

# GOLD RUSH DELL SUBDIVISION

Located In The Northeast One-quarter of Section 32, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SOUTHEAST JACKSONVILLE, LLC, an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Jacksonville for public use, all streets and public utility easements, as shown hereon. Further, Declarants hereby creates a 20-foot wide Access, Storm and Sewer easement over, across, under and through Lots 2-4 inclusive, for the use and benefit of Lots 2-4 inclusive, as depicted hereon. Further, Declarants hereby creates a 5-foot wide public utility easement over, across, under and through Lots 2-3 inclusive, for the use and benefit of Lots 2-4 inclusive, as depicted hereon. Further, Declarants hereby creates a 5-foot wide private storm easement over, across, under and through Lot 1, for the use and benefit of Lots 1-4 inclusive, as depicted hereon. Declarant has caused this tract of land to be surveyed and platted into Lots, Streets and Public Utility Easements, as shown hereon, and hereby designates this subdivision as GOLD RUSH DELL SUBDIVISION.

IN WITNESS WHEREOF, signed this 19 day of March, 2012.

Alan DeBoer  
ALAN DEBOER, MANAGER  
SOUTHEAST JACKSONVILLE, LLC

STATE OF OREGON } ss  
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above named Alan DeBoer, Manager, Southeast Jacksonville, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 19 day of March, 2012.

Before me:  
Kathy J. Lamson  
Kathy J. Lamson, NOTARY PUBLIC-OREGON  
COMMISSION NO.: 437420  
MY COMMISSION EXPIRES: May 9, 2013

## NOTES

Pursuant to a Public Records Report Number 7169-1791769, dated November 15, 2011, as prepared by First American Title Insurance Company of Oregon, the property depicted hereon is subject to the following exceptions:

- (A) City liens, if any, of the City of Jacksonville.
- (B) The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services, if any.
- (C) These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- (D) Easement for transmission and distribution of electricity, granted the California Oregon Power Company, as set forth in Volume 369, Page 11, Jackson County, Oregon, Deed Records. An exact location is not given.
- (E) Easement for transmission and distribution of electricity, granted the Pacific Power and Light Company, as set forth in Document No. 66-02537, Official Records of Jackson County, Oregon. An exact location is not given.
- (F) Declaration of covenants, conditions, and restrictions affecting the herein described property, as more fully set forth in instrument recorded as Document Nos. 86-25046, 86-25043 and 86-25044, Official Records of Jackson County, Oregon, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- (G) Easement for transmission and distribution of electricity, granted the Pacific Power and Light Company, as set forth in Document No. 87-20929, Official Records of Jackson County, Oregon. An exact location is not given.
- (H) Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded as Document No. 2004-014934, Official Records of Jackson County, Oregon
- (I) Deed of Trust and the terms and conditions thereof, recorded January 13, 2006, as Instrument No. 2006-001966, and re-recorded June 13, 2007, as Instrument No. 2007-21677, Official Records of Jackson County, Oregon. The beneficiary of said trust deed being Valley Investments.
- (J) Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded August 12, 2009, as Document No. 2009-031368, Official Records of Jackson County, Oregon.
- (K) Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded August 12, 2009 as Document No. 2009-031364, and re-recorded September 9, 2009, as Document No. 2009-034601, Official Records of Jackson County, Oregon.
- (L) Unrecorded leases or periodic tenancies, if any.

## PREPARED FOR:

SOUTHEAST JACKSONVILLE, LLC  
PO BOX 249  
ASHLAND, OREGON  
97520

## SURVEYOR'S CERTIFICATE

I, Robert V. 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 located within the Northeast One-quarter of Section 32, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Parcel 2 of Partition Plat No. P-04-2010, recorded February 24, 2010 in the "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey Number 20608, in the Office of the County Surveyor.

Robert V. Neathamer, PLS  
Surveyor

## RELEASE

ALAN DEBOER, dba VALLEY INVESTMENTS, as holder of beneficiary interest under that certain Trust Deed recorded January 13, 2006 as Instrument Number 2006-001966 and re-recorded June 13, 2007 as Instrument Number 2007-021677, both of the Official Records of Jackson County, Oregon do hereby release from lien of said Trust Deed all property described and/or depicted hereon as being dedicated for public use.

IN WITNESS WHEREOF, signed this 19 day of March, 2012.

Alan DeBoer  
ALAN DEBOER, dba VALLEY INVESTMENTS

STATE OF OREGON } ss  
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above named Alan DeBoer, dba Valley Investments, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 19 day of March, 2012.

Before me:  
Kathy J. Lamson  
Kathy J. Lamson, NOTARY PUBLIC-OREGON  
COMMISSION NO.: 437420  
MY COMMISSION EXPIRES: May 9, 2013

## 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 as approved by the City of Jacksonville Planning Department.

**PROCEDURE:** Utilizing a Trimble 5-6 robot instrument and Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations. Records utilized for this survey: Instruments Numbered 2006-001965 and 2009-007235 of the Official Records of Jackson County, Oregon; Partition Plat No. P-04-2010, recorded February 24, 2010, Record of Partition Plats, Jackson County, Oregon and filed as Survey Number 20608 in the office of the County Surveyor; Surveys Numbered 2439, 9171, 11347, 15420 and 19909 as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, monuments previously found and set by this office were recovered and verified.

Resultant boundaries were computed and the corners were set as depicted hereon. The first monument of which was set on November 15, 2011.

**\*\* RECEIVED \*\***  
DATE 4-25-12 BY BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Robert V. Neathamer  
OREGON JULY 19, 1984  
ROBERT V. NEATHAMER 2675  
Renewal Date 12/31/12

I hereby certify that this is an exact copy of the original.  
Robert V. Neathamer  
Surveyor

## APPROVALS:

Examined and approved this 21<sup>st</sup> day of March, 2012.  
Amy Stevens  
City of Jacksonville Planning Department

Examined and approved this 19<sup>th</sup> day of MARCH, 2012.  
Scott D. King  
City of Jacksonville Engineer

Examined and approved this 25<sup>th</sup> day of APRIL, 2012.  
Kerry K. Bradshaw  
Jackson County Surveyor

Examined and approved this 16 day of April, 2012.  
[Signature]  
Rogue Valley Sewer Services (RVSS)

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April, 2012.  
[Signature]  
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 25<sup>th</sup> day of APRIL, 2012.  
JOSHUA GIBSON Assessor  
Hena Crawford Deputy

## RECORDING

FILED FOR RECORD THIS THE 25<sup>th</sup> DAY OF April, 2012 AT 10:51 O'CLOCK A.M. AND RECORDED IN VOLUME 38 OF PLATS AT PAGE 4 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk  
Carmen N. Helman Deputy

APPROVED FOR RECORDING: [Signature] 4-25-12  
County Commissioner/ Administrator Date

PREPARED BY: Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

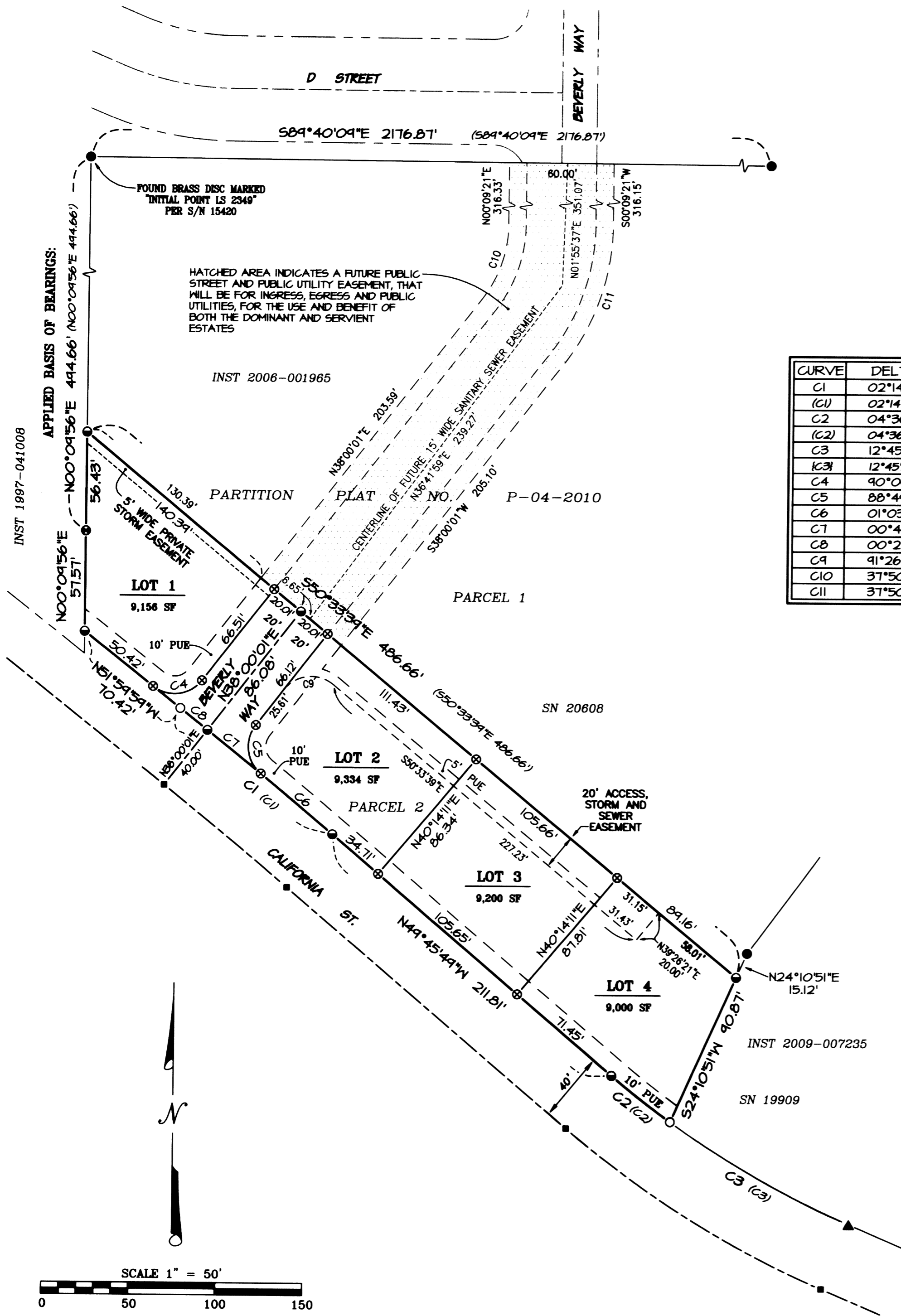
PLOT DATE: February 28, 2012 PROJECT NUMBER: 06027-A

# GOLD RUSH DELL SUBDIVISION

Located In The Northeast One-quarter of Section 32, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon.

## PREPARED FOR:

**SOUTHEAST JACKSONVILLE, LLC**  
 PO BOX 249  
 ASHLAND, OREGON  
 97520



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	02°14'10"	2904.90'	113.37'	N50°52'54"W	113.36'
(C1)	02°14'10"	2904.90'	113.37'	N50°52'54"W	113.36'
C2	04°36'36"	532.96'	42.88'	N52°04'07"W	42.87'
(C2)	04°36'36"	532.96'	42.87'	N52°04'07"W	42.87'
C3	12°45'24"	532.96'	118.66'	S60°45'07"E	118.42'
(C3)	12°45'24"	532.96'	118.66'	S60°45'07"E	118.42'
C4	90°00'00"	20.00'	31.42'	S83°00'01"W	28.28'
C5	88°49'28"	20.00'	31.01'	N06°24'43"W	27.99'
C6	01°03'38"	2904.90'	53.78'	N50°17'38"W	53.78'
C7	00°46'51"	2904.90'	39.59'	N51°12'53"W	39.59'
C8	00°23'40"	2904.90'	20.00'	N51°48'08"W	20.00'
C9	91°26'20"	20.00'	31.92'	N83°43'11"E	28.64'
C10	37°50'40"	70.00'	46.24'	N19°04'41"E	45.40'
C11	37°50'40"	130.00'	85.87'	S19°04'41"W	84.31'

## LEGEND

- Indicates a Number 5 rebar by 30-inches long, with an orange plastic cap marked "NEATHAMER SURVEYING", set flush with the surface.
- ⊗ Indicates a Number 5 rebar by 24-inches long, with an orange plastic cap marked "NEATHAMER SURVEYING", set flush with the surface.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING". Refer to S/N 20608.
- Indicates a found 5/8-inch diameter iron pin. Refer to S/N 2439, unless otherwise noted.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "Jackson Co. Public Works". Refer to S/N 9171.
- ⊙ Indicates a found 2-1/2-inch diameter brass cap marking the most westerly southwest corner of DLC No. 90 per Jackson County re-establishment notes.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per S/N 20608.
- S/N Indicates a survey filed number in the office of the Jackson County Surveyor.
- INST Indicates a document recorded number in the Official Records of Jackson County, Oregon.

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

*Robert V. Neathamer*  
 Surveyor

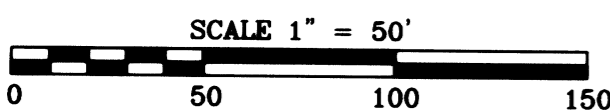
## BASIS OF SURVEY:

Geodetic North referenced to the NAD83(91) horizontal datum, established by Global Positioning System Observations. Bearing applied to the found monuments as depicted hereon.

**PREPARED BY:** Neathamer Surveying, Inc.  
 3126 State St, Suite 203  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

**PLOT DATE:** February 28, 2012 **PROJECT NUMBER:** 06027-A

Sheet 2 of 2 © CN DP



\*\* RECEIVED \*\*  
 DATE 4-25-12 BY BB  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
 JULY 18, 1884  
 ROBERT V. NEATHAMER  
 2875

Renewal Date 12/31/12