

BUTTE CREST UNIT NO. 7 SUBDIVISION

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We, CROWN WEST DEVELOPMENTS, a Partnership consisting of Pacific Crest Properties, Inc., an Oregon Corporation, the Desert Pump Co. and Kennedy Fuel Co. Profit Sharing Trust No. 93-6258864, and James K. Johnson, DMD PC Pension and Profit Sharing Trust, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, we hereby create the 15 foot wide Irrigation Canal Easement as shown hereon for the benefit of the Eagle Point Irrigation District, and we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes, we also hereby create the utility tract as shown hereon to be used specifically for placement of utility facilities as approved by the City of Eagle Point and the owners, heirs and assignees of said utility tract, we also hereby create the 5' private storm drain easement for storm drainage purposes and related facilities over Lots 111-114, 117-122 and 138 for the benefit of Lots 111-123 and 138 as shown hereon. We hereby designate said subdivision as BUTTE CREST UNIT NO. 7 SUBDIVISION.

Located in:
Parcel No. 1 of Partition Plat
No. P-45-1996
(Filed Survey No. 14957)
in the S.W. 1/4 of Section 35,
T.35S., R.1W., W.M.
City of Eagle Point,
Jackson County,
Oregon

SURVEYOR'S CERTIFICATE

STATE OF OREGON }
County of Jackson } ss
I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines.

BEGINNING at a point for the most Northerly corner of Lot 41 in BUTTE CREST UNIT NO. 5 SUBDIVISION, in the City of Eagle Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence along the Northwesterly boundary of said subdivision, South 65°27'13" West 76.54 feet; thence South 49°20'17" West 216.84 feet to a point on the Easterly boundary of BUTTE CREST UNIT NO. 3 SUBDIVISION, according to the Official Plat thereof now of record in said Jackson County; thence North 00°00'56" East (Record North 00°01'00" East) along said Easterly boundary, 369.03 feet to the Northeast corner thereof; thence continue North 00°00'56" East leaving said boundary, 7.98 feet; thence North 63°28'07" East 509.22 feet; thence North 39°14'29" East 403.66 feet to a point on the Northerly boundary of Parcel No. 1 of Partition Plat recorded May 7, 1996 as Partition Plat No. P-45-1996 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14957 in the Office of the Jackson County Surveyor; thence South 89°52'19" East along said boundary, 103.19 feet; thence South 00°07'59" West 121.97 feet; thence South 89°52'01" East 20.80 feet; thence South 00°09'40" West 158.00 feet; thence North 89°52'01" West 8.88 feet; thence South 39°14'29" West 258.98 feet to the most Northerly corner of Lot 74 of BUTTE CREST UNIT NO. 6 SUBDIVISION, PHASE 2, according to the Official Plat thereof now of record in said Jackson County; thence continue South 39°14'29" West along the Northwesterly boundary of said subdivision and the Northwesterly boundary of BUTTE CREST UNIT NO. 6 SUBDIVISION, PHASE 1 according to the Official Plat thereof, now of record in said Jackson County, 75.62 feet; thence continue along said Northwesterly boundary of BUTTE CREST UNIT NO. 6 SUBDIVISION, PHASE 1, South 46°09'38" West 85.79 feet; thence South 65°25'43" West 212.12 feet; thence South 65°27'13" West 137.26 feet to the Initial Point of Beginning.

CROWN WEST DEVELOPMENTS:

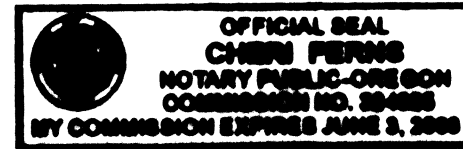
IN WITNESS HEREOF, signed this 14th day of OCTOBER 1999.

Gary T. Whittle - Pres.
GARY T. WHITTLE, President
Pacific Crest Properties, Inc., Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 14th day of OCTOBER, 1999, by GARY T. WHITTLE, for Pacific Crest Properties, Inc., a partner of CROWN WEST DEVELOPMENTS, known to me as the person who executed the within instrument on behalf of CROWN WEST DEVELOPMENTS.

Before me: *Cheri Jerna*
NOTARY



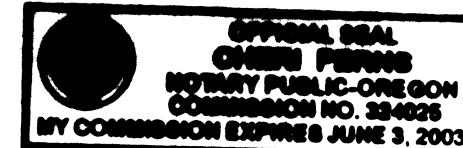
IN WITNESS HEREOF, signed this 14th day of OCTOBER 1999.

by: *Barry M. Bloomberg*
BARRY M. BLOOMBERG, on behalf of Desert Pump Co. and Kennedy Fuel Co. Profit Sharing Trust No. 93-6258864, partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 14th day of OCTOBER, 1999, by BARRY M. BLOOMBERG, on behalf of Desert Pump Co. and Kennedy Fuel Co. Profit Sharing Trust No. 93-6258864, a partner of CROWN WEST DEVELOPMENTS, known to me as the person who executed the within instrument on behalf of CROWN WEST DEVELOPMENTS.

Before me: *Cheri Jerna*
NOTARY



IN WITNESS HEREOF, signed this 14th day of OCTOBER 1999.

By: *James K. Johnson*
JAMES K. JOHNSON on behalf of James K. Johnson, DMD PC Pension and Profit Sharing Trust, Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 14th day of OCTOBER, 1999, by JAMES K. JOHNSON on behalf of James K. Johnson, DMD PC Pension and Profit Sharing trust, a partner of CROWN WEST DEVELOPMENTS, known to me as the person who executed the within instrument on behalf of CROWN WEST DEVELOPMENTS.

Before me: *Cheri Jerna*
NOTARY



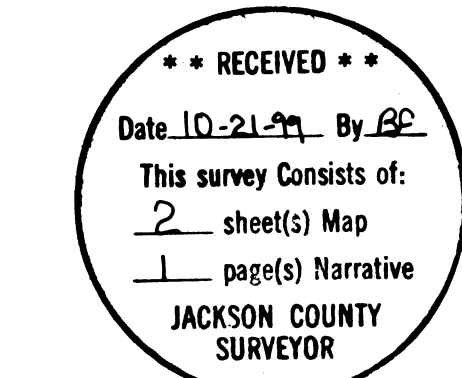
RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

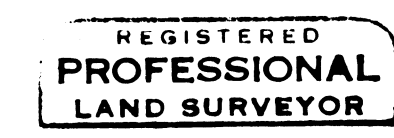
Filed for record this 21 day of October, 1999 at 3:54 clock P.M. and recorded in Volume 25 of Plats at page 34 of records of Jackson County, Oregon.

Kathleen S. Beckel
County Clerk

Cheri Jerna
Deputy



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR



Douglas C. McMahan
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 11, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/00

APPROVALS

Examined and approved this 18th day of October, 1999.

Roger Roberts
Jackson County Surveyor

Examined and recommended for approval this 18 day of October, 1999.

Jul Danley
City Engineer

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 12 day of October, 1999.

Carl T...
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 19 day of OCTOBER, 1999.

David A. Abmull
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of 10-19, 1999.

Willie Johnson
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of Oct 19, 1999.

Care Applegate
Deputy Tax Collector

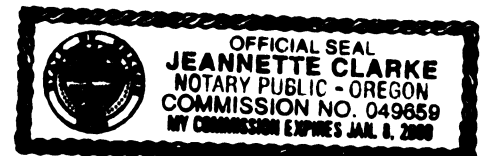
The BANK OF SOUTHERN OREGON, the undersigned beneficiary of a certain Trust Deed recorded July 29, 1999, as Document No. 99-39851, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON }
County of Jackson } ss

By: *Michael Noyt*
Title: SE. Vice President

The foregoing instrument was acknowledged before me this 14th day of October, 1999, by MICHAEL NOYT known to me as the person who executed the within instrument as, SE VICE PRESIDENT on behalf of BANK OF SOUTHERN OREGON, freely and voluntarily.

Before me: *Jeanette Clarke*
NOTARY

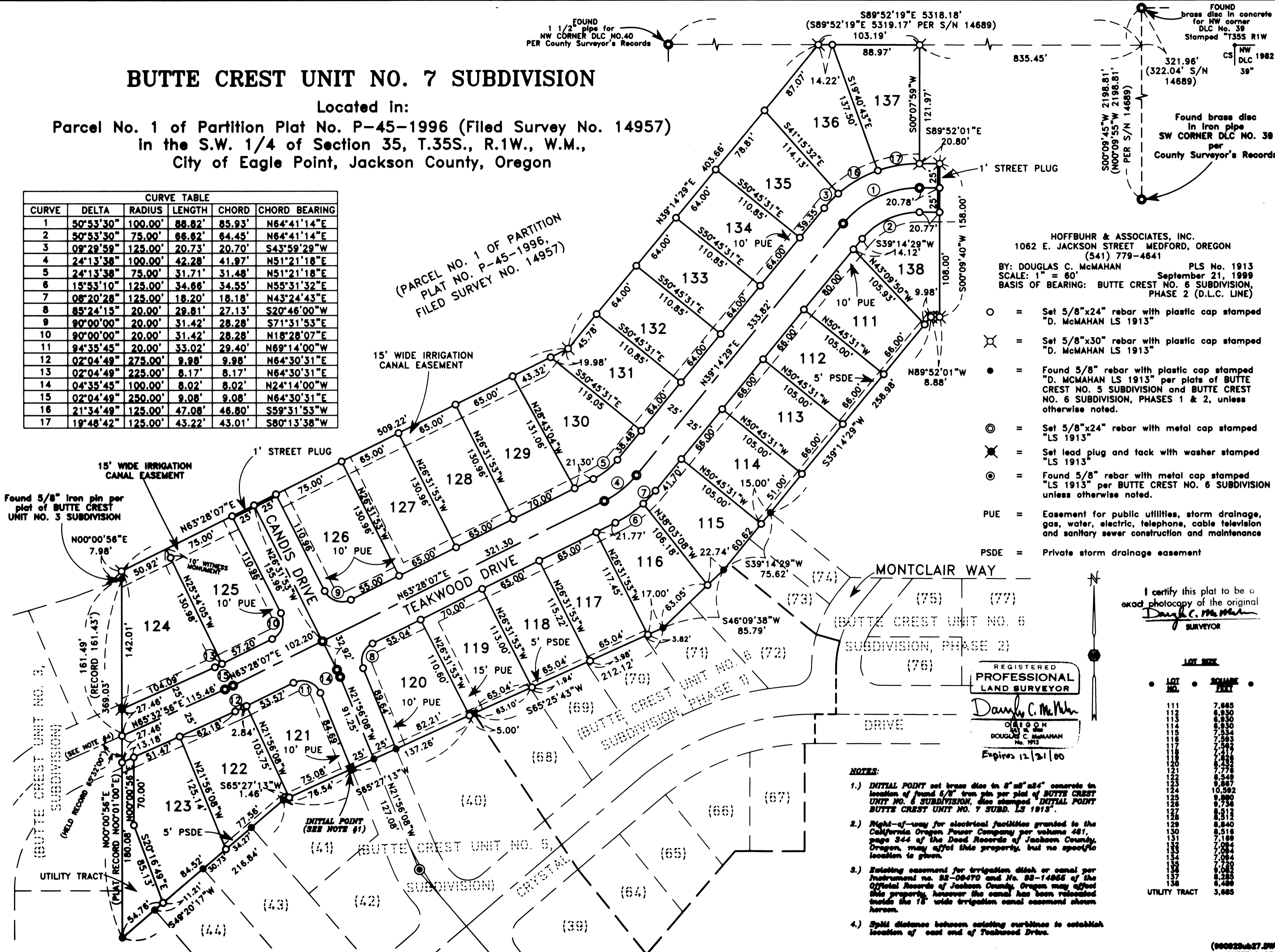


BUTTE CREST UNIT NO. 7 SUBDIVISION

Located in:
 Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957)
 in the S.W. 1/4 of Section 35, T.35S., R.1W., W.M.,
 City of Eagle Point, Jackson County, Oregon

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	50°53'30"	100.00'	88.82'	85.93'	N64°41'14"E
2	50°53'30"	75.00'	66.62'	64.45'	N64°41'14"E
3	09°29'59"	125.00'	20.73'	20.70'	S43°59'29"W
4	24°13'38"	100.00'	42.28'	41.97'	N51°21'18"E
5	24°13'38"	75.00'	31.71'	31.48'	N51°21'18"E
6	15°53'10"	125.00'	34.66'	34.55'	N55°31'32"E
7	08°20'28"	125.00'	18.20'	18.18'	N43°24'43"E
8	85°24'15"	20.00'	29.81'	27.13'	S20°46'00"W
9	90°00'00"	20.00'	31.42'	28.28'	S71°31'53"E
10	90°00'00"	20.00'	31.42'	28.28'	N18°28'07"E
11	94°35'45"	20.00'	33.02'	29.40'	N89°14'00"W
12	02°04'49"	275.00'	9.98'	9.98'	N64°30'31"E
13	02°04'49"	225.00'	8.17'	8.17'	N64°30'31"E
14	04°35'45"	100.00'	8.02'	8.02'	N24°14'00"W
15	02°04'49"	250.00'	9.08'	9.08'	N64°30'31"E
16	21°34'49"	125.00'	47.08'	46.80'	S59°31'53"W
17	19°48'42"	125.00'	43.22'	43.01'	S80°13'38"W

(PARCEL NO. 1 OF PARTITION
 PLAT NO. P-45-1996,
 FILED SURVEY NO. 14957)



HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1" = 60' September 21, 1999
 BASIS OF BEARING: BUTTE CREST NO. 6 SUBDIVISION,
 PHASE 2 (D.L.C. LINE)

○ = Set 5/8"x24" rebar with plastic cap stamped "D. McMAHAN LS 1913"
 ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D. McMAHAN LS 1913"
 ● = Found 5/8" rebar with plastic cap stamped "D. McMAHAN LS 1913" per plats of BUTTE CREST NO. 5 SUBDIVISION and BUTTE CREST NO. 6 SUBDIVISION, PHASES 1 & 2, unless otherwise noted.
 ⊙ = Set 5/8"x24" rebar with metal cap stamped "LS 1913"
 ⊗ = Set lead plug and tack with washer stamped "LS 1913"
 ⊙ = Found 5/8" rebar with metal cap stamped "LS 1913" per BUTTE CREST NO. 6 SUBDIVISION unless otherwise noted.
 PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
 PSDE = Private storm drainage easement

I certify this plat to be an exact photocopy of the original
Douglas C. McMan
 SURVEYOR

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Douglas C. McMan
 OREGON
 DOUGLAS C. McMAHAN
 No. 1913
 Expires 12/31/00

LOT NO.	SQUARE FEET
111	7,685
112	6,930
113	6,930
114	6,930
115	7,534
116	7,583
117	7,583
118	7,583
119	6,482
120	6,482
121	7,776
122	8,549
123	9,867
124	10,592
125	9,900
126	9,736
127	8,512
128	8,512
129	8,840
130	8,518
131	7,189
132	7,084
133	7,084
134	7,084
135	7,720
136	6,082
137	8,285
138	6,489
UTILITY TRACT	3,685

- NOTES:**
- INITIAL POINT set brass disc in 8" x 8" x 4" concrete in location of found 5/8" iron pin per plat of BUTTE CREST UNIT NO. 6 SUBDIVISION, disc stamped "INITIAL POINT BUTTE CREST UNIT NO. 7 SUBD. LS 1913".
 - Right-of-way for electrical facilities granted to the California Oregon Power Company per volume 481, page 344 of the Deed Records of Jackson County, Oregon, may affect this property, but no specific location is given.
 - Existing easement for irrigation ditch or canal per Instrument No. 82-09470 and No. 83-14955 of the Official Records of Jackson County, Oregon may affect this property, however the canal has been relocated inside the 15' wide irrigation canal easement shown herein.
 - Split distance between existing curbs to establish location of east end of Teakwood Drive.

SURVEY NO. 16304

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Crown West Developments
P.O. Box 2488
Medford, Oregon 97501

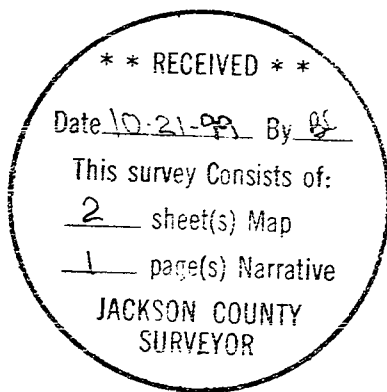
LOCATION: In Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957) in the Southwest One-Quarter (1/4) of Section 35, Township 35 South, Range 1 West, Willamette Meridian, City of Eagle Point, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat of **BUTTE CREST UNIT NO. 7 SUBDIVISION** per city of Eagle Point Planning Department and per client's request.

PROCEDURE: Utilizing found monumentation per filed Survey Numbers 12928 and 14957 and final plats of BUTTE CREST UNIT NO. 5 SUBDIVISION and BUTTE CREST UNIT NO. 6 SUBDIVISION, PHASE 1 and PHASE 2 for control, I established monuments as shown on the accompanying map. An electronic total station was used to make all measurements.

BASIS OF BEARING: BUTTE CREST UNIT NO. 6 SUBDIVISION, PHASE 2 (D.L.C. line)

DATE: September 21, 1999



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson
Medford, Oregon 97504