

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

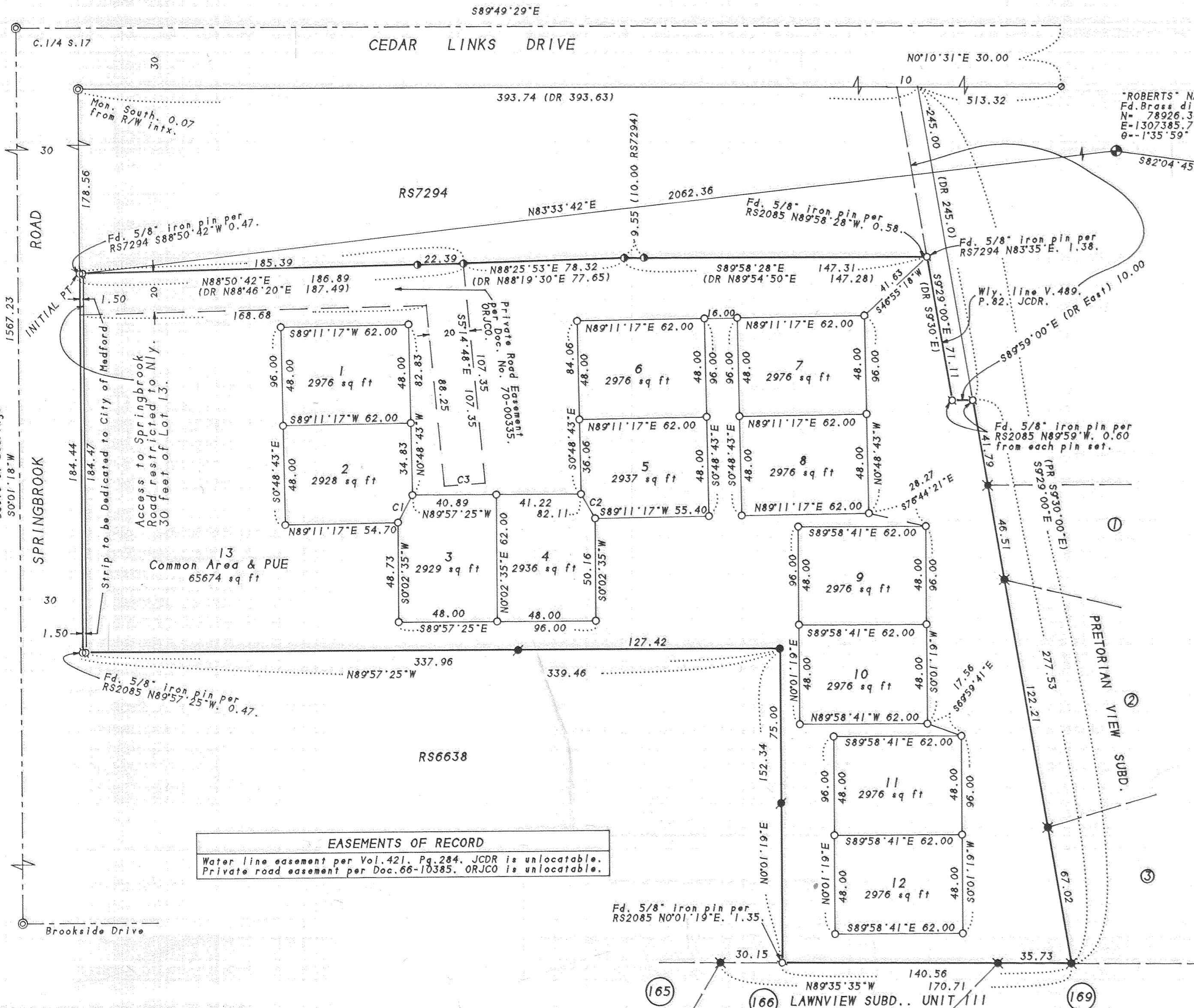
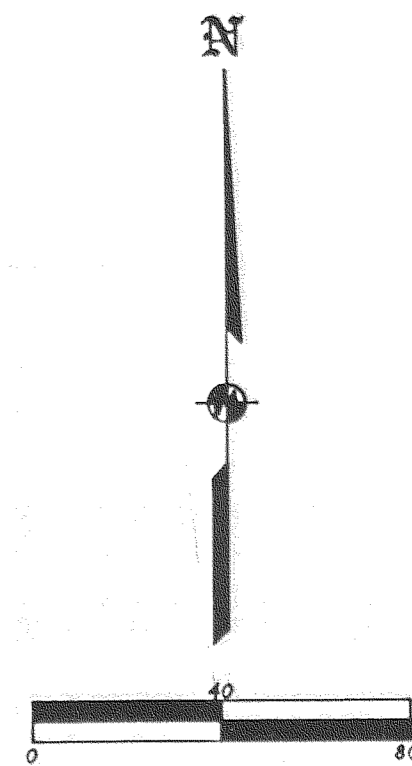
PURPOSE: To survey and monument the exterior of LONEPINE CREEK ESTATES SUBDIVISION. See City of Medford Planning File #LDS-96-15.

PROCEDURE: The North boundary of the tract was fixed by RS7294. The West boundary was fixed by centerline monuments. The Southerly boundary was fixed by RS2085, RS6638 and LAWNVIEW SUBDIVISION UNIT 111. The Easterly boundary was fixed by PRETORIAN VIEW SUBDIVISION and the West line of Vol.489, Pg. 82, JCDR, as shown. From building design plans provided to me, calculated the exterior building intersections and computed Lot corner positions 2 feet from said intersections. The latter Lot corners are being deferred until construction of the buildings is complete. Set the exterior monuments as shown hereon. Those monuments found as well as those set are as shown hereon.

LONE PINE CREEK ESTATES

A PLANNED COMMUNITY
A portion of Lot 1, STEWART ACRES, in the
S.E. 1/4 of Sec.17, T.37 S., R.1 W., W.M.
City of Medford Jackson County, Oregon
(City of Medford Planning File #LDS-96-15)

COURSE DATA TABLE		
C1	S28°12'07"W	15.06
C2	S29°44'03"E	13.64
C3	S86°07'37"W	20.01



SURVEY FOR:

Great American Homes
2811 Leonard Avenue
Medford, OR 97504

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- - Found 5/8" iron pin per RS7294.
- - Found 5/8" iron pin per RS2085.
- - Found 5/8" iron pin per RS6638.
- CI - See course data table.
- ⊙ - Found 3" brass disk mkd. LS1644 per RS13083.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. R.ROBERTS LS1656 per RS11662.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. McMAHAN LS1913 per PRETORIAN VIEW SUBDIVISION or LAWNVIEW SUBDIVISION, UNIT 111.
- - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC. (Deferred)
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ORJCO = Official Records of Jackson County, Oregon.
- PUE = Public Utility Easement for Power, Cable TV, Telephone, Gas, Water, Sanitary and Storm Sewer.
- CL = Centerline RS = Recorded Survey () = Deed record data.
- JCDR = Jackson County Deed Records. PR = Plat Record

BASIS OF BEARINGS: Centerline of Springbrook Road per RS13083.

DATE: June 4, 1996

SCALE: 1" = 40'

UNIT OF MEASUREMENT: FEET.

EASEMENTS OF RECORD
 Water line easement per Vol.421, Pg.284, JCDR is unlocatable.
 Private road easement per Doc.66-10385, ORJCO is unlocatable.

**** RECEIVED ****
 Date 1-15-97 By BF
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1988
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-97

LONE PINE CREEK ESTATES

A PLANNED COMMUNITY

A portion of Lot 1, STEWART ACRES, in the S.E. 1/4 of Sec. 17, T. 37 S., R. 1 W., W.M. City of Medford Jackson County, Oregon (City of Medford Planning File #LDS-96-15)

APPROVALS

CITY OF MEDFORD PLANNING

I hereby certify that pursuant to authority granted in Ordinance No. 5785, this plat is hereby approved. (File LDS-96-15)

James M. Eimhard Director JANUARY 3, 1997 Date

Examined and approved this 26th day of September, 1996.

Paul D. Lewis City Surveyor Robert T. Duff City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of JAN 13th, 1997.

Ron Audley Deputy Jackson County Assessor

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of January 13, 1997.

Lynnda Abbott Deputy Jackson County Tax Collector

DECLARATION

Know all men by these presents that BRIARWOOD VILLAGE PARTNERSHIP, a Partnership consisting of TERRY L. BUNTIN, JEFF CHAMBERLAIN AND TED CHAMBERLAIN, is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and that we have subdivided the same into the lots as shown on Sheet 2 and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision and that we do hereby dedicate to the City of Medford that 1.5 foot strip along the East line of Springbrook Road and that we hereby dedicate to the public for public use those areas shown hereon labeled as Public Utility Easement (PUE), with the condition that TCI Cablevision, their successors or assigns in interest have the right to use said PUE. We do hereby designate said Subdivision as LONE PINE CREEK ESTATES, A Planned Community.

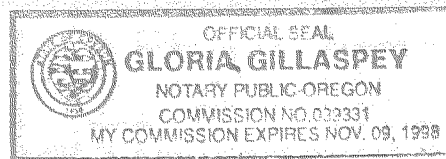
Terry L. Buntin
TERRY L. BUNTIN, General Partner
Briarwood Village Partnership

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Terry L. Buntin and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledged the foregoing instrument was signed on behalf of BRIARWOOD VILLAGE PARTNERSHIP.

Dated this 24th day of September, 1996.

Before me: Gloria Gillaspie
Notary Public of Oregon.



AFFIDAVITS OF CONSENT

From the C. Fred Underwood Trust recorded as Doc. 97-01044, ORJCO.

From Key bank of Oregon recorded as Doc. 97-01045, ORJCO.

371W17DB TL'S 3500 & 3600

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, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Northwest corner of STEWART ACRES, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line of said STEWART ACRES, South 0°01'18" West, 178.56 feet to the INITIAL POINT OF BEGINNING; thence along the North line of that tract described in Document No. 95-22751, Official Records of Jackson County, Oregon, North 88°50'42" East, 186.89 feet (record North 88°46'20" East, 187.49 feet) to a 5/8 inch iron pin; thence North 88°25'53" East, 78.32 feet (record North 88°19'30" East, 77.65 feet) to a 5/8 inch iron pin; thence South 89°58'28" East, 147.31 feet (record North 89°54'50" East, 147.28 feet) to a 5/8 inch iron pin on the Westerly line of that tract described in Volume 489, Page 82, Jackson County Deed Records; thence along said Westerly line, South 9°29'00" East (South 9°30'00" East), 71.11 feet to a 5/8 inch iron pin; thence South 89°59'00" East (record EAST), 10.00 feet to a 5/8 inch iron pin; thence South 9°29'00" East (record South 9°30'00" East), 277.53 feet to the Southwest corner of PRETORIAN VIEW SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line of LAWNVIEW SUBDIVISION, UNIT NO. 3, according to the official plat thereof, now of record, in Jackson County, Oregon, North 89°35'35" West, 140.56 feet to a 5/8 inch iron pin at the most Southerly Southwest corner of that tract described in Document No. 95-22751, said Official Records; thence along the Westerly and Southerly lines of said tract, North 0°01'19" East, 152.34 feet to a 5/8 inch iron pin; thence North 89°57'25" West, 339.46 feet to a 5/8 inch iron pin on the West line of Lot 1, said STEWART ACRES; thence along said West line, North 0°01'18" East, 184.44 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

RECORDER'S CERTIFICATE

For order of the County Court approving this Plat see Volume _____, Page _____ of the County Commissioner's Journal of Proceedings.

Filed for record this 15th day of JANUARY, 1997, at 2:58 o'clock P.M., and recorded in Volume 22 of Plats on Page 4 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Kirby LeBason Deputy

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

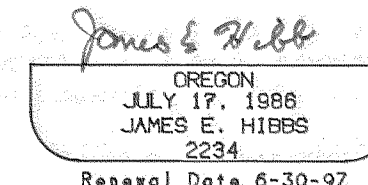
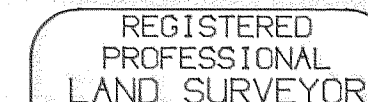
POST MONUMENTATION

The deferred monuments shown on Sheet 2 will be set by APRIL 1, 1997.

James E. Hibbs
Surveyor

The deferred monuments are now set. See Doc. _____, ORJCO, this _____ day of _____, 19____.

Approved: _____
Jackson County Surveyor



I hereby declare that this is an exact copy of the original plat.
James E. Hibbs
Surveyor