

# WOODLAND VILLAGE

A Subdivision located in portion of Parcel "O", Filed Survey No. 1964 being in the Southeast One-quarter of the Southwest One-quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

**HILDRETH, GRAHAM HOMES, LLC**  
2817 EAST MAIN STREET  
ASHLAND, OREGON 97520

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that UMPQUA BANK, an Oregon Corporation, 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 the public for public use, the street right-of-way and public utility easements as shown hereon. Declarant hereby creates a temporary turn-around easement for the use and benefit of the public, over and across Lots 1 and 2, to be extinguished upon the extension of Timberline Road. Further, Declarants convey in fee simple, to Jackson County, those areas portrayed and designated hereon as a one-foot street plugs. By the approval of this plat, Jackson County declares that upon dedication of the extension of the affected streets, the street plugs for public street purposes will immediately be extinguished and the temporary turnaround easement over and across Lots 1 and 2 hereon will be removed, if an additional turn-around is provided to the satisfaction of Jackson County, Oregon.

Declarant has caused this tract of land to be surveyed and platted into lots, streets 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 WOODLAND VILLAGE.

IN WITNESS WHEREOF, signed this 17 day of July, 2008.

Lori Williams  
LORI WILLIAMS, VICE PRESIDENT  
UMPQUA BANK

STATE OF OREGON }  
County of Jackson }

Personally appeared the above named Lori Williams, known to me as the Vice President of Umpqua Bank, an Oregon Corporation, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 17 day of July, 2008.

Before me:  
Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 421242  
MY COMMISSION EXPIRES: OCT. 30<sup>th</sup> 2011

## RELEASE

Umpqua Bank, an Oregon Corporation, as holders of beneficiary interest under that certain Trust Deed dated July 6, 2005 and recorded July 8, 2005 as 05-40828, modified by instrument recorded September 8, 2006 as 06-045519 and rerecorded September 8, 2006 as 06-45753, modified by instrument recorded February 15, 2007 as 07-07144, modified by instrument recorded April 3, 2007 as 07-15427, all of 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.

Signed this 17 day of July, 2008.

Lori Williams  
LORI WILLIAMS, VICE PRESIDENT  
UMPQUA BANK

STATE OF OREGON }  
County of Jackson }

Personally appeared the above named Lori Williams, known to me as the Vice President of Umpqua Bank, an Oregon Corporation, and acknowledged the foregoing instrument to be her voluntary act and deed.

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Before me:  
Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 421242  
MY COMMISSION EXPIRES: OCT. 30<sup>th</sup> 2011

## 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:

A portion of that certain real property described in Document No. 96-01186 and 2005-40827 of the Official Records of Jackson County, Oregon, being in Southeast One-quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, the adjusted exterior boundary being more particularly described as follows:

Commencing at the initial point of Agate Subdivision Extension No. 5, a recorded subdivision in Jackson County, Oregon; thence along the westerly right-of-way of Atlantic Avenue, North 00°12'36" East, 2650.42 feet; thence along the southerly right-of-way line of Falcon Street, North 89°47'08" West, 1178.12 feet to the east line of that certain tract of land described in said Document No. 96-01186; thence along said east line South 00°12'43" West, 300.31 feet to the True Point of Beginning; thence South 00°12'43" West, 624.56 feet to the southeast corner of that certain tract of land described in said Document No. 2005-040827, being the northerly right-of-way line of Avenue "E"; thence along said right-of-way North 89°47'08" West, 235.47 feet to the southwest corner of said tract of land in said Document No. 2005-040827; thence leaving said right-of-way North 00°12'40" East, 510.86 feet; thence South 89°47'08" East 105.24 feet; thence North 00°12'42" East, 113.70 feet; thence South 89°47'08" East, 130.24 feet to the True Point of Beginning.

Cael E. Neathamer  
Surveyor

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

**Purpose:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number SUB2005-00138, as approved by the White City Planning Commission on April 11, 2006.

**Procedure:** Utilizing a Nikon DTM-522 Total Station and a Trimble Robotic Total Station with a TSCe and a TSC2 Data Collector with Trimble software, and Trimble 5100 RTK receivers and said TSCe and TSC2 data collectors, all found monuments, were tied in a closed traverse or by redundant ties.

The exterior boundary control for this subdivision was established by Survey Number 19469, filed by this office. That survey reflects changes made to the boundary through property line adjustment, recorded as Document Number 06-045752. The monuments set on said survey were recovered as shown hereon.

Utilizing said control, the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on September 10, 2007.

## NOTES:

Pursuant to a Title Public Records Report, as prepared by LandAmerica Lawyers Title, the subject property herein may be subject to the following matters of record:

The subject property lies within the boundaries of Rogue Valley Sewer Services and is subject to the levies and assessments thereof.

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

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 as Instrument No. 92-12658 of the Official Records of Jackson County, Oregon.

Easements, rights of way, reservations, and restrictive covenants and conditions in connection therewith, reserved by the United States in deed, recorded as Volume 325, Page 83 of the Official Records of Jackson County, Oregon.

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof, recorded as Inst. No. 71-08359 of the Official Records of Jackson County, Oregon.

An easement created by instrument, including the terms and provisions thereof, recorded as Inst. No. 81-07183 of the Official Records of Jackson County, Oregon, in favor of PacificCorp, an Oregon corporation, or its predecessor in interest for transmission and distribution of electricity, and for other purposes. (No exact location given).

A non-pertinent easement created by instrument, including the terms and provisions thereof, recorded as Inst. No. 2006-045683 of the Official Records of Jackson County, Oregon in favor of Rogue Valley Sewer Services for sewer lines, (does not affect this tract of land).

Deed Declaration for Sports Park Overlay pursuant to Inst. No. 2007-044412 of the Official Records of Jackson County, Oregon.

\*\* RECEIVED \*\*  
DATE 9-9-08 BY CS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

## APPROVALS:

CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2005-00138 APPLY TO ALL LOTS WITHIN THE PLAT.

Examined and approved this 16<sup>th</sup> day of July, 2008.

Robert Roberts  
Jackson County Surveyor

Examined and approved this 21<sup>st</sup> day of August, 2008.

Jessamie Lee  
Jackson County Planning Director

Examined and approved this 18 day of July, 2008.

Mike Hunt  
Jackson County Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 3, 2008.

Patty Budson Deputy Patty Budson Deputy  
Tax Collector

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

Dan Ross Assessor Nathan McElroy Deputy

Approved by a majority for Recording this 9<sup>th</sup> day of September, 2008.

David Smith  
County Commissioner/Administrator

## RECORDING:

FILED FOR RECORD THIS THE 9<sup>th</sup> DAY OF SEPTEMBER 2008 AT 10:22 O'CLOCK A.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 47 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker County Clerk Barbara J. Shaw Deputy

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 9, 2001  
CAEL E. NEATHAMER 58545  
Renewal Date 12/31/08

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

PLOT DATE: July 17, 2008 PROJECT NUMBER: 05062  
Sheet 1 of 2 © CEN DPC

# WOODLAND VILLAGE

A Subdivision located in portion of Parcel "O", Filed Survey No. 1964 being in the Southeast One-quarter of the Southwest One-quarter of Section 16, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

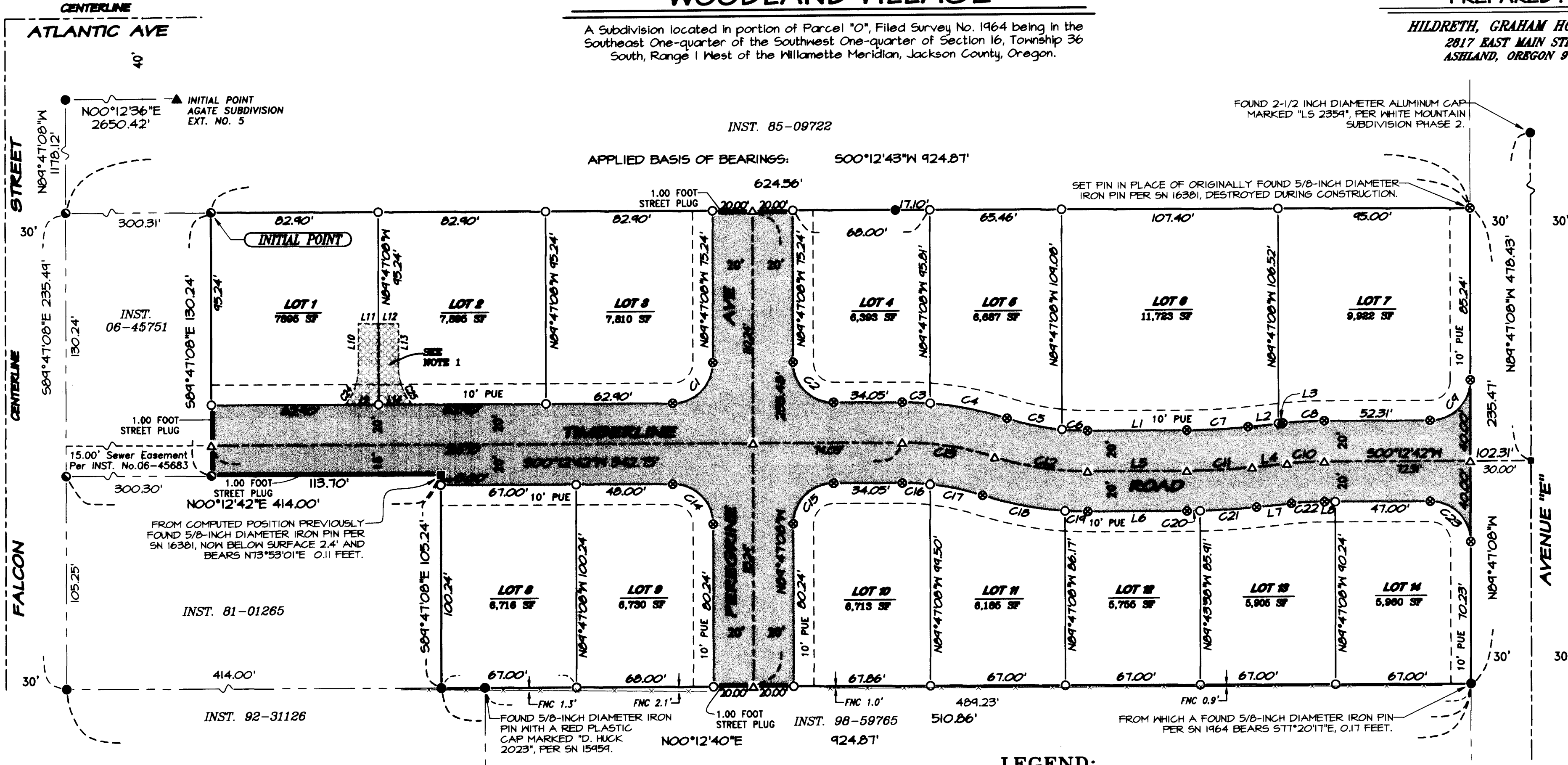
HILDRETH, GRAHAM HOMES, LLC  
2817 EAST MAIN STREET  
ASHLAND, OREGON 97520

INST. 85-09722

APPLIED BASIS OF BEARINGS: 500°12'43"W 924.87'

FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP MARKED "LS 2354", PER WHITE MOUNTAIN SUBDIVISION PHASE 2.

SET PIN IN PLACE OF ORIGINALLY FOUND 5/8-INCH DIAMETER IRON PIN PER SN 16381, DESTROYED DURING CONSTRUCTION.



### LEGEND:

- Indicates a set 5/8-inch diameter iron pin, 24-inches in length, with an 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 an 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 an aluminum cap marked "NEATHAMER SURVEYING", top set at or just below the surface.
- ✕ Indicates a set 3/8-caliber shell casing with brass tag marked "NEATHAMER SURVEYING", top set flush with the surface.
- Indicates a found 5/8-inch iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19469.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "KAISER RLS 803", per SN 16381, unless otherwise noted.
- ▲ Indicates a found 3/4-inch diameter iron pin, per SN 1964, "Initial Point of Agate Subdivision".
- Indicates a computed position, nothing found or set.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- INST. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- x— Indicates an existing fence line.
- Fnc 0.3' → Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.

### NOTE:

- 1). Indicates a revocable turn-around easement to be extinguished upon the extension of Timberline Road.

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

Carl E. Neathamer  
Surveyor

### Basis of Bearings:

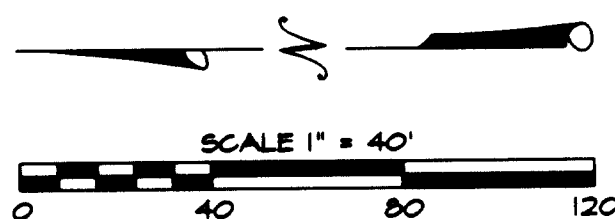
Geodetic North, as derived by Global Positioning System observations, as applied to the found monuments as depicted hereon.

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°59'50"	20.00'	31.41'	S44°47'13"E	28.28'
C2	90°00'10"	20.00'	31.42'	S45°12'47"W	28.28'
C3	04°42'22"	170.00'	13.96'	N02°33'53"E	13.96'
C4	13°08'44"	170.00'	39.01'	N11°29'29"E	38.92'
C5	12°18'28"	130.00'	27.93'	N11°54'39"E	27.87'
C6	05°35'53"	130.00'	12.70'	N02°57'29"E	12.70'
C7	05°49'23"	300.00'	30.49'	S02°45'09"E	30.48'
C8	05°52'33"	200.00'	20.51'	S02°43'34"E	20.50'
C9	89°59'50"	20.00'	31.41'	S44°47'13"E	28.28'
C10	05°52'33"	180.00'	18.46'	N02°43'34"W	18.45'
C11	05°49'23"	320.00'	32.52'	N02°45'09"W	32.51'
C12	17°54'20"	150.00'	46.88'	N09°06'43"E	46.69'
C13	17°51'11"	150.00'	46.74'	N09°08'18"E	46.55'
C14	90°00'10"	20.00'	31.42'	S45°12'47"W	28.28'
C15	89°59'50"	20.00'	31.41'	N39°18'03"W	28.28'
C16	06°05'47"	130.00'	13.83'	N03°15'36"E	13.83'
C17	11°45'24"	130.00'	26.68'	N12°11'11"E	26.63'
C18	14°05'11"	170.00'	41.80'	N11°01'17"E	41.69'
C19	03°49'09"	170.00'	11.33'	N02°04'07"E	11.33'
C20	01°05'49"	340.00'	6.51'	S00°23'22"E	6.51'
C21	04°43'34"	340.00'	28.04'	S03°18'04"E	28.04'
C22	05°52'33"	160.00'	16.41'	S02°43'34"E	16.40'
C23	90°00'10"	20.00'	31.42'	S45°12'47"W	28.28'
C24	40°00'09"	28.00'	19.55'	N69°47'03"W	19.15'
C25	40°00'09"	28.00'	19.55'	S70°12'38"	19.16'

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°09'33"E	49.25'
L2	N05°39'50"W	15.11'
L3	N05°39'50"W	2.22'
L4	N05°39'50"W	17.33'
L5	N00°09'33"E	49.25'
L6	N00°09'33"E	49.25'
L7	N05°39'50"W	17.33'
L8	N00°12'42"E	5.31'
L9	N00°12'42"E	16.55'
L10	N09°47'08"W	20.00'
L11	N00°12'42"E	10.00'
L12	N00°12'42"E	10.00'
L13	N09°47'08"W	22.00'
L14	N00°12'42"E	16.55'



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DATE 7-9-08 BY BB  
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0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Carl E. Neathamer  
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CAEL E. NEATHAMER 58545  
Renewal Date 12/31/08

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Sheet 2 of 2 © GEN DRG