

PREPARED FOR:

Valley Core Development, LLC
Ryan Csaftis
871 Medford Center
Medford, OR 97504

STONEGATE ESTATES CONDOMINIUM
SUPPLEMENTAL PLAT NO. 1

Reclassification of Non-Withdrawable Variable Property, Tract A,
Located in the Northwest One-Quarter of Section 34, Township
37 South, Range 1 West of the Willamette Meridian, in the City of
Medford, Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
209.250, OREGON REVISED STATUTES

PURPOSE: To survey, monument and prepare the supplemental plat for the re-
classification of Tract "A" per STONEGATE ESTATES CONDOMINIUM according to the
official plat thereof, now of record in Jackson County, Oregon, depicting the Units, LCE
and GCE boundaries of STONEGATE ESTATES CONDOMINIUM SUPPLEMENTAL PLAT NO. 1.

PROCEDURE: Utilizing a Trimble 5600 Total Station, Trimble 5700 Global Positioning
System (GPS) and Trimble Data Collectors with Trimble Survey Controller Software, all
found monuments were tied within closed loop traverses or via redundant ties.

Records utilized for this survey: Document Number 06-039074 of the Official Records
of Jackson County, Oregon, Stonegate Estates, Phase 1, a planned community in the City
of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in
Volume 31, Page 69 of the Records of Jackson County, Oregon, and filed as Survey
Number 18980 in the office of the Jackson County Surveyor, and STONEGATE ESTATES
CONDOMINIUM, according to the official plat thereof, now of record in Jackson County,
Oregon, and filed as Survey Number 19768 in the office of the Jackson County Surveyor.

Utilizing record distances, angles and found monuments per said Stonegate Estates,
Phase 1, the exterior boundary of STONEGATE ESTATES CONDOMINIUM SUPPLEMENTAL
PLAT NO. 1 was established as depicted hereon.

All found monuments per said STONEGATE ESTATES CONDOMINIUM were
verified and reset as needed on December 5, 2007 as depicted hereon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that VALLEY CORE
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 hereby declares that the Plat is a correct
representation of the land as laid out by us as STONEGATE ESTATES
CONDOMINIUM, SUPPLEMENTAL PLAT NO. 1 and does hereby reclassify the
non-withdrawable variable property, Tract A, shown on this Plat into the Units,
General & Limited Common Elements, and does hereby commit the land
and improvements shown on this plat to the operation of the Condominium
Law as set forth in ORS Chapter 100 and that said land and improvements
are subject to the provisions of ORS 100.005 to 100.625. STONEGATE
ESTATES CONDOMINIUM SUPPLEMENTAL PLAT NO. 1 shall be subject to
(1) the Declaration of Condominium Ownership for STONEGATE ESTATES
CONDOMINIUM recorded as Doc. 2007-044449 and Amendment to
Declaration recorded October 11, 2007 of the Official Records of Jackson
County, Oregon as well as a Supplemental Declaration to be recorded
simultaneously with this Plat.

IN WITNESS WHEREOF, signed this 31st day of March, 2008.

Ryan Csaftis, Member
VALLEY CORE DEVELOPMENT, LLC

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Ryan Csaftis, known to me as a Member
of VALLEY CORE 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 31st day of March, 2008.

Before me:
Mark Neathamer
NOTARY PUBLIC-OREGON
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: Oct 30th 2011

LENDERS CONSENT

PremierWest Bank, as holders of beneficiary interest under that certain Trust
Deed recorded December 22, 2006 as Instrument Number 2006-064087,
modified by instrument recorded January 17, 2008 as Instrument Number 2008-
002000 and that certain Trust Deed recorded July 12, 2007 as Instrument
Number 2007-32236, all of the Official Records of Jackson County, Oregon,
do hereby consent to the re-classification of variable property to units and
common elements.

Signed this 1 day of April, 2008.

Elizabeth D. Baker, Vice President
PremierWest Bank

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Elizabeth D. Baker, known to me as
the Vice President, PremierWest Bank, and acknowledged the foregoing instrument,
to be her voluntary act and deed.

WITNESS my hand and seal this 1 day of April, 2008.

Before me:
Miriam E. Ellis
NOTARY PUBLIC-OREGON
COMMISSION NO.: 410279
MY COMMISSION EXPIRES: Sept 25, 2010

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

SHEET INDEX:

- SHEET 1 - TITLE SHEET. SHEET 5 - UNITS 21 - 24 DETAILS.
SHEET 2 - PLAT SHEET. SHEET 6 - UNITS 25 - 28 DETAILS.
SHEET 3 - EASEMENTS SHEET. SHEET 7 - UNITS 29 - 32 DETAILS.
SHEET 4 - UNITS 17 - 20 DETAILS. SHEET 8 - GARAGE DETAILS.

Jackson County Assessor's Map No: 37 IN 34BC, Portion of Tax Lot 3400

N:\NSI Projects\Valley Core Development\05070 Csaftis, Stonegate Ph4\Final Condo Plat Phase 4.prc

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:

A portion of that real property described in Document Number 06-039074 of the official
records of Jackson County, Oregon, being located in Northwest One-Quarter of Section 34,
Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson
County, Oregon, more particularly described as follows:

That area designated and shown as TRACT A, NON-WITHDRAWABLE VARIABLE PROPERTY
on the Final Plat of STONEGATE ESTATES CONDOMINIUM, according to the official plat thereof,
now of record in Jackson County, Oregon.

Cael E. Neathamer
Surveyor

NOTES

STONEGATE ESTATES CONDOMINIUM, SUPPLEMENTAL PLAT NO. 1 is subject to the following
matters of record as contained in the title report supplied for this project.

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

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

An easement created by instrument, including the terms and provisions thereof, recorded on September 19, 1961,
as Volume 513 page 416 in the Official Records of Jackson County, Oregon, in favor of PacificCorp, an Oregon
corporation, or its predecessor in interest, for the transmission and distribution of electricity, and other
purposes (Specific location not disclosed).

An easement created by instrument, including the terms and provisions thereof, recorded on September 25,
1962, as Volume 533 page 408 in the Official Records of Jackson County, Oregon, in favor of the adjacent
property, for power line easement and road access. (Specific location not disclosed).

An easement created by instrument, including the terms and provisions thereof, recorded on July 1, 2004, as
2004-037552 in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for a storm
drainage system.

An easement created by instrument, including the terms and provisions thereof, recorded on July 6, 2004, as
2004-038411, in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for a storm
drainage system. Extinguished within the boundary of the subject property by instrument recorded February 13,
2008 as 2008-005440, in the Official Records of Jackson County, Oregon.

An easement created by instrument, including the terms and provisions thereof, recorded on July 9, 2004, as
2004-039196, in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for a storm
drainage system.

Terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument,
recorded on November 22, 2005, as 2005-071348, and re-recorded on November 29, 2005, as 2005-072218,
in the Official Records of Jackson County, Oregon.

An easement created by instrument, including the terms and provisions thereof, recorded on October 27, 2006,
as 2006-055818, in the Official records of Jackson County, Oregon, in favor of the City of Medford, for the
purpose of constructing, reconstructing, maintenance, using, operating and repairing pipeline facilities of the
municipal water system.

Building Site Improvement Agreement, including the terms and provisions thereof, with the City of Medford,
recorded on December 13, 2006, as 2006-062197, in the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement, including the terms and provisions thereof, with the City of Medford,
recorded on March 20, 2007, as 2007-013515, in the Official Records of Jackson County, Oregon.

Declaration of Condominium Ownership, including the terms and provisions thereof, and the terms and provisions
of the Oregon Unit Ownership Laws to which the land and the improvements thereon were submitted, recorded
September 24, 2007 as 2007-044449, with an Amendment to Declaration recorded October 11, 2007 as
2007-046912.

The Bylaws, including the terms and provisions thereof, of the Stonegate Estates Condominium Owners
Association recorded September 24, 2007 as 2007-044450.

Assessments, charges and liens of Stonegate Estates Condominium Owners
Association provided by the declaration to create planned community or
condominium, by applicable bylaws and statutes, or by applicable covenants,
conditions and restrictions.

Required recording of the AMENDMENT TO DECLARATION of Condominium
Ownership for Stonegate Estates Condominium to correct the description/
location of the UNITS pursuant to provisions set forth in ORS 100.110,
(Prior to closing).

SURVEYOR STATEMENT TO COMPLY WITH PARAGRAPH
100.115(2d), OREGON REVISED STATUTES

This plat accurately depicts the boundaries of the units and that the construction
of the buildings, units and common elements as depicted on the Plat are complete.

THE AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS,
CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN DOCUMENT NUMBER
2008-012627 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVALS:

Examined and approved this 2 day of April, 2008.

City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 100.110
have been paid as of April 3, 2008.

Tax Collector

Deputy

Examined and approved as required by O.R.S. 92.100 and O.R.S. 100.110 this
3rd day of April, 2008.

DAN ROSS
Assessor

Deputy

RECORDING

FILED FOR RECORD THIS THE 3rd DAY OF April, AT 1:36 O'CLOCK P.M.
AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 20 OF THE RECORDS OF JACKSON
COUNTY, OREGON, AND DOCUMENT NUMBER 2008-012628 OF THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON.

Christine D. Walker
County Clerk

CARMA D. HELMAN
Deputy

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 Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05070 PLOT DATE: March 27, 2008

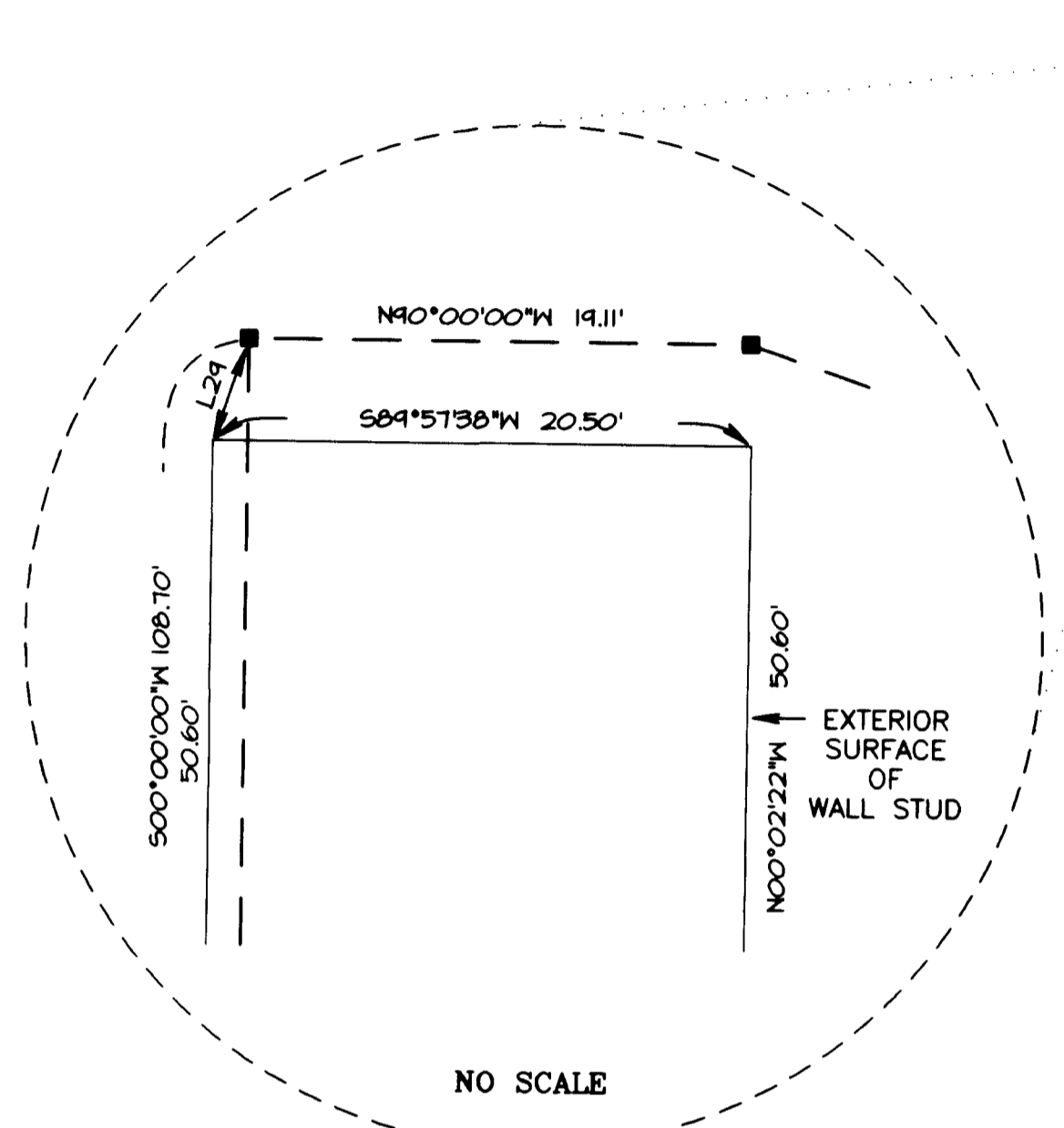
Sheet 1 of 8

PREPARED FOR:

Valley Core Development, LLC
 Ryan Csafits
 871 Medford Center
 Medford, OR 97504

**STONEGATE ESTATES CONDOMINIUM
 SUPPLEMENTAL PLAT NO. 1**

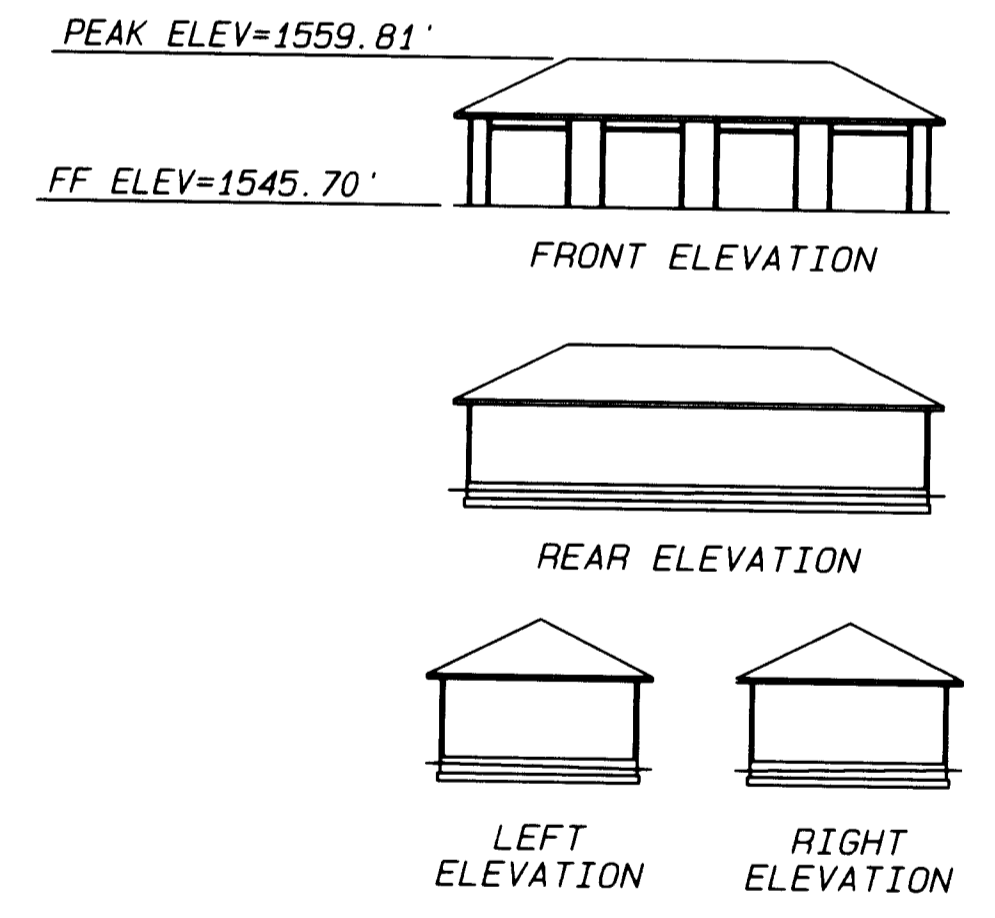
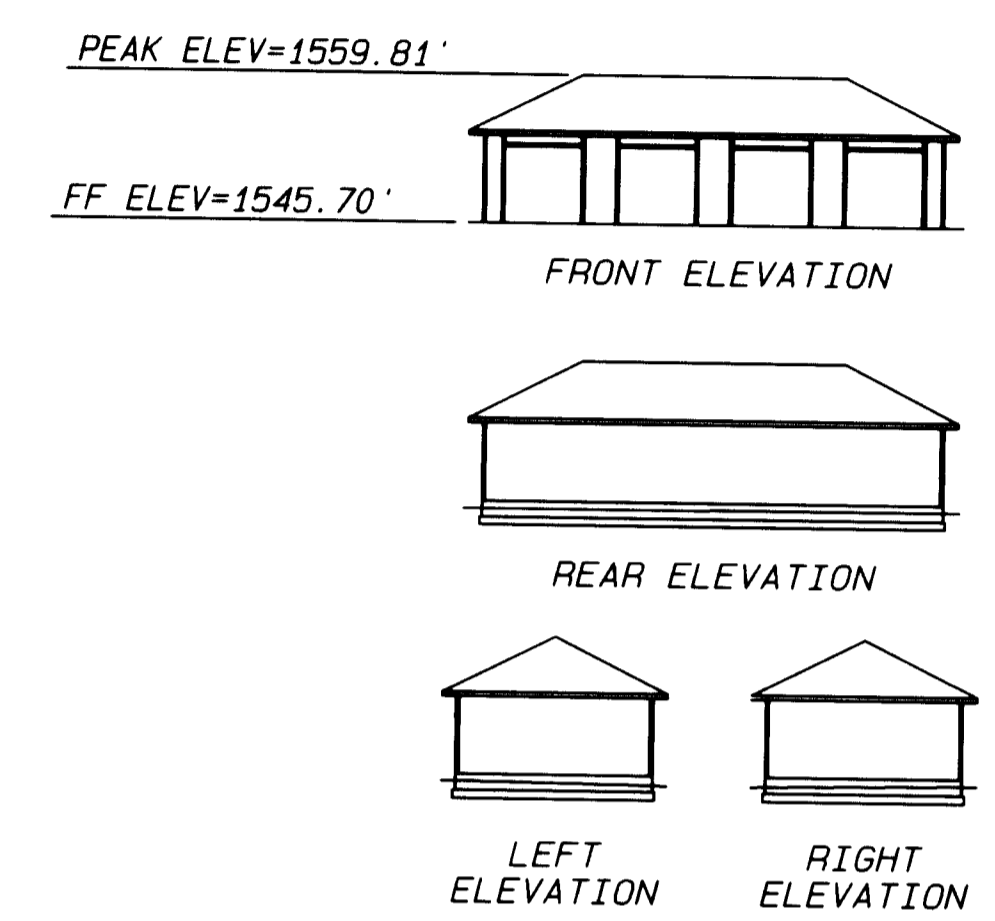
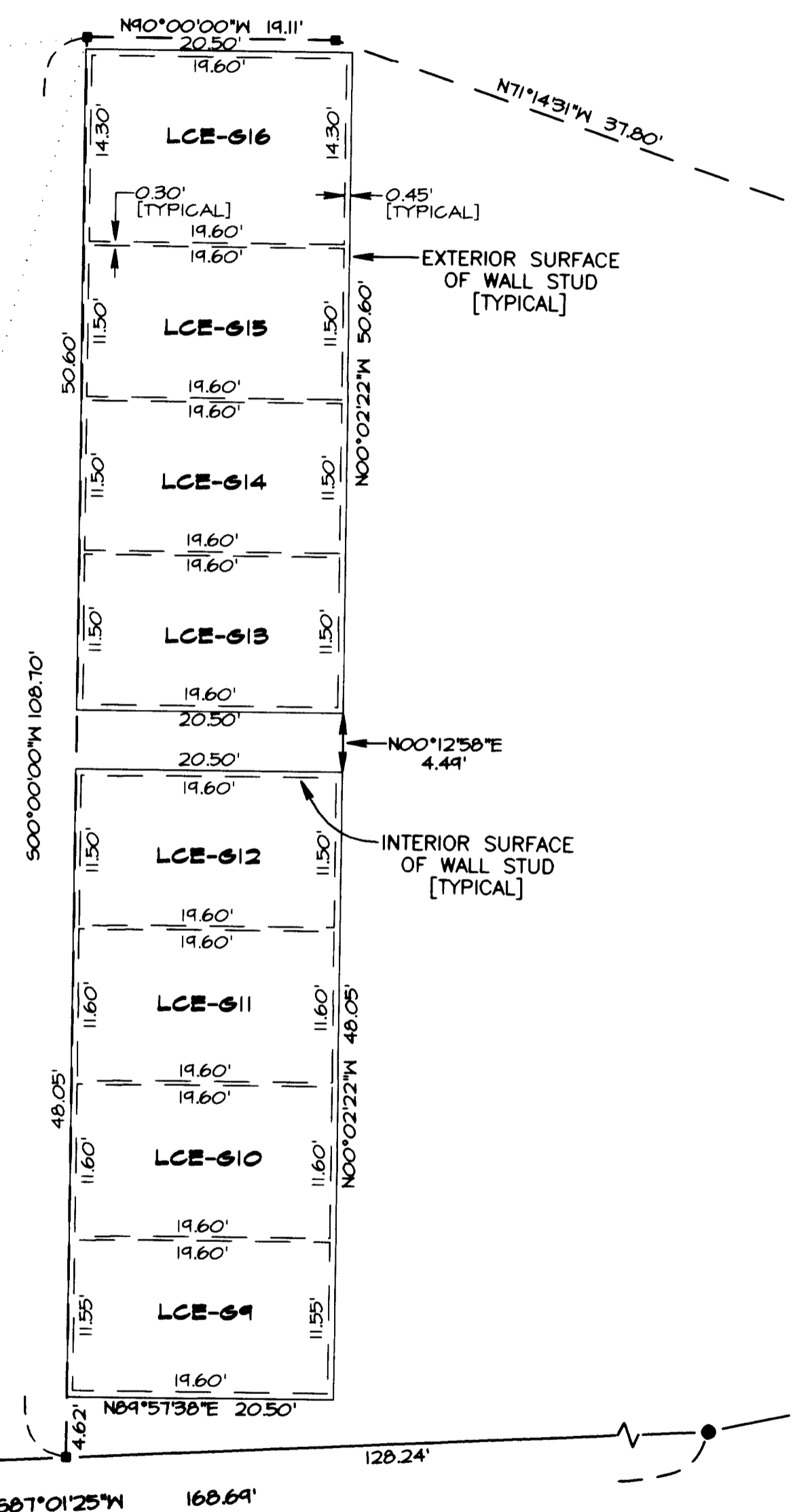
Reclassification of Non-Withdrawable Variable Property, Tract A,
 Located in the Northwest One-Quarter of Section 34, Township
 37 South, Range 1 West of the Willamette Meridian, in the City of
 Medford, Jackson County, Oregon.



NO SCALE

LEGEND:

- INDICATES A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "OFFENBACH AND ASSOC., INC.", PER SN 10480.
- INDICATES A COMPUTED POSITION.
- GCE INDICATES GENERAL COMMON ELEMENT.
- LCE INDICATES LIMITED COMMON ELEMENT.
- SQ FT INDICATES THE NUMBER OF SQUARE FEET WITHIN A CLOSED AREA SUCH AS A UNIT.
- FF INDICATES A FINISHED FLOOR.
- ELEV INDICATES A SPECIFIED ELEVATION.



LINE TABLE

LINE	BEARING	DISTANCE
L29	N03°05'31\"/>	

NOTES

- INSIDE DIMENSIONS ARE TO INTERIOR FACE OF STUDWALL.
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUDWALL.
- FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB.

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

RECEIVED
 DATE 4-30-08 BY [Signature]
 This survey consists of:
 8 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 9, 2001
 CAEL E. NEATHAMER
 56545

Renewal Date 12/31/08

BASIS OF SURVEY:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations.
 Basis of elevations: City of Medford Benchmark Number "B-98", with a published elevation of 1643.471 feet.

PREPARED BY: Neathamer Surveying, Inc.
 3132 State Street, Suite 110
 P.O. Box 1584
 Medford, Oregon 97501-0120
 Phone (541) 732-2869
 FAX (541) 732-1382

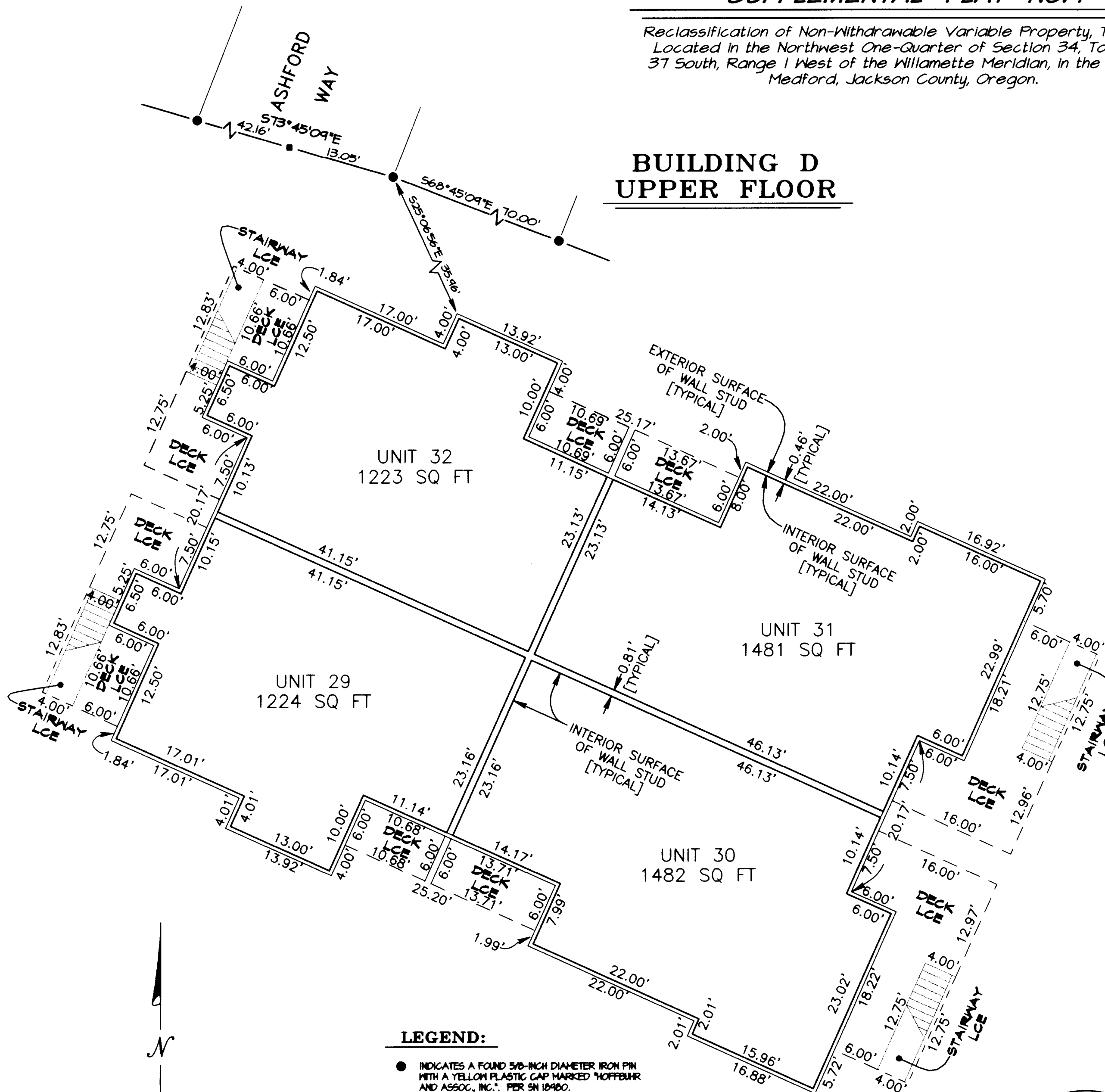
PROJECT NUMBER: 05070 PLOT DATE: March 27, 2008
 Sheet 8 of 8 © LTM DPC

STONEGATE ESTATES CONDOMINIUM SUPPLEMENTAL PLAT NO. 1

Reclassification of Non-Withdrawable Variable Property, Tract A,
Located in the Northwest One-Quarter of Section 34, Township
37 South, Range 1 West of the Willamette Meridian, in the City of
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Ryan Csajtis
871 Medford Center
Medford, OR 97504

BUILDING D UPPER FLOOR

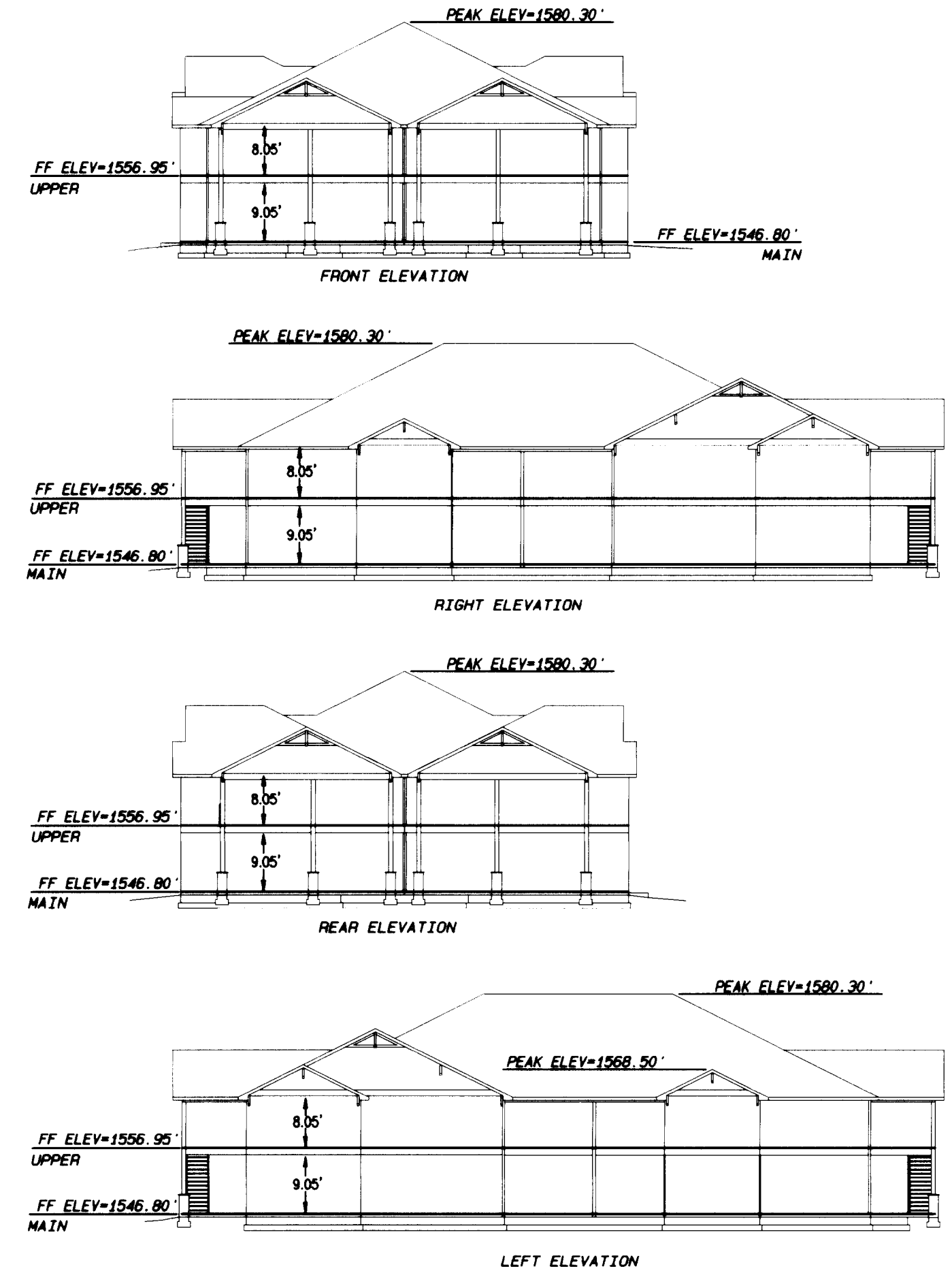


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CAEL E. NEATHAMER
Surveyor

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**** RECEIVED ****
DATE 7-8-08 BY EB
This survey consists of:
1 sheet(s) Map
0 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

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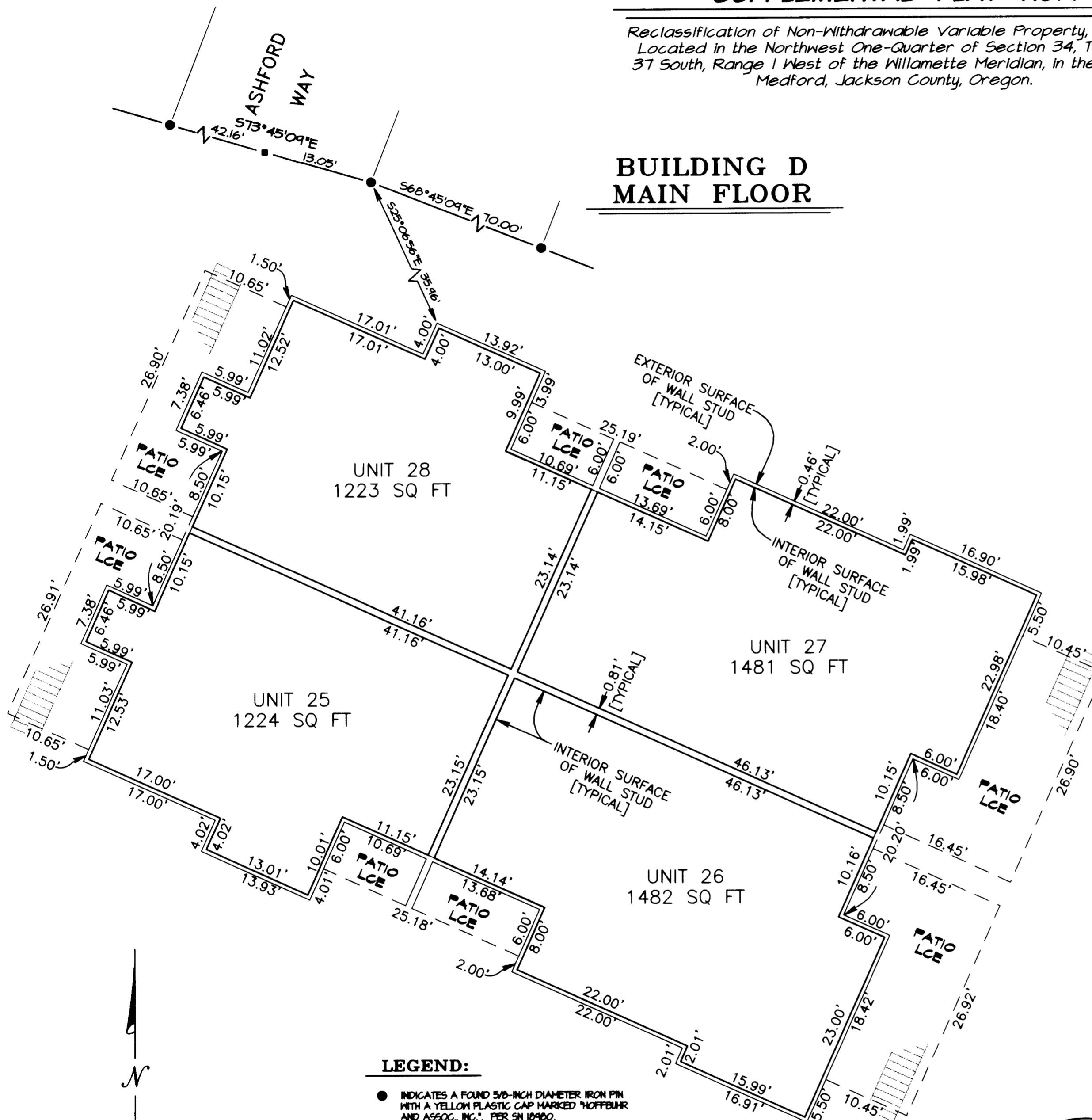
PROJECT NUMBER: 05070 PLOT DATE: March 27, 2008

STONEGATE ESTATES CONDOMINIUM SUPPLEMENTAL PLAT NO. 1

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PREPARED FOR:
Valley Core Development, LLC
Ryan Csaftis
871 Medford Center
Medford, OR 97504

BUILDING D MAIN FLOOR

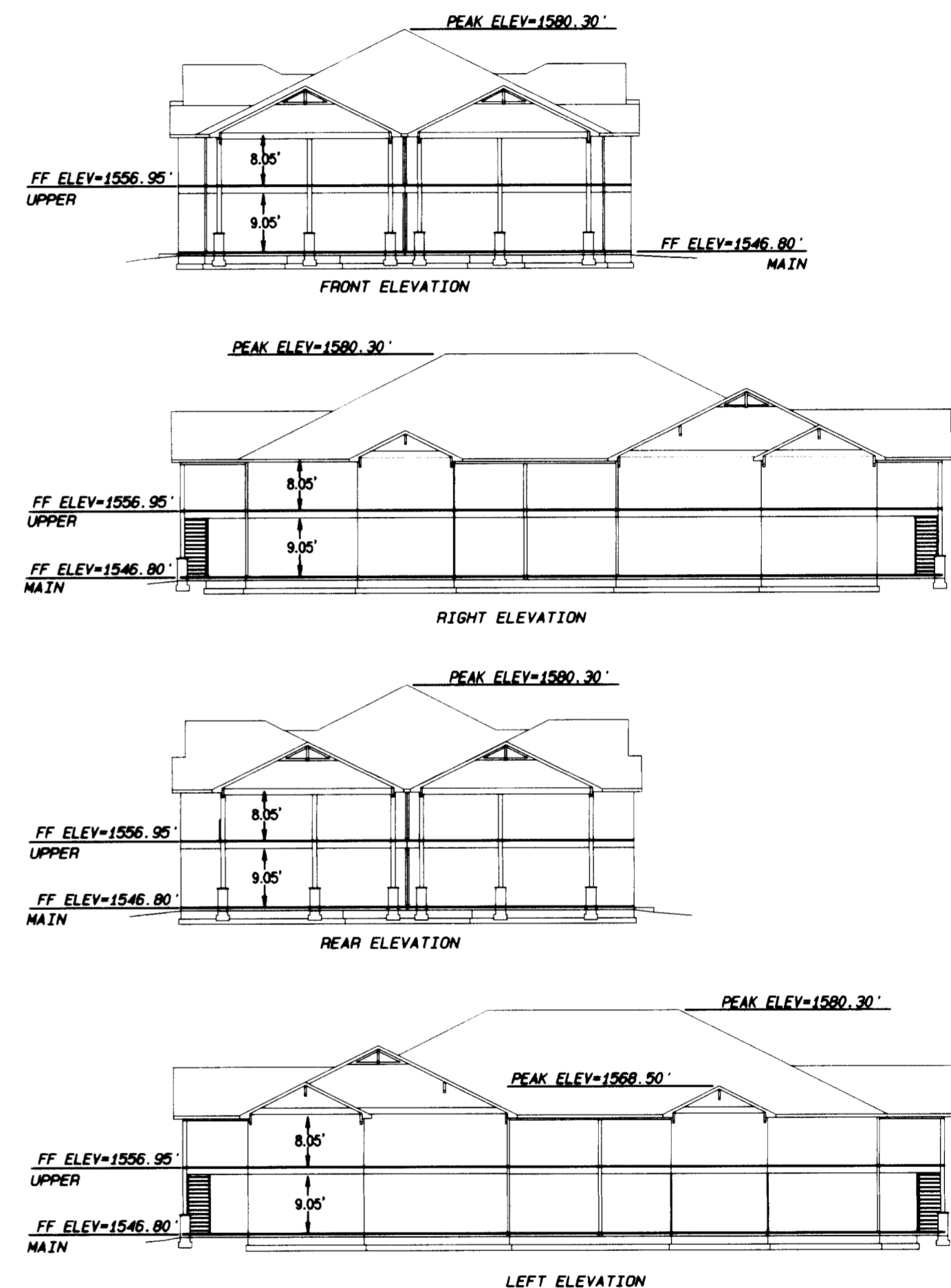


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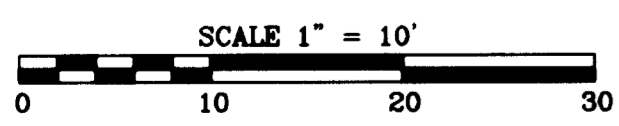
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- FLOOR ELEVATIONS ARE TO TOP OF SUBFLOOR.
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I hereby certify that this is an exact copy of the original.
Call E. Neathamer
Surveyor

BASIS OF SURVEY:
Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations.
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DATE 4-3-08 BY *CS*
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Renewal Date 12/31/08

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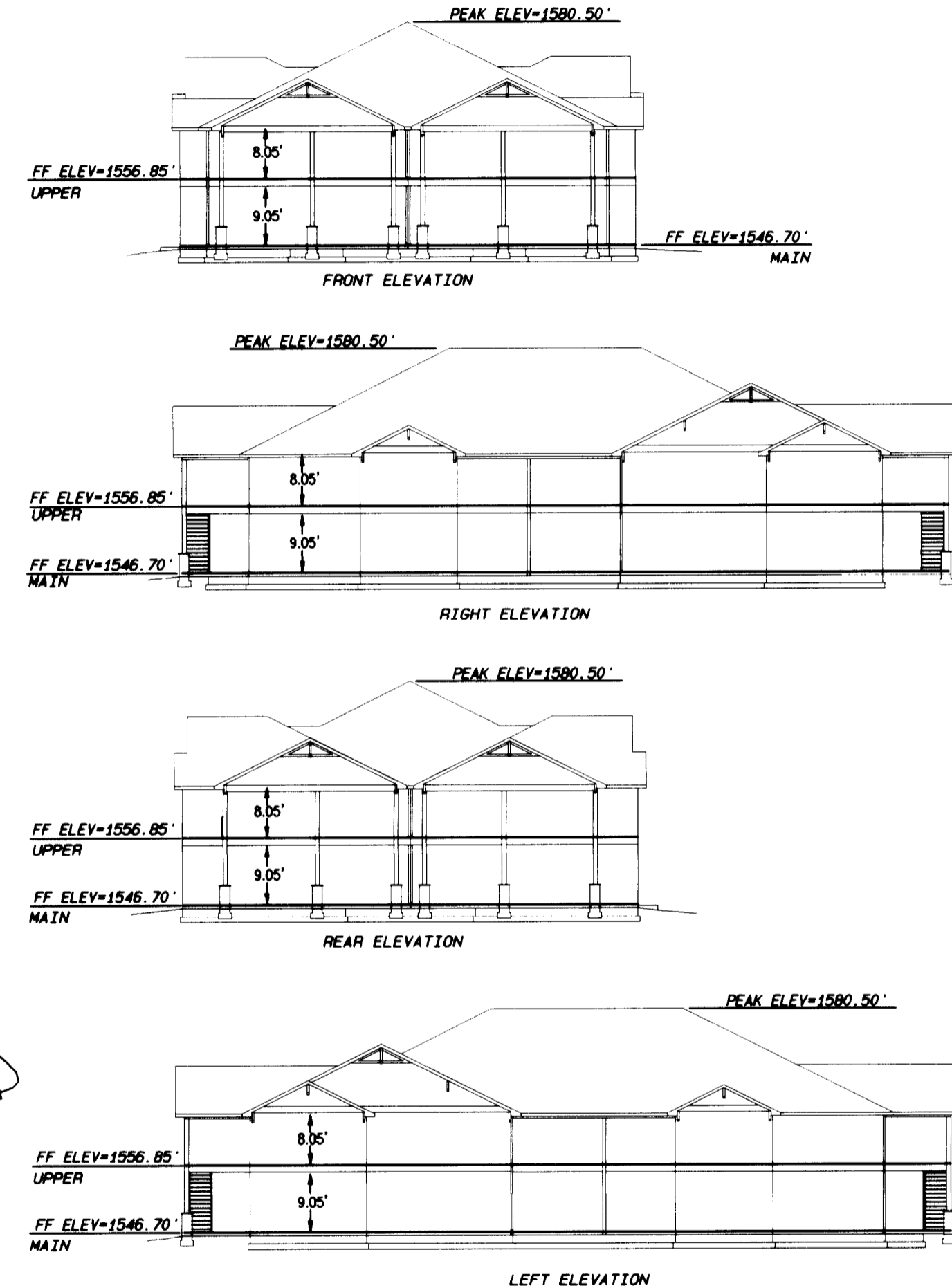
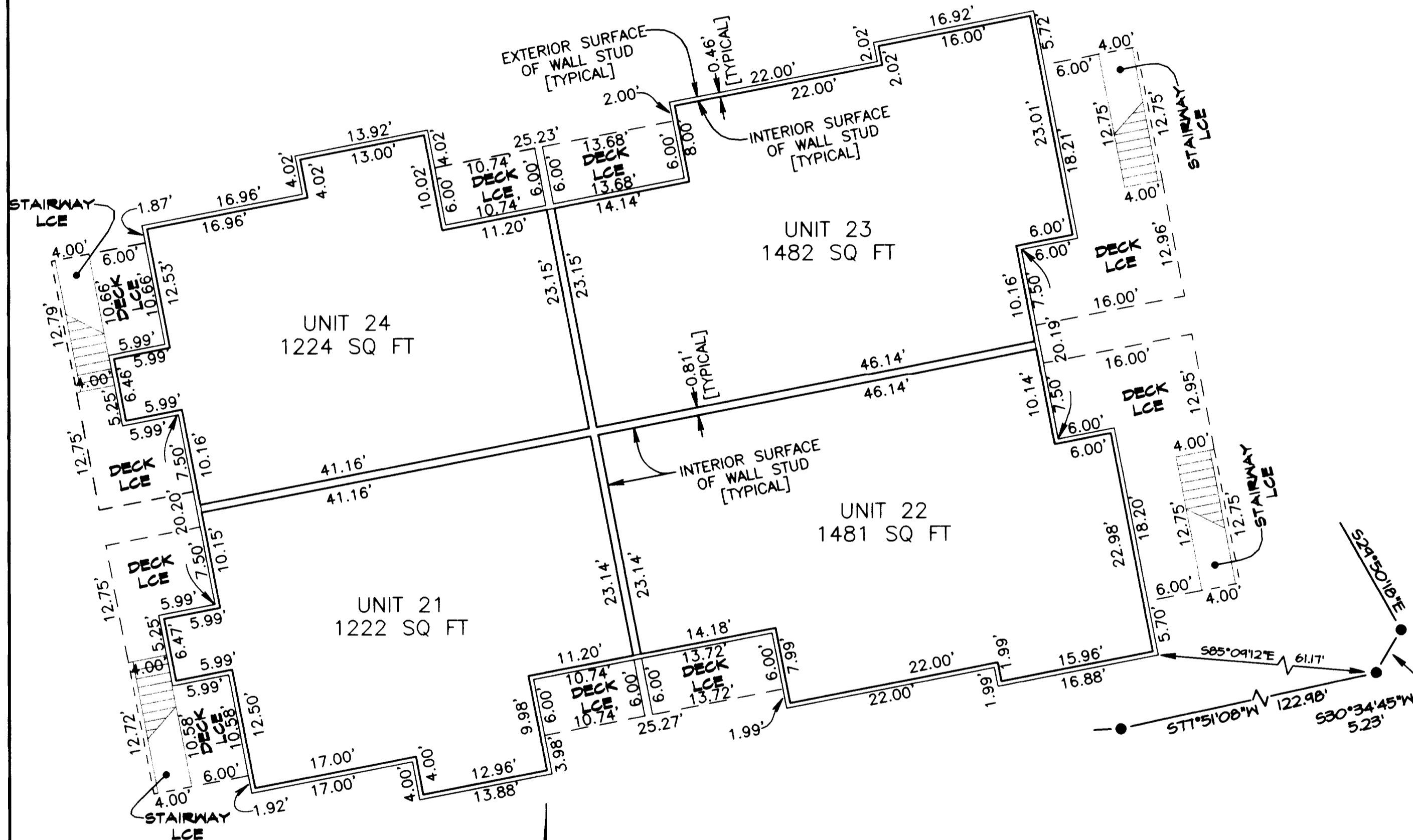
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Sheet 6 of 8 © LTM DPC

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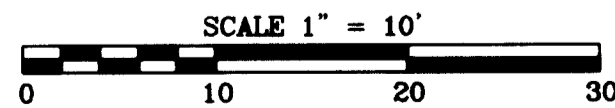
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**BUILDING C
 UPPER FLOOR**



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Carl E. Neathamer
 Surveyor

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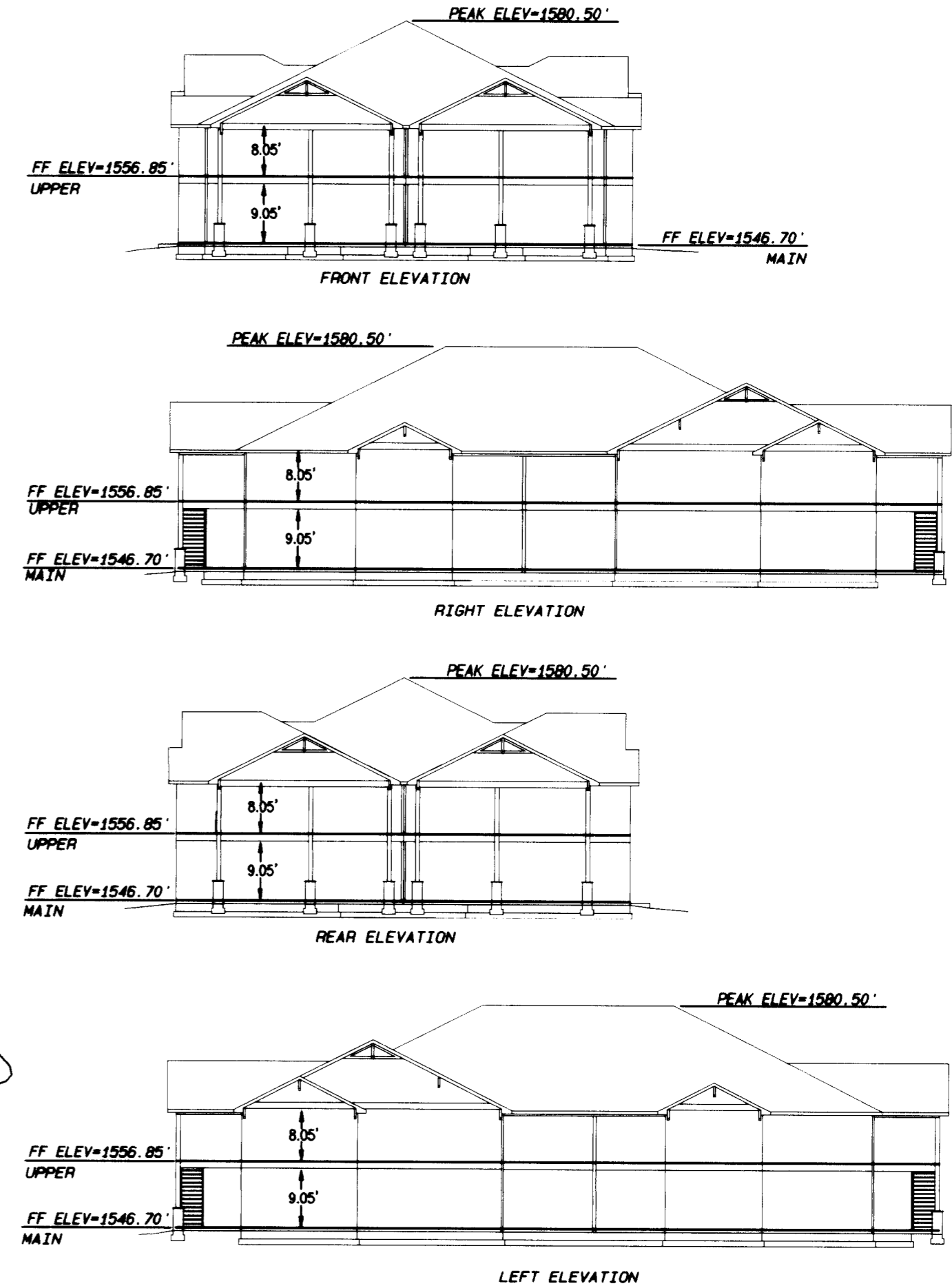
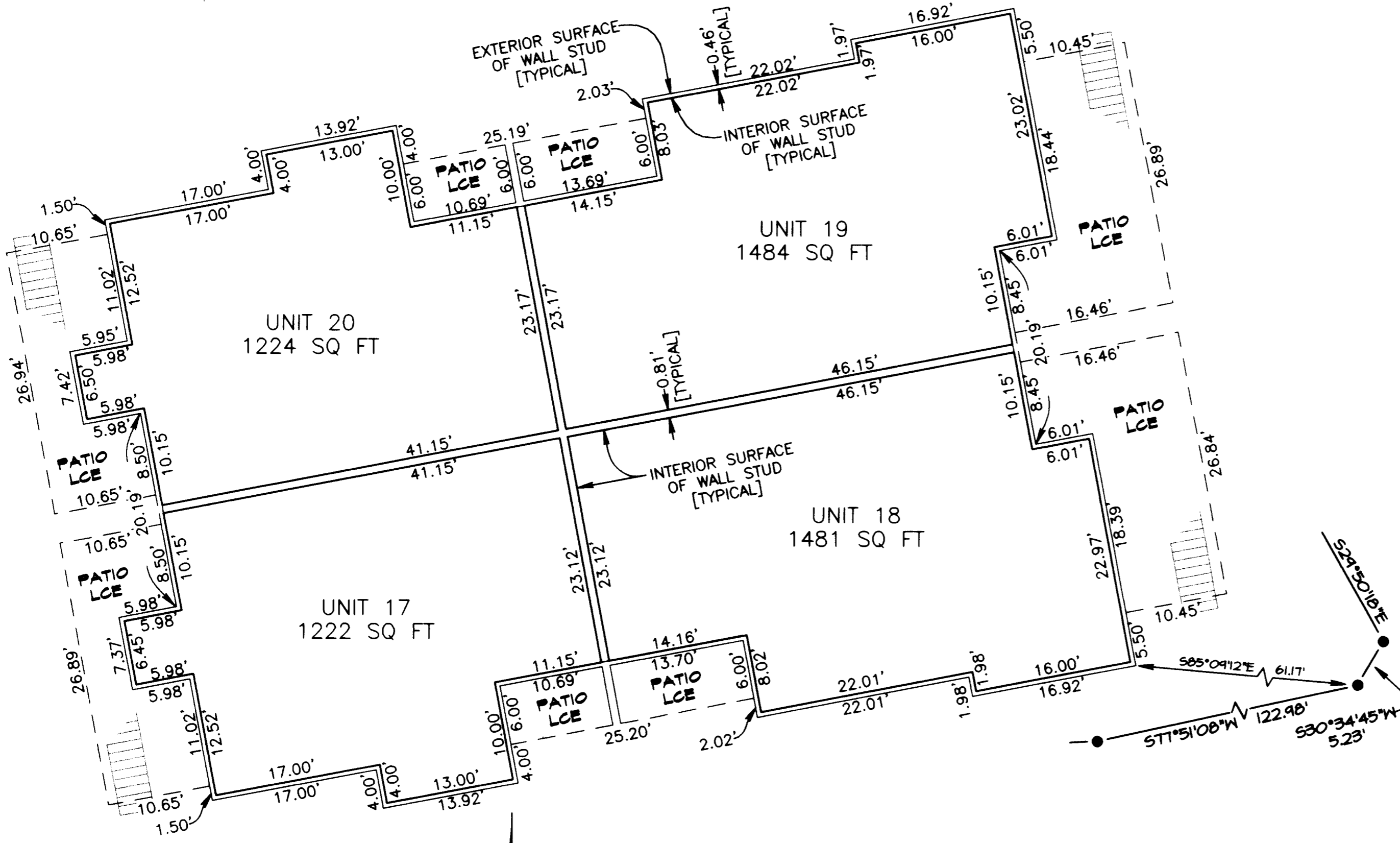
PROJECT NUMBER: 05070 PLOT DATE: March 27, 2008

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 Ryan Csafits
 871 Medford Center
 Medford, OR 97504

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**BUILDING C
 MAIN FLOOR**



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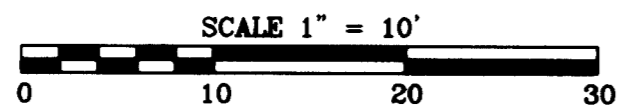
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CAEL E. NEATHAMER
 Surveyor

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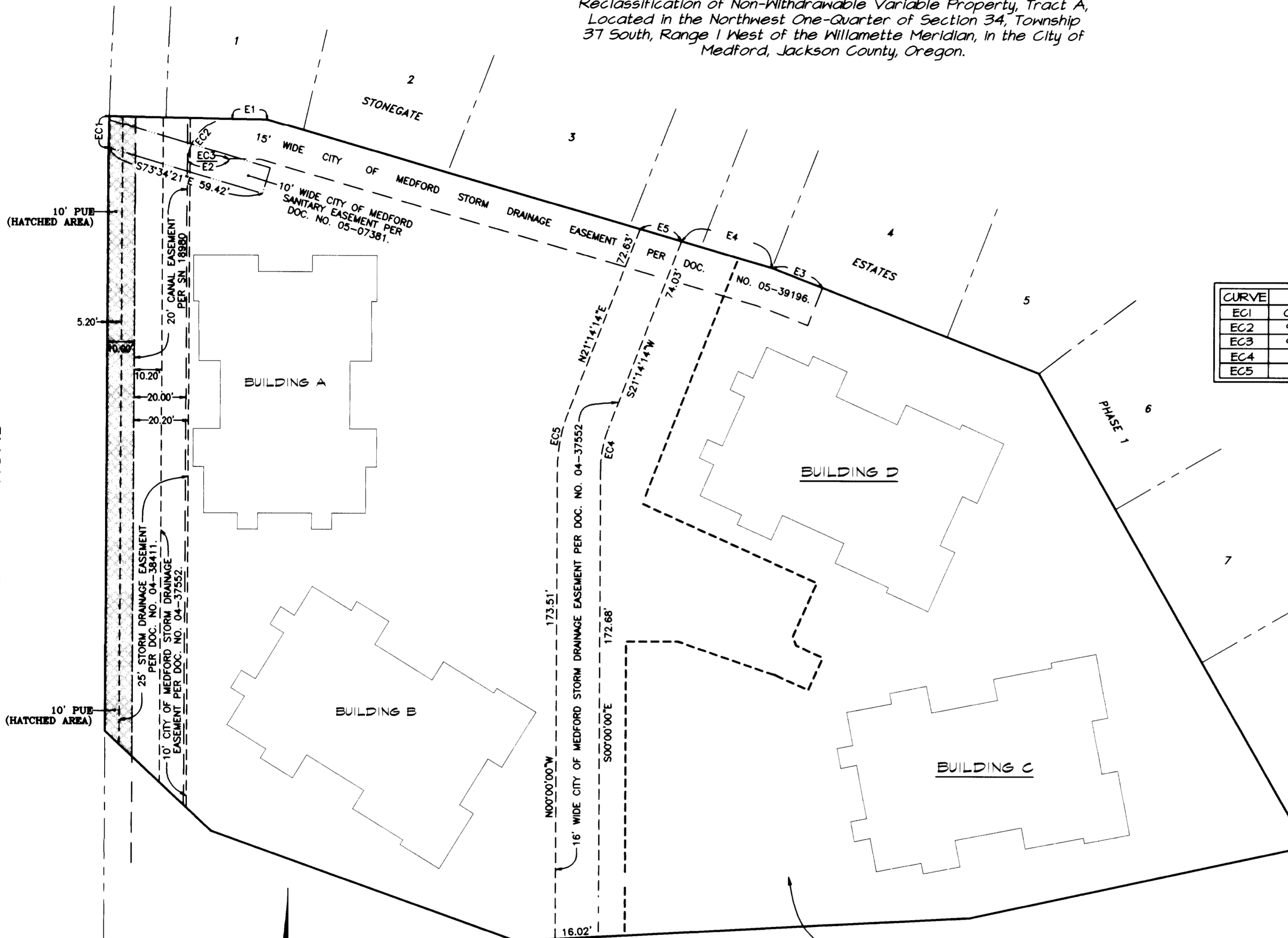
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 Medford, Oregon 97501-0120
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 05070 PLOT DATE: March 27, 2008

STONEGATE ESTATES CONDOMINIUM SUPPLEMENTAL PLAT NO. 1

Reclassification of Non-Withdrawable Variable Property, Tract A,
Located in the Northwest One-Quarter of Section 34, Township
37 South, Range 1 West of the Willamette Meridian, in the City of
Medford, Jackson County, Oregon.

PREPARED FOR:
Valley Core Development, LLC
Ryan Csaffis
871 Medford Center
Medford, OR 97504



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC1	00°29'34"	1382.40'	11.89'	S01°01'44"W	11.89'
EC2	90°59'58"	16.00'	25.41'	S45°34'16"W	22.82'
EC3	90°59'58"	1.00'	1.59'	N45°34'16"E	1.43'
EC4	21°14'14"	42.00'	15.57'	S10°37'07"W	15.48'
EC5	21°14'14"	58.00'	21.50'	N10°37'07"E	21.37'

LINE TABLE

LINE	BEARING	DISTANCE
E1	N88°55'45"W	13.07'
E2	S89°55'43"E	15.00'
E3	S68°45'08"E	20.05'
E4	N73°45'09"W	35.14'
E5	N73°45'09"W	16.06'
E6	N67°01'25"E	30.60'

LEGEND:

- SN INDICATES A SURVEY RECORDED BY NUMBER IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- DOC. NO. INDICATES AN INSTRUMENT FROM THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE INDICATES A PUBLIC UTILITY EASEMENT.

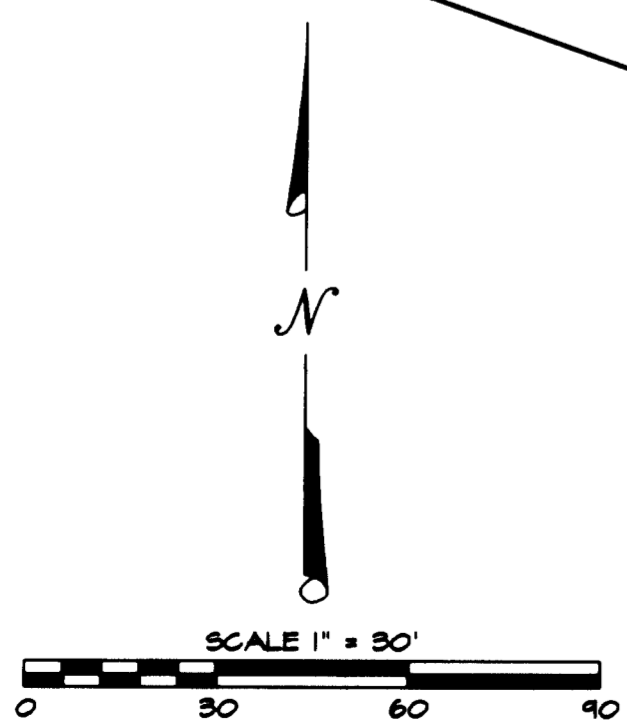
BASIS OF SURVEY:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations.

Basis of elevations: City of Medford Benchmark Number "B-98", with a published elevation of 1643.471 feet.

PREPARED BY: Neathamer Surveying, Inc.
3132 State Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05070 **PLOT DATE:** March 27, 2008



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

**RECLASSIFIED
NON-WITHDRAWABLE
VARIABLE PROPERTY,
TRACT A
59,986 SQ FT
(0.42 ACRES)**

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

DATE 4-3-08 BY CE

This survey consists of:
8 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

CAEL E. NEATHAMER

OREGON
JULY 8, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/08

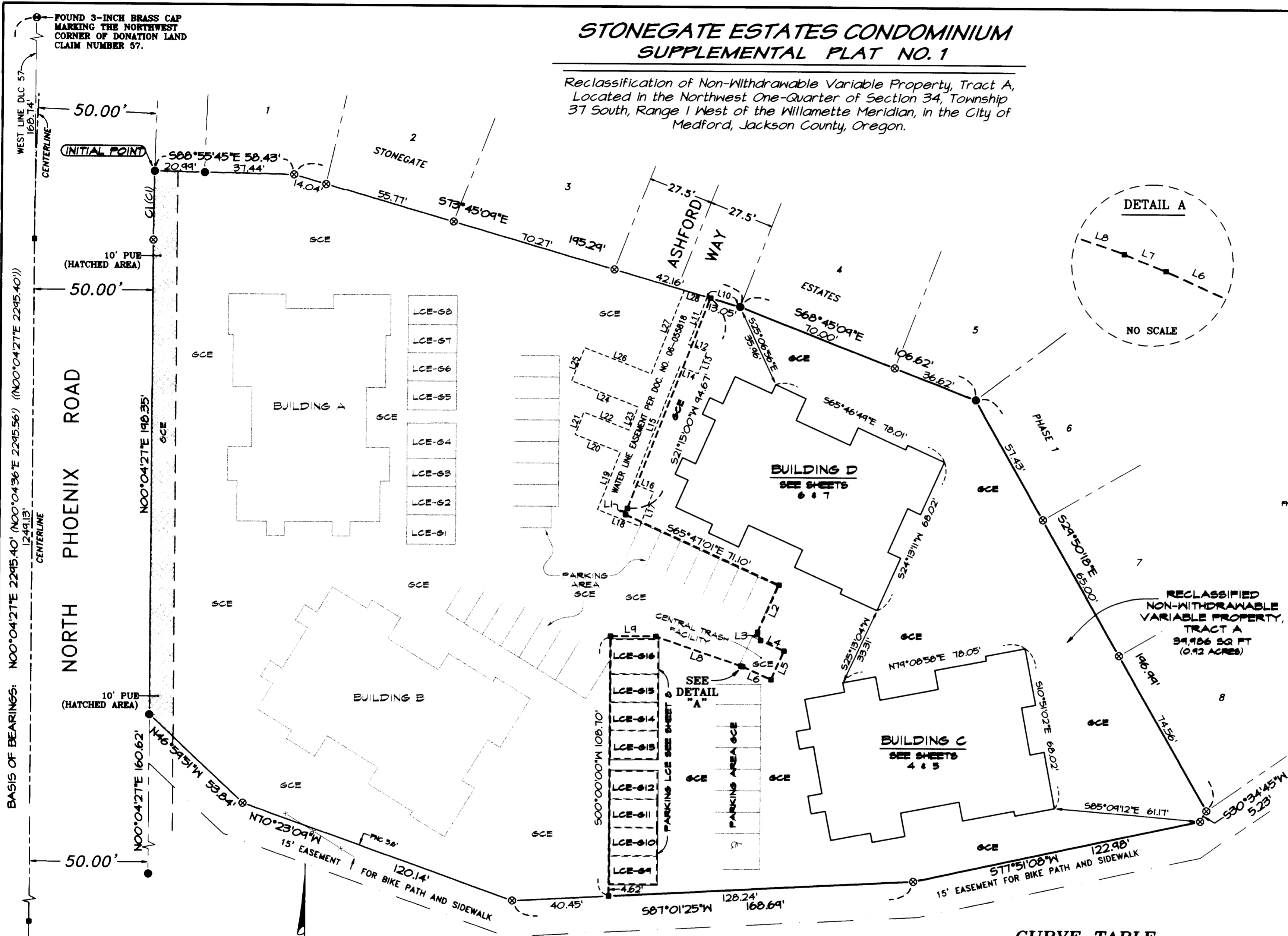
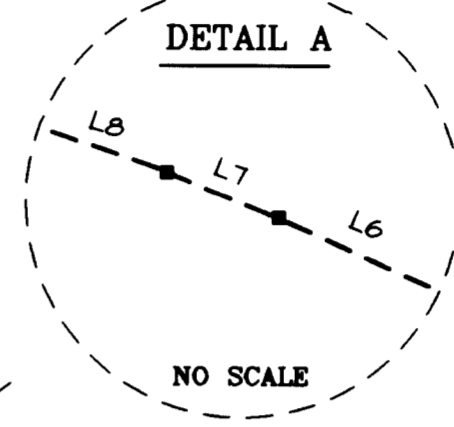
STONEGATE ESTATES CONDOMINIUM SUPPLEMENTAL PLAT NO. 1

Reclassification of Non-Withdrawable Variable Property, Tract A,
Located in the Northwest One-Quarter of Section 34, Township
37 South, Range 1 West of the Willamette Meridian, in the City of
Medford, Jackson County, Oregon.

PREPARED FOR:
Valley Core Development, LLC
Ryan Csaftis
871 Medford Center
Medford, OR 97504

LEGEND:

- INDICATES A FOUND BRASS CAP AS INDICATED HEREON.
- INDICATES A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "HOFFBUHR AND ASSOC., INC.", PER SN 18480.
- ⊙ INDICATES A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "HOFFBUHR AND ASSOC., INC.", PER SN 18480, DESTROYED DURING CONSTRUCTION. RESET WITH A 5/8-INCH DIAMETER REBAR, 30-INCHES LONG, WITH AN ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING", SET FLUSH WITH THE SURFACE.
- INDICATES A COMPUTED POSITION.
- SN INDICATES A SURVEY RECORDED BY NUMBER IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- SQ FT INDICATES THE NUMBER OF SQUARE FEET WITHIN A CLOSED AREA.
- GCE INDICATES GENERAL COMMON ELEMENT.
- LCE INDICATES LIMITED COMMON ELEMENT.
- PUE INDICATES A PUBLIC UTILITY EASEMENT.
- () INDICATES RECORD INFORMATION PER SN 18480.
- (()) INDICATES RECORD INFORMATION PER SN 18128.
- INDICATES THE CENTERLINE OF AN EXISTING FENCE.
- FIG 56' — INDICATES THE DISTANCE FROM THE BOUNDARY LINE TO THE CENTERLINE OF AN EXISTING FENCE.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°22'58"W	2.63'
L2	S24°12'54"W	21.63'
L3	S21°17'27"E	3.57'
L4	S65°46'12"E	10.86'
L5	S24°12'53"W	13.12'
L6	N65°46'13"W	13.19'
L7	N67°59'37"W	0.85'
L8	N71°14'31"W	37.80'
L9	N40°00'00"W	19.11'
L10	N73°45'09"W	14.55'
L11	S21°15'00"W	21.24'
L12	S68°45'00"E	8.33'
L13	S21°15'00"W	10.00'
L14	N68°45'00"W	8.33'
L15	S21°15'00"W	52.80'
L16	S68°45'00"E	9.00'
L17	S21°15'00"W	15.50'
L18	N68°45'00"W	19.00'
L19	N21°15'00"E	25.70'
L20	N68°45'00"W	20.33'
L21	N21°15'00"E	10.00'
L22	N68°45'00"W	20.33'
L23	N21°15'00"E	10.32'
L24	N68°45'00"W	30.00'
L25	N21°15'00"E	15.00'
L26	S68°45'00"E	30.00'
L27	N21°15'00"E	37.64'
L28	S73°45'09"E	10.04'

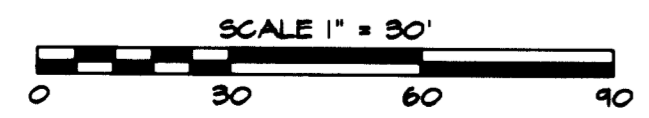
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	01°12'04"	1382.40'	28.98'	N00°40'29"E	28.98'
(C1)	01°12'06"	1382.40'	28.99'	N00°40'39"E	28.99'

BASIS OF SURVEY:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations. Bearings applied to the west line of Donation Land Claim Number 57, as depicted hereon.

Basis of elevations: City of Medford Benchmark Number "B-98", with a published elevation of 1643.471 feet.



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

RECEIVED
DATE 4-3-08 BY [Signature]
This survey consists of:
8 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
CAEL E. NEATHAMER
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
58646
Renewal Date 12/31/08

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Sheet 2 of 8 © LTM DFC