

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, that Michelle Nistler, owner as tenant by entirety, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith, and does hereby dedicate to Jackson County for public use all 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 hereby creates that area portrayed hereon as the Private Access Easement, being over, across and through Lots 3 through 6 for the use and benefit of said Lots 3 through 6. Further, Declarant hereby creates those Private Storm Drain Easements, as depicted hereon, being over, across and through Lots 3 through 7 for the use and benefit of Lots 3 through 8 and the Private Sanitary Sewer Easement, as depicted hereon, being over, across and through Lot 7 for the use and benefit of Lot 8. 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 "HIGH POINTE MEADOWS".

HIGH POINTE MEADOWS is subject to the CONDITIONS COVENANTS AND RESTRICTIONS as set forth in Instrument Number 2008-020899, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 28 day of March, 2008.

Michelle Nistler  
Michelle Nistler, Owner

STATE OF OREGON }  
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above named Michelle Nistler, known to me as the owner as tenant by entirety, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 28 day of March, 2008.

Before me: Aubrey Madson  
Aubrey Madson NOTARY PUBLIC-OREGON  
COMMISSION NO.: 321310  
MY COMMISSION EXPIRES: May 31, 2008

**NOTES:**

HIGH POINTE MEADOWS 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 May 4, 1992 as Instrument Number 92-12658 of the Official Records of Jackson County, Oregon.

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

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

An easement created by instrument, including the terms and provisions thereof, recorded on October 24, 1944 as Volume 325, page 83, in the Official Records of Jackson County, Oregon, for Rights of Way, reservations and restrictive covenants.

An easement created by instrument, including the terms and provisions thereof, recorded on July 12, 1963, as Volume 547, Page 306, in the Official Records of Jackson County, Oregon, in favor of the White City Sanitary District (now Rogue Valley Sewer Services), for Sewer Lines.

An easement created by instrument, including the terms and provisions thereof, recorded on June 30, 1975, as T5-08087, in the Official Records of Jackson County, Oregon, in favor of Jackson County, Oregon, for drainage.

An easement created by instrument, including the terms and provisions thereof, recorded on June 1, 1993, as 93-17582, 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. (no exact location given)

Restrictive covenants to waive future rights of remonstrance against the formation of a local improvement district and any assessment thereof, recorded on April 26, 1995, as 95-10461, for 25th Street and 26th Street.

Deed Declaration for Sports Park Overlay pursuant to Document Number 2008-005475 of the Official Records of Jackson County, Oregon.

**HIGH POINTE MEADOWS**

A Re-plat of Parcel 2 of Partition Plat P-51-1995 of the record of Partition Plats, being located in the Southwest One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

**PREPARED FOR:**

JAMES NISTLER  
832 East Main St.  
Medford, OR 97504

**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 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 Southwest One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, in the City of White City, Jackson County, Oregon, and as described in Instrument Number 2006-008345 of the Official Records of Jackson County, Oregon, as now surveyed and more particularly described as follows:

Parcel No. Two (2), of Partition Plat recorded on July 20, 1995 as Partition Plat No. P-51-1995 of Record of Partition Plats in Jackson County, Oregon, and filed as Survey No. 14590 in the Office of the Jackson County Surveyor.

CAEL E. NEATHAMER  
Surveyor

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES**

**PURPOSE:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the White City Planning Commission (File No. SUB 2005-00061).

**PROCEDURE:** Utilizing a Trimble 5600 and S6 robotic instruments and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instrument Number 2006-008345 of the Official Records of Jackson County, Oregon; Partition Plat No. P-51-1995 filed for record July 20, 1995, Index Volume 6, Page 51 of the Record of Partition Plats in Jackson County, Oregon, and filed as Survey Number 14590 in the office of the Jackson County Surveyor and Partition Plat No. P-73-2001 filed for record December 7, 2001, Index Volume 12, Page 73 of Record of the Partition Plats in Jackson County, Oregon and filed as Survey Number 17140 in the office of the Jackson County Surveyor.

The subject tract hereon is described as "Parcel 2 of Partition Plat No. P-51-1995", and the exterior boundary of which was determined as follows: Established the northeast and northwest boundary corners determined utilizing the found monuments at and near the centerline of Avenue G and dimensions per Partition Plat No. P-51-1995; Established the east and west boundaries utilizing said established northeast and northwest corners, and the found monuments per Partition Plat No. P-73-2001 (being the southwest corner Parcel 1 thereof, and the southeast corner of Parcel 3 thereof) and established the south boundary utilizing the found monuments at the southeast and southwest corners of the parcel of said Partition Plat No. P-51-1995, terminating at the established east and west boundaries described herein.

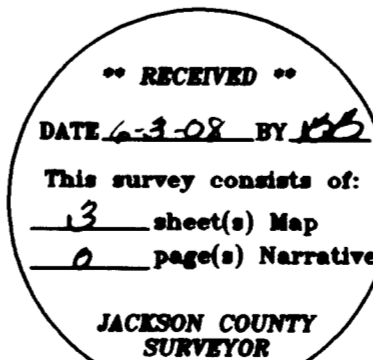
All found monuments hereon and per said Partition Plats No. P-51-1995 and P-73-2001 fit computed positions within tolerances. The interior lot corners were computed, and set as depicted hereon. The first monument of which was established on July 31, 2007.

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

CAEL E. NEATHAMER  
Surveyor

**SHEET INDEX**

SHEET	DESCRIPTION
1	TITLE SHEET
2	TRUST DEED RELEASE SHEET
3	PLAT SHEET



REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER  
OREGON JULY 9, 2001  
CAEL E. NEATHAMER  
58545

Renewal Date 12/31/08

**APPROVALS:**

CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2005-00061 APPLY TO ALL LOTS WITHIN THE PLAT.

Examined and approved this 31<sup>st</sup> day of March, 2008.

[Signature]  
Jackson County Surveyor

Examined and approved this 07 day of April, 2008.

[Signature]  
Jackson County Planning Director

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 30, 2008.

Gary Cattle Patty Bidsong  
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 30 day of May, 2008.

Daniel Ross [Signature]  
Assessor Deputy

Approved by a majority for Recording this 3rd day of June, 2008.

[Signature]  
County Commissioner/Administrator

**RECORDING:**

FILED FOR RECORD THIS THE 3 DAY OF JUNE, 2008 AT 6:53 O'CLOCK AM AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 24 OF THE RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER  
County Clerk

KAREN ALONZO  
Deputy

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 3, 2008 PROJECT NUMBER: 06085

# HIGH POINTE MEADOWS

A Re-plot of Parcel 2 of Partition Plat P-51-1995 of the record of Partition Plats, being located in the Southwest One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

JAMES NISTLER  
832 East Main St.  
Medford, OR 97504

### LEGEND

- Indicates a set 5/8-inch diameter, 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
  - ⊗ Indicates a set 5/8-inch diameter, 36-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
  - Indicates a found monument as noted hereon.
  - Indicates a found 5/8-inch diameter iron pin per SN 1964, unless otherwise noted.
  - Indicates a found 5/8-inch iron pin with a yellow plastic cap marked "RLS 803" per SN 17140, unless otherwise noted.
  - Indicates a computed position nothing found or set.
- PSDE Indicates a Private Storm Drain Easement.  
 PSSE Indicates a Private Sanitary Sewer Easement.  
 PUE Indicates a Public Utility Easement.  
 SN Indicates a survey number recorded in the Jackson County Surveyor's Office.  
 INST Indicates a document number recorded in the Official Records of Jackson County, Oregon.  
 ( ) Indicates Record Information per SN 14590.  
 (( )) Indicates Record Information per SN 17140.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°13'30"W	39.96'
((L1))	S00°13'30"W	39.96'
L2	S89°46'35"E	30.08'
((L2))	S89°46'35"E	30.08'
L3	S00°13'30"W	40.00'
((L3))	S00°13'30"W	40.00'
L4	S89°46'35"E	29.91'
((L4))	S89°46'35"E	29.91'
L5	S00°13'25"W	3.00'
L6	S00°13'25"W	3.00'
L7	S00°13'25"W	4.00'
L8	S89°46'35"E	10.00'
L9	N00°13'25"E	4.00'
L10	N00°14'05"E	30.02'
L11	S89°45'55"E	30.09'
L12	N00°14'05"E	30.00'
L13	N89°45'55"W	29.93'

### BASIS OF BEARINGS:

The northerly boundary of Partition Plat No. P-73-2001, filed for record December 7, 2001, Index Volume 12, Page 73 of Record of Partition Plats in Jackson County, Oregon and filed as Survey Number 17140 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  
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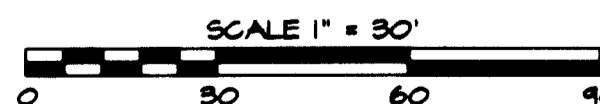
PLOT DATE: March 3, 2008 PROJECT NUMBER: 06085

Sheet 3 of 3

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	13.00'	20.42'	S45°13'25"W	18.38'
C2	90°00'00"	13.00'	20.42'	S44°46'35"E	18.38'

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



RECEIVED  
DATE 6-3-08 BY BB  
This survey consists of:  
3 sheet(s) Map  
0 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

# HIGH POINTE MEADOWS

A Re-plot of Parcel 2 of Partition Plat P-51-1995 of the record of Partition Plats, being located in the Southwest One-Quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

## PREPARED FOR:

JAMES NISTLER  
832 East Main St.  
Medford, OR 97504

### RELEASE

Irving H. Sherwood, Trustee of the Irving Sherwood Living Trust executed on June 3, 2003, as holder to an undivided 16.40% beneficiary interest; Suzanne Updegrave, Trustee of the Suzanne E. Updegrave Trust vtd December 7, 2007, as holder to an undivided 16.40% beneficiary interest; Candice Kay Kelly, as holder to an undivided 9.83% beneficiary interest; and Raymond C. Pierce, Trustee of the Raymond C. Pierce Trust executed on April 27, 2005 to an undivided 51.37% beneficiary interest; all under that certain Trust Deed dated July 3, 2007 and recorded July 3, 2007 as instrument number 2007-031025 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.

Irving H. Sherwood, Trustee of the Irving Sherwood Living Trust, as holder to an undivided 16.40% beneficiary interest under that certain Trust Deed dated July 3, 2007 and recorded July 3, 2007 as instrument number 2007-031025 in the Official Records of Jackson County, Oregon, released 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 2008-020846, of the Official Records of Jackson County, Oregon.

Suzanne Updegrave, Trustee of the Suzanne E. Updegrave Trust vtd December 7, 2007, as holder to an undivided 16.40% beneficiary interest under that certain Trust Deed dated July 3, 2007 and recorded July 3, 2007 as instrument number 2007-031025 in the Official Records of Jackson County, Oregon, released 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 2008-020847, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 28 day of March, 2008.

Candice Kay Kelly  
Candice Kay Kelly

STATE OF OREGON }  
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named Candice Kay Kelly, known to me as a holder of beneficiary interest, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 28 day of March, 2008.

Before me:  
Angel Medina  
Angel Medina NOTARY PUBLIC-OREGON  
COMMISSION NO.: 381310  
MY COMMISSION EXPIRES: May 31, 2008

IN WITNESS WHEREOF, signed this 27 day of March, 2008.

Raymond C. Pierce TRUSTEE  
Raymond C. Pierce, Trustee  
Raymond C. Pierce Trust

STATE OF OREGON }  
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named Raymond C. Pierce, known to me as the Trustee of the Raymond C. Pierce Trust, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 27 day of March, 2008.

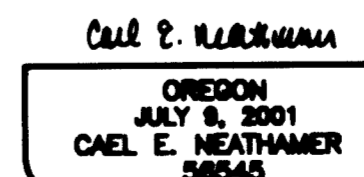
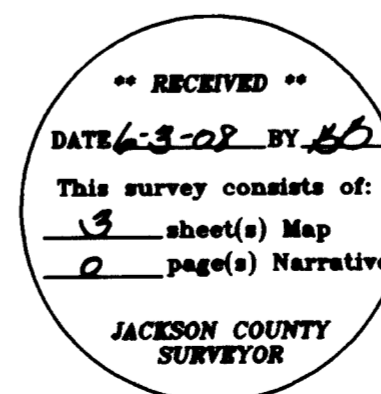
Before me:  
Belli Hoganson  
Belli Hoganson NOTARY PUBLIC-OREGON  
COMMISSION NO.: 425092  
MY COMMISSION EXPIRES: 3-2-12

### RELEASE

Antoine Naccache and Denise Naccache as tenants by the entirety or the survivor thereof, as holders to an undivided 54.17% beneficiary interest; Frances Palmieri, Trustee of the Palmieri Living Trust, as holder to an undivided 31.25% beneficiary interest; Charles T. Kaimie and Suzanne E. Kaimie, Trustees of the Kaimie Living Trust dated June 2, 1998, as holders to an undivided 14.58% beneficiary interest, all under that certain Trust Deed recorded on May 25, 2007 as instrument number 2007-025213 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.

Antoine Naccache and Denise Naccache as tenants by the entirety or the survivor thereof, as holders to an undivided 54.17% beneficiary interest under that certain Trust Deed recorded on May 25, 2007 as instrument number 2007-025213 in the Official Records of Jackson County, Oregon, released 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 2008-020848, of the Official Records of Jackson County, Oregon.

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



Renewal Date 12/31/08

IN WITNESS WHEREOF, signed this 27 day of March, 2008.

Frances Palmieri TRUSTEE  
Frances Palmieri, Trustee  
Palmieri Living Trust

STATE OF OREGON }  
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named Frances Palmieri, known to me as the Trustee of the Palmieri Living Trust, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 27 day of March, 2008.

Before me:  
Belli Hoganson  
Belli Hoganson NOTARY PUBLIC-OREGON  
COMMISSION NO.: 425092  
MY COMMISSION EXPIRES: 3-2-12

IN WITNESS WHEREOF, signed this 26 day of March, 2008.

Charles T. Kaimie TRUSTEE  
Charles T. Kaimie, Trustee  
Kaimie Living Trust  
Suzanne E. Kaimie TRUSTEE  
Suzanne E. Kaimie, Trustee  
Kaimie Living Trust

STATE OF OREGON }  
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named Charles T. and Suzanne E. Kaimie, known to me as Trustees of the Kaimie Living Trust, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 26 day of March, 2008.

Before me:  
Belli Hoganson  
Belli Hoganson NOTARY PUBLIC-OREGON  
COMMISSION NO.: 425092  
MY COMMISSION EXPIRES: 3-2-12

PREPARED BY: Neathamer Surveying, Inc.  
3132 State St., Suite 110  
P.O. Box 1584  
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PLOT DATE: March 3, 2008 PROJECT NUMBER: 06085

Sheet 2 of 3 © CN DC