

RIVER'S EDGE VILLA ESTATES, PHASES 3 AND 4 (A PLANNED COMMUNITY)

LOCATED IN:

LOT 5 BLOCK 2 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL
IN THE N.E. 1/4 OF SECTION 21, T.36S., R.3W., W.M.
CITY OF GOLD HILL, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOWN ALL MEN BY THESE PRESENTS; THAT, JAMES BEARD, TRUSTEE OF THE TRIN CORP 401K ROTH PROFIT SHARING TRUST, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION, AND DOES HEREBY DESIGNATE SAID SUBDIVISION AS RIVER'S EDGE VILLA ESTATES, PHASES 3 AND 4.

IN WITNESS WHEREOF, SIGNED THIS 11th DAY OF February, 2016.

TRIN CORP 401K ROTH PROFIT SHARING TRUST:

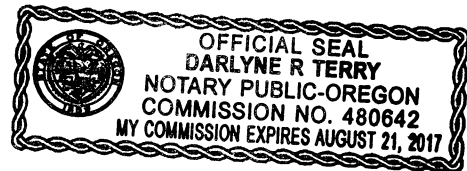
James Beard
JAMES BEARD
TRUSTEE

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 11th day of February, 2016, by JAMES BEARD, TRUSTEE, who executed the within instrument on behalf of the TRIN CORP 401K ROTH PROFIT SHARING TRUST as his voluntary act and deed.

Before me:

Darlyne R Terry
NOTARY



*** APPROVALS ***

CITY OF GOLD HILL PLANNING DIRECTOR CERTIFICATE:

I, Dick Converse, PLANNING DIRECTOR FOR THE CITY OF GOLD HILL, JACKSON COUNTY, OREGON, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF GOLD HILL PLANNING STATUTES.

APPROVED THIS 29th DAY OF January, 2016.
PLANNING FILE NO. NA

Dick Converse
PLANNING DIRECTOR
CITY OF GOLD HILL

Examined and approved this — day of —, 2016.

NONE
City Engineer

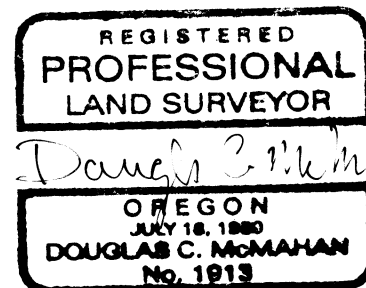
Examined and approved this 8th day of February, 2016.

Rui H. H. H. H.
Public Works Director

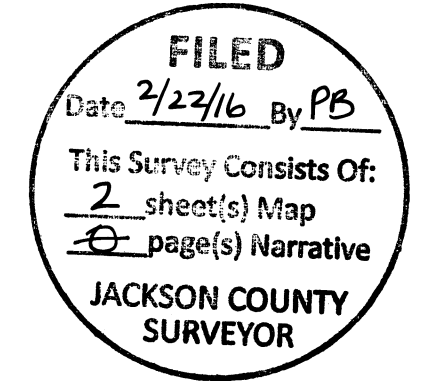
COUNTY SURVEYOR:

Examined and approved this 16th day of February, 2016.

Douglas C. McMah
County Surveyor



EXPIRES 12/31/16



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, DOUGLAS C. MCMAHAN, A DULY 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF LOT 5, BLOCK 2 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL IN JACKSON COUNTY, OREGON, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF RIVER'S EDGE VILLA ESTATES, PHASES 1 AND 2, ALSO IN THE CITY OF GOLD HILL, SAID POINT BEING THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIVER'S EDGE VILLA ESTATES, PHASES 1 AND 2, SOUTH 77°18'05" EAST A DISTANCE OF 272.00 FEET TO A POINT FOR THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF TRACT DESCRIBED PER INSTRUMENT NO. 98-55112 OF THE OFFICIAL DEED RECORDS OF SAID JACKSON COUNTY; THENCE SOUTH 12°41'55" WEST (RECORD SOUTH 12°42' WEST) ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 205.40 FEET TO THE MEANDER LINE OF THE ROGUE RIVER; THENCE NORTH 81°08'45" WEST (RECORD NORTH 82° WEST) ALONG SAID MEANDER LINE, A DISTANCE OF 272.61 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AFOREMENTIONED LOT 5, BLOCK 2 OF RIVERSIDE ADDITION; THENCE NORTH 12°41'55" EAST (RECORD NORTH 12°42' EAST) ALONG SAID BOUNDARY, A DISTANCE OF 223.68 FEET TO THE INITIAL POINT OF BEGINNING.

Douglas C. McMah
SURVEYOR

*** APPROVALS CONTINUED ***

COUNTY CLERK:

Filed for record this 22nd day of February, 2016 at 9:06 o'clock A.M. and recorded in Volume 42 of Plats at page 06 of records of Jackson County, Oregon.

Christine D. Walker
County Clerk

Lonny J. Morgan
Deputy

COUNTY ASSESSOR:

Examined and approved as required by O.R.S. 92.100 as of February 22, 2016.

Paul W. [Signature]
Assessor, Department of Assessment

COUNTY TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of Feb 22, 2016.

Dattay Walker - deputy
Tax Collector

APPROVED FOR RECORDING:

[Signature]
County Commissioner/Administrator

2/22/16
Date

RIVER'S EDGE VILLA ESTATES, PHASES 3 AND 4
(A PLANNED COMMUNITY)

LOCATED IN:
LOT 5 BLOCK 2 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL
IN THE N.E. 1/4 OF SECTION 21, T.36S., R.3W., WM
JACKSON COUNTY, OREGON

SURVEY FOR: JAMES BEARD, TRUSTEE
TRIN CORP 401K ROTH PROFIT SHARING TRUST
711 MEDFORD CENTER PMB 126
MEDFORD, OREGON 97504

SURVEY NARRATIVE TO COMPLY WITH
PARAGRAPH 209.25
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF
RIVER'S EDGE VILLA ESTATES, PHASES 3 AND 4 AS PER THE CITY
OF GOLD HILL PLANNING ACTION AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION
PER FILED SURVEYS NO. 15969 AND NO. 19668, FOR CONTROL, I
ESTABLISH MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2011
-017398, J.C.D.R., WAS USED TO DETERMINE SUBJECT PROPERTY.
SEE NARRATIVE PER SURVEY NO. 19668 FOR PROCEDURE USED TO
DETERMINE THE BEARINGS OF EASTERLY AND WESTERLY BOUNDARIES.
AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

MCMAHAN SURVEYING, LLC.
40853 HWY 62 PROSPECT, OREGON 97536
(541) 261-0648

BY: DOUGLAS C. MCMAHAN PLS No. 1913
SCALE: 1" = 30' DATE: DECEMBER 2, 2015
BASIS OF BEARING: FILED SURVEY NO. 19668

FILED
Date 2/22/16 By PB
This Survey Consists Of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

- = Set 5/8"x 30" rebar with plastic cap stamped "MCMAHAN SURVEYING, LLC."
- ⊗ = Found 5/8" iron pin with plastic cap per S/N 19668.
- = Found 5/8" iron pin per S/N 15969
- ⊙ = Found 5/8" rebar with metal cap per S/N 19668
- S/N = Filed Survey Number
- CP = Common Property
- SF = SQUARE FEET
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

NOTES:

- 1.) EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS IN FAVOR OF THE CITY OF GOLD HILL RECORDED JULY 30, 2007 AS DOCUMENT NO. 2007-035638, J.C.D.R.
- 2.) EASEMENTS FOR PEDESTRIAN ACCESS IN FAVOR OF DIAMOND KEY BUILDERS, LLC, AN OREGON LIMITED LIABILITY COMPANY RECORDED JULY 16, 2007 AS DOCUMENT NO. 2007-032644 AND JULY 17, 2007 AS DOCUMENT NO. 2007-032645, J.C.D.R.
- 3.) EASEMENTS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES IN FAVOR OF PACIFICORP AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST RECORDED AUGUST 07, 1940 IN VOLUME 227, PAGE 21, RECORDED MAY 18, 1950 IN VOLUME 334, PAGE 116 AND RECORDED JULY 30, 1946 IN VOLUME 272, PAGE 165 OF THE OFFICIAL DEED RECORDS OF JACKSON COUNTY, OREGON (SPECIFIC LOCATIONS ARE NOT GIVEN).
- 4.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR UNDERGROUND ELECTRIC LINES AND COMMUNICATION LINES IN FAVOR OF PACIFICORP PER INSTRUMENT NO. 2015-031592, J.C.D.R.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
①	24°31'10"	100.00'	42.79'	42.47'	S00°26'20"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 18, 1980
DOUGLAS C. MCMAHAN
No. 1913

RENEWS 12/31/16

I certify this plat to be an
exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

