

BRADLEY COURT, PHASE 2

A Pad-Lot Development, located in the Northwest One-quarter of the Northwest One-quarter of Section 13, and in the Northeast One-quarter of the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

FRED WALLACE
1970 Leslie 3966
Pahrump, NV 89060

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:

All that real property being a portion of Tract A, Instrument Number 2009-034187 of the Official Records of Jackson County, Oregon, being located in the Northwest One-quarter of the Northwest One-quarter of Section 13, and in the Northeast One-quarter of the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, as now surveyed being more particularly described as follows:

Beginning at the Northwest corner of SUNSET GLEN SUBDIVISION, a plat recorded April 30, 1998, in Volume 24 of Plats at Page 16 of the Records of Jackson County, Oregon, and filed as Survey Number 15721 in the office of the Jackson County Surveyor; thence South 84°54'45" East, being along the south line of that tract of land described in Instrument Number 2005-033055 of the Official Records of Jackson County, Oregon, 288.07 feet to the Southwest corner of Lot 1, BRADLEY COURT, PHASE 1, recorded May 4, 2006, in Volume 32 of Plats at Page 38 of the Records of Jackson County, Oregon, and filed as Survey Number 19169 in the office of the Jackson County Surveyor; thence North 00°02'45" West, along the West boundary of said Lot 1, 101.50 feet to the Northwest corner thereof; thence North 84°54'45" West, along the north line of said Instrument Number 2005-033055, 288.18 feet to the Northwest corner thereof, also being a point on the east boundary of VALLEY CENTER SUBDIVISION, recorded January 8, 1948, in Volume 6 of Plats at Page 33 of the Records of Jackson County, Oregon; thence South 00°06'23" East, along the west boundary of said instrument and east boundary of said VALLEY CENTER SUBDIVISION, 3.77 feet to the beginning of a curve concave to the south, having a radius of 50.50 feet and a central angle of 13°41'47" (the long chord of which bears South 78°15'25" West, 12.04 feet); thence along the arc of said curve, 12.07 feet; thence South 00°06'23" East, 93.65 feet to a point on the south line of said Instrument Number 2005-033055; thence South 84°54'04" East, along said south line 11.80 feet to a point on said east boundary of the VALLEY CENTER SUBDIVISION; thence South 00°06'23" East, along said east boundary, 1.63 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES:

BRADLEY COURT, PHASE 2, is subject to the following matters of record as contained in the title report supplied for this subdivision:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.

Restrictions imposed within Volume 367 at Page 145 of the Deed Records of Jackson County, Oregon, stating the following: "No dwelling house shall be placed on the above described property at a cost of less than \$4000.00 and no unsightly building of any permanent nature shall be placed on said premises, nor shall any business be established, or any business building be constructed thereon without the written consent of the Grantors being first had. Building set back line of 30 feet, as shown on the plat of Valley Center Subdivision of record in Volume 6, Page 33, Plat Records of Jackson County, Oregon".

Easements and setback lines depicted on the plat of Valley Center Subdivision.

SHEET INDEX

PAGE	DESCRIPTION
1	This sheet
2	Plat Sheet (with PUE, Lots, Dimensions, etc)
3	Private & Public Easements

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

RECEIVED
DATE 10-11-10 BY CS
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON JULY 9, 2001
CAEL E. NEATHAMER
58345
Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 100
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: August 10, 2010 PROJECT NUMBER: 07005-A

Sheet 1 of 3 © CEN

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-05-040).

PROCEDURE: Utilizing a Trimble S6 robotic instrument, Trimble 5700 GPS equipment and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instrument Number 2009-034187 of the Official Records of Jackson County, Oregon; Valley Center Subdivision, recorded January 8, 1948, in Volume 6 of Plats at Page 33 of the Records of Jackson County, Oregon; a plat recorded January 28, 1947, as Partition Plat No. P-4-1947, in Volume 8 at Page 4 of the Record of Partition Plats, Jackson County, Oregon (and filed as Survey Number 15261 in the office of the Jackson County Surveyor); the plat of Sunset Glen Subdivision, recorded April 30, 1998, in Volume 24 of Plats at Page 16 of the Records of Jackson County, Oregon (and filed as Survey Number 15721 in the office of the Jackson County Surveyor); a plat recorded June 8, 1948, as Partition Plat No. P-37-1948, in Volume 9 at Page 37 of the Record of Partition Plats, Jackson County, Oregon (and filed as Survey Number 15766 in the office of the Jackson County Surveyor); the plat of Bradley Court, Phase 1, recorded May 4, 2006, in Volume 32 of Plats at Page 38 of the Records of Jackson County, Oregon (and filed as Survey Number 19169 in the office of the Jackson County Surveyor); and, Survey Number 20178 as filed in the office of the Jackson County Surveyor.

Utilizing said Trimble GPS equipment, established the Basis of Bearings referenced to Geodetic North based on the NAD83 (CORS 96) (Epoch 2002) datum, utilizing GPS equipment and the ORGN (Oregon Real-time GPS Network), and applied to the centerline of DeHague Street, as depicted hereon.

Utilizing found monuments and Survey Number 20178, established the centerline of De Hague Street, Howard Avenue, Mace Road and Connell Avenue and the East line of the Valley Center Subdivision. From which, utilized said East line, found monuments, Instrument Number 2009-034187 and Surveys Numbered 15261, 15721, 15766 and 19169 to establish the location of Wyatt Drive and the exterior boundaries of the parent tract being subdivided as depicted hereon.

Pursuant to the boundary resolution described herein, established corners, as depicted hereon, in May of 2007. Due to the circumstances beyond my control the developer terminated the progress of this plat directly after establishing said monuments. During the month of March 2010, all monuments were verified as shown hereon.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-05-090

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

James Chhabra Planning Director 10/4/10 Date
Deanna Beckner City Engineer
[Signature] City Surveyor

Examined and approved this 21th day of August, 2010.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 11, 2010.
Doreen Meade Tax Collector
[Signature] Deputy

Examined and approved as required by O.R.S. 92.100 this 11th day of October, 2010.

Dan Ross Assessor
Amarda Adams Deputy

RECORDING

FILED FOR RECORD THIS THE 11 DAY OF OCTOBER, 2010 AT 1:50 O'CLOCK P.M. AND RECORDED IN VOLUME 36 OF PLATS AT PAGE 9 OF THE RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER County Clerk
KAREN ALONZO Deputy

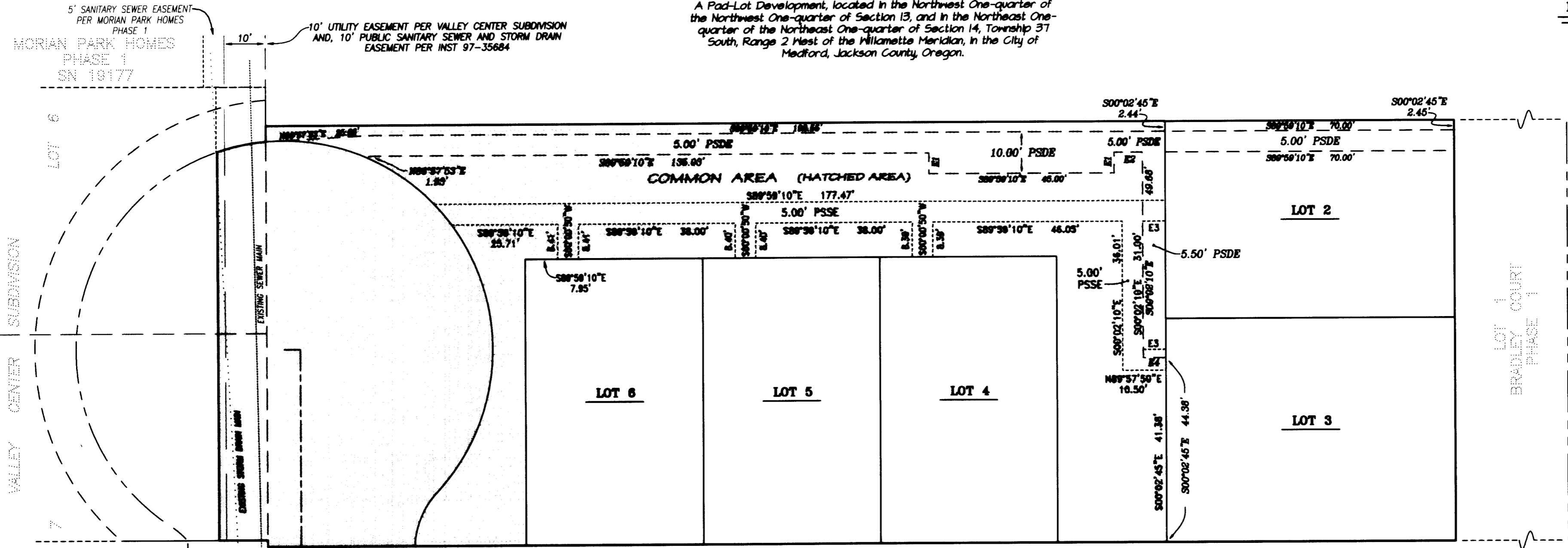
APPROVED FOR RECORDING: [Signature] County Commissioner/Administrator 10/11/10 Date

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PREPARED FOR:

FRED WALLACE
1970 Leslie 3966
Pahrump, NV 89060



LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a set 38 caliber shell casing with brass tag marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⦿ Indicates a found 5/8-inch diameter iron pin.
- ▲ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. McMahan, LS 1913", per SN 15261, 15271 and/or 15766.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "L.J. FRIAR AND ASSOC.", per SN 19169.
- ⊠ Indicates a found aluminum cap with center punch marked "City of Medford", per SN 2017B.
- ⦿ Indicates a found 2-inch diameter brass cap marking the Southwest Corner of Donation Land Claim No 59 (S.M. D.L.C. 59), per Jackson County re-establishment notes dated April 1, 2008.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per the Valley Center Subdivision.
- (()) Indicates record information as per SN 19169.
- [] Indicates record information as per SN 2017B.
- SF Indicates the number of square feet within a closed area such as a lot.
- 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.
- PSSE Indicates a Private Sanitary Sewer Easement (refer to Declaration).
- PSDE Indicates a Private Storm Drain Easement (refer to Declaration).
- PUE Indicates a Public Utility Easement (refer to Declaration).
- — — Indicates the centerline of an existing fence.
- FWC 1.0 — Indicates the distance and which side from the boundary line that a building foundation line is located.

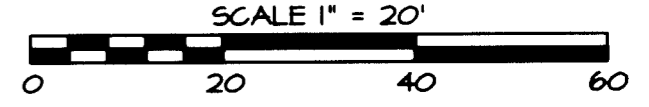
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N00°00'50"E	5.00'
E2	S89°54'10"W	6.89'
E3	N84°57'50"E	5.50'
E4	N84°57'50"E	5.50'
E5	S89°54'09"W	11.63'
E6	S89°54'09"W	11.02'
E7	S89°54'09"W	10.01'
E8	S89°54'09"W	10.08'

RECEIVED
DATE 10-11-10 BY [Signature]
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON JULY 9, 2001
CAEL E. NEATHAMER 58545
Renewal Date 12/31/10



BASIS OF BEARINGS:

Geodetic North based on the NAD83 (GORS 96) (Epoch 2002) datum, utilizing GPS equipment and the ORGN (Oregon Real-time GPS Network). Bearing basis applied to the centerline of De Hague Street (between the found monuments per Survey Number 2017B, as filed in the office of the Jackson County Surveyor, as depicted hereon).

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 100
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: August 10, 2010 PROJECT NUMBER: 07005-A

Sheet 3 of 3 © CEN

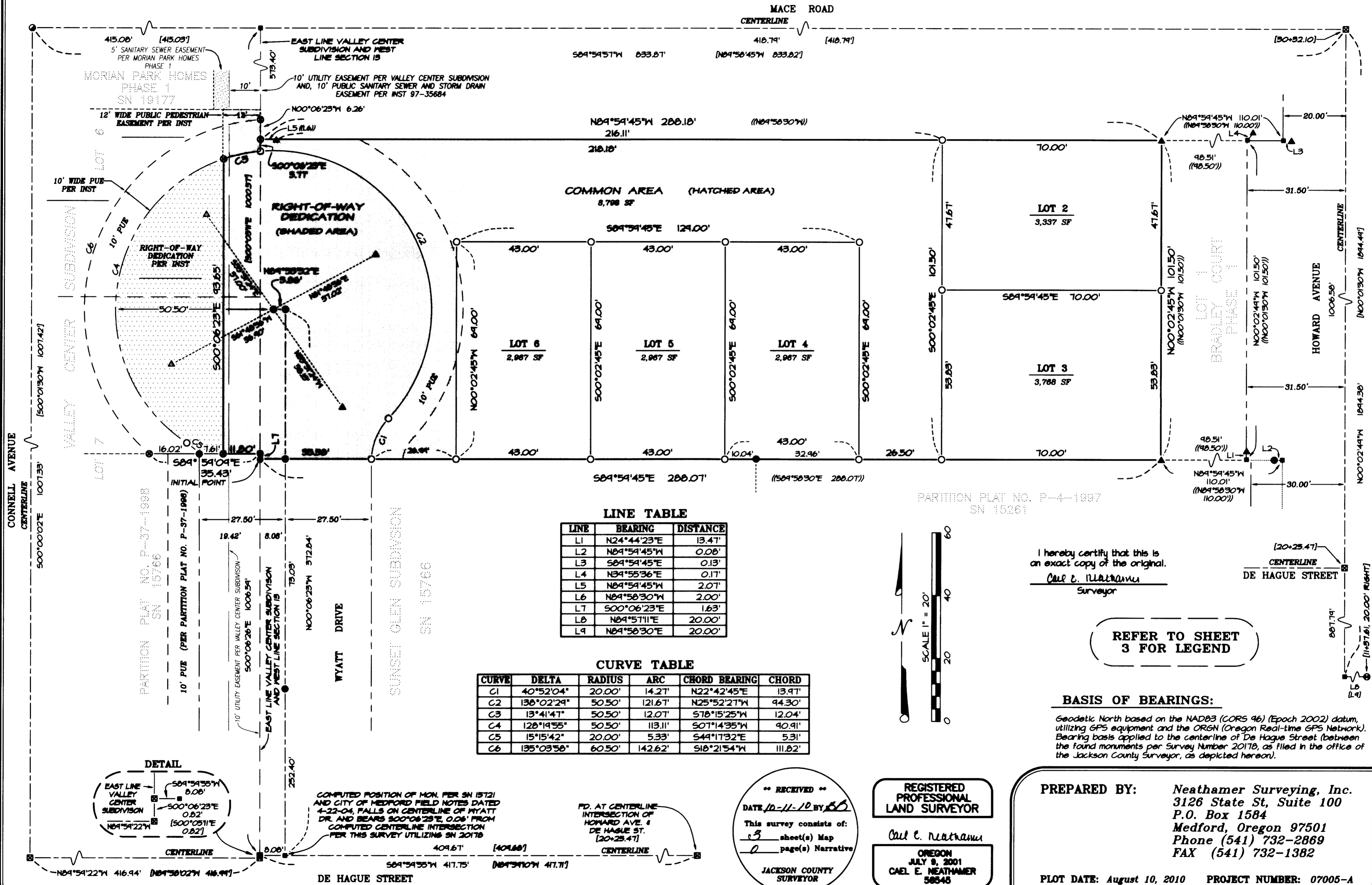
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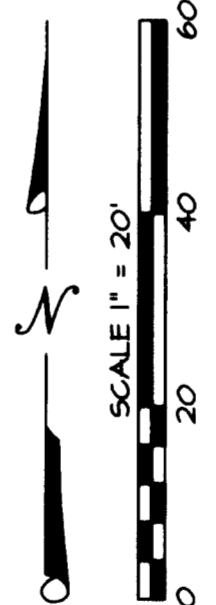


LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°44'23"E	13.41'
L2	N84°54'45"W	0.08'
L3	S84°54'45"E	0.13'
L4	N34°55'36"E	0.17'
L5	N84°54'45"W	2.07'
L6	N84°58'30"W	2.00'
L7	S00°06'23"E	1.63'
L8	N84°57'11"E	20.00'
L9	N84°58'30"E	20.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	40°52'04"	20.00'	14.21'	N22°42'45"E	13.97'
C2	138°02'29"	50.50'	121.67'	N25°52'27"W	44.30'
C3	13°41'47"	50.50'	12.07'	S78°15'25"W	12.04'
C4	128°19'55"	50.50'	113.11'	S07°14'35"W	40.91'
C5	15°15'42"	20.00'	5.33'	S49°17'32"E	5.31'
C6	135°03'58"	60.50'	142.62'	S18°21'54"W	111.82'



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

REFER TO SHEET 3 FOR LEGEND

BASIS OF BEARINGS:

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