

LAVONNE COURT, PUD

Located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that DRISCOLL PROPERTY MANAGEMENT, a Limited Liability Company, hereinafter referred to as the 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 grant to the Owners of Lots 1-5 inclusive, each Lot to an undivided one-fifth (1/5th) interest, the Common Area as depicted hereon. Declarant also hereby grants to the Owners of Lots 1-5 inclusive, the City of Jacksonville and the Utility Providers, their heirs, successors and assigns, a nonexclusive easement for ingress, egress, private street improvements, public and private utilities, and purposes incidental thereto for the benefit of Lots 1-5 inclusive over, under, across and through that portion of the Common Area depicted as the Access & Utility Easement. Furthermore, the Declarant grants to the City of Jacksonville, a nonexclusive easement as depicted hereon as the Water Line Easement. Also, Declarant hereby dedicates to the City of Jacksonville, for public use, the 10.00 foot Public Utility Easement, as depicted hereon. Declarant has caused this tract of land to be surveyed and platted into Lots, Common Area, Private Streets and Easements, as depicted hereon, and hereby designates this subdivision as LAVONNE COURT, PUD. LAVONNE COURT, PUD, is subject to the DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND PRIVATE STREET MAINTENANCE as set forth in Instrument Number 2014-020259, of the Official Records of Jackson County, Oregon.

AFFIDAVIT OF DECLARATION

Declaration for this subdivision by DRISCOLL PROPERTY MANAGEMENT, a Limited Liability Company via Instrument Number 2014-020258, of the Official Records of Jackson County, Oregon.

NOTES

Pursuant to a Public Records Report with an Order Number of 7169-2205200, and an effective date of July 7, 2014, prepared by First American Title 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) The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- (D) Easement for transmission and distribution of electricity, granted to the California Oregon Power Company, as set forth in Volume 267, Page 58 and Volume 341, Pages 153-154 of the Deed Records of Jackson County, Oregon (Partial Release recorded as Instrument Number 2007-022940, of the Official Records of Jackson County, Oregon). An exact location is not given.
- (E) City of Jacksonville, Ordinance No. 534 for the Annexation and Zone change for eleven parcels within Township 37 South Range 2 West, Sections 28 and 29, including the terms and provisions therein, recorded as Instrument Number 2004-022940, of the Official Records of Jackson County, Oregon.
- (F) Dedication of Street Right-of-Way, recorded as Instrument Number 2007-026715, of the Official Records of Jackson County, Oregon.

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

PREPARED FOR:

DRISCOLL PROPERTY MANAGEMENT, LLC
2995 Woodside Road, Suite 450
Woodside, CA 94062

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:

A portion of that certain real property described in Instrument Number 2005-006410, of the Official Records of Jackson County, Oregon, being located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the James R. Pool Donation Land Claim Number 90 (DLC 90); thence along the northerly line of said DLC South 89°53'41" East, 1857.66 feet; thence South 00°03'11" West, 1160.21 feet to the northeast corner of that dedication per Instrument Number 2007-026715, said records; thence along the northerly line of said dedication North 89°56'50" West, 15.00 feet to the westerly right-of-way of Bybee Drive, a public street, also being the northwest corner of said dedication, the Initial Point and the True Point of Beginning; thence leaving said dedication and right-of-way, North 89°56'50" West, 229.27 feet; thence South 00°22'44" West, 199.69 feet; thence South 89°54'51" East, 230.41 feet to said right-of-way and the southwest corner of that dedication per Instrument Number 2007-026715, said records; thence along said right-of-way and dedication, North 00°03'11" East, 199.48 feet to the Initial Point and Point of Beginning.

Robert V. 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 and Final PUD as approved by the City of Jacksonville's Planning Department.

PROCEDURE: Utilizing a Trimble S-6 robot instrument and Trimble 5700 Global Positioning System (GPS) with Trimble data collectors 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 1994-024225, 2003-027170, 2004-022325, 2005-006410, 2007-026715, 2009-004447, and 2009-010224, all of the Official Records of Jackson County, Oregon; Surveys Numbered 114, 1937, 3348, 2673, 11442, 15084, 18040 and 19547, all as filed in the Office of the Jackson County Surveyor; Mrs. Cardwell's Addition to the City of Jacksonville recorded on January 12, 1842 in Volume 3 at Page 35 of the Plat Records of Jackson County, Oregon.

Utilizing said record documents and maps, monuments and controlling boundaries previously found, set and established by this office per said Surveys Numbered 18040 and 19547, computed the exterior boundary, interior lot corners and centerline of the plat as depicted hereon.

During the process of this survey it was found that the monument set at the intersection of Hueners Lane and Offord Circle per Survey Number 11442, said records, does not match the computed centerline of Hueners Lane. Monuments found along the northerly right-of-way of Hueners Lane and the centerline monument set per Survey Number 15084 were held to establish said computed centerline.

Exterior boundary angle points and the beginning and end of curves, as depicted hereon, were established on February 11, 2014.

APPROVALS:

Examined and approved this 4th day of August, 2014.
[Signature]
City of Jacksonville Planning Department

Examined and approved this 29th day of July, 2014.
Scott D. Pingle
City of Jacksonville Engineer

Examined and approved this 4th day of August, 2014.
Scott Fein
Jackson County Surveyor

Examined and approved this 31 day of July, 2014.
[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 AUG. 4, 2014.
Shannon Bell [Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 4th day of August, 2014.
Josh Gibson [Signature]
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 4th DAY OF August, 2014 AT 2:29 O'CLOCK P.M. AND RECORDED IN VOLUME 40 OF PLATS AT PAGE 11 OF THE RECORDS OF JACKSON COUNTY, OREGON.

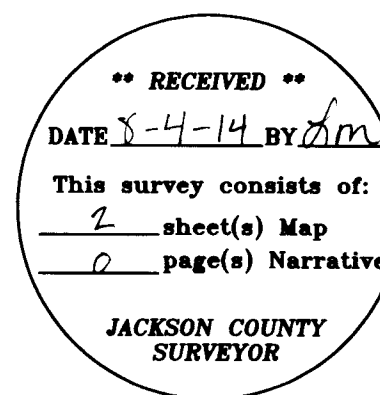
Christine D. Walker Carman D. Helman
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 8/04/14
County Commissioner/ Administrator Date

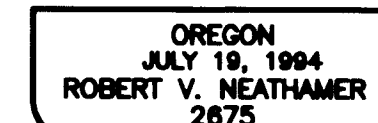
PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: July 28, 2014 PROJECT NUMBER: 06078-B

Sheet 1 of 2 © NR



Robert V. Neathamer



Renewal Date 12/31/14

LAVONNE COURT, PUD

Located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon

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

PREPARED FOR:

DRISCOLL PROPERTY MANAGEMENT, LLC
 2996 Woodside Road, Suite 450
 Woodside, CA 94062

LEGEND:

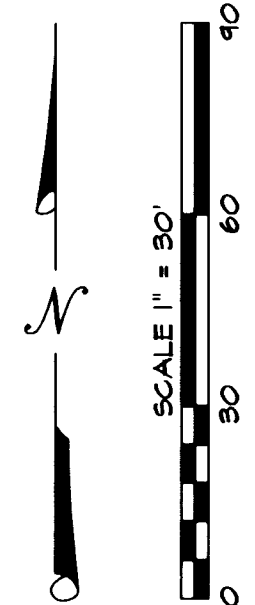
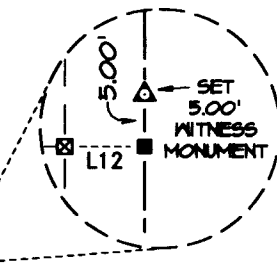
- Indicates a set 5/8-inch diameter iron pin 24 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an aluminum cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete as a reference monument.
- ▲ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545 per SN 19547".
- ⊗ Indicates a found brass cap as noted hereon.
- Indicates a found aluminum cap marked "LS 1913" per SN 15084, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913" per SN 15084, or as noted hereon.
- ◆ Indicates a found 5/8" iron pin per SN 2673.
- Indicates a found 3/4-inch diameter iron pin per Mrs. Cardwells Addition to Jacksonville.
- ⊠ Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "KAMPMANN PLS 2883", origin unknown.
- Indicates a computed position, no monument found or set.
- () Indicates record data per Survey Number 2673.
- < > Indicates record data per Survey Number 15084.
- [] Indicates record data per Survey Number 19547.
- (()) Indicates record data per deed records.
- PUE Indicates a public utility easement.
- 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.
- x— Indicates the centerline of an existing 4' tall wire fence.
- 1.8'- Indicates the distance and which side from the boundary line that an existing fence, wall or building line is located.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°56'50"W	20.00'
L2	S89°56'50"E	20.00'
L3	N46°18'27"E	20.18'
L4	S46°23'04"E	20.16'
L5	S46°18'27"W	22.95'
L6	N46°23'04"W	23.00'
L7	N43°55'19"E	23.50'
L8	S40°26'09"E	23.62'
L9	S43°55'19"W	13.61'
L10	N40°26'09"W	14.46'
L11	N89°56'50"W	7.50'
L12	S89°54'57"E	7.50'
L13	N00°03'11"E	21.14'
L14	N21°14'55"E	19.94'
L15	S21°14'55"W	23.95'
L16	S00°03'11"W	17.40'

NOTES:

No vehicular access shall be allowed directly from Bybee Drive to Lots 1 and 2.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°54'54"	20.00'	31.42'	S45°03'10"W	28.28'
C2	90°00'01"	25.00'	39.27'	N44°56'50"W	35.36'
C3	89°54'54"	25.00'	39.27'	N45°03'10"E	35.36'
C4	90°00'01"	20.00'	31.42'	S44°56'50"E	28.28'

BASIS OF BEARINGS:

VINEYARD VIEW, filed for record April 23, 2007, and recorded in Volume 33 of Plats at Page 26 of the Records of Jackson County, Oregon and filed as Survey Number 19547 in the office of the Jackson County Surveyor, applied basis as depicted hereon.

PREPARED BY: **Neethamer Surveying, Inc.**
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