

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D Kaiser
SURVEYOR

PARTITION PLAT No. P-69-2008

Located in the S.E. 1/4 of Section 17, T.36S., R.1W., W.M., Jackson County, Oregon

SURVEY FOR: WHITE MOUNTAIN PLAZA LLC
P.O. Box 587
Shady Cove, OR. 97539

DATE: November 20, 2008

SURVEY BY: Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-09

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, 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 attached partition plat shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with plastic cap set for the most Northerly corner of Lot 1, Block 1 of CASCADE VILLAGE - UNIT NO. 1, a recorded subdivision located in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Northwesterly boundary of said Lot 1, South 44' 52' 05" West (record = South 44' 51' 30" West), 10.00 feet to a 3/4" iron pin found set for the most Easterly corner of tract described in Instrument No. 93-20467 of the Official Records of said County; thence along the Northeasterly boundary of said tract, North 45' 07' 55" West, 282.67 feet (record = North 45' 08' 30" West, 282.70 feet) to intersect the Southeasterly right-of-way line of Crater Lake Highway (State Highway No. 62) at a 5/8" rebar with plastic cap; thence along said Highway line, North 44' 51' 50" East, 611.425 feet to a 5/8" rebar with O.D.O.T. aluminum cap; thence continuing along said Highway line, North 44' 51' 50" East, 370.94 feet to a 5/8" rebar with plastic cap set for an angle point; thence North 64' 07' 11" East, 64.71 feet to intersect the Southerly right-of-way line of Avenue "G" as described in Instrument No. 73-13472 of the Official Records of said county at a 5/8" rebar with plastic cap set; thence along said Avenue "G" line, South 89' 47' 40" East, 367.53 feet to a 5/8" rebar with plastic cap set at the Northeasterly extension of the Northwesterly boundary of INLAND VILLAGE SUBDIVISION, a recorded subdivision located in said County; thence to and along the said INLAND VILLAGE SUBDIVISION boundary, South 44' 52' 05" West (record = South 44' 51' 30" West), 1231.80 feet to a 5/8" rebar found set for the most Westerly corner of Lot 1, Block 1 of said subdivision; thence South 45' 07' 55" East (record = South 45' 08' 30" East), 100.00 feet to a 5/8" rebar with plastic cap set for the most Southerly corner of said Lot 1; thence along the Northwesterly right-of-way line of Division Road, South 44' 52' 05" West (record = South 44' 51' 30" West), 60.00 feet to a 5/8" rebar with plastic cap set at the most Easterly corner of said Lot 1, Block 1 of CASCADE VILLAGE - UNIT No. 1; thence North 45' 07' 55" West (record = North 45' 08' 30" West), 100.00 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that WHITE MOUNTAIN PLAZA, LLC, an Oregon Limited Liability Company hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on Sheet 2 of the Partition Plat, and Declarant does hereby dedicate to the public for public use the Public Utility Easement (PUE) as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 1st DAY, OF December, 2008.

C. David Freel
C. DAVID FREEL
(member, White Mountain Plaza, LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named C. DAVID FREEL and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of White Mountain Plaza, LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 1st day of December, 2008.

(SIGN) J. L. Hofmann
J. L. Hofmann NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 404815
MY COMMISSION EXPIRES 6-10-2010

RECEIVED
Date 12-4-08 By tb
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** APPROVALS ***

Examined and approved this 1st day of December, 2008.

Robert R. Bute
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (SUB2008-00059).
2nd day of December, 2008.

J. S. ...
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 4th day of December, 2008.

Monte Wright 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 the 4th day of December, 2008.

Carole A. Jenson Deputy
TAX COLLECTOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 4th day of DECEMBER, 2008, at 10:35 o'clock A m, and recorded as Partition Plat No. P-69-2008 of the Records of Jackson County, Oregon Index Volume 19, Page 69.

By: Christine D Walker COUNTY CLERK Barbara J Shaw DEPUTY

COUNTY SURVEYOR FILE No. 20249

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The following note required by Jackson County Development Services as a condition of plat approval, is contrary to O.R.S. 92.050(9)

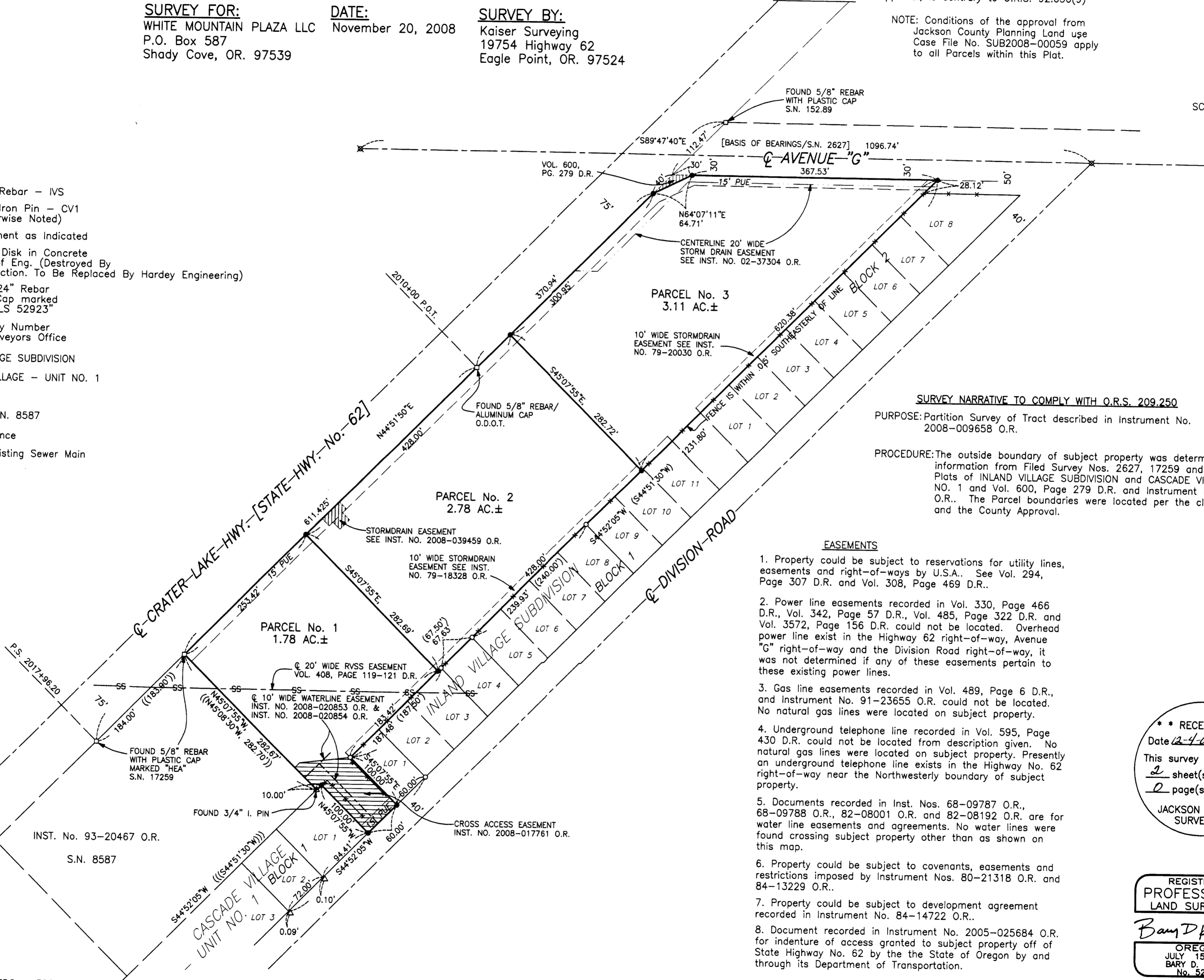
NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2008-00059 apply to all Parcels within this Plat.



SCALE: 1" = 100'

LEGEND

- = Found 5/8" Rebar - IVS
- △ = Found 5/8" Iron Pin - CV1 (Unless Otherwise Noted)
- = Found Monument as Indicated
- ⊗ = Found Brass Disk in Concrete Army Corp. of Eng. (Destroyed By Road Construction. To Be Replaced By Hardey Engineering)
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- IVS = INLAND VILLAGE SUBDIVISION
- CV1 = CASCADE VILLAGE - UNIT NO. 1
- () = Record/IVS
- (()) = Record/S.N. 8587
- *—*— = Fence
- SS— = Existing Sewer Main



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

PURPOSE: Partition Survey of Tract described in Instrument No. 2008-009658 O.R.

PROCEDURE: The outside boundary of subject property was determined using information from Filed Survey Nos. 2627, 17259 and 8587, the Plats of INLAND VILLAGE SUBDIVISION and CASCADE VILLAGE - UNIT NO. 1 and Vol. 600, Page 279 D.R. and Instrument No. 73-13472 O.R.. The Parcel boundaries were located per the clients direction and the County Approval.

EASEMENTS

1. Property could be subject to reservations for utility lines, easements and right-of-ways by U.S.A.. See Vol. 294, Page 307 D.R. and Vol. 308, Page 469 D.R..
2. Power line easements recorded in Vol. 330, Page 466 D.R., Vol. 342, Page 57 D.R., Vol. 485, Page 322 D.R. and Vol. 3572, Page 156 D.R. could not be located. Overhead power line exist in the Highway 62 right-of-way, Avenue "G" right-of-way and the Division Road right-of-way, it was not determined if any of these easements pertain to these existing power lines.
3. Gas line easements recorded in Vol. 489, Page 6 D.R., and Instrument No. 91-23655 O.R. could not be located. No natural gas lines were located on subject property.
4. Underground telephone line recorded in Vol. 595, Page 430 D.R. could not be located from description given. No natural gas lines were located on subject property. Presently an underground telephone line exists in the Highway No. 62 right-of-way near the Northwestern boundary of subject property.
5. Documents recorded in Inst. Nos. 68-09787 O.R., 68-09788 O.R., 82-08001 O.R. and 82-08192 O.R. are for water line easements and agreements. No water lines were found crossing subject property other than as shown on this map.
6. Property could be subject to covenants, easements and restrictions imposed by Instrument Nos. 80-21318 O.R. and 84-13229 O.R..
7. Property could be subject to development agreement recorded in Instrument No. 84-14722 O.R..
8. Document recorded in Instrument No. 2005-025684 O.R. for indenture of access granted to subject property off of State Highway No. 62 by the the State of Oregon by and through its Department of Transportation.

** RECEIVED **

Date 12-4-08 By BC

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

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Barry D. Kaiser

OREGON
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