

FALLBROOK MEADOWS

A SUBDIVISION
located in the

BLOCK 174 OF ROGUELANDS IRRIGATED ORCHARD TRACTS
NORTHEAST ONE QUARTER OF SECTION 21,
TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

for

SJL CONSTRUCTION

P.O. BOX 3323
CENTRAL POINT, OREGON 97502

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that SJL Construction Inc., an Oregon Corporation, is the owner of the lands hereon described, and has subdivided the same into lots, and streets as shown hereon, and the number and size of the lots and the courses and lengths 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 street, right-of-way dedication and public utility easements as shown hereon and does grant Jackson County, Oregon the one (1.00) foot street plug.

The Declarant does hereby create maintenance easements to benefit Lots 6 and 7 as shown hereon. The easement is to allow access to the adjoining lot for maintenance and repair of the structures and for utility service related thereto. The easement shall provide for construction and maintenance of the adjoining structure, roof and roof overhangs with allowance for storm water runoff, and matters generally associated with zero lot line construction.

The Declarant does hereby create a Party Wall Easement, subject to general rules of law regarding common walls, along the common boundary line between the Lots 1 and 2, as shown hereon. The easement shall provide for the construction and maintenance of the common wall (with interior utilities if any), adjoining roof and roof overhangs, with allowance for storm water runoff and matters generally associated with a party wall. Such repairs and maintenance shall be at the mutual consent of the adjoining owners and the costs shall be shared equally. Further, any such repairs and maintenance shall be done in a timely manner. No lot owner shall unreasonably interfere with the use of this easement. Any damage caused by an act of an owner, his agents or invitees shall be repaired by such owner at his sole expense. In the event of legal action or appeal therefrom, the losing party or parties shall pay the prevailing party or parties reasonable attorney's fees.

Now therefore, the Declarant declares that the Party Wall Easements shall be for the purpose and consideration of protecting the value and desirability of the real properties as shown hereon, and shall be binding upon all parties.

The Declarant does hereby create the Utility Service Easement as shown hereon, and does hereby create the Private Stormdrain Easement as shown hereon.

We hereby designate said subdivision as FALLBROOK MEADOWS.

Don Bestul
DON ~~Elizabeth A.~~ Bestul, ~~Assistant~~ of SJL Construction Inc.
Authorized Agent

State of Oregon)
)
County of Jackson)

Personally appeared before me on May 30 2008, the
above named ~~Elizabeth A.~~ Bestul as ~~Assistant~~ of SJL Construction Inc.,
DON Authorized Agent

(Signature) Susan Morgan Farber

(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 426455

My commission expires April 21, 2012

Approvals:

Examined and approved by the Jackson County Surveyor this 29th
day of May, 2008.

Ronald Roberts
County Surveyor

Examined and approved by Jackson County Development Services
this 30th day of July, 2008.
Jackson County Development Services File Number 2006-00011

Susan Glee
Planning Director

Examined and approved by Jackson County Roads.
this 6 day of June, 2008.

Mike Kuntz
Jackson County Engineer

All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of August 14, 2008.

Karen W. Meade, Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 14th
day of AUGUST, 2008.

Aena Crawford, Deputy
Assessor

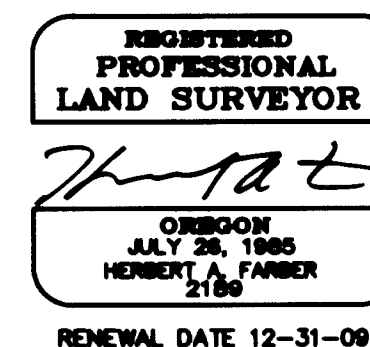
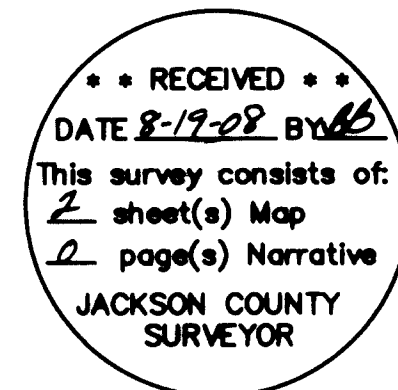
Recorder:

Filed for record this 19 day of AUGUST, 2008 at 2:44 O'clock
P.M. and recorded in Volume 34, Page 42 of the
Plat Records of Jackson County, Oregon.

Christine D Walker Barbara J Shaw
County Clerk Deputy

Approved by the majority for Recording:

Chris Smith August 19, 2008
County Commissioner/Administrator Date



Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Northwest corner of Parcel No. 1, of Partition Plat P-47-2002 of the Official Records of Jackson County, Oregon and filed as Survey No. 17415 in the Office of the Jackson County Surveyor, located in Section 21, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 00°13'02" East, along the east right-of-way line of Thirtieth Street 114.58 feet to THE POINT OF BEGINNING and THE INITIAL POINT of this Subdivision; thence North 00°13'02" East, 20.00 feet to the northwest corner of the tract of land described in Instrument Number 2005-50146 of the Official Records of said county; thence South 89°47'13" East, along said right-of-way line, 330.07 feet to the northeast of said tract; thence South 00°13'02" West, along the east line of said tract, 130.38 feet (record South 00°13'20" West, 130.53 feet) to the southeast corner thereof; thence North 89°47'21" West, along the south line of said tract, 108.90 feet (record North 89°46'40" West, 110.00 feet), thence South 00°32'07" West, 4.07 feet, (record South 00°13'20" West, 4.00 feet); thence North 89°47'21" West, 220.16 feet, to the Southwest corner of said tract, also being on the east right-of-way line of Thirtieth Street; thence, leaving said south line, North 00°13'02" East, along said right-of-way line, 114.58 feet to THE POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Release Affidavits:

From Richard Michelson, as beneficiary, recorded as
Instrument No. 2008-31645
Official Records of Jackson County, Oregon.

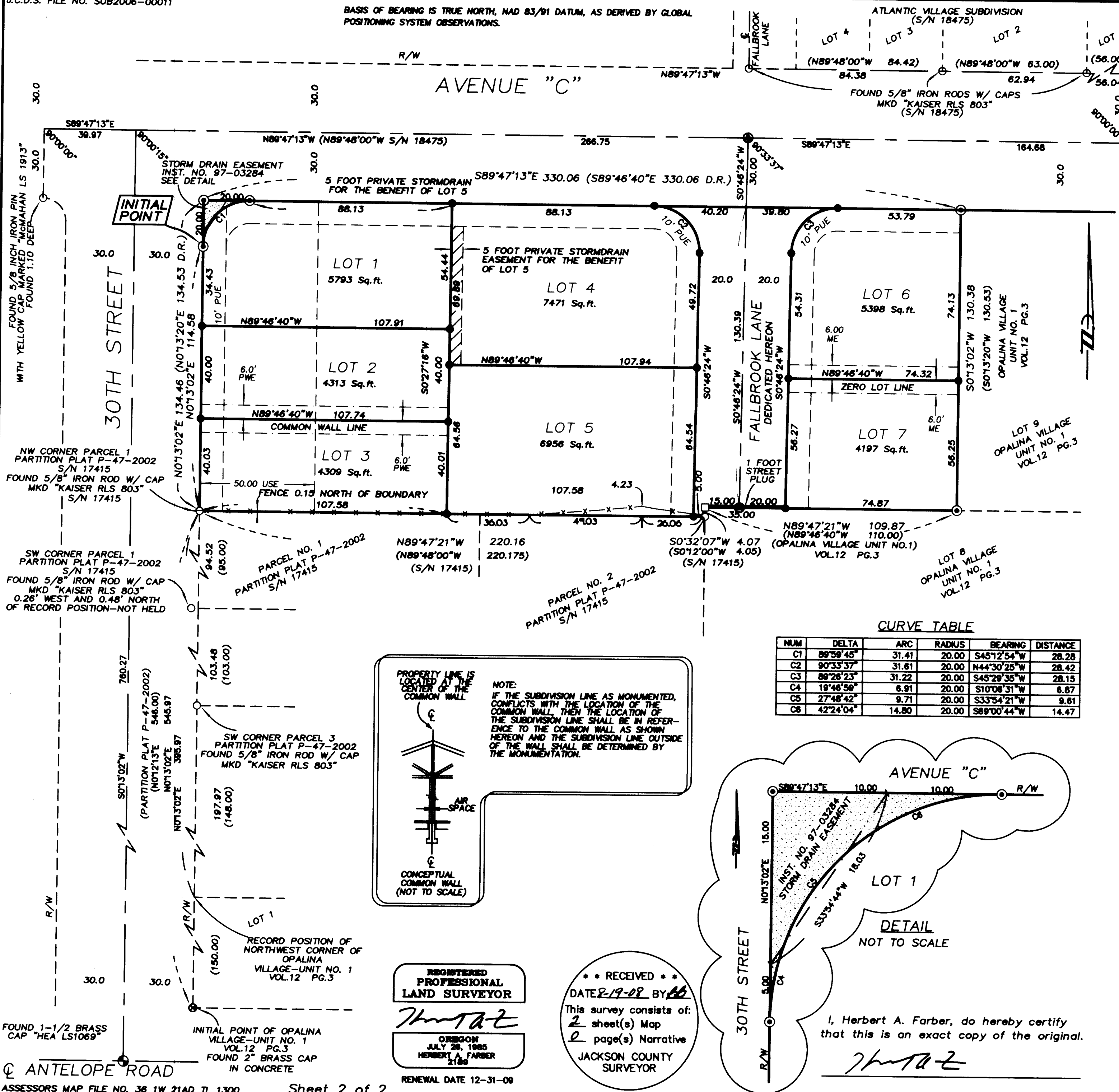
Easements Per Subdivision Guarantee::

- Property is subject to Easements, Restrictions and Reservations retained by USA per Vol. 325, Pages 83-88 of J.C.D.R. (Easements cannot be located)
- Sewer Line Easement, Inst. No. 69-09374 of Jackson County Official Records, existing sewer main on 30th St. falls within the right-of-way lines.

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

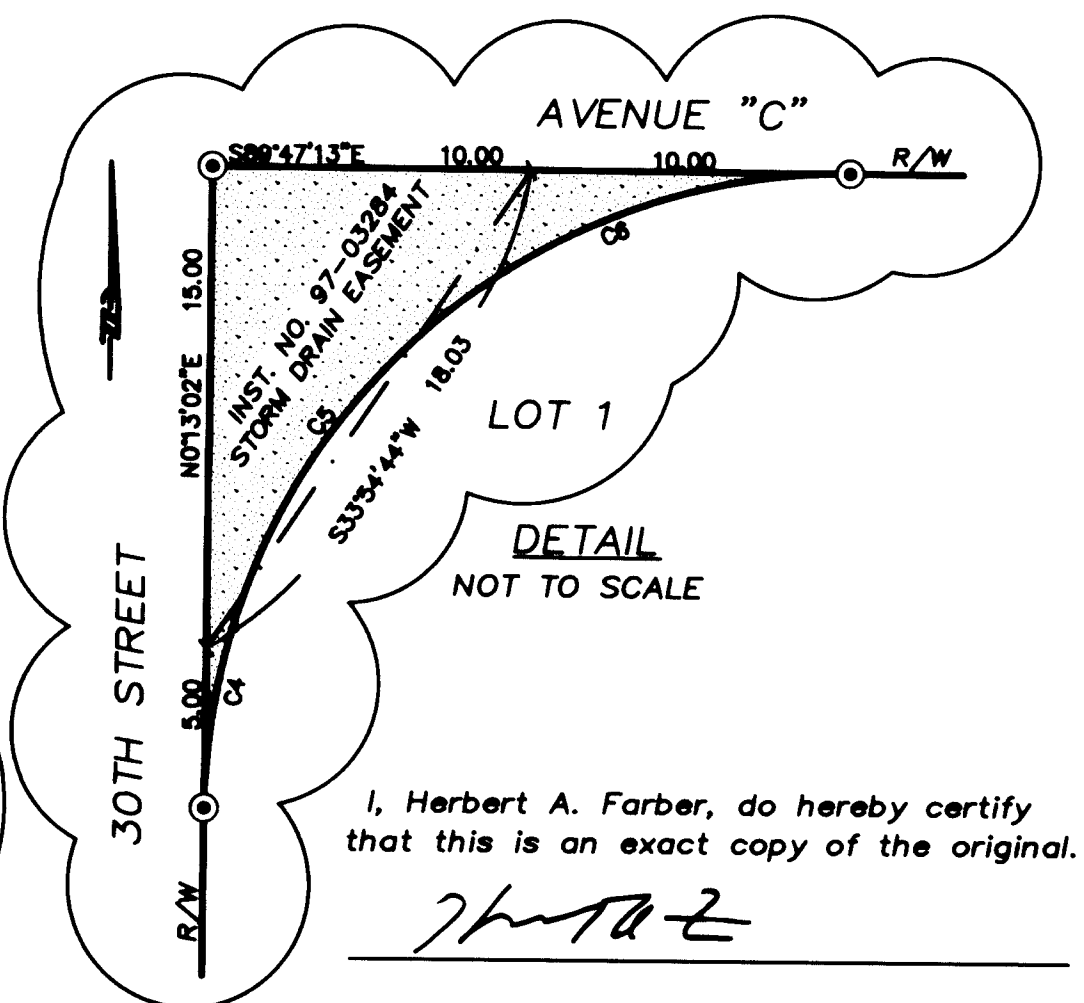
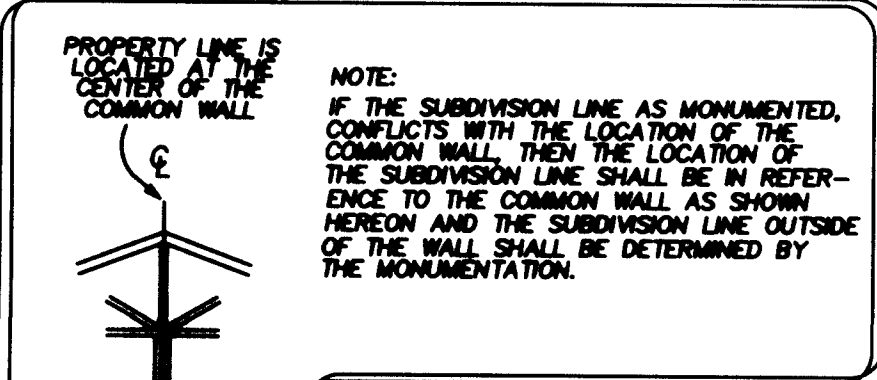


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 A SUBDIVISION
 located in the
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 NORTHEAST ONE QUARTER OF SECTION 21,
 TOWNSHIP 36 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
 for
SJL CONSTRUCTION INC.
 P.O. BOX 3323
 CENTRAL POINT, OREGON 97502

- LEGEND**
- ⊗ = FOUND 2" BRASS CAP (AS NOTED)
 - ⊕ = FOUND 2 1/2" BRASS CAP - STREET CENTERLINE
 - = FOUND 5/8" IRON PIN, L.S. 803 (AS NOTED)
 - = FOUND 5/8" IRON PIN, L.S. 281 (AS NOTED)
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED.
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED.
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - D.R. = DEED RECORD
 - S/N = RECORD FILED SURVEY NUMBER
 - J.C.D.R. = JACKSON COUNTY DEED RECORDS
 - VOL. PG. = PLAT RECORDS OF JACKSON COUNTY, OREGON.
 - W.M. = WITNESS MONUMENT
 - ▨ = RIGHT-OF-WAY DEDICATED HEREON
 - x- = EXISTING FENCE
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- ME = 6 FOOT MAINTENANCE EASEMENT TO ALLOW ACCESS OVER AND ACROSS THE RESPECTIVE LOTS FOR MAINTENANCE AND REPAIR OF ZERO LOT LINE STRUCTURES AND UTILITIES (SEE DECLARATION).
- PWE = 6 FOOT PARTY WALL EASEMENT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL LINE BETWEEN PARTY WALL STRUCTURES (SEE DECLARATION).
- USE = UTILITY SERVICE EASEMENT: AN EASEMENT FOR THE EXCLUSIVE USE OF THE LOTS SHOWN HEREON TO PROVIDE FOR ELECTRIC, GAS, WATER SANITARY SEWER, STORM DRAIN, TELEPHONE AND CABLE TV SERVICES LESS AND EXCEPTING THE AREA OCCUPIED OR TO BE OCCUPIED BY BUILDINGS.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°59'45"	31.41	20.00	S45°12'54"W	28.28
C2	90°33'37"	31.61	20.00	N44°30'25"W	28.42
C3	89°28'23"	31.22	20.00	S45°28'35"W	28.15
C4	19°46'59"	6.91	20.00	S10°08'31"W	6.87
C5	27°48'42"	9.71	20.00	S33°54'21"W	9.61
C6	42°24'04"	14.80	20.00	S69°00'44"W	14.47

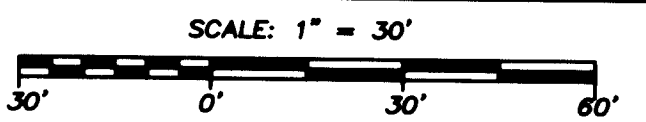


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE SUBDIVISION AS APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES FILE NO. 2006-00011.

PROCEDURE: I ESTABLISHED THE NORTH BOUNDARY, BEING THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "C", BEING 30 FEET SOUTH OF THE CENTER LINE ESTABLISHED USING THE FOUND MONUMENTS AS SHOWN. THE EAST BOUNDARY WAS LOCATED PARALLEL TO AND RECORD DISTANCE EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF 30TH STREET. THE RECOVERED MONUMENTS ALONG THE SOUTH BOUNDARY OF LOTS 3 AND 5 FIT RECORD AND WERE HELD. TO ESTABLISH THE SOUTHEAST BOUNDARY CORNER, I HELD THE RECOVERED MONUMENT AT THE WEST END AND USED A PARALLEL BEARING WITH THE RECOVERED SOUTH LINE OF LOTS 3 AND 7 AS PER INST. NO 2005-050146, TO THE INTERSECTION OF THE EAST BOUNDARY.

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502



DATE: JANUARY 28, 2008
 JOB NO.: 1372-05
 DRAWING FILE: JOBS\WHITE CITY\SA CONSTRUCTION\MICROSURVEY\FINAL PLAT SURVEYS\FINAL011708.DWG
 DRAWN BY: DJW ORIG. DATE: 01/17/2008 REVISED BY: RMK DATE: 05/08/08

**** RECEIVED ****
 DATE 2-19-08 BY: *AB*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
 OREGON
 JULY 28, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-09