

APPROVAL: [Signature] 5/30/2000
ASHLAND PLANNING DEPARTMENT
PA #98-001 SUBDIVISION

APPROVAL:
EXAMINED AND APPROVED THIS 26th DAY OF May 2000

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 AS OF JUNE 2, 2000

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF JUNE 02, 2000

[Signature]
TAX COLLECTOR

***** DECLARATION *****

Know all men by these presents that we, CHARLES HAMILTON, SOL BLECHMAN and VIRGINIA F. BLECHMAN, Trustees of the BLECHMAN FAMILY TRUST dated 10/8/96, RICHARD K. JOSEPH, Trustee of the RICHARD K. JOSEPH FAMILY TRUST dated 6/14/95, MARK J. AMRHEIN and AMY W. AMRHEIN, husband and wife, and EDWARD M. ALPERN are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the Lots and Open Space 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 establish those easements shown on Sheet 2 labeled as Storm Drainage Easement (SDE), Public Pedestrian Easement (PPE) and Public Utility Easement (PUE), with the condition that TCI Cablevision, their successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of Cable TV lines as long as they do not interfere with the placement and maintenance of City of Ashland utilities. We do hereby establish the Mutual Driveway Easement across Lot 9 for Lots 8 & 9 as shown on Sheet 2. We do hereby establish the Private Storm across Lot 9 for Lot 10 as shown on Sheet 2. We do hereby dedicate to the public that area shown on Sheet 2 labeled as Street Dedication. We do hereby designate said Subdivision as ROCA CANYON SUBDIVISION, PHASE 2, A PLANNED COMMUNITY.

[Signature] CHARLES HAMILTON
[Signature] SOL BLECHMAN, Trustee
Blechman Family Trust
[Signature] VIRGINIA F. BLECHMAN, Trustee
Blechman Family Trust

[Signature] RICHARD K. JOSEPH, Trustee
Richard K. Joseph Family Trust
[Signature] MARK J. AMRHEIN
AMY W. AMRHEIN

[Signature] EDWARD M. ALPERN
EDWARD M. ALPERN
FOR AFFIDAVIT OF CONSENT FOR USE OF SUBDIVISION NAME FROM CLARK S. HAMILTON AND GERTRUDE N. HAMILTON
RECORDED AS DOCUMENT NO. 00-23910, ORJCO.

STATE OF OREGON))SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED CHARLES HAMILTON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
DATED THIS 15th DAY OF May, 2000

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON
OFFICIAL SEAL
JODI REDHEAD
NOTARY PUBLIC-OREGON
COMMISSION NO. 312587
MY COMMISSION EXPIRES JUNE 17, 2002

STATE OF OREGON))SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED SOL BLECHMAN AND VIRGINIA F. BLECHMAN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND SIGNED ON BEHALF OF THE BLECHMAN FAMILY TRUST.
DATED THIS 19th DAY OF April, 2000

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON
OFFICIAL SEAL
PATRICIA GRAY
NOTARY PUBLIC-OREGON
COMMISSION NO. 054548
MY COMMISSION EXPIRES JUNE 27, 2000

ROCA CANYON SUBDIVISION, PHASE 2
A PLANNED COMMUNITY

Located in the N.W. 1/4 of Sec. 15,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon
for
Suncrest Homes, L.L.C.
P.O. Box 1313
Talent, OR 97540

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

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

***** RECORDER'S CERTIFICATE *****

FILED FOR RECORD THIS 07 DAY OF June, 2000, AT
4:08 O'CLOCK P. M. AND RECORDED IN VOLUME 26 OF PLATS ON PAGE 19 OF
THE RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

***** 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 a 5/8 inch iron pin at the intersection of the East line of Roca Street and the South line of Prospect Street said point being on the Northernly line of Lot 8 of ROCA CANYON SUBDIVISION, PHASE 1, A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the exterior of said PHASE 1, along the arc of a 130.00 foot radius curve to the right having a central angle of 83°44'40", a distance of 190.01 feet (the long chord of which bears South 42°21'24" East, 173.54 feet) to a 5/8 inch iron pin; thence along the arc of a 520.00 foot radius curve to the left having a central angle of 15°36'07", a distance of 141.60 feet (the long chord of which bears South 08°17'07" East, 141.16 feet) to a 5/8 inch iron pin; thence along the arc of a 400.00 foot radius curve to the right having a central angle of 01°38'26", a distance of 13.74 feet (the long chord of which bears South 15°15'58" East, 13.74 feet) to a 5/8 inch iron pin; thence along the arc of a 85.00 foot radius curve to the right having a central angle of 44°44'36", a distance of 66.38 feet (the long chord of which bears South 07°55'33" West, 64.70 feet) to a 5/8 inch iron pin; thence along the arc of a 50.00 foot radius curve to the left having a central angle of 159°42'15", a distance of 139.37 feet (the long chord of which bears South 49°33'16" East, 98.44 feet) to a 5/8 inch iron pin; thence South 00°14'23" West, 22.30 feet to a 5/8 inch iron pin; thence South 01°35'12" West, 85.44 feet to a 5/8 inch iron pin; thence South 62°23'02" West, 90.47 feet to a 5/8 inch iron pin; thence South 02°37'12" East, 80.02 feet to a 5/8 inch iron pin at the Southeast corner of said PHASE 1; thence along the South line of that certain Boundary set forth in Stipulated Decree entered May 9, 1990 in Case No. 89-3141-E-3, Circuit Court of the State of Oregon for Jackson County and as shown on Survey No. 11647 in the Office of the Jackson County Surveyor, North 88°37'19" East, 163.05 feet to a 1/2 inch galvanized iron pipe; thence along that certain Boundary Agreement Line described in Document No. 90-09112, Official Records of Jackson County, Oregon, North 00°15'21" East, 154.74 feet to a 1/2 inch galvanized iron pipe; thence North 00°01'04" East, 264.54 feet to a 1/2 inch galvanized iron pipe; thence North 00°29'05" East, 244.82 feet to a 1/2 inch galvanized iron pipe; thence along the North line of that tract described in Document No. 97-39514, said Official Records, North 89°20'04" West, 290.47 feet to a 5/8 inch iron pin at the Northwest corner thereof; thence along the Westerly line thereof, South 05°46'16" West, 32.84 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

STATE OF OREGON))SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED RICHARD K. JOSEPH AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND SIGNED ON BEHALF OF THE RICHARD K. JOSEPH FAMILY TRUST.
DATED THIS 15th DAY OF May, 2000

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON
OFFICIAL SEAL
JODI REDHEAD
NOTARY PUBLIC-OREGON
COMMISSION NO. 312587
MY COMMISSION EXPIRES JUNE 17, 2002

STATE OF OREGON))SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED MARK J. AMRHEIN AND AMY W. AMRHEIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 16th DAY OF May, 2000

BEFORE ME: [Signature]
NOTARY PUBLIC OF OREGON
OFFICIAL SEAL
PATRICIA GRAY
NOTARY PUBLIC-OREGON
COMMISSION NO. 054548
MY COMMISSION EXPIRES JUNE 27, 2000

STATE OF OREGON))SS
COUNTY OF JACKSON)
PERSONALLY APPEARED THE ABOVE NAMED EDWARD M. ALPERN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
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NOTARY PUBLIC OF OREGON
OFFICIAL SEAL
JODI REDHEAD
NOTARY PUBLIC-OREGON
COMMISSION NO. 312587
MY COMMISSION EXPIRES JUNE 17, 2002

*** RECEIVED ***
DATE June 7, 2000 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF THE COUNTY COMMISSIONER'S JOURNAL OF PROCEEDINGS.

LEGEND:

- = FOUND 1/2" GALVANIZED IRON PIPE W/ PLASTIC CAP MKD. SWAIN LS759 PER R11647
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. WIT COR LS759 PER R11647
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY LS1990 PER ROCA CANYON SUBDIVISION, PHASE 1 (RS13241)
- ⊙ = FOUND 2.5" BRASS DISK 3" DEEP IN MON. WELL MKD. HARDEY LS1990 PER ROCA CANYON SUBDIVISION, PHASE 1 (RS13241)
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.

- () = RECORD DATA AS SHOWN
- JCDR = JACKSON COUNTY DEED RECORDS
- DR = DEED RECORD
- RS = RECORDED SURVEY #
- CL = CENTERLINE
- SDE = STORM DRAINAGE EASEMENT
- RSE = ROAD SLOPE EASEMENT
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- RCSP1 = ROCA CANYON SUBDIVISION, PHASE 1 (RS13241)
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING TCI CABLEVISION
- PPE = PUBLIC PEDESTRIAN EASEMENT
- V-V- = OVERHEAD POWER LINES (OHP)
- L1-C1 = SEE COURSE DATA TABLE
- X-X- = FENCE LINE

BASIS OF BEARINGS:

TRUE MERIDIAN AT WEST LINE SECTION 15, AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS ALONG THE NORTH LINE OF SURVEY NO. 11647 FILED WITH THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

DATE: February 28, 2000 SCALE: 1" = 40' UNIT OF MEASUREMENT: Feet

ROCA CANYON SUBDIVISION, PHASE 2 A PLANNED COMMUNITY

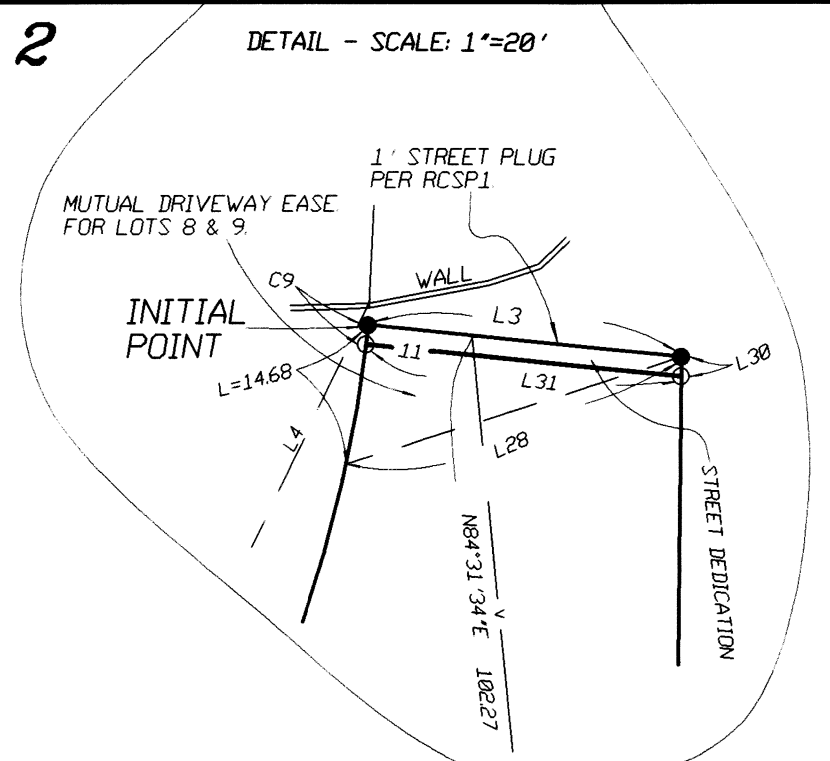
Located in the N.W. 1/4 of Sec. 15,
T.39 S., R.1 E., W.M. City of Ashland
Jackson County, Oregon

for
Suncrest Homes, L.L.C.
P.O. Box 1313
Talent, OR 97540

SURVEY BY:

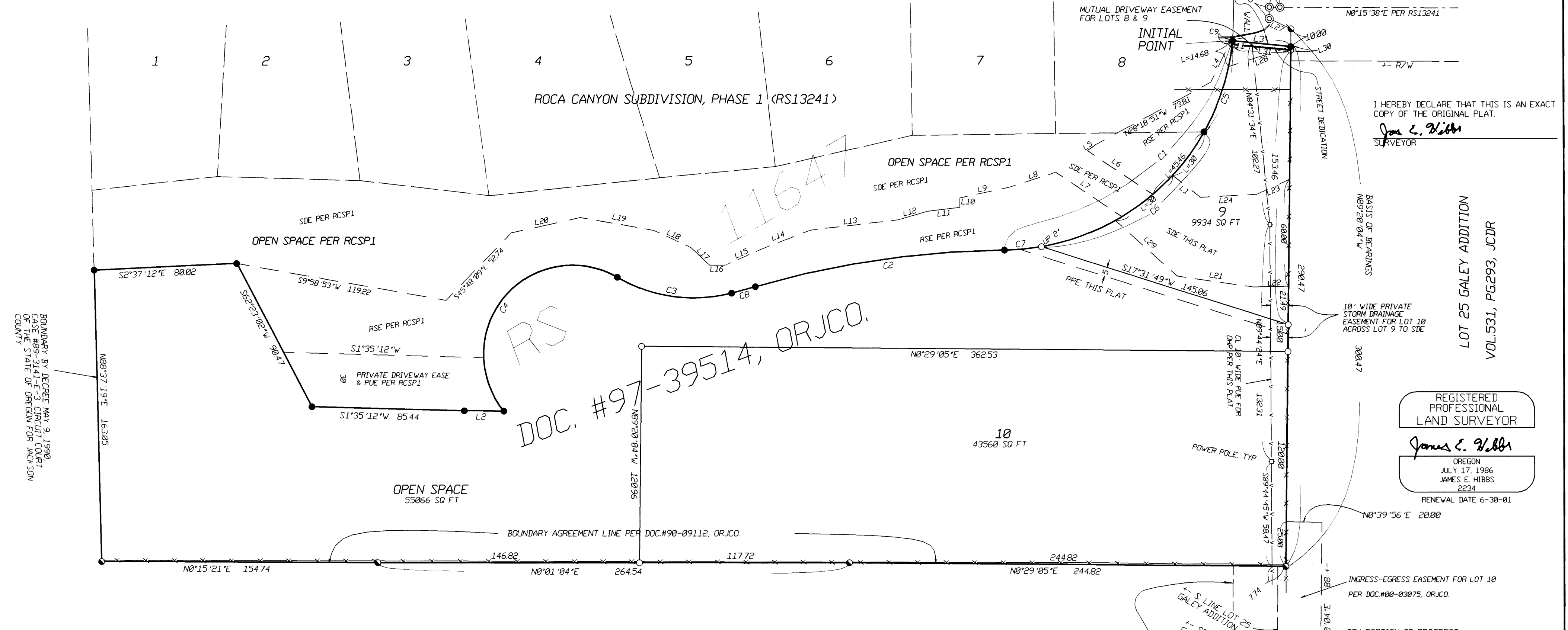
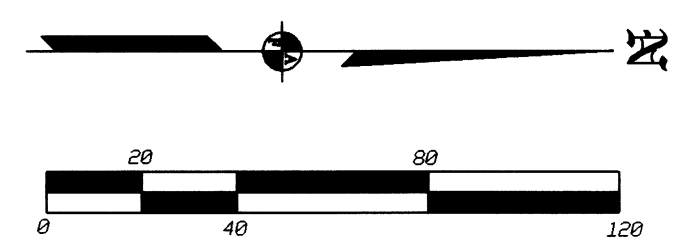
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

RECEIVED
DATE: June 7, 2000 BY: CJD
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	130.00	83°44'40"	190.01	S42°21'24"E 173.54
C2	520.00	15°36'07"	141.60	S08°17'07"E 141.16
C3	85.00	44°44'36"	66.38	S07°55'33"W 64.70
C4	50.00	159°42'15"	139.37	S49°33'16"E 98.44
C5	130.00	22°47'14"	51.70	N71°57'13"W 51.36
C6	130.00	50°52'04"	115.42	N35°07'35"W 111.66
C7	130.00	09°12'29"	20.89	N00°05'18"W 20.87
C8	400.00	01°38'26"	13.74	S15°15'58"E 13.74
C9	130.00	00°52'53"	2.00	N83°47'22"W 2.00

NO.	COURSE	NO.	COURSE
L1	S38°24'39"W 20.05	L16	S00°00'00"E 8.55
L2	S00°14'23"W 22.30	L17	S43°41'37"W 14.19
L3	S05°46'16"W 32.84	L18	S24°38'09"W 23.52
L4	S64°07'36"E 28.40	L19	S09°38'35"W 41.61
L5	S35°37'25"E 5.37	L20	S12°19'08"E 39.38
L6	N33°49'40"E 44.11	L21	N08°15'59"E 42.66
L7	S33°49'40"W 44.73	L22	N01°09'27"W 19.87
L8	S17°50'02"E 27.89	L23	N24°40'55"W 20.49
L9	S12°02'49"E 27.98	L24	N03°01'09"W 31.27
L10	N89°58'01"E 5.36	L25	S89°46'24"E 6.32
L11	S06°40'21"E 18.08	L26	N00°15'38"E 5.93
L12	S15°58'10"E 17.79	L27	S25°01'04"W 13.39
L13	S06°33'24"E 49.06	L28	S17°44'56"E 36.72
L14	S21°00'01"E 29.31	L29	S41°44'21"W 46.80
L15	S23°55'16"E 22.45	L30	S89°20'04"E 2.01
L31		L31	S05°46'16"W 33.03



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

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

RESTRICTIONS REQUIRED BY PLANNING DEPARTMENT:

- 1) NO ADDITIONAL ACCESS ACROSS LOT 9 UNLESS FOR MAINTENANCE OF OPEN SPACE.
- 2) STORM DRAINAGE EASEMENT ON LOT 9 IS RESPONSIBILITY OF OWNERS OF LOT 9.
- 3) NO FURTHER DIVIDING OF LOTS 9 & 10 & ONLY ONE SINGLE FAMILY RESIDENCE PER LOT.
- 4) OWNERS OF OPEN SPACE ARE RESPONSIBLE FOR ITS UPKEEP AND MAINTENANCE. NO FUTURE BUILDINGS OR DWELLINGS ARE PERMITTED ON THE OPEN SPACE.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND OPEN SPACE OF ROCA CANYON SUBDIVISION, PHASE 2, A PLANNED COMMUNITY. SEE ASHLAND PA# 98-001.

PROCEDURE: TIED TO MONUMENTS SET OR FOUND BY RS11647 & ROCA CANYON SUBDIVISION, PHASE 1 A PLANNED COMMUNITY (RS13241) TO CONTROL THE EXTERIOR OF PHASE 2. COMPUTED THE LOT AND OPEN SPACE CORNERS PER THE APPROVED MODIFIED FINAL PLAN AND SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

EASEMENTS PER SUBDIVISION GUARANTEE
RIGHTS OF WAY FOR DITCHES AND PIPE LINES PER VOL.154, PGS.138 & 374. JCDR DO NOT AFFECT THE SUBJECT PROPERTY.
THIS PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER DOC.#97-39513, ORJCO

391E15BC TL1200

LOT 13, BLOCK D FAIRVIEW ADDITION
SHEET 2 OF 2