

NORTHERN ESTATES

LOCATED IN:
THE N.W. 1/4 OF SECTION 8, T.37 S., T.1 W., W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OR.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT, SOUTHERN OREGON VENTURES, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE LAND HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREAS BEING DEDICATED FOR STREET RIGHT-OF-WAY PURPOSES AND THE EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT, AND DOES HEREBY CREATE THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT, FOR INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES, ACROSS LOTS 2 AND 3 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 1 AND 2 AS SHOWN HEREON, AND DOES ALSO HEREBY CREATE AN EASEMENT FOR A SHARED DRIVEWAY, FOR INGRESS AND EGRESS, ACROSS LOTS 2 AND 3 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 2 AND 3 AS SHOWN HEREON, AND DOES ALSO HEREBY DESIGNATE SAID SUBDIVISION AS NORTHERN ESTATES.

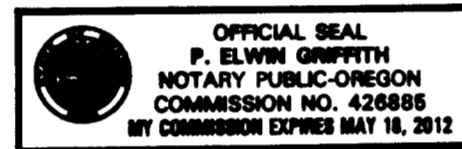
SOUTHERN OREGON VENTURES, LLC;
IN WITNESS WHEREOF, signed this 25 day of June 2008.

STATE OF OREGON)
County of Jackson) ss.

Stan Alexander
STAN ALEXANDER, MANAGING MEMBER

The foregoing instrument was acknowledged before me this 25 day of June, 2008, by STAN ALEXANDER, known to me as the person who executed the foregoing instrument on behalf of SOUTHERN OREGON VENTURES, LLC as his voluntary act and deed.

Before me: P. Elwin Griffith
Notary



CONSENT TO SUBDIVISION:

FOR AFFIDAVIT OF CONSENT TO SUBDIVISION BY LAURA N. FERNANDEZ SEE INSTRUMENT NO. 2008-020982, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR AFFIDAVIT OF CONSENT TO SUBDIVISION BY RONALD K. HARDIN AND JUDY A. HARDIN, HUSBAND AND WIFE OR THE SURVIVOR THEREOF, SEE INSTRUMENT NO. 2008-020983, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FOR AFFIDAVIT OF CONSENT TO SUBDIVISION BY JAMES W. CHRISTOPHERSON, SR. AND HELEN M. CHRISTOPHERSON, SEE INSTRUMENT NO. 2008-020981, OFFICIAL RECORDS OF JACKSON COUNTY OREGON.

APPROVED FOR RECORDING:

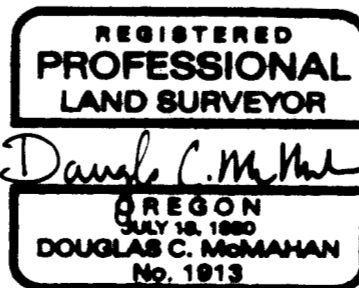
Richard Smith July 18, 2008
County Commissioner/Administrator Date

RECORDER:

Filed for record this 18 day of JULY, 2008 at 8:35 o'clock A.M. and recorded in Volume 34 of Plats at page 38 of records of Jackson County, Oregon.

Christine D Walker
County Clerk

Barbara J Shan
Deputy



RENEWS 12/31/08

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

Commencing at the one quarter corner on the Northerly boundary of Section 8, in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°06'35" East along the North-South center-line of said Section 8, a distance of 1305.82 feet to a point on the Northerly right-of-way line of Hondeleau Lane; thence North 89°40'05" West along said right-of-way line, a distance of 479.81 feet to the Southwest corner of tract described per Instrument No. 79-04971 of the Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence continue North 89°40'05" West along said right-of-way line, a distance of 144.44 feet to the point of intersection of said right-of-way line and the Easterly right-of-way line of Springbrook Road; thence North 00°07'03" West along said Easterly right-of-way line, 302.44 feet to a point on the Northerly boundary of tract described per Volume 561, page 80, Official Deed Records of Jackson County; thence North 89°57'13" East along said Northerly boundary, 144.48 feet to the Northwest corner of the aforementioned tract described per Instrument No. 79-04971; thence leaving said boundary South 00°06'35" East along the Westerly boundary of said tract, 303.39 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

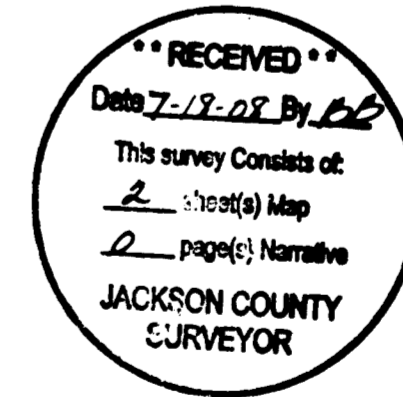
MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Bianca Petron July 14, 2008
Planning Director Date

Examined and approved this 27th day of June, 2008.

Liamon Babow [Signature]
City Engineer City Surveyor



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of July 18, 2008.

Amanda Kirkpatrick Deputy
Assessor, Department of Assessment

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

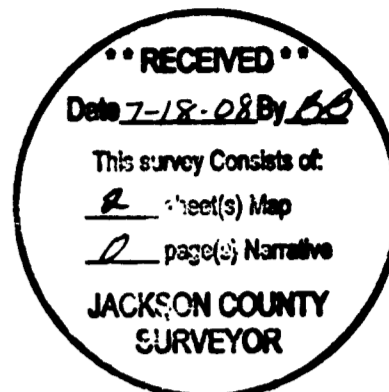
As of July 18, 2008

Carol Johnson Deputy
Tax Collector

NORTHERN ESTATES

LOCATED IN:
THE N.W. 1/4 OF SECTION 8, T.37 S., T.1 W., W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OR.

FOR:
SOUTHERN OREGON VENTURES, LLC
2434 AVENUE "A"
WHITE CITY, OREGON 97503



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°33'02"	20.00'	31.26'	28.17'	N44°53'34"W

NOTES:

1. AN EASEMENT FOR IRRIGATION DITCH OR PIPE TO BENEFIT ADJACENT PROPERTY PER VOLUME 185, PAGE 171, J.C.D.R. AFFECTS THIS PROPERTY. NO SPECIFIC LOCATION IS GIVEN.
2. AN EASEMENT TO PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOLUME 565, PAGE 451, AND VOLUME 572, PAGE 132 J.C.D.R. AFFECTS THIS PROPERTY. SPECIFIC LOCATION IS NOT GIVEN.
3. TERMS AND PROVISIONS OF COKER BUTTE WATER ASSOCIATION ACKNOWLEDGEMENT OF LOAN AND WATER RATE SURCHARGE RECORDED FEBRUARY 18, 2004 AS INSTRUMENT NO. 2004-008289 J.C.D.R. BY AND BETWEEN RONALD K. HARDIN AND JUDY A. HARDIN; AND COKER BUTTE WATER ASSOCIATION, AFFECTS THIS PROPERTY.
4. LOTS 4 AND 5 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO SPRINGBROOK ROAD. ACCESS FOR LOTS 4 AND 5 WILL BE OFF HONDELEAU LANE AND THE DRIVEWAY MUST BE LOCATED AT LEAST 35 FEET FROM THE SPRINGBROOK ROAD RIGHT-OF-WAY.

(S/N 2435)

UTILITY STATEMENT

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 MAP 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.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES

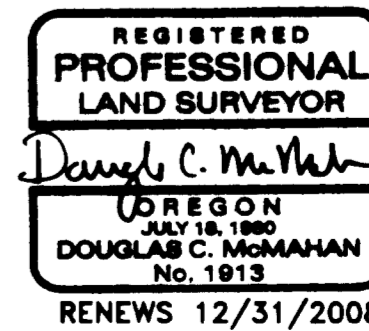
PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF NORTHERN ESTATES SUBDIVISION PER CITY OF MEDFORD PLANNING FILE LDS-06-09 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 2600, 2435, 15061, 15504, 19287 AND 19320 FOR CONTROL, 1 SET MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 79-19287, J.C.D.R., WAS HELD FOR THE EASTERLY BOUNDARY OF THIS PROPERTY. INSTRUMENTS NO. 99-42817 AND 2006-041138, J.C.D.R., WERE USED TO DETERMINE THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARIES OF THE SUBJECT PROPERTY. AN ERROR DISCOVERED IN THE DESCRIPTION OF THE SUBJECT PROPERTY HAS CAUSED A 13' GAP BETWEEN THE WESTERLY BOUNDARY OF TRACT DESCRIBED PER INSTRUMENT NO. 79-04971 AND THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY. A QUITCLAIM DEED HAS BEEN RECORDED AS INSTRUMENT NO. 2008-021427 TO REMEDY THIS GAP. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 30' DATE: JUNE 10, 2008
BASIS OF BEARING: FILED S/N 2600

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR AS NOTED
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS OF JACKSON COUNTY
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

RENEWS 12/31/2008

