

# LONE PINE SQUARE, PHASE 1

A Planned Community, located in the Northeast One-quarter of Section 21, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that HACKERS, LLC., an Oregon Limited Liability Company, hereinafter referred to as Declarant, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into lots, Common Area, Wetland Easement Area, and public and private easements, as depicted hereon, the number of each lot and the course and length of all lines are plainly set forth, that this plat is a correct representation of the planned community, and hereby designates this subdivision as "LONE PINE SQUARE, PHASE 1". Declarant hereby dedicates to the City of Medford for public use, those Public Utility Easements as depicted hereon. Declarant hereby creates, as depicted hereon: the "Common Area", for the use and benefit of Lots 1 through 9, their heirs and assigns, which shall allow for the private utilities, their appurtenances and facilities, serving said lots to be located within it, and shall also allow for ingress -egress access to install, maintain and repair the same; those Maintenance and Access Easements being over, across, under, and through Lots 1 through 9, for the use and benefit of the owners, their heirs and assigns thereof, shall be subject to those Conditions and Restrictive Covenants as contained in Instrument No. 2009-2942, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 8<sup>th</sup> day of January, 2009.

Matt Bryant  
Matt Bryant, Member  
HACKERS, LLC.

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Matt Bryant, known to me as a member of HACKERS, LLC., an Oregon limited liability company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 8<sup>th</sup> day of January, 2009.

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

## RELEASE

People's Bank of Commerce, an Oregon Corporation, as holders of beneficiary interest under those certain Trust Deeds, as recorded in Instrument Number 2006-004484 on March 13, 2006 and Instrument Number 2006-041843 on November 20, 2006, in the Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deeds all property shown hereon as dedicated to public use.

Signed this 9<sup>th</sup> day of JANUARY, 2009.

Ken Trautman  
Ken Trautman, President  
PEOPLE'S BANK OF COMMERCE  
REAL ESTATE LOAN CENTER

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Ken Trautman, known to me as the President of People's Bank of Commerce, an Oregon Corporation, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 9<sup>th</sup> day of January, 2009.

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

## SHEET INDEX:

- SHEET 1 - TITLE SHEET.
- SHEET 2 - PLAT SHEET.
- SHEET 3 - STORM DRAIN EASEMENT SHEET.
- SHEET 4 - SEWER EASEMENT SHEET.
- SHEET 5 - WATER EASEMENTS SHEET.

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

## PREPARED FOR:

**HACKERS, LLC**  
1118 East Main Street  
Medford, Oregon 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property as described in Instrument Number 2005-041435 of the Official Records of Jackson County, Oregon, being located in the Northeast One-quarter of Section 21, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, the exterior boundary of which, as now surveyed, is more particularly described as follows:

Commencing at the northeast corner of Donation Land Claim Number 63 in the Northeast One-Quarter of Section 21, Township 37 South, Range 1 West of the Willamette Meridian; thence along the centerline of Lone Pine Road, North 89°42'24" West, 401.80 feet; thence leaving said centerline, South 00°11'57" West, 45.00 feet to a point on the westerly right of way of Foothill Road, being the southeast corner of that tract of land described in Instrument No. T5-002952, Official Records, Jackson County, Oregon, and the True Point of Beginning; thence along said westerly right of way South 00°11'57" West, 261.84 feet to the most northerly point of that tract of land described in Instrument No. 2001-047575, Official Records, Jackson County, Oregon; thence along the northerly line of said Instrument No. 2001-047575 the following courses and distances: thence South 11°09'03" West, 149.16 feet; thence North 79°25'13" West, 132.00 feet; thence North 85°07'00" West, 152.64 feet; thence South 74°03'36" West, 106.89 feet; thence South 44°50'27" West, 63.25 feet; thence South 27°34'09" West, 57.88 feet to a point on the south line of that tract of land described in Volume 589, Page 281, of the Deed Records of Jackson County, Oregon, thence along said south line North 89°42'24" West, 115.02 feet to the southeast corner of that tract of land described in Instrument No. 93-035228, of the Official Records, Jackson County, Oregon; thence along the east line of last said tract North 00°11'57" East, 518.95 feet to the southerly right of way of Lone Pine Road; thence along said southerly right of way South 89°42'24" East, 579.06 feet to the northwest corner of that tract of land described in aforesaid Instrument No. T5-002952, of the Official Records, Jackson County, Oregon; thence along the southwesterly line of last said tract South 44°45'13" East, 28.31 feet to the Point of Beginning.

CAEL E. NEATHAMER  
CAEL E. NEATHAMER  
SURVEYOR

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

**PURPOSE:** To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-07-289, as approved by the City of Medford Planning Commission on February 28, 2008.

**PROCEDURE:** Utilizing Trimble 5700 Global Positioning System (GPS) equipment, a Trimble 56 Robotic Total Station and a TSC2 Data Collectors with Trimble Survey Controller software, all found monuments, as depicted hereon, were tied in a closed loop traverse or via redundant ties. Records utilized for this survey: Instruments Numbered 1993-35228, 1999-24376, 2001-047575 and 2005-041435 of the Official Records of Jackson County, Oregon; and, Surveys Numbered 383, T360, 12787 and 16854.

Utilizing said GPS equipment, established the Basis of Bearings (being based on Geodetic North, N6584 Datum), between the monument marking the Northeast corner of Donation Land Claim No. 63 and the monument marking the One-quarter corner common to Sections 16 and 21, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, also establishing the centerline of Lone Pine Road. From which, held record dimensions to establish the southerly right of way of said road, and the northerly boundary of the subject tract hereon.

Utilizing the found monuments per Surveys Numbered T360 and 16854, and Instrument No. 2005-041435, established the centerline and westerly right of way of Lone Pine Road and the easterly boundary of the subject tract hereon. Utilizing Survey Number 16854 and Instruments Numbered 2001-047575 and 2005-041435, established the majority of the southerly boundary of the subject tract hereon. Utilizing Survey Number 383 and said Instruments Numbered 1999-24376 and 2005-041435, established the remainder of the southerly boundary of the subject tract hereon. Utilizing Surveys Numbered T360 and 12787, and Instruments Numbered 1993-35228 and 2005-041435, established the westerly boundary of the subject tract hereon.

From the resolved boundary described herein, computed the right of way dedication along Lone Pine Road, the interior lot corners, and established monuments as depicted hereon. The exterior boundary monuments were established on May 25, 2007, with the remainder of the monuments being set on August 7, 11 and 12 of 2008.

**\*\* RECEIVED \*\***  
DATE 1-28-09 BY CS  
This survey consists of:  
5 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

CAEL E. NEATHAMER  
OREGON  
JULY 8, 2001  
CAEL E. NEATHAMER  
58545  
Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc.  
3132 State St., Suite 110  
PO Box 1584  
Medford, Oregon 97501  
Phone: (541) 732-2869  
Fax: (541) 732-1382

PLOT DATE: January 8, 2009 PROJECT NUMBER: 05044  
Sheet 1 of 5 © GEN

## NOTES

LONE PINE SQUARE, PHASE 1 is subject to the following matters of record as contained in the title report supplied for this subdivision:

Water and irrigation rights and easements for ditches and canals of the Medford Irrigation District. An Order of Exclusion from the district was recorded April 29, 1993 as Document No. 93-013518, May 19, 1998 as Document No. 98-022245, May 19, 1998 as Document No. 98-022246 and March 23, 1999 as Document No. 99-014842, subject to the terms and provisions thereof.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

An easement created by instrument, including the terms and provisions thereof, as recorded on August 18, 1943 in volume 245, page 302, on October 20, 1943 in volume 246, page 272, March 13, 1953 in volume 378, page 87, on November 13, 1954 in volume 402, page 124 of the Deed Records of Jackson County, Oregon, in favor of PacificCorp, an Oregon Corporation, or its predecessor or successor in interest, for the transmission and distribution of electricity, exact location not given.

Restrictive Covenant, including the terms and provisions thereof, recorded February 8, 1999 as Instrument Number 99-006477.

Restrictive Covenant, including the terms and provisions thereof, recorded September 29, 2005 as Instrument Number 2005-054461.

Declaration of Covenant and Release of Liability, including the terms and provisions thereof, by and between Hackers LLC and City of Medford, recorded November 28, 2007 as Instrument No. 2007-053582, in the Official Records of Jackson County, Oregon.

No lot shall have direct vehicular access to Lone Pine Road or Foothill Road.

## APPROVALS

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-07-289

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

John H. [Signature] 23 Jan 09  
Planning Director Date  
Examined and approved this 16<sup>th</sup> day of January, 2009.  
Deanna [Signature] City Engineer [Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 this 12<sup>th</sup> day of JANUARY, 2009.

DAN ROSS William [Signature]  
Assessor Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of January 27<sup>th</sup>, 2009.

Case [Signature] Deputy  
Tax Collector Deputy

## RECORDING

APPROVED FOR RECORDING: [Signature] 1/28/09  
County Commissioner/Administrator Date

FILED FOR RECORD THIS THE 28 DAY OF JANUARY, 2009 AT 1:10 O'CLOCK P.M.  
AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 3 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker Barbara J. Shaw  
County Clerk Deputy

# LONE PINE SQUARE, PHASE 1

A Planned Community, located in the Northeast One-quarter of Section 21,  
Township 37 South, Range 1 West of the Willamette Meridian,  
in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

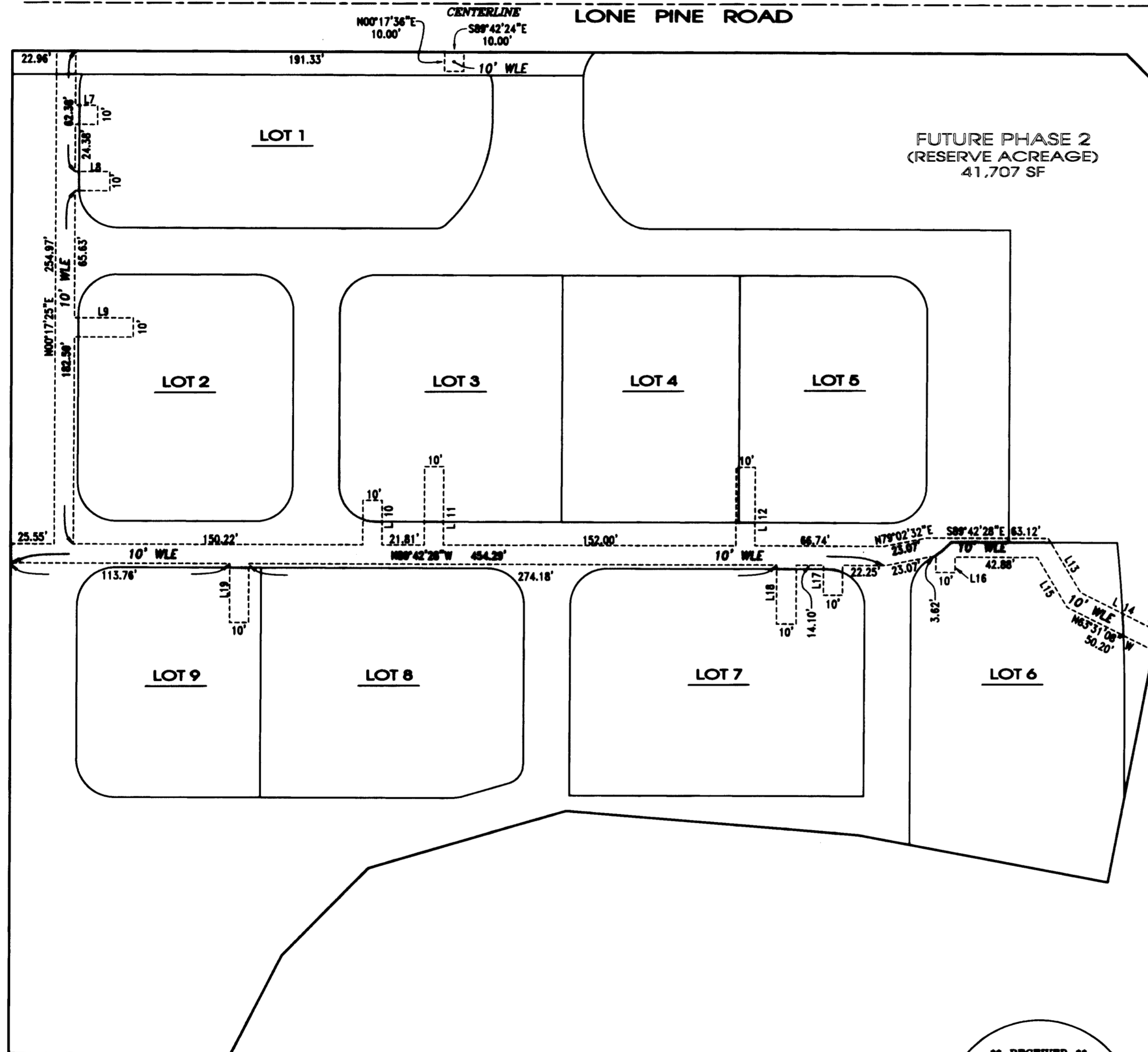
**HACKERS, LLC**  
1118 East Main Street  
Medford, Oregon 97504

## PUBLIC WATER EASEMENTS

Instrument Number 2008-035204

**LEGEND:**

WLE: Indicates a Water Line Easement per Inst. No. 2008-035204.



**LINE TABLE**

LINE	BEARING	DISTANCE
L7	S84°42'35"E	11.50'
L8	S84°42'35"E	18.00'
L9	S84°42'35"E	30.50'
L10	S00°17'32"W	23.00'
L11	S00°17'32"W	40.50'
L12	S00°17'32"W	40.50'
L13	S30°55'14"E	32.71'
L14	S63°31'08"E	44.54'
L15	N80°55'14"W	30.00'
L16	S00°17'32"W	8.00'
L17	S00°17'32"W	15.50'
L18	S00°17'32"W	30.50'
L19	S00°17'32"W	30.50'

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

RECEIVED  
DATE 1-28-09 BY bb  
This survey consists of:  
5 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Caël E. Neathamer  
OREGON  
JULY 8, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/10

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

PLOT DATE: January 8, 2009 PROJECT NUMBER: 05044  
Sheet 5 of 5 © CEN

# LONE PINE SQUARE, PHASE 1

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Township 37 South, Range 1 West of the Willamette Meridian,  
in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

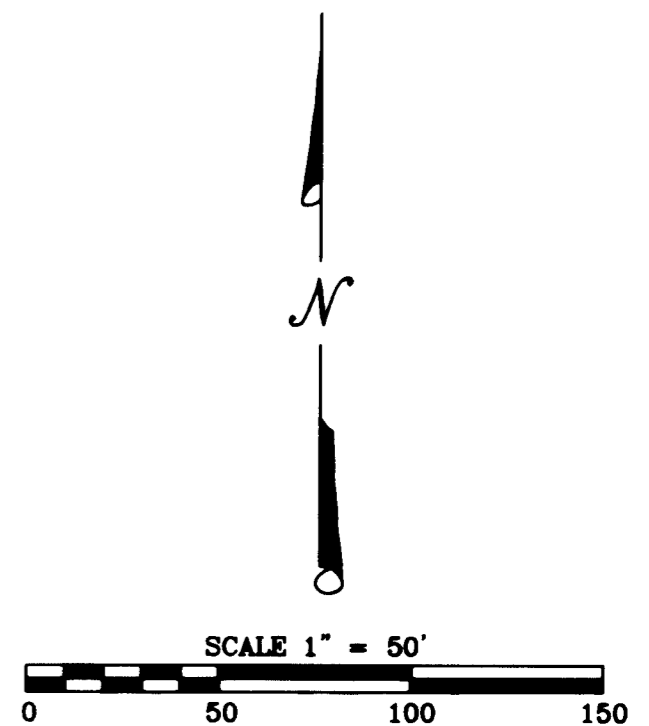
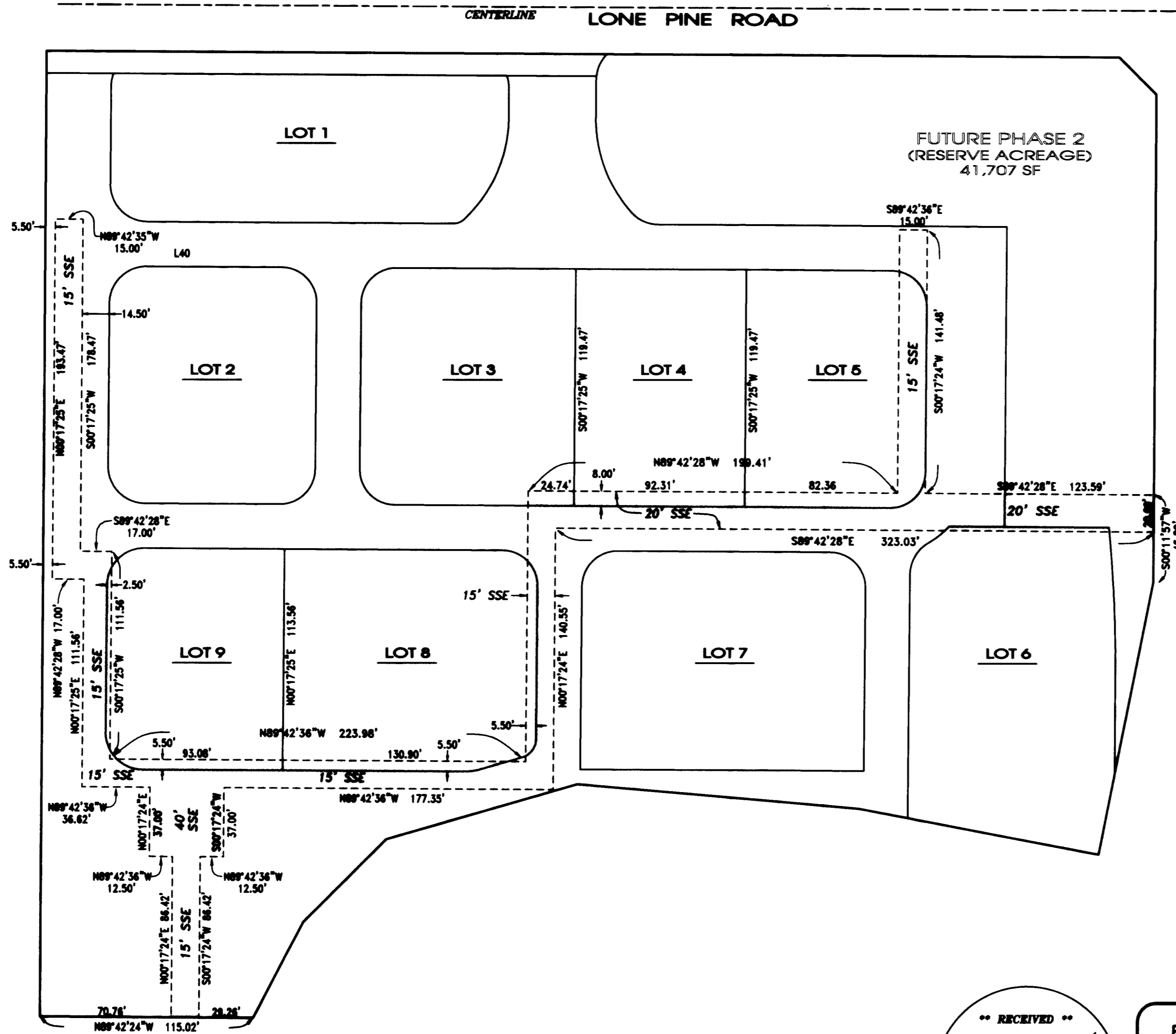
**HACKERS, LLC**  
1118 East Main Street  
Medford, Oregon 97504

## PUBLIC SEWER EASEMENT

Instrument Number 2007-053583

### LEGEND:

SSE: Indicates a Sanitary Sewer Easement per Inst. No. 2007-053583.



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

RECEIVED  
DATE 1-28-09 BY EB  
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JACKSON COUNTY  
SURVEYOR

REGISTERED  
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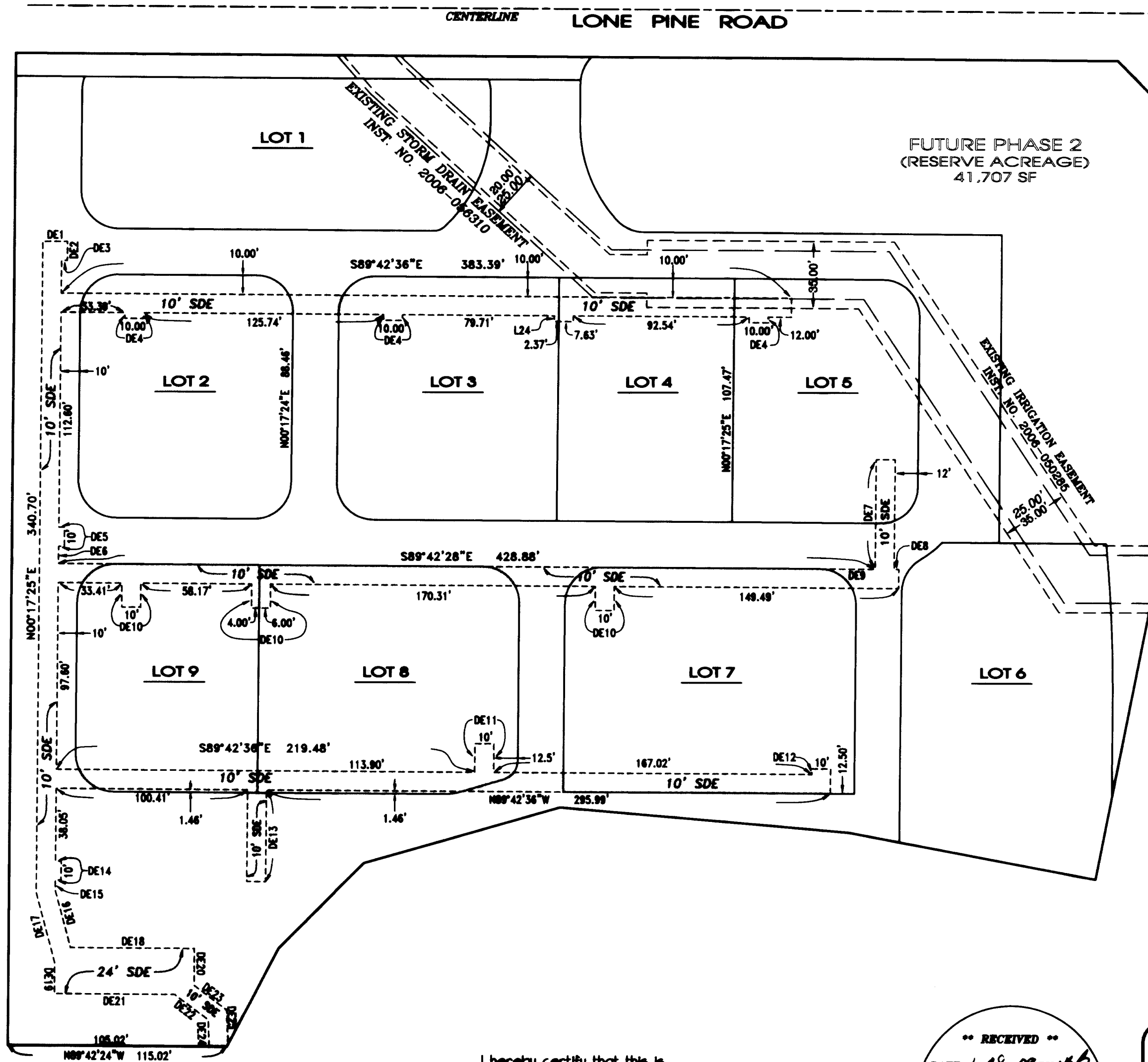
PREPARED FOR:

**HACKERS, LLC**  
1118 East Main Street  
Medford, Oregon 97504

## (STORM DRAIN EASEMENTS)

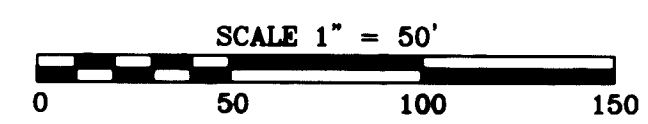
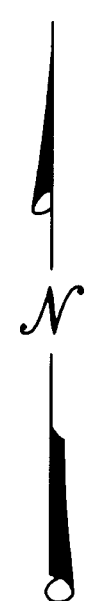
**LEGEND:**

SDE: Indicates a Private Storm Drain Easement, being created hereon.



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
DE1	S89°42'35"E	13.00'
DE2	S00°17'25"W	10.00'
DE3	N89°42'35"W	3.00'
DE4	S00°17'24"W	3.00'
DE5	S89°42'35"E	3.00'
DE6	S00°17'25"W	8.86'
DE7	N00°17'24"E	57.50'
DE8	S89°42'28"E	2.50'
DE9	N89°42'28"W	28.88'
DE10	N00°17'32"E	12.50'
DE11	N00°17'24"E	15.00'
DE12	N00°17'24"E	3.00'
DE13	S00°17'24"W	48.05'
DE14	S89°42'35"E	3.00'
DE15	S00°17'25"W	5.24'
DE16	S15°03'20"E	31.05'
DE17	S15°03'20"E	37.95'
DE18	S89°42'24"E	65.09'
DE19	S00°00'00"W	16.00'
DE20	S00°00'00"W	18.85'
DE21	S89°42'24"E	63.02'
DE22	S53°12'37"E	22.05'
DE23	S53°12'37"E	21.44'
DE24	S02°24'40"E	14.05'
DE25	S02°24'40"E	18.10'



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

RECEIVED  
DATE 1-28-09 BY MB  
This survey consists of:  
5 sheet(s) Map  
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JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Carl E. Neathamer  
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CAEL E. NEATHAMER  
58545  
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FAX (541) 732-1382  
PLOT DATE: January 8, 2009 PROJECT NUMBER: 05044  
Sheet 3 of 5 © CEN

# LONE PINE SQUARE, PHASE 1

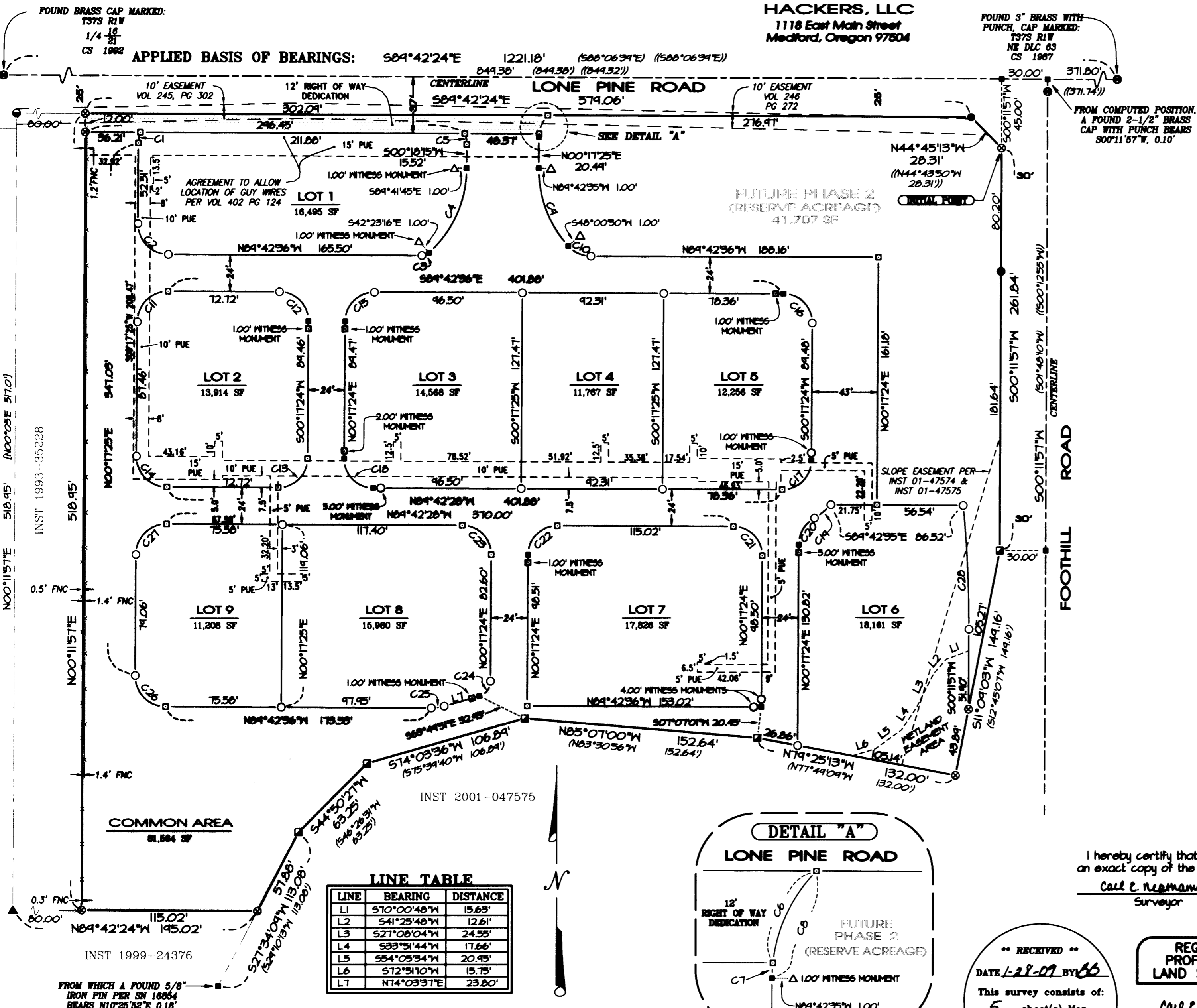
A Planned Community, located in the Northeast One-quarter of Section 21,  
Township 37 South, Range 1 West of the Willamette Meridian,  
in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**HACKERS, LLC**  
1118 East Main Street  
Medford, Oregon 97504

## LEGEND:

- Indicates a set 5/8 inch diameter by 24 inch long iron pin with an orange plastic cap marked "C NEATHAMER LS 56545".
- Indicates a set 5/8 inch diameter by 30 inch long iron pin with an orange plastic cap marked "C NEATHAMER LS 56545".
- △ Indicates a witness monument, being a set 5/8 inch diameter by 24 inch long iron pin with an orange plastic cap marked "C NEATHAMER LS 56545".
- Indicates a set 038 caliber shell casing, lock and brass washer marked "C NEATHAMER LS 56545".
- Indicates a found 5/8 inch diameter iron pin per SN T360.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "RANDY L. FITCH LS 2867" per SN 16854.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "D. McMahan LS 1913" per SN 12787.
- ▲ Indicates a found 3/4 inch diameter iron pipe per SN 383.
- Indicates a found monument as noted.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information as per SN 16854.
- (( )) Indicates record information as per SN T360.
- [ ] Indicates record information as per SN 383.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement, being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- 0.5' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is.
- Indicates the centerline of an existing fence.

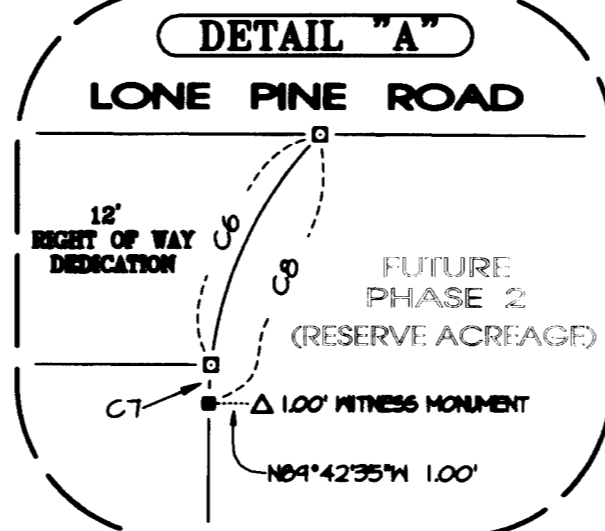


## CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	20°29'26"	20.00'	7.15'	N10°32'08"E	7.11'
C2	90°00'01"	20.00'	31.42'	N44°42'36"W	28.28'
C3	42°40'40"	7.00'	5.21'	S68°57'04"W	5.04'
C4	47°18'28"	75.00'	61.93'	S23°57'30"W	60.18'
C5	20°29'54"	20.00'	7.16'	S04°56'41"E	7.12'
C6	38°41'16"	20.00'	13.50'	N25°22'35"E	13.25'
C7	05°44'33"	20.00'	2.00'	N03°09'41"E	2.00'
C8	44°25'44"	20.00'	15.51'	N22°30'19"E	15.12'
C9	42°16'31"	75.00'	55.34'	N20°50'54"W	54.04'
C10	47°43'26"	20.00'	16.66'	N65°50'53"W	16.18'
C11	84°54'54"	20.00'	31.42'	N45°17'24"E	28.28'
C12	90°00'00"	19.00'	29.85'	S44°42'36"E	26.87'
C13	90°00'08"	19.00'	29.85'	S45°17'28"W	26.87'
C14	84°54'53"	20.00'	31.42'	N44°42'32"W	28.28'
C15	90°00'00"	19.00'	29.85'	N45°17'24"E	26.87'
C16	90°00'00"	19.00'	29.85'	S44°42'36"E	26.87'
C17	90°00'08"	19.00'	29.85'	S45°17'28"W	26.87'
C18	84°54'52"	19.00'	29.84'	N44°42'32"W	26.87'
C19	18°31'28"	43.00'	13.90'	N51°25'54"E	13.84'
C20	60°24'14"	20.00'	21.08'	N30°29'31"E	20.12'
C21	84°54'52"	19.00'	29.84'	N44°42'32"W	26.87'
C22	90°00'08"	19.00'	29.85'	N45°17'28"E	26.87'
C23	84°54'52"	19.00'	29.84'	S44°42'32"E	26.87'
C24	73°46'13"	10.00'	12.88'	N37°10'30"E	12.00'
C25	16°13'41"	30.00'	8.50'	S82°10'30"W	8.47'
C26	90°00'01"	20.00'	31.42'	N44°42'36"W	28.28'
C27	90°00'07"	20.00'	31.42'	N45°17'28"E	28.28'
C28	05°47'18"	800.00'	80.82'	S02°41'42"E	80.78'

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S70°00'48"W	15.63'
L2	S41°25'48"W	12.61'
L3	S27°08'04"W	24.55'
L4	S33°51'44"W	17.66'
L5	S54°05'34"W	20.45'
L6	S72°51'10"W	15.75'
L7	N74°03'37"E	23.80'



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

\*\* RECEIVED \*\*  
DATE 1-29-09 BY CS  
This survey consists of:  
5 sheet(s) Map  
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JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Call E. Neathamer  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/10

**BASIS OF BEARINGS:**  
Geodetic North based on NAD 84 Datum, established by Global Positioning System Observations. Bearing base applied to the east boundary of the subject tract hereon.

**PREPARED BY:** Neathamer Surveying, Inc.  
3132 State St., Suite 110  
PO Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
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Sheet 2 of 5 © CEN