenance and Access Agreement, as set forth in Instrument Number 2008 - 9330, of the Official Records of Jackson County, Oregon.

Personally appeared before me the above named MICHAEL K. DUNCAN and above named PATRICIA J. DUNCAN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael K. Duncan and Patricia J. Duncan, Trustees of the Duncan Family Trust, dated March 23, 1994, as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2008-004811 of the Official

Records of Jackson County, Oregon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon,

IN WITNESS WHEREOF, I set my hand and seal this

Many Prothage NOTARY PUBLIC-OREGON

MY COMMISSION EXPIRES: OC+ 30 To 7011

PARTITION PLAT NO. P- 17 -2008

Located within a portion of Lot 7 Block 2 of the Riverside Addition to Gold Hill being located within the Northwest One-quarter of the Northeast One-quarter of Section 21, Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, 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:

All that real property described in Instrument recorded as 06-018142 of the Official Records of Jackson County, Oregon, situated within Lot 7 in Block 2 of the Riverside Addition to Gold Hill, a plat now of record, being located within the Northwest One-quarter of the Northeast One-quarter of Section 21, Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, Jackson County, Oregon, and being more particularly described as follows:

Commencing at the Northeast corner of Section 21 in Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, Jackson County, Oregon, thence South 00°01'00" West, 534.92', (Record: South 537 feet, more or less), to the southerly right-of-way line of Second Avenue North; thence along said southerly right-of-way North 77°18'05" West, 1698.83 feet, (Record: North 77°18' West, 1696.42 feet), to the True Point of Beginning, being the Initial Point and the Northwest corner of tract described in Volume 49, Page 487 of the Deed Records of Jackson County, Oregon; thence along said right-of-way South 77°18'05" East, 100.08 feet to the Northwest corner of tract described in Volume 231, Page 371 of said Deed Records, being the Northwest corner of Parcel I of Partition Plat No. P-10-1996 recorded January 23, 1996, Jackson County Records, and filed as Survey Number 14823 in the Office of the Jackson County Surveyor; thence leaving said southerly right-of-way South 12°41'55" West, 180.00 feet to the Southwest corner of Parcel 2 of said Partition Plat No. P-10-1996; thence North 77°18'05" West, 100.08 feet to a point on the westerly line of Lot 7 in Block 2 of the Riverside Addition to Gold Hill, according to the Official Plat thereof, now of record; thence along last said westerly line North 12°41'55" East, 280.00 feet to the Point of Beginning.

Call E. Neathamu

Purpose:

Procedure:

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Gold Hill Planning Commission.

Utilizing a Trimble S-6 Total Station and a TSC2 Data Collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed

loop traverse or by redundant observations. Based on said traverse, Surveys Numbered 3233, 6177, 14823, 15215 and 18399 as filed in the Office of the Jackson County Surveyor, Instrument No.

06-018142 of the Official Records of Jackson County, Oregon, and the Tentative Partition Plat approved by the City of Gold Hill Planning Department, the project boundaries and interior parcels were computed and monumented as depicted hereon.

The southerly right-of-way of Second Avenue North was established utilizing found monuments per SN 18399, SN 6177 and SN 3233 and the record width of 60.00 feet establishing the northerly boundary of the project. The east boundary of the project is also the west line of Partition Plat No. P-10-1996, found monuments shown match record turning angle from Second Avenue North.

The south and west boundaries of the project were then established utilizing found monuments per SN 3233, SN 7104 and SN 15215 holding record distances and angles parallel with and at right angles to the southerly right-of-way of Second Avenue North as shown hereon.

The first monument for this survey was set on March 5, 2008.

** RECEIVED ** DATE <u>3-12-09</u> BY This survey consists of:

_sheet(s) Map __page(s) Narrative/

JACKSON COUNTY SURVEYOR

PREPARED FOR:

Duncan Development 25 South Front Street Central Point, Oregon 97502

APPROVALS

Examined and approved by the City Administrator/Planning Director of the City of Gold Hill, Jackson County, Oregon.

Examined and approved this 11th day of March 2008.

Filed in the Office of the Jackson County Surveyor as 19963

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 12

DAY OF MARCH $11\overline{.39}$ o'clock A .m. and recorded as partition plat no. P-17-2008 of the RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME

COUNTY CLERK

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

Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Call E. neatham OREGON **JULY 9, 2001** CAEL E. NEATHAMER 56545

Renewal Date 12/31/08

PREPARED BY: Neathamer Surveying, Inc.

3132 State St., Suite 110 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: March 5, 2008

PROJECT NUMBER: 05104

Sheet | of 2

Jackson County Assessor's Map No: 36 3W 2IAB, Tax Lot 1800

Drawing N:\NSI Projects\Duncan Development\O5IO4 Sterling Place-Gold Hill\FP-Const_GoldHill Partition.pro

WITNESS my hand and seal this 6th day of Morch COMMISSION NO .: MY COMMISSION EXPIRES:

Trustee

SATRICIA J. DUNCAN

Trustee

Signed this 6 Bay Wanth

STATE OF OREGON

County of Jackson

Personally appeared before me the above named MICHAEL K. DUNCAN and PATRICIA J. DUNCAN known to me as a Trustees of the Duncan Family Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

PARTITION PLAT NO. P- | 7 -2008 |

Located within a portion of Lot 7 Block 2 of the Riverside Addition to Gold Hill, being located within the Northwest One-quarter of the Northeast One-quarter of Section 21, Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, Jackson County, Oregon.

PREPARED FOR: Duncan Development 25 South Front Street Central Point, Oregon 97502 NT7°18'05"W 265.20 73.97 1577°18'05"E) 16 15 SECOND BASIS OF BEARINGS: AVENUE CENTERLINE FOUND 5/8-INCH IRON PIN PER SN 17215 577°18'05"E LEANING WESTERLY BEARS S70'41'57"W, 0.37' FROM COMPUTED POSITION N77°18'05"W 1698.83' INITIAL POINT 484.72' (577°18E) RIVERSIDE [577°|8'05°E] 70.46' (10.45') [70.45'] 1696.42'33 EXISTING FOUND 2-INCH-RIGHT OF WAY HOUSE IRON PIPE PER HATTON'S SUBDIVISION SN 6177 ADDITION 577°18'05"E 70.46" FOUND 3/4-INCH IRON -PIPE PER SN 7104 BEARS S01°24'04"W, 0.12' FROM COMPUTED POSITION 70.46' (70.45') [70.45] N77°18'05"W 85.48" N77°18'05°W 162.17' 557°41'55"W [N77°18'05"W 16217"] 11.86 INTT 1805 W 162.189 1957°41'55"W 512°41'55"W 15.00' 11.869

15'

FOUND 5/8-INCH IRON-PIN PÉR SN 7104

Jackson County Assessor's Map No: 36 3W 2IAB, Tax Lot 1800

SN 15215

[512°4155"W 15.00']

Drawing N:\NSI Projects\Duncan Development\O5IO4 Sterling Place-Gold Hill\FP-Const_GoldHill Partition.pro

LEGEND:

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a 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 a orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- Indicates a found 5/8-inch diamteter iron pin per SN 3233, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin, per SN 18399.
- Indicates a found 5/8-inch diameter iron pin per SN 14823.
- Indicates a found 5/8-inch diameter iron pin per SN 15215.
- Indicates a found aluminum cap marked "BOYDEN RLS 281" per SN 19045.
- Indicates a found iron pipe as noted hereon.
- Indicates a computed position, nothing found or set.
- Indicates record information per SN 3233.
- Indicates record information per SN 17215.
- Indicates record information per SN 18399.
- Indicates record information per SN 15215.
- Indicates record information per SN 19045.
- Indicates record information per SN 14823.
- Indicates record information per Instrument No. 06-018142.
 - Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.

NOTES:

THIS PLAT MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

- 1) City liens, if any of the City of Gold Hill.
- 2) Unrecorded Trust Agreement, including the terms and provisions thereof and such other exceptions as may appear necessary upon the recording thereof, as disclosed by Bargain and Sale Deed, recorded June 15, 2006 as Inst. No. 2006-030636 to Michael K. Duncan and Patricia J. Duncan, Trustees of the Duncan Family Trust, dated March 23, 1994.

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

Call E. Mellmanni Surveyor

** RECEIVED **

DATE <u>3-/2-08</u> BY <u>6</u>

This survey consists of:

sheet(s) Map

_____page(s) Narrative/

JACKSON COUNTY

SURVEYOR

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Call E. neathanus **OREGON** JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/08

BASIS OF BEARINGS:

The southerly right of way of Second Ave per Survey Number 17215, as filed in the office of the Jackson County Surveyor.

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

FAX (541) 732-1382

PLOT DATE: March 5, 2008

PROJECT NUMBER: 05104

© DPC Sheet 2 of 2

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