

*** 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:

PARCEL I

Commencing at a 5/8" rebar with plastic cap found set for the Northwest corner of the Southwest quarter of the Southeast quarter of Section 32, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence North 89° 59' 51" East, 1328.13 feet (record = East, 1320 feet) to a 5/8" rebar with plastic cap set for the Northeast corner of said quarter-quarter for THE INITIAL POINT OF BEGINNING; Thence along the Northerly boundary of the Southeast quarter of the Southeast quarter of said Section 32, North 89° 59' 51" East, 316.77 feet to intersect the Westerly right-of-way of Rogue River Drive at a 5/8" rebar with plastic cap found set; Thence along said Drive line, South 14° 07' 54" West, 102.94 feet to a 5/8" rebar found set; Thence continuing along said Drive line, South 14° 07' 54" West, 190.50 feet to the most Easterly Northeast corner of tract described in Instrument No. 2011-000222 of the Official Records of said County; Thence along the Northeasterly boundary of said tract as follows: North 76° 18' 52" West, 123.86 feet (record = North 76° 16' 10" West, 123.93 feet) to a 5/8" rebar found set; Thence North 0° 18' 28" East, 118.87 feet (record = North 0° 22' 50" East, 118.89 feet) to a 5/8" rebar found set; Thence North 40° 38' 42" West, 105.05 feet (record = North 40° 37' 05" West, 105.05 feet) to a 5/8" rebar found set; Thence South 89° 55' 52" West, 57.24 feet (record = West) to intersect the Westerly boundary of last said quarter-quarter; Thence leaving said tract boundary along said quarter-quarter boundary, North 0° 14' 38" East, 56.74 feet to THE INITIAL POINT OF BEGINNING.

TOGETHER WITH: Commencing at a 5/8" rebar with plastic cap found set for the Northwest corner of the Southwest quarter of the Southeast quarter of Section 32, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence North 89° 59' 51" East, 1328.13 feet (record = East, 1320 feet) to a 5/8" rebar with plastic cap set for the Northeast corner of said quarter-quarter; Thence along the Northerly boundary of the Southeast quarter of said Section 32, North 89° 59' 51" East, 316.77 feet to intersect the Westerly right-of-way of Rogue River Drive at a 5/8" rebar with plastic cap found set; Thence along said Drive line, South 14° 07' 54" West, 593.44 feet to a 5/8" rebar found set for the Southeasterly corner of tract described in Instrument No. 2011-000222 of the Official Records of said County for THE TRUE POINT OF BEGINNING; Thence continuing along said Drive line, South 14° 07' 54" West, 726.30 feet to intersect the Westerly boundary of last said quarter-quarter; Thence along said quarter-quarter boundary, North 0° 14' 38" East, 704.13 feet to intersect the Southerly boundary of said tract; Thence along said tract boundary, North 89° 56' 04" East, 174.33 feet to THE TRUE POINT OF BEGINNING.

PARCEL II

Commencing at a 5/8" rebar with plastic cap found set for the Northwest corner of the Southwest quarter of the Southeast quarter of Section 32, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence along the Westerly boundary of said quarter-quarter, South 0° 17' 18" West, 590.00 feet to a 5/8" rebar set for the Southwest corner of tract described in Volume 529, Page 79 of the Deed Records of said County for THE INITIAL POINT OF BEGINNING; Thence continuing along said quarter-quarter boundary, South 0° 17' 18" West, 50.00 feet to the Northwest corner of tract described in Instrument No. 2004-032052 of the Official Records of said County; Thence along the Northerly and Easterly boundary of said tract as follows: North 89° 59' 51" East, 346.00 feet to a 5/8" rebar with plastic cap set; Thence running parallel with the Westerly boundary of said quarter-quarter, South 0° 17' 18" West, 662.39 feet to a 5/8" rebar with plastic cap set at a point 25.00 feet North of when measured at a right angle to the Southerly boundary of said Section 32; Thence running parallel with and 25.00 feet Northerly of said boundary, North 89° 57' 03" East, 977.75 feet to intersect the Westerly right-of-way line of Rogue River Drive at a 5/8" rebar with plastic cap set; Thence along said Drive line, North 14° 07' 54" East, 22.47 feet to intersect the Easterly boundary of said quarter-quarter; Thence along said quarter-quarter boundary, North 0° 14' 38" East, 704.13 feet to intersect the Southerly boundary of tract described in Instrument No. 2011-000222 of said Official Records; Thence along the Southerly boundary of said tract, South 89° 56' 04" West (record = West), 247.40 feet to a 5/8" rebar found set for the Southwest corner of said tract; Thence North 0° 12' 12" West, 518.91 feet (record = North, 518.90 feet) to a 5/8" rebar found set; Thence along the Northerly boundary of said tract, North 89° 55' 52" East (record = East), 249.79 feet to intersect the said Easterly boundary of said quarter-quarter; Thence along said quarter-quarter boundary, North 0° 14' 38" East, 16.74 feet to a 5/8" rebar with plastic cap set for the Southeast corner of tract described as TRACT B of Instrument No. 2006-011248 of said Official Record; Thence along the Southerly boundary of said tract, South 89° 59' 51" West, 932.16 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said tract described in Volume 529, Page 79 Deed Records; thence South 0° 17' 18" West, 550.00 feet to the Southeast corner of said tract; Thence South 89° 59' 51" West, 396.00 feet to THE INITIAL POINT OF BEGINNING.

*** DECLARATION ***

Known all men by these presents, that MMB PROPERTIES LLC, an Oregon Limited Liability Company, is the owner of the lands hereon described, hereafter referred to as Declarants, and has caused the same to be subdivided into Lots and Private Ingress-Egress Easement (HUGIE LANE) 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. Declarant does hereby create that 25-foot wide Private Ingress-Egress easement (Hugie Lane) and Utility Easement across Lots 1-5 for the benefit of Lots 1-5 and tract described in Instrument No. 2016-029695 of the Official Records of Jackson County, Oregon, as shown on Sheet 2. Declarant also hereby creates that 10-foot wide and 20-foot wide Utility Easement across Lot 1 for the purpose of an electrical distribution system benefiting PacifiCorp, an Oregon Corporation and Lots 1-5 as shown on Sheet 2. Declarant also hereby creates that 6-foot wide private water line easement across Lot 5 for the benefit of Lot 1 as shown on Sheet 2. Declarant hereby designates said subdivision as ROGUE RIVER DRIVE ESTATES.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 28 DAY, OF March, 2017.

REID A. MURPHY (Member, MMB Properties LLC, an Oregon Limited Liability Company)

STATE OF OREGON) COUNTY OF JACKSON)

Personally appeared the above named REID A. MURPHY acting as Member of MMB properties LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of MMB Properties LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 28 day of March, 2017.

ROGUE RIVER DRIVE ESTATES

Located in the S.E. 1/4 of Section 32, T.34S., R.1W., W.M., Jackson County, Oregon

January 23, 2017

SURVEY FOR: MMB Properties LLC P.O. Box 1273 Eagle Point, OR. 97524

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

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Bary D. Kaiser SURVEYOR

We, REID A. MURPHY and ANNE R. MURPHY, are the undersigned beneficiary of certain Trust Deed dated August 5, 2016 and recorded August 19, 2016 as Document No. 2016-027069, 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 and sited in the Declaration hereon, as dedicated to the public for public use.

REID A. MURPHY

ANNE R. MURPHY

Signed this 28 day of March, 2017.

Before me: Catherine M Arnold NOTARY PUBLIC - OREGON COMMISSION NO. 946596 MY COMMISSION EXPIRES 01-24-20

*** APPROVALS ***

Examined and approved this 28th day of March, 2017.

SCOTT JEN JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. 439-15-00065-SUB) 3rd day of April, 2017.

KATHARINE JACKSON COUNTY DEVELOPMENT SERVICES DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 3rd day of April, 2017.

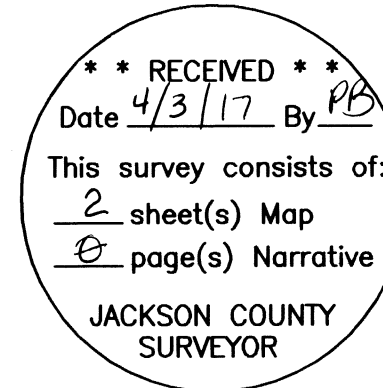
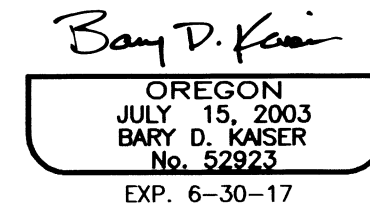
DELOAN ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 3rd day of April, 2017.

TAX COLLECTOR DEPUTY

Approved for Recording.

Colleen Roberts COUNTY COMMISSIONER/ADMINISTRATOR 4/3/17 DATE



*** RECORDER'S CERTIFICATE ***

Filed for record, this 13th day of April, 2017, at 2:35 o'clock P.M., and recorded in Volume 43 of Plats on page 06 of the Records of Jackson County, Oregon.

By: Christine D. Walker COUNTY CLERK Kaiohi Foote DEPUTY

Catherine M Arnold NOTARY PUBLIC - OREGON COMMISSION NO. 946596 MY COMMISSION EXPIRES 01-24-20

ROGUE RIVER DRIVE ESTATES

Located in the S.E. 1/4 of Section 32, T.34S., R.1W., W.M.,
Jackson County, Oregon

SURVEY FOR: January 23, 2017
MMB Properties LLC
P.O. Box 1273
Eagle Point, OR. 97524

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

EASEMENTS

- The subject property could be subject to covenants, conditions, restrictions and easements, as stated in the Agreement Creating Restrictive Covenants, recorded in Vol. 530, Page 125 D.R.
- Power line easements indicated on a current title report are as follows: Vol. 429, Page 228 D.R., Vol. 550, Page 429 D.R., and Instrument No. 78-26509 O.R. are all described to be in the Southwest 1/4 of the Southeast 1/4 but are not locatable from the easement document but could be for the power lines shown hereon.
- The 60' wide right of way easement recorded in Inst. No. 76-23009 O.R. over an existing road to access the Southeast quarter of the Southwest quarter of Section 25, Township 34 South, Range 2 West, exact location was not determined. From the scetch map accompanying the easement it appears to follow Dry Creek Road lying North of the subject property. Exact location is not locatable from the information in easement. The 175 foot wide electric transmission line easement for future electric lines described in this easement was not located and appears to have not been installed. This easement has most likely been terminated due to not being located prior to December 15, 1981.
- Automobile runways easement described in Instrument No. 70-00694 O.R. appear to follow a portion of the existing traveled roadway known as Dry Creek Road lying North of the subject property.
- The ingress-egress easement claimed in Circuit Court Case No. 91-1104-E-3 pertains to a portion of Dry Creek Road and does not affect the subject property.
- The 50' wide access easement recorded in Instrument No. 2007-053766 D.R. crosses the subject property benefiting Tax Lot No. 341W 32 - 2404. The easement created on Instrument No. 2016-029694 O.R. was created to replace this easement benefiting same properties.

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

PURPOSE:

Subdivision of tracts described in Instrument Nos. 2016-027066 O.R. and 2016-027067 O.R.

PROCEDURE:

Equipment used to perform survey was a Nikon DTM 522 total station. The boundaries of subject properties were determined using deeds of record and information from Filed Survey Nos. 17375, 6980, 19122 and 19319 and Roll map 28/4 filed in the office of the Jackson County Surveyor. Survey ties were made to found monuments from mentioned Filed Survey's and Government Corners as shown on the annexed map. The right-of-way of Rogue River Drive was determined from information and found monuments from said Roll Map 28/4.

RECEIVED
Date 4/3/17 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Benny D. Kaiser

OREGON
JULY 15, 2003
BARRY D. KAISER
No. 52923

EXP. 6-30-17

341W 32 TAX LOT Nos. 1600, 1902 & 1904

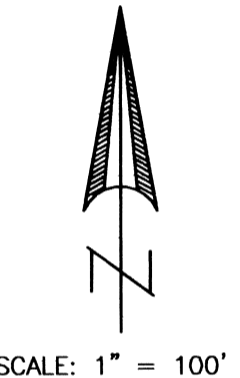
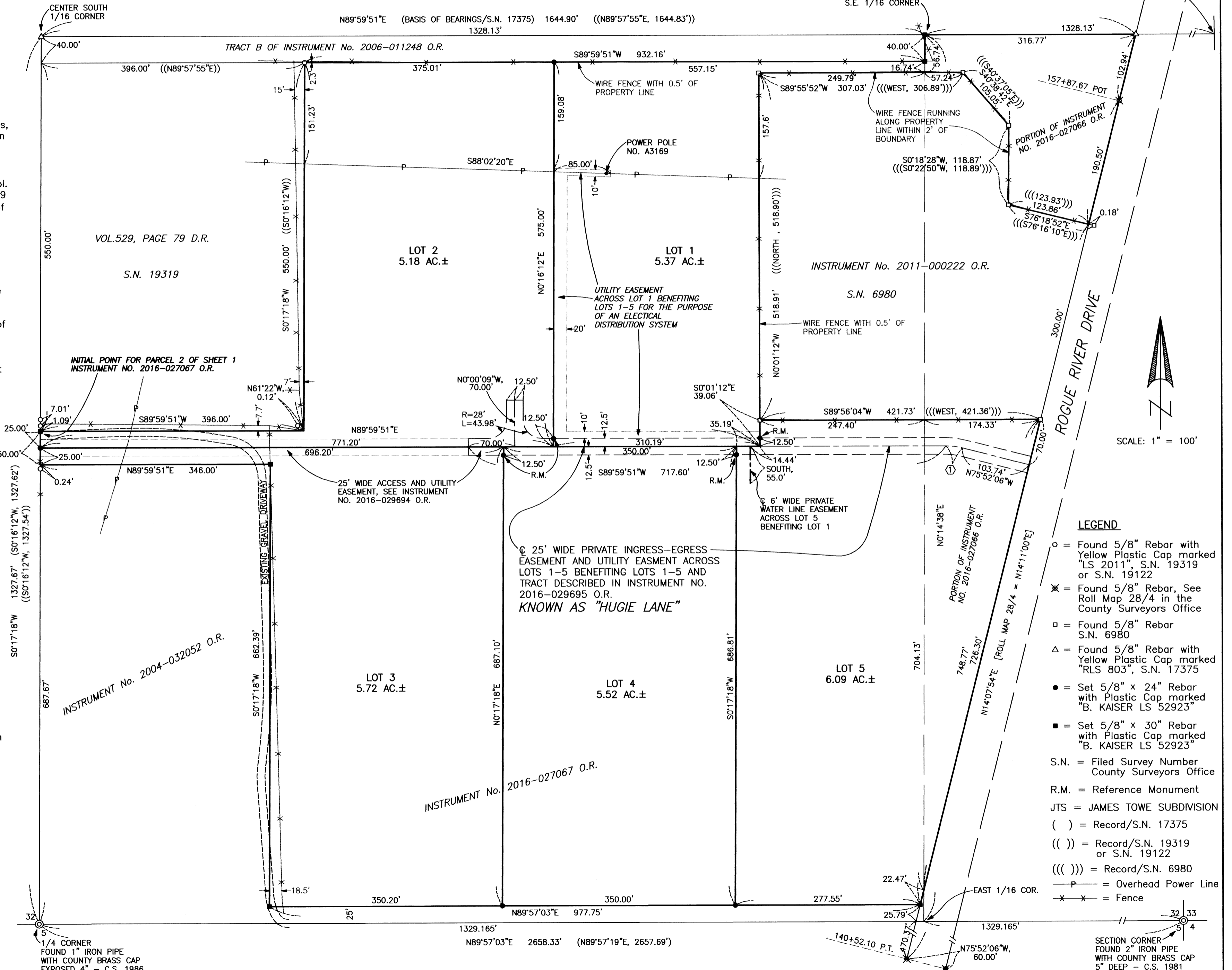
I HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT

Benny D. Kaiser
SURVEYOR

CURVE DATA

Δ	R	L	LC
① 14°08'03"	100.00'	24.67'	N82°56'07"W, 24.61'

SOUTH 1/16 CORNER
LOCATION DETERMINED
FROM S.N. 17375



LEGEND

- = Found 5/8" Rebar with Yellow Plastic Cap marked "LS 2011", S.N. 19319 or S.N. 19122
- ✕ = Found 5/8" Rebar, See Roll Map 28/4 in the County Surveyors Office
- = Found 5/8" Rebar S.N. 6980
- Δ = Found 5/8" Rebar with Yellow Plastic Cap marked "RLS 803", S.N. 17375
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- JTS = JAMES TOWE SUBDIVISION
- () = Record/S.N. 17375
- (()) = Record/S.N. 19319 or S.N. 19122
- ((()) = Record/S.N. 6980
- P— = Overhead Power Line
- x-x- = Fence