

EASEMENTS OF RECORD

RIGHT-OF-WAY FOR TRANSMISSION OF ELECTRICITY PER V.289, P.107. JCDR CANNOT BE LOCATED OR SHOWN.

MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 1

BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. P-9-1997.

& Located in the S.E. 1/4 of Section 4, & in the N.E. 1/4 of Section 9, T.39 S., R.1 E., W.M. City of Ashland Jackson County, Oregon

for

MOUNTAIN CREEK ESTATES, INC. 330 WIMER STREET ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

LEGEND:

- FD, 3" BRONZE CAP MKD. CITY OF ASHLAND SURVEY MARKER 1997 LS759 PER RS15364.
FD, 3" BRONZE CAP IN MONUMENT CASE MKD. CITY OF ASHLAND SURVEY MARKER 1993 LS759 PER RS13679.
FD, 5/8" IRON PIN W/ PLASTIC CAP MKD. R.BRAUGHTON PLS2657. UNRECORDED MONUMENT. SEE NARRATIVE PER RS15281.
FD, 5/8" IRON PIN W/ PLASTIC CAP MKD. D.HUCK LS2023. SURVEY IN PROGRESS.
FD, 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER RS15281.
SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
SET 2.5" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE MKD. L.J.FRIAR & ASSOC. (DEFERRED)
COMPUTED POINT. NOTHING FOUND OR SET.
DR - DEED RECORD. ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
() - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
RS - RECORDED SURVEY #. CL - CENTERLINE. PP# - PARTITION PLAT NO.
OS - OPEN SPACE. LI CI - SEE COURSE DATA TABLE ON SHEET 3.

BASIS OF BEARINGS: NOAA TRUE BEARING AT THE N-S CL SECTION 9 AS DERIVED FROM THE 1968 NOAA NET ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF NORTH MOUNTAIN AVENUE AS SHOWN ON RECORDED SURVEY NO. 13679 AND AS SHOWN HEREON.

DATE: JULY 15, 1997 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

BRASS TAG IN LEAD PLUG IN CONC. AFFID. OF DEFERRED MON. Doc. No. 02-26725 (CS 17330) James E. Hibbs C.S. 5/14/02

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs OREGON JULY 17, 1988 JAMES E. HIBBS 2234 Renewal Date 6-30-99



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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 1. SEE ASHLAND PA 96-008.

PROCEDURE: FROM EXISTING CONTROL ESTABLISHED BY THIS OFFICE DURING RS15281, CALCULATED THE EXTERIOR, LOTS, STREETS, ALLEYS AND OPEN SPACE OF THIS SUBDIVISION, AND MONUMENTED THE EXTERIOR OF PHASE 1 WITH THE REMAINDER OF THE INTERIOR LOTS, STREETS AND CENTERLINES BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE. ALL PINS SHOWN AS UNRECORDED PER RS15281 HAVE BEEN REMOVED EXCEPT AS SHOWN HEREON. THIS WAS DONE AT THE REQUEST OF R. BRAUGHTON. PLS2657.

*** POST MONUMENTATION ***

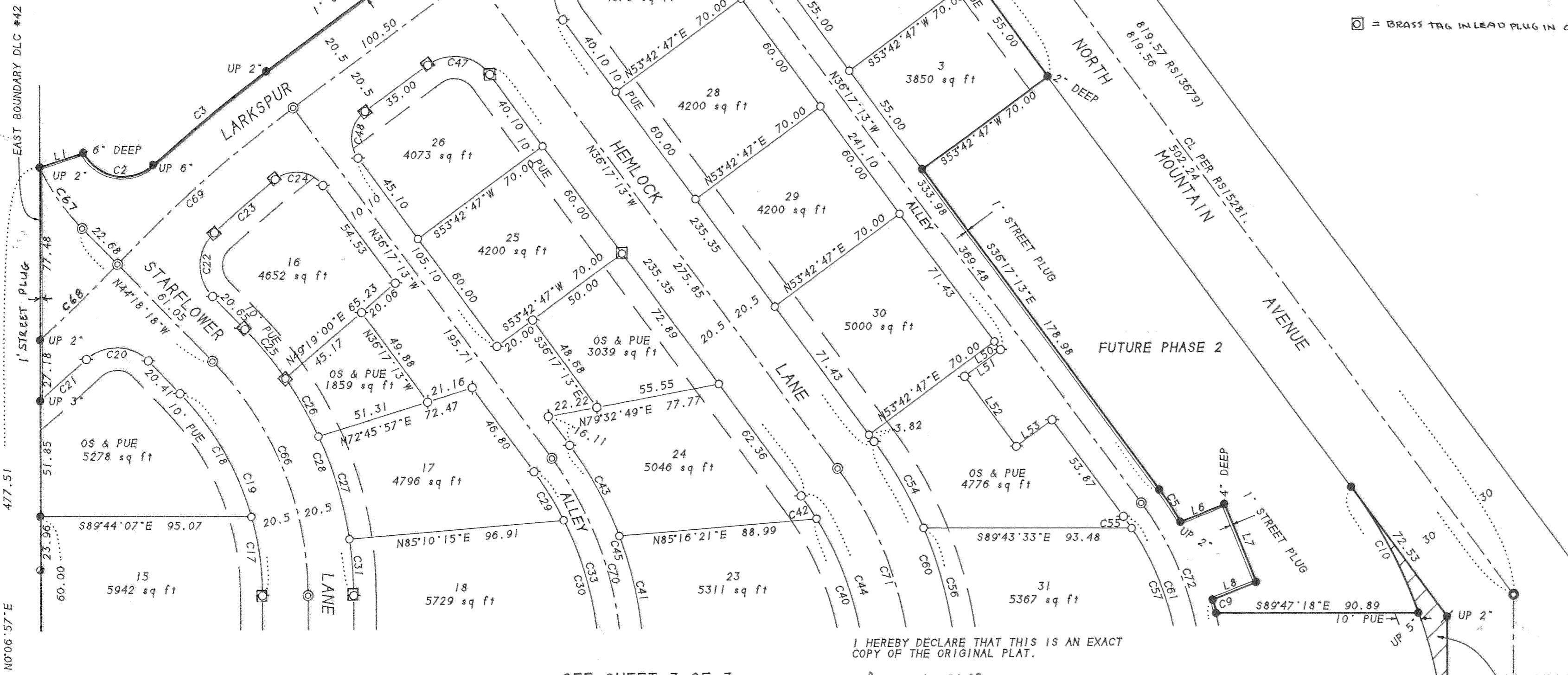
THE DEFERRED MONUMENTS SHOWN ON SHEETS 2 & 3 WILL BE SET BY DECEMBER 31, 1999.

James E. Hibbs SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET. SEE DOC. 02-26725.

ORJCO. THIS 14th DAY OF May, 2002.

APPROVED: [Signature] JACKSON COUNTY SURVEYOR



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

James E. Hibbs SURVEYOR

SEE SHEET 3 OF 3

AREA DEDICATED TO CITY OF ASHLAND FOR STREET PURPOSES.

SHEET 2 OF 3

391E04DD TL600 & 391E09AA TL1000

97-161PHI-2

11/2/57

MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 1

BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. P-9-1997.
& Located in the S.E. 1/4 of Section 4, & in the
N.E. 1/4 of Section 9, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon

for
MOUNTAIN CREEK ESTATES, INC.
330 WIMER STREET
ASHLAND, OR 97520

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

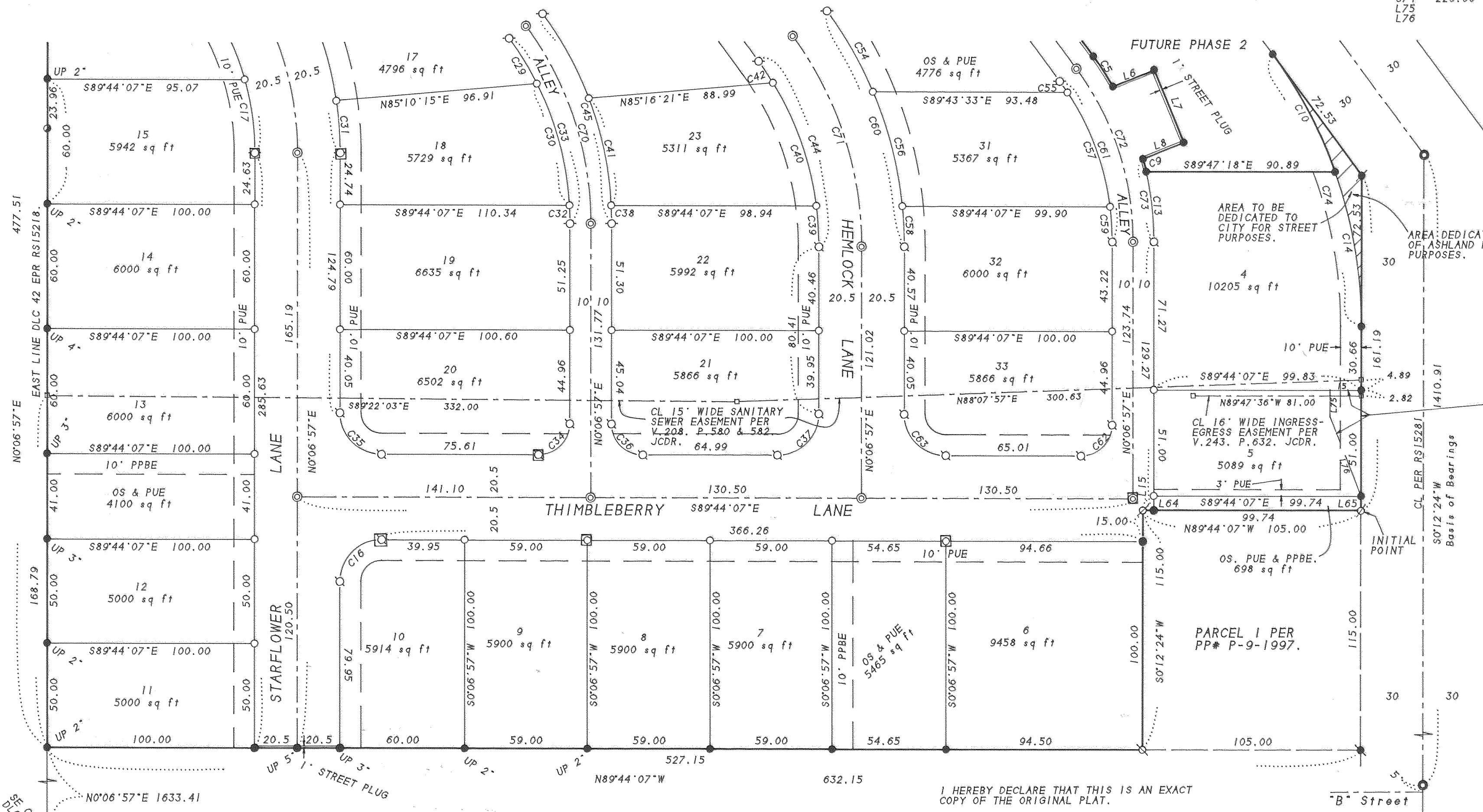
REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-99

SEE SHEET 2 OF 3 FOR LEGEND

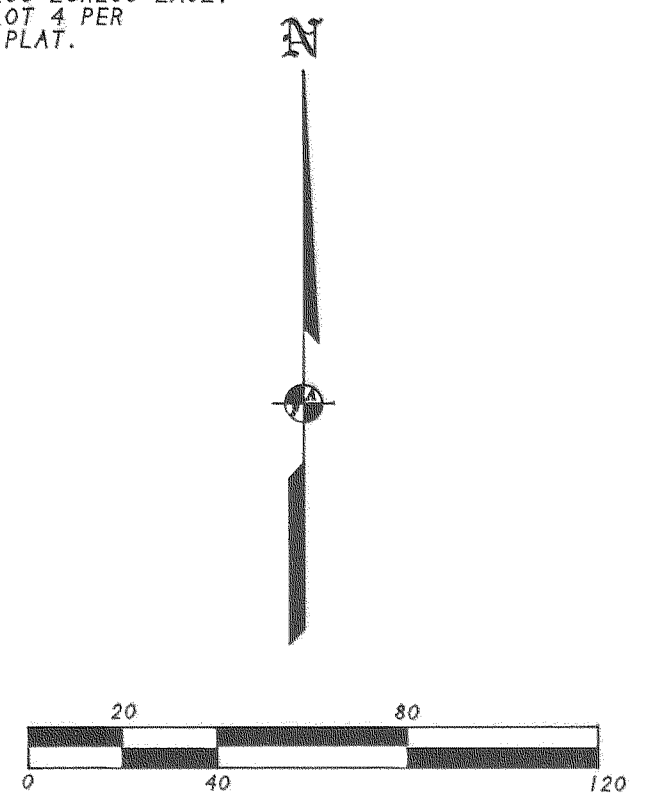
SEE SHEET 2 OF 3

NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C38	170.00	02°56'04"	8.71	N01°21'05"W 8.71
C39	150.00	07°29'05"	19.59	S03°37'35"E 19.58
C40	150.00	24°09'35"	63.25	S19°26'53"E 62.78
C41	170.00	17°45'55"	52.71	N11°42'04"W 52.50
C42	150.00	04°45'30"	12.46	S33°54'28"E 12.45
C43	170.00	15°42'11"	46.59	N28°26'07"W 46.45
C44	150.00	36°24'10"	95.30	S18°05'08"E 93.71
C45	170.00	36°24'10"	108.01	N18°05'08"W 106.20
C46	15.00	90°00'00"	23.56	N08°42'47"E 21.21
C47	20.00	90°00'00"	31.42	S81°17'13"E 28.28
C48	20.00	90°00'00"	31.42	N08°42'47"E 28.28
C49	15.00	90°00'00"	23.56	S81°17'13"E 21.21
L50				S36°17'13"E 4.57
L51				S53°42'47"W 20.00
L52				S36°17'13"E 39.00
L53				N53°42'47"E 20.00
C54	191.00	13°27'36"	44.87	N29°33'24"W 44.77
C55	130.00	02°52'24"	6.52	S34°51'01"E 6.52
C56	191.00	17°08'13"	57.02	N14°16'30"W 56.80
C57	130.00	26°06'40"	59.24	S20°21'29"E 58.73
C58	191.00	05°50'21"	19.46	N02°48'13"W 19.46
C59	130.00	07°25'06"	16.83	S03°35'36"E 16.82
C60	191.00	36°24'10"	121.35	N18°05'08"W 119.32
C61	130.00	36°24'10"	82.59	S18°05'08"E 81.21
C62	15.00	90°00'00"	23.60	S45°11'25"W 21.24
C63	20.00	89°51'04"	31.36	N44°48'35"W 28.25
L64				N00°06'57"E 7.00
L65				S00°12'24"W 7.00
C66	150.00	44°25'15"	116.29	S22°05'40"E 113.40
C67	100.00	19°10'34"	33.47	S34°43'01"E 33.31
C68	600.00	04°39'01"	48.40	S45°54'57"W 48.68
C69	600.00	10°07'21"	106.00	S48°39'07"W 105.86
C70	160.00	36°24'10"	101.66	S18°05'08"E 99.95
C71	170.50	36°24'10"	108.32	S18°05'08"E 106.51
C72	140.00	36°24'10"	88.95	S18°05'08"E 87.46
C73	150.00	15°19'54"	40.14	S07°33'00"E 40.02
C74	220.00	36°29'36"	140.12	N18°02'24"W 137.77
L75				S00°15'53"W 13.00
L76				S21°20'37"E 40.87

NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
L1				N71°24'16"E 20.67
C2	20.00	105°34'58"	36.86	S79°36'55"E 31.86
C3	620.50	06°07'12"	66.28	N50°39'12"E 66.24
C4	20.00	90°00'00"	31.42	N08°42'47"E 28.28
C5	150.00	06°36'58"	17.32	S32°58'43"E 17.31
L6				N68°02'14"E 21.36
L7				S21°57'46"E 37.74
L8				S68°02'14"W 21.04
C9	150.00	02°24'04"	6.29	S14°00'55"E 6.29
C10	220.00	16°45'56"	64.37	N27°54'15"W 64.14
C11	15.00	90°00'00"	23.56	N08°42'47"E 21.21
C12	20.00	90°00'00"	31.42	S81°17'13"E 28.28
C13	150.00	12°55'50"	33.85	N06°20'58"W 33.78
C14	220.00	19°43'41"	75.75	S09°39'27"E 75.38
L15				N89°44'07"W 5.26
C16	20.00	90°08'56"	31.47	N45°11'25"E 28.32
C17	129.50	15°51'16"	35.83	S07°48'41"E 35.72
C18	129.50	28°33'59"	64.57	S30°01'19"E 63.90
C19	129.50	44°25'15"	100.40	N22°05'40"W 97.90
C20	20.00	88°20'52"	30.84	S88°28'44"E 27.87
C21	620.50	02°34'08"	27.82	N48°37'54"E 27.82
C22	20.00	91°53'30"	32.08	N01°38'27"E 28.75
C23	579.50	03°35'18"	36.29	N49°22'51"E 36.29
C24	15.00	92°32'18"	24.23	S82°33'21"E 21.68
C25	170.50	09°39'16"	28.73	N39°28'40"W 28.70
C26	170.50	10°02'57"	29.90	N29°37'33"W 29.87
C27	170.50	16°15'37"	48.39	N16°28'16"W 48.22
C28	170.50	44°25'15"	132.19	N22°05'40"W 128.90
C29	150.00	09°46'58"	25.61	S31°23'43"E 25.58
C30	150.00	23°16'26"	60.93	S14°52'01"E 60.51
C31	170.50	08°27'25"	25.17	N04°06'45"W 25.14
C32	150.00	03°20'46"	8.76	S01°33'25"E 8.76
C33	150.00	36°24'10"	95.30	S18°05'08"E 93.71
C34	15.00	90°08'56"	23.60	S45°11'25"W 21.24
C35	20.00	89°51'04"	31.36	N44°48'35"W 28.25
C36	15.00	89°51'04"	23.52	N44°48'35"W 21.19
C37	20.00	90°08'56"	31.47	S45°11'25"W 28.32



*** NOTES ***
 PPBE - PUBLIC PEDESTRIAN & BICYCLE EASEMENT.
 TOTAL OPEN SPACE THIS PHASE: 25215 SQ FT.
 AREA DEDICATED TO CITY OF ASHLAND FOR STREET PURPOSES.
 AREA TO BE DEDICATED TO CITY FOR STREET PURPOSES.
 INGRESS-EGRESS EASE. FOR LOT 4 PER THIS PLAT.
 = BRASS CAP IN CONC. SIDEWALK
 = BRASS TAG IN CONC. AFFIDAVIT OF DEFERRED MON. DOC. NO. 02-26725 (CS 17330)
Agnes R. Blunt CS
 5/14/02



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
 SURVEYOR

11/2/57

MOUNTAIN CREEK ESTATES, A PLANNED COMMUNITY, PHASE 1

APPROVAL: Bill Mohr
ASHLAND PLANNING DEPARTMENT
PA #96-008 SUBDIVISION

9/16/97
DATE

BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. P-9-1997.
& Located in the S.E. 1/4 of Section 4, & in the
N.E. 1/4 of Section 9, T.39 S., R.1 E., W.M.
City of Ashland Jackson County, Oregon

APPROVAL:

EXAMINED AND APPROVED THIS 10th DAY OF September 1997.

James Holman
CITY SURVEYOR

for
MOUNTAIN CREEK ESTATES, INC.
330 WIMER STREET
ASHLAND, OR 97520

EXAMINED AND APPROVED as required by ORS 100.110 as of 9-18 1997.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been
paid as of Sept 18 1997.

[Signature]
Tax Collector

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 24th DAY OF September 1997 AT
9:00 O'CLOCK A. M. AND RECORDED IN VOLUME 22 OF PLATS ON PAGE 31 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett COUNTY CLERK
[Signature] DEPUTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AS DOC.# 97-35398 ORJCO.
BY LAWS OF MOUNTAIN CREEK ESTATES HOMEOWNERS ASSOCIATION, INC. RECORDED AS DOC.# 97-35397 ORJCO.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MOUNTAIN CREEK ESTATES, INC. IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN HEREON. MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. AND HAVE SUBDIVIDED THE SAME INTO THE LOTS, STREETS, OPEN SPACE AND ALLEYS AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS AND ALLEYS. TOGETHER WITH THOSE EASEMENTS SHOWN HEREON LABELED AS PUBLIC PEDESTRIAN & BICYCLE EASEMENT (PPBE) AND PUBLIC UTILITY EASEMENT (PUE). WITH THE CONDITION THAT TCI CABLEVISION, ITS SUCCESSORS OR ASSIGNS IN INTEREST IS GRANTED THE RIGHT TO USE SAID PUE FOR PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THESE LINES DO NOT INTERFERE WITH THE MAINTENANCE OF CITY OF ASHLAND UTILITIES. I HEREBY DEDICATE TO THE CITY OF ASHLAND THE PORTION SHOWN ON SHEETS 2 & 3 LABELED "AREA TO BE DEDICATED TO CITY FOR STREET PURPOSES". I HEREBY GRANT TO THE CITY OF ASHLAND IN FEE THE ONE-FOOT STREET PLUGS SHOWN ON SHEETS 2 & 3. MOUNTAIN CREEK ESTATES, PHASE 1, A PLANNED COMMUNITY, SHALL BE SUBJECT TO THE "BYLAWS" FOR THE MOUNTAIN CREEK ESTATES HOMEOWNERS ASSOCIATION AS WELL AS A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT SETTING FORTH THE CONDITIONS FOR OPEN SPACE AREAS. I HEREBY DESIGNATE SAID SUBDIVISION AS MOUNTAIN CREEK ESTATES, PHASE 1, A PLANNED COMMUNITY.

[Signature]
BRAD HILDRETH, PRESIDENT
MOUNTAIN CREEK ESTATES, INC.

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

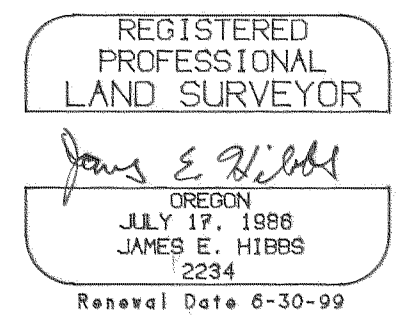
PERSONALLY APPEARED THE ABOVE NAMED BRAD HILDRETH AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND FURTHER ACKNOWLEDGED THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF MOUNTAIN CREEK ESTATES, INC.

DATED THIS 10 DAY OF September 1997.

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON.



[Signature]
SURVEYOR



AFFIDAVITS OF CONSENT

- FROM BANK OF SOUTHERN OREGON RECORDED AS DOC.# 97-34950 ORJCO.
- FROM LEE DORSEY INVESTMENTS, LLC. RECORDED AS DOC.# 97-34951 ORJCO.
- FROM LEE D. DORSEY DBA LEE DORSEY & CO. RECORDED AS DOC.# 97-34949 ORJCO.

* NOTE REGARDING STREET PLUGS *

UPON APPROVED DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS OR ALLEYS THE ONE-FOOT STREET PLUG SHALL BE DEDICATED BY THE CITY TO THE PUBLIC USE AS PART OF SAID STREET. THIS DEDICATION WILL BE AUTOMATIC AND WITHOUT FURTHER ACTION BY THE CITY. ALSO, IT IS THE INTENT, IN THE CASE OF THIS PLAT, THAT THOSE ONE-FOOT STREET PLUGS, REGARDLESS OF BEING EXTENSIONS OR NOT OF THE AFFECTED STREETS OR ALLEYS, SHALL BE AUTOMATICALLY DEDICATED FOR PUBLIC STREETS OR ALLEYS, WHEN CONTIGUOUS TO AND UPON FINAL APPROVAL AND RECORDING OF ANY NEW PLAT.

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

[Signature]
SURVEYOR

SURVEY BY:

L. J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

SHEET 1 OF 3

391E04DD TL600 & 391E09AA TL1000

112/57