

APPROVALS

File No. 439-21-00066-SUB EXAMINED AND APPROVED by Jackson County Development Services.

this 11th day of April, 2024

Attest: [Signature] Director Planning Manager EXAMINED AND APPROVED as required by ORS 92.100 as of April 4, 2024

EXAMINED AND APPROVED this [Signature] day of [Signature], 2024

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of April 17, 2024

By and for [Signature] County Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 17th, 2024

[Signature] as deputy County Taxation

DECLARATION

Know all men by these presents that REEDER, KNOUFF, THOMAS, L.L.C., an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has subdivided the same into the Lots as shown on Sheet 2 and (1) does hereby dedicate to the public under the jurisdiction of Jackson County the Public Utility Easements (PUE1) and (2) does hereby make and establish the Private Street (PS) named Monte Cristo shown on Sheet 2 and (3) does hereby designate said Subdivision as AUBURN ESTATES, PHASE 3, P.U.D.

[Signature] PRESIDENT MARK A. KNOUFF, President of Knouff, Inc. Member of Reeder, Knouff, Thomas, L.L.C. [Signature] MEMBER RALPH REEDER, Member Reeder, Knouff, Thomas, L.L.C.

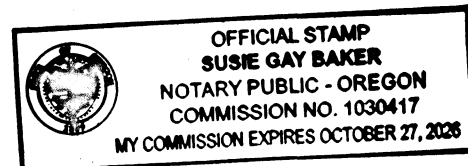
STATE OF OREGON)) COUNTY OF JACKSON))

Personally appeared the above named Mark A. Knouff and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Knouff, Inc., an Oregon corporation and Reeder, Knouff, Thomas, L.L.C., an Oregon limited liability company.

Dated this 28th day of March, 2024

[Signature] Notary Public - Oregon

Commission No. 1030417 My Commission Expires 10/27/26



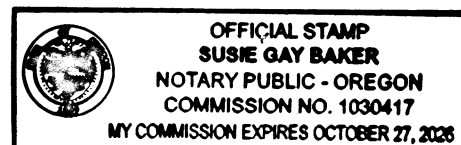
STATE OF OREGON)) COUNTY OF JACKSON))

Personally appeared the above named Ralph Reeder and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Reeder, Knouff, Thomas, L.L.C., an Oregon limited liability company.

Dated this 3rd day of April, 2024

[Signature] Notary Public - Oregon

Commission No. 1030417 My Commission Expires 10/27/26



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] JAMES E. HIBBS, PLS2234

AUBURN ESTATES, PHASE 3, P.U.D.

A replat of Lots 65 & 67 AUBURN ESTATES & of Lots 90, 91 & 92 AUBURN ESTATES PHASE 2 & In the N.W. 1/4 of Sec. 21, T.36S., R.1W., W.M. White City Jackson County, Oregon (JCDS File # 439-21-00066-SUB)

SURVEY FOR: REEDER KNOUFF THOMAS LLC PO BOX 3026 CENTRAL POINT, OR 97502

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 LJFRIARANDASSOCIATES@CHARTER.NET

DATE: FEBRUARY 20, 2024

RECORDER'S CERTIFICATE

Filed for record this 23rd day of APRIL, 2024 at 2:03 o'clock P.M., and recorded in Volume 50 of Plats at Page 07 of the records of Jackson County, Oregon and recorded as Document No. 2024-007856, Official Records of Jackson County, Oregon.

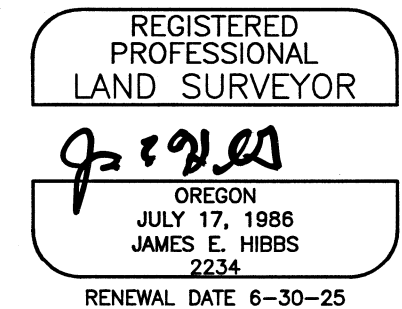
[Signature] County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. [Signature], Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

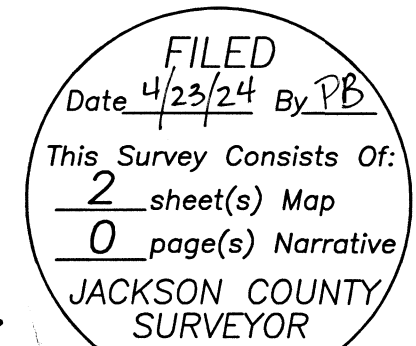
Lots 65 & 67 per AUBURN ESTATES, according to the official plat thereof, now of record, in Volume 33, Page 31 of Plats of Jackson County, Oregon AND Lots 90, 91 & 92 of AUBURN ESTATES, PHASE 2, according to the official plat thereof, now of record, in Volume 41, Page 18 of Plats of Jackson County, Oregon.



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

PURPOSE: To survey and monument the lots of AUBURN ESTATES, PHASE 3, P.U.D., being a replat of Lots 65 & 67 of AUBURN ESTATES and Lots 90, 91 & 92 of AUBURN ESTATES, PHASE 2 and tentatively approved under JCDS File 439-21-00066-SUB.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made ties to monuments of record as shown on Sheet 2 to control the subject lots. The monuments were held in their found position. Computed the position of the lots per the approved tentative plat and set monuments as shown on Sheet 2. Various monuments per AS & AS2 were destroyed or damaged by construction activities and new monuments were set at the found locations.



APPROVED BY A MAJORITY FOR RECORDING.

[Signature] order no. 78-24 4/23/24 COUNTY COMMISSIONER/ADMINISTRATOR DATE

SHEET 1 OF 2 19123FM

SURVEY FOR:

REEDER KNOUFF THOMAS LLC
PO BOX 3026
CENTRAL POINT, OR 97502

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:

FEBRUARY 20, 2024

AUBURN ESTATES, PHASE 3, P.U.D.

A replat of Lots 65 & 67 AUBURN ESTATES & of Lots 90, 91 & 92 AUBURN ESTATES PHASE 2 & In the N.W. 1/4 of Sec. 21, T.36S., R.1W., W.M. White City Jackson County, Oregon (JCDS File # 439-21-00066-SUB)

LEGEND:

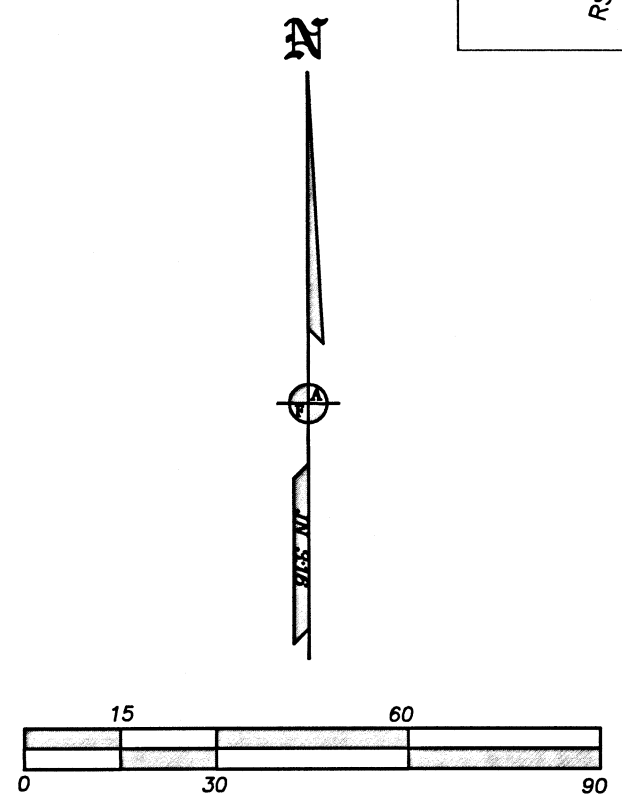
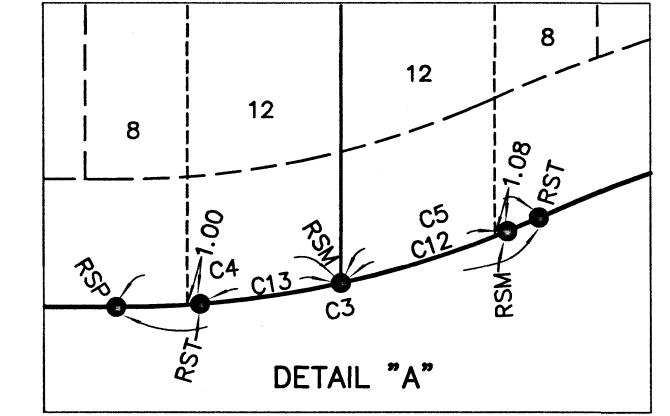
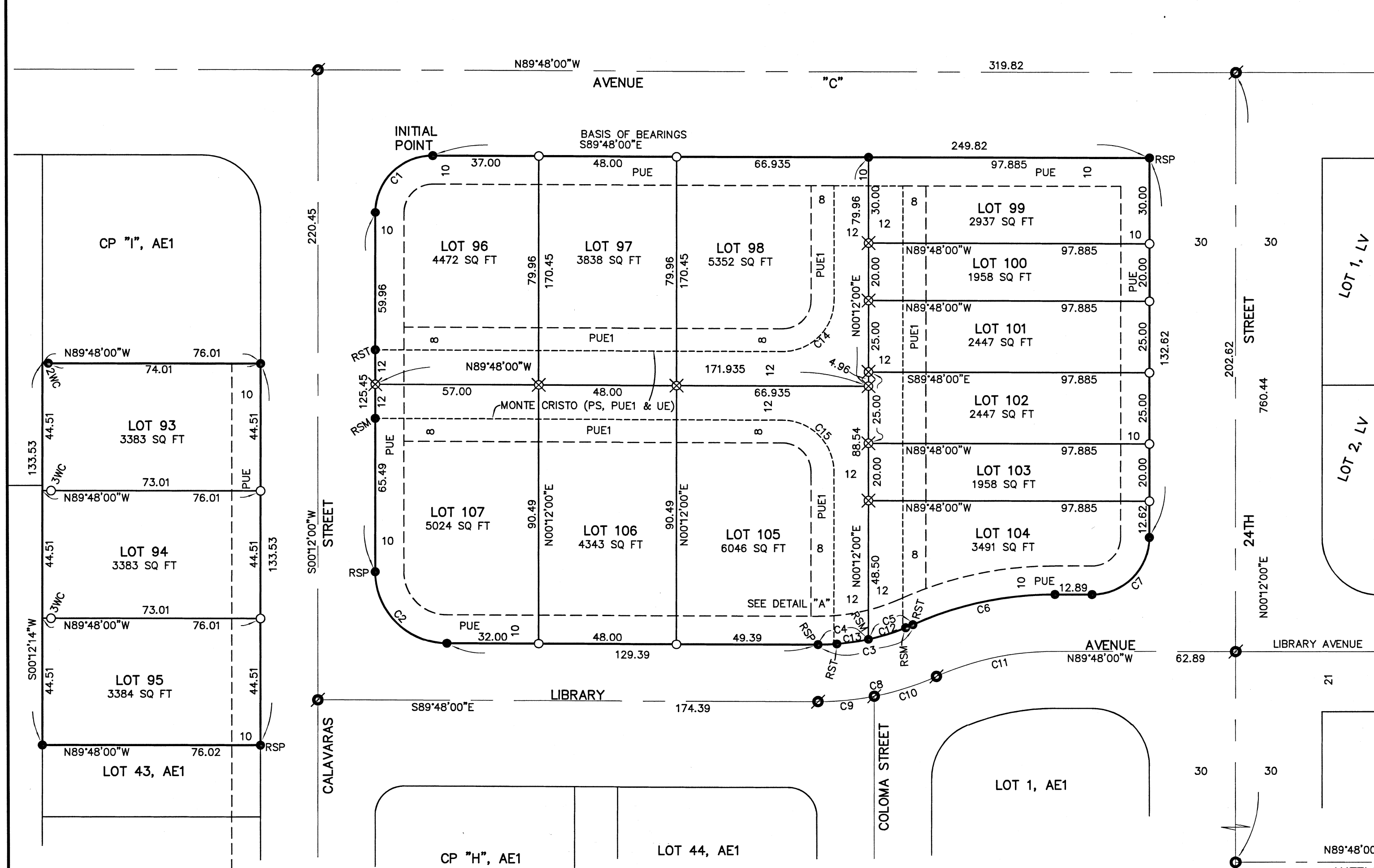
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BRADSHAW LS2271 PER AE1 OR FS20551.
- = FD. ALUMINUM CAP MKD. HARDEY ENG & ASSOC. PER FS18403.
- ⊗ = FD. ALUMINUM CAP MKD. BRADSHAW LS2271 PER AE1.
- ⊗ = FD. BRASS CAP MKD. HARDEY ENG & ASSOC. PER 18403.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
- RST = RESET BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE IN PLACE OF FD. MON.
- RSP = RESET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FD. MON.
- RSM = RESET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT IN PLACE OF FD. MON.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- C1 = SEE COURSE DATA TABLE THIS SHEET.
- AE1 = AUBURN ESTATES (FS19624).
- JCDR = JACKSON COUNTY DEED RECORDS.
- PUE = PUBLIC UTILITY EASEMENT PER AE1.
- PS = PRIVATE STREET, PUE1 & UE PER THIS PLAT.
- 2WC = 2 FOOT WITNESS CORNER MONUMENT.
- ASE2 = AGATE SUBDIVISION, EXTENSION NO. 2.
- CP = COMMON PROPERTY.
- LV = LIBRARY VIEW SUBDIVISION (FS19069).
- AE2 = AUBURN ESTATES, PHASE 2 (FS21857).
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- UE = PRIVATE UTILITY EASEMENT FOR LOTS 96-107 PER THIS PLAT.

EASEMENTS PER FIRSTAM PRRS 7169-4135330 DATED 2024-02-08

1. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
2. THESE PREMISES ARE SITUATED IN THE ROGUE VALLEY IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
3. EASEMENT FOR UTILITIES & ROADS PER V.325, P.83, JCDR. SPECIFIC LOCATION NOT DISCLOSED.
4. COVENANTS, CONDITIONS & RESTRICTIONS PER DOC. 77-00477, ORJCO. BLANKET
5. BUILDING SETBACK LINE PER DOC. 77-00477, ORJCO. MAY AFFECT SUBJECT PROPERTY.
6. BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 2007-002873, ORJCO. BLANKET.
7. EASEMENTS PER AE1. SHOWN.
8. RESTRICTIVE COVENANTS PER DOC. 2007-021240, ORJCO. BLANKET.9. COVENANTS, CONDITIONS, RESTRICTIONS PER DOC. 2007-023125, 2009-046460 & 2015-040494, ORJCO. BLANKET.
10. REGULATIONS AND ASSESSMENTS OF AUBURN ESTATES MASTER ASSOCIATION PER DOC. 2007-023125, ORJCO. BLANKET. OVER LOT 65, AES)
11. THE BY-LAWS OF AUBURN ESTATES OWNER'S ASSOCIATION PER DOC. 2007-023126 & 2015-040493, ORJCO. BLANKET.
12. REGULATIONS AND ASSESSMENTS OF AUBURN ESTATES OWNER'S ASSOCIATION PER DOC. 2007-023126, ORJCO. BLANKET.
13. EASEMENT FOR PRIVATE STREET PER AE2. EXTINGUISHED BY THIS REPLAT.
14. DEVELOPMENT AGREEMENT PER DOC. 2015-034910, ORJCO. BLANKET OVER LOTS 90, 91 & 92, AE2.
15. PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT FOR MONTE CRISTO STREET PER DOC 2015-040492, ORJCO.
16. DECLARATION OF COVENANTS FOR THE OPERATION & MAINTENANCE OF STORMWATER FACILITIES PER DOC. 2022-025966, ORJCO.

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'00"	31.42	20.00	S45°12'00"W 28.28
C2	90°00'00"	39.27	25.00	S44°48'00"E 35.36
C3	24°22'37"	34.04	80.00	N78°00'42"E 33.78
C4	12°40'17"	17.70	80.00	N83°51'52"E 17.66
C5	11°42'20"	16.34	80.00	N71°40'33"E 16.32
C6	24°22'37"	51.05	120.00	S78°00'42"W 50.67
C7	90°00'00"	31.42	20.00	N45°12'00"E 28.28
C8	24°22'37"	42.55	100.00	N78°00'42"E 42.23
C9	11°18'40"	19.74	100.00	N84°32'40"E 19.71
C10	13°03'57"	22.81	100.00	N72°21'22"E 22.75
C11	24°22'37"	42.55	100.00	S78°00'42"W 42.23
C12	09°46'39"	13.65	80.00	N72°38'24"E 13.64
C13	07°58'33"	11.14	80.00	N81°31'00"E 11.13
C14	90°00'00"	28.27	18.00	N45°12'00"E 25.46
C15	90°00'00"	28.27	18.00	N44°48'00"W 25.46

BASIS OF BEARINGS:
AUBURN ESTATES (FS19624) AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



REGISTERED PROFESSIONAL LAND SURVEYOR

J. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-25

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

J. Hibbs
JAMES E. HIBBS, PLS2234

FILED
Date 4/23/24 By PB

This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR