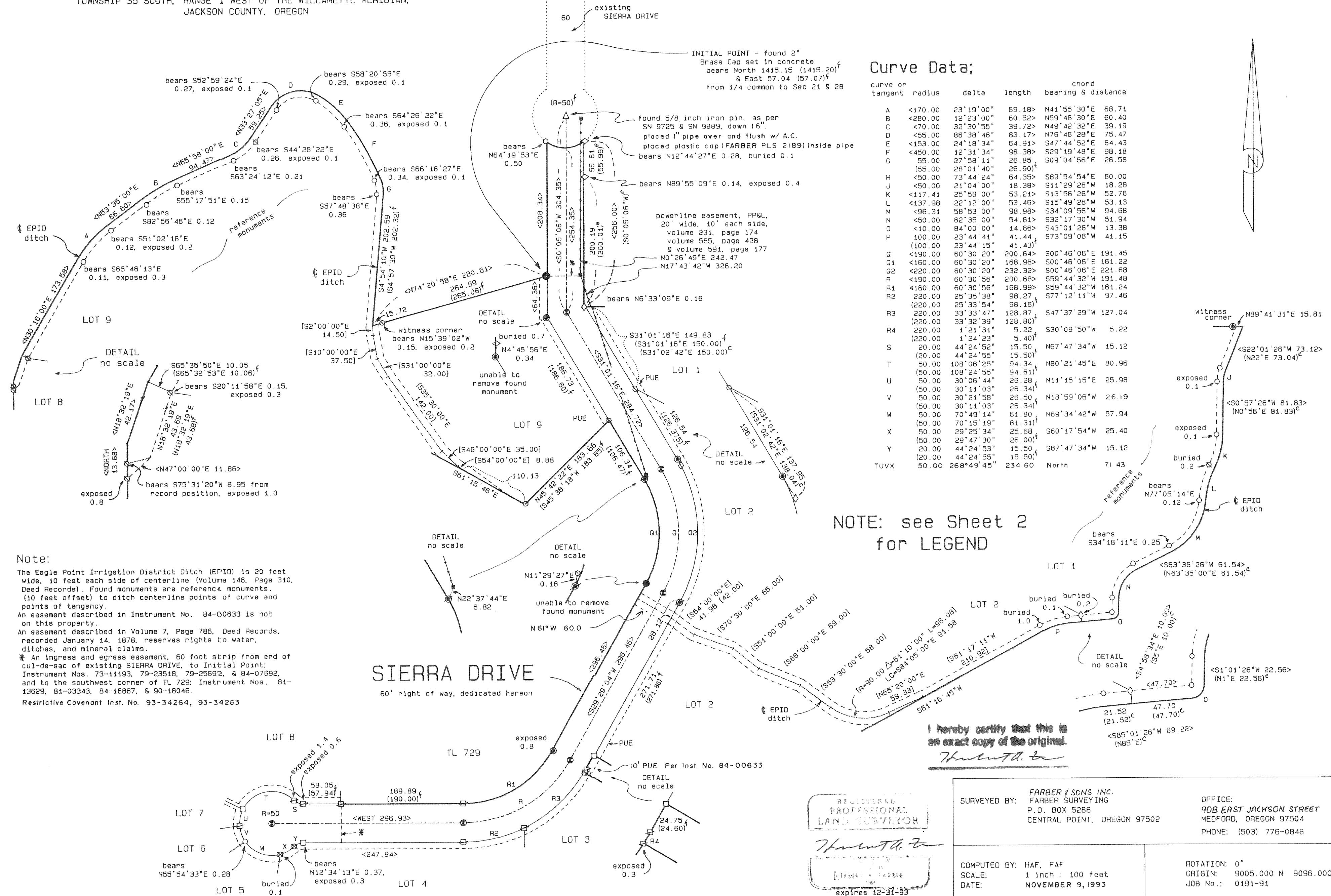


MOUNT SIERRA ESTATES SUBDIVISION

for PACIFIC CREST PROPERTIES

LOCATED IN THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 21,
TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON



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

Survey for: Pacific Crest Properties
Post Office Box 1488
Medford, Oregon 97501

Location: Located in the Southwest and the Southeast Quarters of Section 21, Township 35 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

Purpose: To survey and monument MOUNT SIERRA ESTATES SUBDIVISION, as approved by the Jackson County Department of Planning and Development, File No. 91-1-S.

Procedure: I used Deed Record as per Volume 558, Page 443-445, and Instrument Nos. 90-18046, 83-02938, 75-09203, 84-05671, 87-13422, 84-17692, 69-06132, 84-00633, of the Official Records of Jackson County to define the property. I tied, in a closed traverse, the controlling monuments as shown on the accompanying plat. The found monument, as per Filed Survey No. 9889, for the SE 1/16th corner of Section 21 is not on the North-South center line of the Southeast Quarter. The monument however, appears to have been used by property owners for lines of occupation and therefore was used for alignment of the East-West center line of the Southeast Quarter for the re-establishment of the witness corner to the irrigation ditch on the North Line as shown. This project is a unique situation as it was initially monumented by Verlyn Thomas in September, 1982. The subdivision, due to economic conditions, fell thru. I was subsequently hired to revive it. I tied all of the monuments previously established, in a closed traverse. I held the position of most found monuments. The monuments along Sierra Drive were adjusted or reset to produce a true sixty foot Right of Way. The parcel previously sold and not a part of this subdivision is described by Instrument No. 90-18046. The design of the right of way was changed after this deed was prepared and is in conflict with the existing road location. I held the existing road location. A boundary line agreement is shown on the accompanying plat. Certain monuments were found obliterated and were reset as close to the original position as possible. Lots 7 and 8 were adjusted to satisfy planning department requirements. One additional pin was set to achieve this adjustment. I then computed positions and set monuments as shown.

Bearing is Based on the South Line of the Southwest Quarter of the Southeast Quarter of Section 21 as per Filed Survey No. 9889, as shown.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: November 9, 1993

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1983
HERBERT A. FARBER
2989

Expires 12/31/93

** RECEIVED **
Date 2-3-94 By RF
This survey Consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

MOUNT SIERRA ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 21,
TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES

Approvals:

Approved by the Jackson County Department of Planning and Development, Planning File No. 91-1-8.

Kerry L Lay, Planning Director.

By Dick Converse 1-31-94

Examined and approved by the Eagle Point Irrigation District this 21 day of January, 1994.

Wayne Brown
Manager

Examined and approved by the Jackson County Surveyor this day of 6th

January, 1994.
Verlyn Thomas
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of Feb 2, 1994.

Ron Smiley Deputy Assessor,
Jan Dan Ross Department of Assessment

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

Feb 2, 1994.
Carolene McManama
Tax Collector

Water Right's Statement:

There are NO WATER RIGHTS appurtenant to this property

Recorder:

For order of the County Court approving this plat see

Volume 19, Page 19 of County Commissioner's Journal of Proceedings.

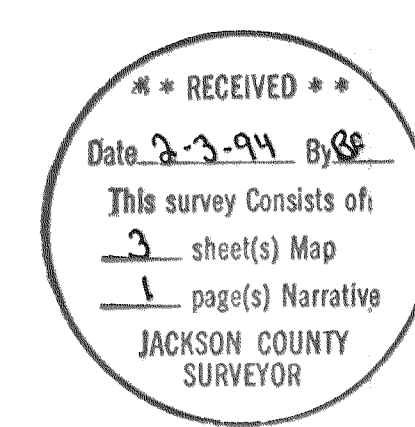
by: Glenda E. Bartlett Deputy County Clerk
Kathleen S. Beckett County Clerk

Filed for record this 3 day of February, 1994.

at 1:11 o'clock P.M. and recorded in Volume 19 of Plats on

Page 5 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy



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

Surveyor's Certificate:

State of Oregon }
County of Jackson } SS

I, Herbert A. Farber, 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 hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 2 inch brass disk set in a concrete monument, and the Initial Point of this Subdivision, a point from which the re-established quarter corner common to Sections 21 and 28, Township 35 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, bears South 1415.15 and West 57.04 feet (record South 1425.20 and West 57.07); thence North 0°05'06" East 206.34 feet to southerly right of way of a cul-de-sac at the terminus of Sierra Drive (the radius point of which bears North 36°07'18" East 50.00 feet); thence easterly along said right of way, along the arc of a curve to the left having a radius of 50 feet, a central angle of 71°44'24", a distance of 64.35 feet (the long chord of which bears South 89°54'54" East 60.00 feet); thence South 0°05'06" West 255.00 feet, to the southwest corner of a tract described in Instrument No. 84-07692 of the Official Records of Jackson County, Oregon; thence North 89°36'18" East along the south line of said tract 345.57 feet to the east line of the west half of the northwest quarter of the southeast quarter of said Section 21 and the southeast corner of said tract; thence South 0°04'44" West along said east line 41.75 feet to a 5/8 inch iron pin on the south line of said quarter quarter; thence North 89°41'31" East along said south line 459.19 feet to a 5/8 inch iron pin witness corner; thence continuing North 89°41'31" East along said south line 15.81 feet to the center of the Eagle Point Irrigation District Ditch as per Volume 146, Page 310 of the Deed Records of said county; thence along said ditch center line as follows: South 22°01'26" West 73.12, thence along the arc of a curve to the left having a radius of 50 feet, a central angle of 21°04'00", a distance of 18.38 feet (the long chord of which bears South 11°29'26" West 18.28 feet); thence South 0°57'26" West 51.83 feet, thence along the arc of a curve to the right having a radius of 17.42 feet, a central angle of 25°56'00", a distance of 53.21 feet (the long chord of which bears South 13°56'26" West 52.76 feet); thence along the arc of a curve to the left having a radius of 137.98 feet, a central angle of 22°12'00", a distance of 53.46 feet (the long chord of which bears South 15°49'26" West 53.13 feet); thence along the arc of a curve to the right having a radius of which bears South 34°09'56" West 94.68 feet; thence South 83°36'26" West 61.54 feet; thence along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 62°59'00", a distance of 54.51 feet (the long chord of which bears South 32°17'30" West 51.94 feet); thence South 0°01'26" West 22.55 feet; thence along the arc of a curve to the right having a radius of 0.00 feet, a central angle of 84°00'00", a distance of 14.65 feet (the long chord of which bears South 43°01'26" West 13.38 feet); thence South 89°01'26" West 69.22 feet; thence along the arc of a curve to the left having a radius of 100.00 feet, a central angle of 23°44'41", a distance of 41.44 feet (the long chord of which bears South 73°09'06" West 41.15 feet); thence along said Ditch South 61°18'45" West 599.51 feet to a 5/8 inch iron pin; thence North 59°51'11" West 195.83 to a 5/8 inch iron pin; thence South 29°28'04" West 24.75 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 220.00 feet, a central angle of 1°21'31", a distance of 5.22 feet (the long chord of which bears South 30°09'50" West 5.22 feet) to a 5/8 inch iron pin; thence South 59°53'27" East 219.47 to a 5/8 inch iron pin; thence North 61°18'10" East 11.37 feet to a 5/8 inch iron pin; thence South 0°00'28" East 589.48 to a 5/8 inch iron pin and the south line of said Section 21; thence along said south section line South 89°41'48" West 404.98 feet to the re-established quarter corner between Sections 21 and 28; thence continuing along said south section line South 89°43'02" West 1323.35 feet to a 5/8 inch iron pin at the southwest corner of the southeast quarter of the southwest quarter of said Section 21; thence North 0°05'00" East along the west line of said quarter quarter 913.51 feet; thence South 89°59'47" East 0.90 to a 5/8 inch iron pin witness corner; thence continuing South 89°59'47" East 550.38 feet to a 5/8 inch iron pin; thence North 348.04 feet to the center of said Eagle Point Irrigation District Ditch; thence along said ditch center line as follows: North 18°32'42" East 42.17 feet; thence North 30°18'00" East 173.59 feet; thence along the arc of a curve to the right having a radius of 170.00 feet, a central angle of 23°19'00", a distance of 69.18 feet (the long chord of which bears North 41°55'30" East 68.71 feet); thence North 0°01'00" East 66.60 feet; thence along the arc of a curve to the right having a radius of 280.00 feet, a central angle of 12°23'00", a distance of 50.52 feet (the long chord of which bears North 59°46'30" East 60.40 feet); thence North 65°59'00" East 94.47 feet; thence along the arc of a curve to the left having a radius of 70.00 feet, a central angle of 32°30'55", a distance of 39.72 feet (the long chord of which bears North 49°42'32" East 39.19 feet); thence North 33°27'05" East 59.25 feet; thence along the arc of a curve to the right having a radius of 55.00 feet, a central angle of 88°38'46", a distance of 83.17 feet (the long chord of which bears North 76°46'28" East 75.47 feet); thence along the arc of a curve to the right having a radius of 153.00 feet, a central angle of 24°18'34", a distance of 64.91 feet (the

long chord of which bears South 47°44'52" East 64.43 feet); thence along the arc of a curve to the right having a radius of 450.00 feet, a central angle of 12°31'34", a distance of 98.38 feet (the long chord of which bears South 29°19'48" East 98.18 feet); thence along the arc of a curve to the right having a radius of 55.00 feet, a central angle of 27°59'11", a distance of 26.85 feet (the long chord of which bears South 9°04'58" East 26.58 feet); thence South 4°54'10" West 202.59 feet; thence leaving said ditch center line North 74°20'59" East 15.72 feet to a 5/8 inch iron pin witness corner; thence continuing North 74°20'59" East 284.89 feet to a 2 inch brass disk set in a concrete monument, and the Initial Point of this Subdivision.

LESS AND EXCEPTING the following described parcel; Commencing at a 2 inch brass disk set in a concrete monument, and the Initial Point of this Subdivision, a point from which the re-established quarter corner common to Sections 21 and 28, Township 35 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, bears South 1415.15 and West 57.04 feet (record South 1425.20 and West 57.07); thence South 0°05'06" West along the westerly right of way of the proposed extension of Sierra Drive 64.36 feet; thence continuing along said right of way South 31°01'16" East 186.73 feet to a 5/8 inch iron pin and the Point of Beginning; thence along said proposed right of way as follows: South 31°01'16" East 106.34 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 160.00 feet, a central angle of 60°30'20", a distance of 168.96 feet (the long chord of which bears South 0°46'06" East 161.22 feet) to a 5/8 inch iron pin; thence South 29°29'04" West 296.46 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right having a radius of 160.00 feet, a central angle of 60°30'56", a distance of 168.99 feet (the long chord of which bears South 59°44'32" West 161.24 feet) to a 5/8 inch iron pin; thence West 189.89 feet to a 5/8 inch iron pin; thence leaving said right of way North 0°00'59" East 620.48 feet to a 5/8 inch iron pin; thence South 61°15'48" East 326.72 feet to a 5/8 inch iron pin; thence North 45°42'22" East 183.66 feet to a 5/8 inch iron pin on the westerly right of way of the proposed extension of Sierra Drive, and the point of beginning.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Pacific Crest Properties, Inc., an Oregon Corporation, Gary T. Whittle, President, as to an undivided 9/10 interest, Kenneth A. Reich and Ray Ann Reich, husband and wife, as to an undivided 1/10 interest, owners of the lands hereon shown, and that we have subdivided the same into lots and streets as shown hereon and the size of the lots and the lengths of all the lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use, the street and easements shown hereon, and hereby grant to Jackson County in fee simple, that area portrayed and designated hereon as a street plug. By its approval of the plat, Jackson County declares that upon the approved extension of the affected street, it there by dedicates this street plug for public street purposes. We do hereby designate said subdivision as MOUNT SIERRA ESTATES.

Gary T. Whittle Gary T. Whittle, President
Kenneth A. Reich Kenneth A. Reich
Ray Ann Reich Ray Ann Reich
Jan. 20, 1994

Pacific Crest Properties, Inc.
State of Oregon }
County of Jackson } SS
Personally appeared the above named, Pacific Crest Properties, Inc. an Oregon Corporation, Gary T. Whittle, President, Kenneth A. Reich and Ray Ann Reich, husband and wife acknowledge the foregoing to be their voluntary act and deed.

Before me: Syndall M. Sellens commission expires 4-12-96.



RELEASE:

We, Milo Zenovich and Dorothy Zenovich, husband and wife, the undersigned beneficiary of a certain Trust Deed recorded November 30, 1993 as Instrument No. 93-40843, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 20th day of Jan, 1994.

Milo Zenovich Milo Zenovich
Dorothy Zenovich Dorothy Zenovich
Jan. 20, 1994

The foregoing instrument was acknowledged before me: Syndall M. Sellens

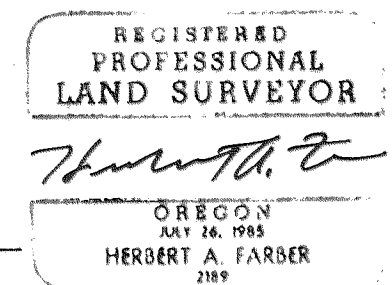


Notary Public, State of Oregon

Subdivision Plat Consent:

From HARVEY JOE PHILLIPS and BARBARA JUNE PHILLIPS, the undersigned beneficiaries as recorded in Instrument No. 93-10728 of the Official Records of Jackson

County, Oregon, recorded as Instrument No. _____



expires 12-31-93

SURVEYED BY: FARBER & SONS, INC.
FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: HAF, FAF
SCALE: 1 inch : 200 feet
DATE: NOVEMBER 9, 1993

ROTATION: 0°
ORIGIN: 7600.000 N 8300.000 E
JOB No.: 0191-91

1/4 Cor 20|21
found 1 inch galvanized iron pipe with 2 1/2" Bronze Disc marked: "JACKSON COUNTY 1975" T35SR1W 1/4 S 20|21 with accessories as per Jackson Co. re-estab notes

C 1/4 Sec 21
found 3/4 inch iron pin, as per SN 8378 & SN 9725, no cap, disturbed 0.3 westerly, tied punch mark at point of entry into ground.

found 1 inch galvanized iron pipe with Brass Cap marked: "T35SR1W" 21|22 with accessories as per Jackson Co. C.S. 1979 re-estab notes

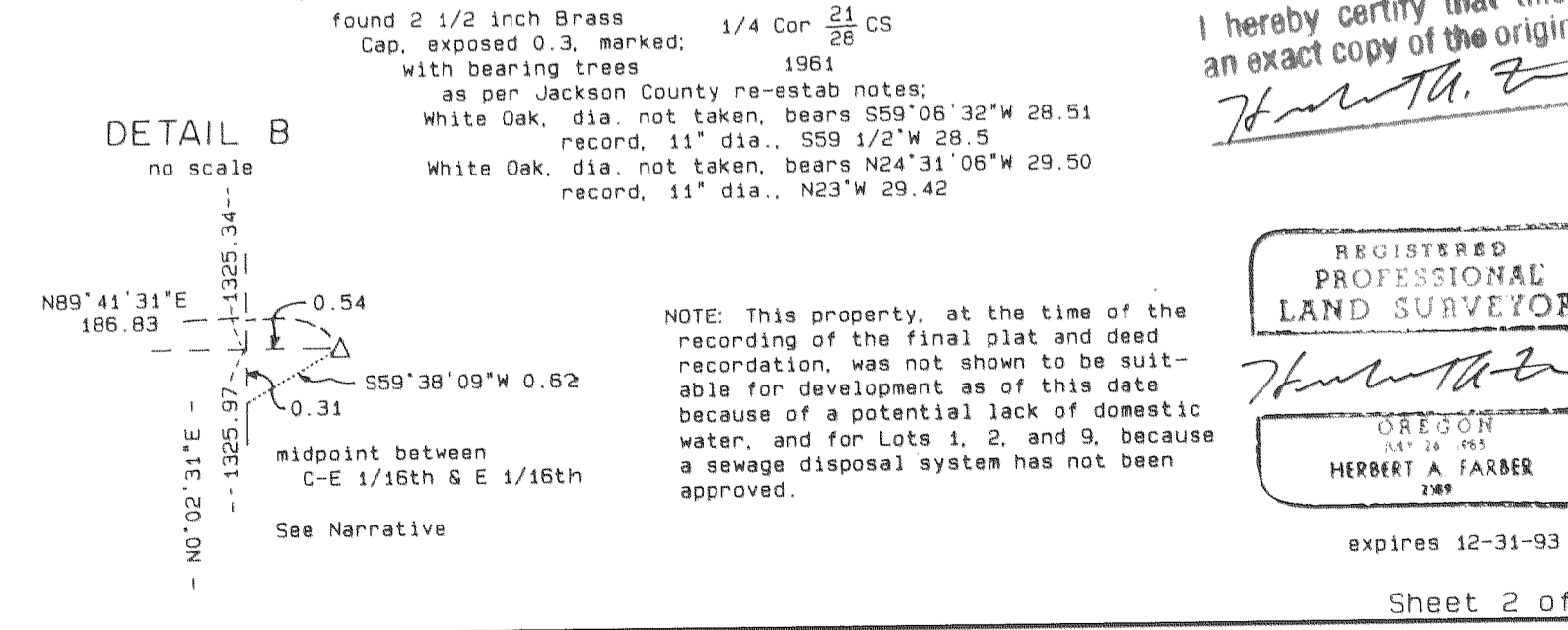
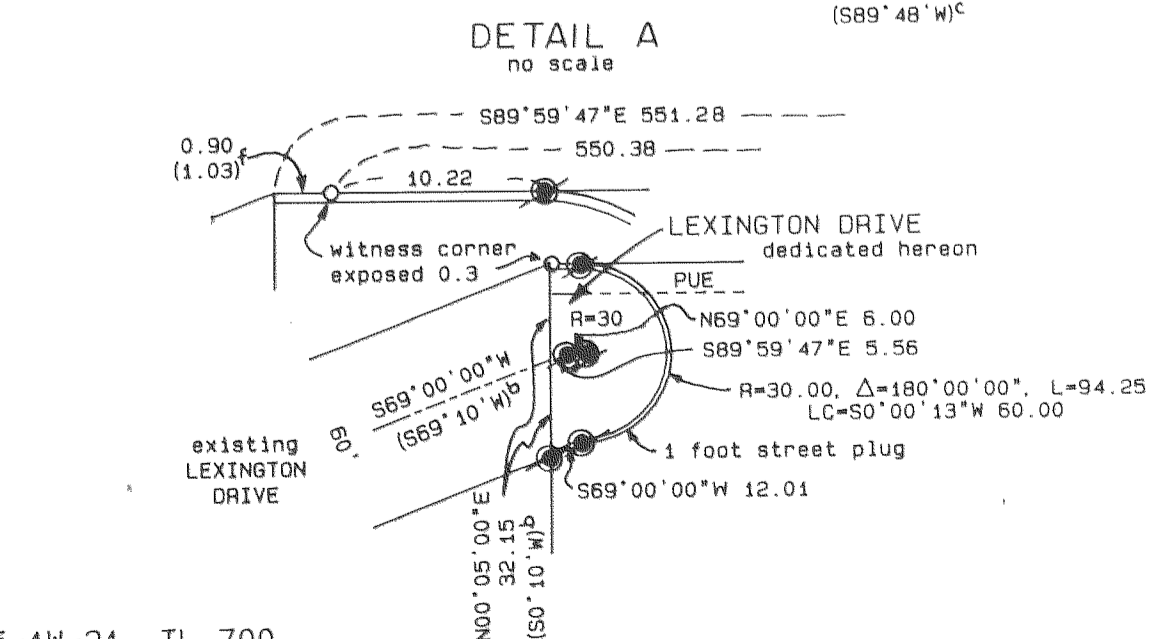
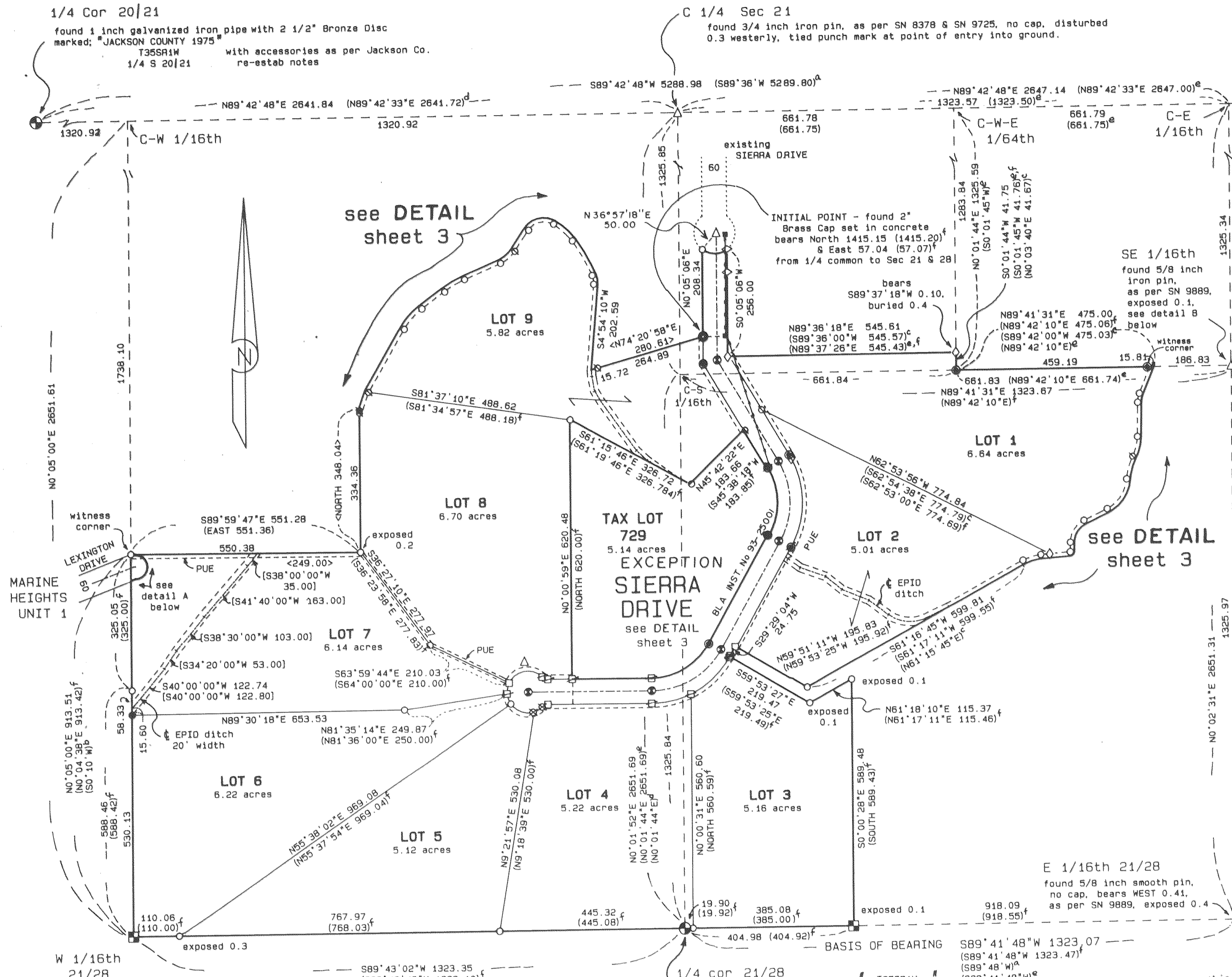
MOUNT SIERRA ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

PACIFIC CREST PROPERTIES

LEGEND:

- Basis of Bearing is the south line of the southwest quarter of the southeast quarter of Section 21, as per SN 9889.
Instrument No. is of the Official Records of Jackson County Oregon. - Inst. No. Volume and Page is of the Deed Records of Jackson County Oregon.
- SN indicates as per Filed Survey Number.
 - found Brass Cap for government corner as per Jackson County re-estab notes, as described.
 - ▲ found as described.
 - INITIAL POINT: found 2 inch Brass Cap with punch mark, set in concrete, bears North 1415.15 & East 57.04 (record North 1415.20 & East 57.07) from the quarter corner common to Sections 21 & 28.
 - ◇ found 5/8 inch iron pin with cap missing.
 - ◇ found 5/8 inch iron pin, with cap marked "LS 505", as per SN 9725 & SN 9889.
 - found 5/8 inch iron pin, with cap marked "LS 505", as per SN 9889.
 - ⊗ found 5/8 inch iron pin, with cap marked "LS 505", as per SN 9889; reset pin to proper position. See Narrative.
 - found 5/8 inch iron pin, as per SN 9889, cap missing.
 - found 5/8 inch iron pin, as per SN 9889, cap missing; reset pin to proper position with cap marked "FARBER PLS 2189". See Narrative.
 - found 5/8 inch iron pin, with cap marked "LS 505", as per SN 9889, in mound of stone.
 - ⊠ found 5/8 inch iron pin, with cap marked "LS 505", as per SN 9889, in mound of stone; reset pin to proper position. See Narrative.
 - found 5/8 inch iron pin, as per SN 9889, in mound of stone, cap missing.
 - set 5/8 inch x 24 inch iron pin with cap marked "FARBER PLS 2189".
 - set 5/8 inch x 30 inch iron pin with cap marked "FARBER PLS 2189".
 - set 5/8 inch x 30 inch iron pin with cap marked "PLS 2189", or as described.
 - pin with 2 inch Aluminum cap marked "PLS 2189", or as described.
 - found power poles marked "PPGL".
 - < > indicates MEASURED data which is also RECORD data, as per SN 9889.
 - () indicates record data, as per SN 2463.
 - () indicates record data, as per the Official Plat for MARINE HEIGHTS SUBDIVISION, UNIT NO. 1, Volume 11, Page 13, Plat Records.
 - () indicates record data, as per SN 5840.
 - () indicates record data, as per SN 8378.
 - () indicates record data, as per SN 9725.
 - () indicates record data, as per SN 9889.
 - () indicates record data, centerline EPID ditch, as per SN 9889.
 - PUE indicates Public Utilities Easement, 10 feet in width, dedicated hereon.



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

REGISTERED PROFESSIONAL LAND SURVEYOR
HERBERT A. FARBER
OREGON
expires 12-31-93

NOTE: This property, at the time of the recording of the final plat and deed recordation, was not shown to be suitable for development as of this date because of a potential lack of domestic water, and for Lots 1, 2, and 9, because a sewage disposal system has not been approved.

SURVEYED BY: FARBER & SONS INC. FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON STREET MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF, FAF SCALE: 1 inch = 200 feet DATE: NOVEMBER 9, 1993	ROTATION: 0° ORIGIN: 7782.000 N 8252.000 E JOB No.: 0191-91