

MIRACLE MEADOW II - UNIT 1B

(A PLANNED UNIT DEVELOPMENT)

Being a Replat of Lots 27, 28, 29, 30, 31, Common Area and vacated Miracle Meadow Way of MIRACLE MEADOW II

Located in Lots 27-31 and Common Area of MIRACLE MEADOW - PHASE II, and in the S.W. 1/4 of Section 21, T.36S.,R.1W.,W.M. Jackson County, Oregon

November 25, 2009

SURVEY FOR:
Freel & Associates LLC
P.O. Box 587
Shady Cove, OR. 97539

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

***** 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 tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lots 27, 28, 29, 30, 31, and the COMMON AREA, in MIRACLE MEADOW II, a Planned Unit Development in Jackson County, Oregon, according to the Official Plat thereof, recorded July 29, 2008 in Volume 34, Page 39, Plat Records.

Together with that real property described in Vacation Order 299-09 recorded December 1, 2009 as Document No. 2009-044428 of the Official Records of Jackson County, Oregon.

Bary D Kaiser
SURVEYOR



***** APPROVALS *****

Examined and approved this 12TH day of DECEMBER, 20 09.

Kerry K. Bradshaw
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (SUB2009-00016).
14th day of DECEMBER, 20 09.

KAMandy
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 15TH day of DECEMBER, 20 09.

Nana Crawford, 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 15th day of December, 20 09.

Haren Meade Deputy
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this _____ day of _____, 20 ____.

Mike Kunt 12-11-09
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

David C. A. 12/18/09
COUNTY COMMISSIONER/ADMINISTRATOR DATE

***** DECLARATION *****

Known all men by these presents, that FREEL & ASSOCIATES LLC, an Oregon Limited Liability Company hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into lots and common area as shown on Sheet 2, and the number and size of the lots and 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 public for public use the public utility easements (PUE) as shown on Sheet 2. Declarant hereby designates said subdivision as MIRACLE MEADOW II - UNIT 1B.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 9 DAY OF December, 20 09.

C. David Freel
C. DAVID FREEL
(Managing member, Freel & Associates LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)

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 FREEL & ASSOCIATES LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 9 day of December, 20 09.

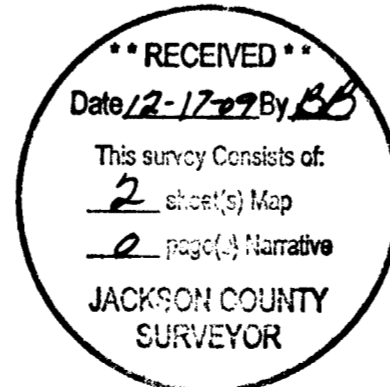
(SIGN) Kathy L Johnson
Kathy L Johnson NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 430590
MY COMMISSION EXPIRES 8-11-12

We, SOUTH VALLEY BANK & TRUST, are the undersigned beneficiary of certain Trust Deed dated April 3, 2007 and recorded April 6, 2007 as Document No. 2007-016682, Official Records of Jackson County, Oregon. Modified by trust deed recorded October 13, 2009 by Document No. 2009-038633, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

[Signature]
Title: Vice President

Signed this 10 day of December, 20 09.

Before me: (SIGN) Kathy L Johnson
Kathy L Johnson NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 430590
MY COMMISSION EXPIRES 8-11-12



***** RECORDER'S CERTIFICATE *****

Filed for record, this 17th day of December, 20 09, at 10:24 O'clock A.m., and recorded in Volume 35 of Plats on page 21 of the Records of Jackson County, Oregon.

By: Christina D. Walker
COUNTY CLERK

Cheryl Augeri
DEPUTY

MIRACLE MEADOW II - UNIT 1B

(A PLANNED UNIT DEVELOPMENT)

Being a Replat of Lots 27, 28, 29, 30, 31, Common Area and vacated Miracle Meadow Way of MIRACLE MEADOW II

Located in Lots 27-31 and Common Area of MIRACLE MEADOW II and in the S.W. 1/4 of Section 21, T.36S.,R.1W.,W.M. Jackson County, Oregon

November 25, 2009

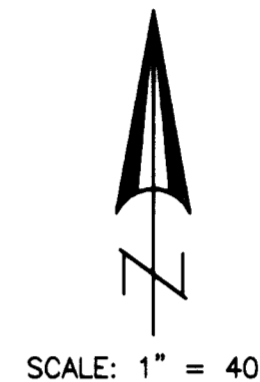
SURVEY FOR:
Freel & Associates LLC
P.O. Box 587
Shady Cove, OR. 97539

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

EASEMENTS

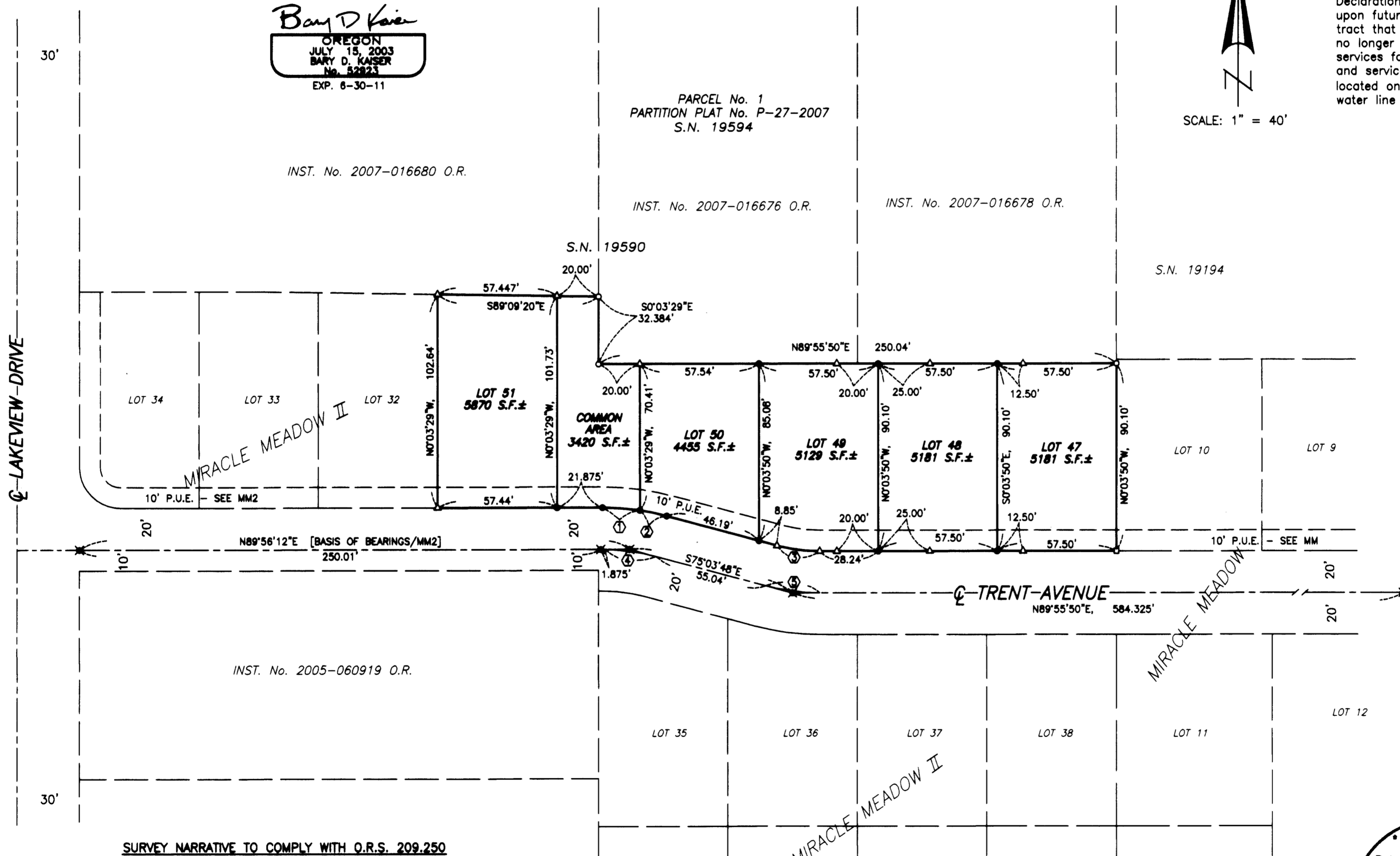
1. Property could be subject to reservations for utility lines, easements, licenses and permits for roads, as noted in deeds recorded in Vol. 325, Page 83 D.R. and Vol. 326, Page 135 D.R..
2. Property could be subject to terms, provisions, covenants, condition, restrictions, easements and/or setbacks reserved in Inst. Nos. 67-05722 O.R., 2007-016683 O.R., 2007-016684 O.R., 2007-017871 O.R. and 2009-019233 O.R..
3. The 6-foot wide private water line easement across Lot 28 of MIRACLE MEADOW II benefited property North of said subdivision, tract described in Inst. No. 2007-016678 O.R., was created on said subdivision plat. The Declaration of MIRACLE MEADOW II states that upon future installation of water service to said tract that the well and water line easement will no longer be needed and will expire. Water services for said tract have since been installed and service said tract from water meters located on the South side of Avenue "A", hence water line easement has expired.

CURVE DATA					
	Δ	R	L	LC	ℓ
①	8°41'14"	120.00'	18.194'	N85°43'11"W, 18.177'	
②	6°18'46"	120.00'	13.221'	N78°13'11"W, 13.215'	
③	15°00'22"	80.00'	20.952'	N82°33'59"W, 20.893'	
④	15°00'00"	100.00'	26.18'	S82°33'48"E, 26.105'	13.165'
⑤	15°00'22"	100.00'	26.191'	S82°33'59"E, 26.116'	13.17'



LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 19590 & 19594
 - ✕ = Found 5/8" Rebar with Aluminum Cap - MM & MM2
 - △ = Found 5/8" Rebar with Plastic Cap - MM2
 - = Found 5/8" Rebar with Plastic Cap - MM
 - = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
MM = MIRACLE MEADOW
MM2 = MIRACLE MEADOW II



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

PURPOSE: Replat of Lots 27, 28, 29, 30, 31 and Common Area of MIRACLE MEADOW II, and vacated Miracle Meadow Way as described in Vacation Order No. 299-09 recorded in Instrument No. 2009-044428 O.R..

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. The boundaries of the subject properties were located using information from the Plat of MIRACLE MEADOW II. The Lots and new Common Area were located per the approved tentative plat.

