

SURVEY FOR:
SUNCREST HOMES, LLC
P.O. BOX 1313
TALENT, OR 97540

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

SOUTH CREEK ESTATES, PHASES 1 & 2

Located in the N.E. 1/4 of Section 1,
T.38S., R.2W., W.M. City of Medford
Jackson County, Oregon

EASEMENTS PER SUBDIVISION GUARANTEE

EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 504,
PAGE 409 GIVES NO SPECIFIC LOCATION.

SANITARY SEWER LINE EASEMENT PER DOCUMENT NUMBERS 76-04213 AND
76-08150, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON DOES NOT
APPEAR TO AFFECT THIS PROPERTY.

30' WIDE EASEMENT TO MEDFORD IRRIGATION DISTRICT PER V.135, P.500, JCDR
LIES WITHIN THE CREEK MAINTENANCE ACCESS EASEMENT SHOWN HEREON.

CURVE DATA TABLE

| NUM | DELTA | ARC | RADIUS | LONG CHORD | TANGENT |
|-----|-----------|-------|--------|-------------|---------|
| C1 | 90°05'00" | 31.45 | 20.00 | N44°56'00"W | 28.30 |
| C2 | 89°54'59" | 31.39 | 20.00 | S45°04'00"W | 28.26 |
| C3 | 18°11'41" | 21.44 | 67.50 | N9°12'21"E | 21.35 |
| C4 | 9°30'47" | 22.00 | 132.50 | S13°32'48"W | 21.97 |
| C5 | 8°40'53" | 20.08 | 132.50 | S4°26'57"W | 20.06 |
| C6 | 12°41'50" | 14.96 | 67.50 | S6°27'25"W | 14.93 |
| C7 | 5°29'51" | 6.48 | 67.50 | S15°33'16"W | 6.47 |
| C8 | 18°11'41" | 42.08 | 132.50 | N9°12'21"E | 41.90 |
| C9 | 7°11'28" | 16.00 | 127.50 | N86°25'45"E | 15.99 |
| C10 | 15°03'58" | 33.53 | 127.50 | N75°18'01"E | 33.43 |
| C11 | 11°59'10" | 9.94 | 47.50 | S06°05'W | 9.92 |
| C12 | 18°11'41" | 31.76 | 100.00 | S9°12'21"W | 31.62 |
| C13 | 18°11'41" | 31.76 | 100.00 | N9°12'21"E | 31.62 |
| C14 | 89°59'59" | 31.42 | 20.00 | S44°53'30"E | 28.28 |
| C15 | 28°21'27" | 49.49 | 100.00 | N75°50'45"E | 48.99 |
| C16 | 28°21'27" | 49.49 | 100.00 | S75°50'45"W | 48.99 |
| C17 | 90°00'00" | 15.71 | 10.00 | N8°10'14"E | 14.14 |
| C18 | 90°00'00" | 15.71 | 10.00 | S81°49'46"E | 14.14 |

LEGEND

- FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- ⊙ SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J.FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S.
- FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS15530.
- FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS10890.
- ⊙ 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.
- ⊗ SET BRASS TAG MKD. SL2234 IN LEAD PLUG IN CONCRETE.

- () = RECORD DATA AS SHOWN
- DR = DEED RECORD DATA PER DOC.95-19401, ORJCO
- FS = FILED SURVEY #
- JCDR = JACKSON COUNTY DEED RECORDS
- L1, C1 = SEE COURSE DATA TABLE
- MAE = MUTUAL ACCESS EASEMENT
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PI = POINT OF INTERSECTION
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR ROOF DRAINS
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- X-X- = FENCE LINE.

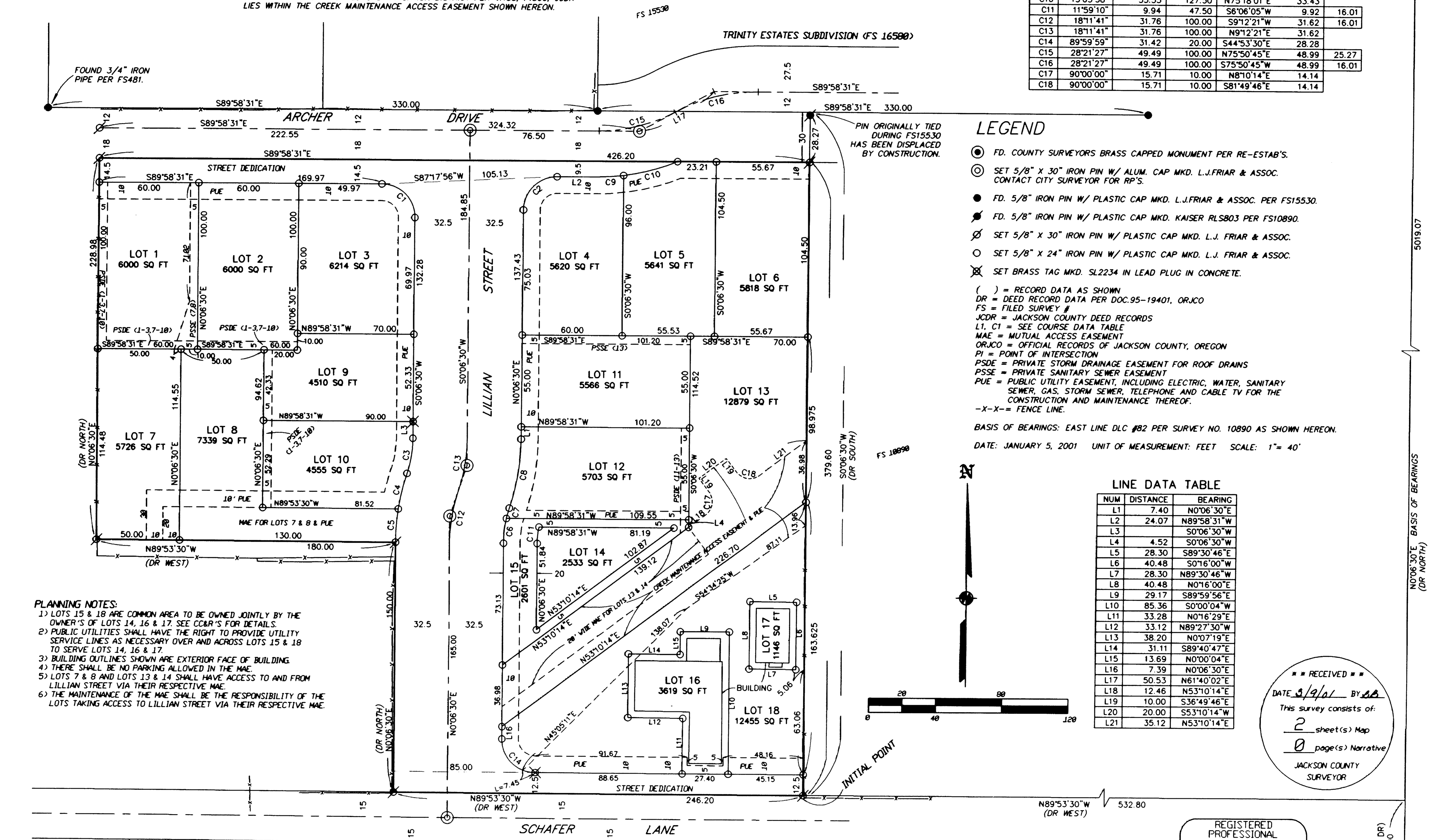
BASIS OF BEARINGS: EAST LINE DLC #82 PER SURVEY NO. 10890 AS SHOWN HEREON.
DATE: JANUARY 5, 2001 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

LINE DATA TABLE

| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L1 | 7.40 | N0°06'30"E |
| L2 | 24.07 | N89°58'31"W |
| L3 | | S0°06'30"W |
| L4 | 4.52 | S0°06'30"W |
| L5 | 28.30 | S89°30'46"E |
| L6 | 40.48 | S0°16'00"W |
| L7 | 28.30 | N89°30'46"W |
| L8 | 40.48 | N0°16'00"E |
| L9 | 29.17 | S89°59'56"E |
| L10 | 85.36 | S0°00'04"W |
| L11 | 33.28 | N0°16'29"E |
| L12 | 33.12 | N89°27'30"W |
| L13 | 38.20 | N0°07'19"E |
| L14 | 31.11 | S89°40'47"E |
| L15 | 13.69 | N0°00'04"E |
| L16 | 7.39 | N0°06'30"E |
| L17 | 50.53 | N61°40'02"E |
| L18 | 12.46 | N53°10'14"E |
| L19 | 10.00 | S36°49'46"E |
| L20 | 20.00 | S53°10'14"W |
| L21 | 35.12 | N53°10'14"E |

PLANNING NOTES:

- 1) LOTS 15 & 18 ARE COMMON AREA TO BE OWNED JOINTLY BY THE OWNERS OF LOTS 14, 16 & 17. SEE CDAR'S FOR DETAILS.
- 2) PUBLIC UTILITIES SHALL HAVE THE RIGHT TO PROVIDE UTILITY SERVICE LINES AS NECESSARY OVER AND ACROSS LOTS 15 & 18 TO SERVE LOTS 14, 16 & 17.
- 3) BUILDING OUTLINES SHOWN ARE EXTERIOR FACE OF BUILDING.
- 4) THERE SHALL BE NO PARKING ALLOWED IN THE MAE.
- 5) LOTS 7 & 8 AND LOTS 13 & 14 SHALL HAVE ACCESS TO AND FROM LILLIAN STREET VIA THEIR RESPECTIVE MAE.
- 6) THE MAINTENANCE OF THE MAE SHALL BE THE RESPONSIBILITY OF THE LOTS TAKING ACCESS TO LILLIAN STREET VIA THEIR RESPECTIVE MAE.



* * * RECEIVED * * *

DATE 3/9/01 BY JS

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, 1986
JAMES E. HIBBS
2224
RENEWAL DATE 6-30-01

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

James E. Hibbs

SURVEYOR

SOUTH CREEK ESTATES, PHASES 1 & 2

Located in the N.E. 1/4 of Section 1,
T.36S., R.2W., W.M. City of Medford
Jackson County, Oregon

*** APPROVALS ***
File No. LIS-99-33

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] Planning Director
6 March 2001 Date

EXAMINED AND APPROVED this 19th day of February, 2001.

[Signature] City Engineer
[Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 7, 2001.

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of March 7, 2001.

[Signature] Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that SUNCREST HOMES, LLC, is the owner in fee of the lands shown hereon more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Streets as shown on Sheet 2 and does hereby dedicate to the public for public use the Streets shown on Sheet 2 as well as those areas designated as Creek Maintenance Access Easement and Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest, is granted the right to use said PUE. Suncrest Homes, LLC does hereby establish the Private Storm Drainage Easements (PSDE), Private Sanitary Sewer Easements (PSSE) and Mutual Access Easement (MAE) shown on Sheet 2 for the benefit of the Lots designated thereon. Lots 14-18, inclusive, shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat. Public utility providers shall have the right to provide utility service lines as necessary over and across Lots 15 & 18 to serve Lots 14, 16 & 17. Suncrest Homes, LLC does hereby designate said Subdivision as SOUTH CREEK ESTATES, PHASES 1 & 2.

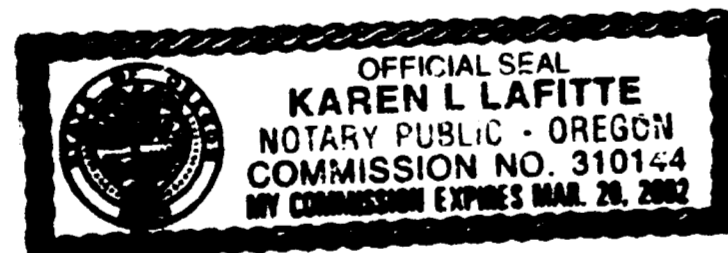
[Signature]
CHARLIE HAMILTON, MEMBER
SUNCREST HOMES, LLC

STATE OF OREGON)
) ss.
COUNTY OF JACKSON

PERSONALLY appeared the above named Charlie Hamilton, Member of SUNCREST HOMES, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of SUNCREST HOMES, LLC.

Dated this 13th day of February, 2001.

Before me: [Signature]
Notary Public of Oregon.



*** AFFIDAVIT OF CONSENT ***

From LibertyBank recorded as Document No. 01-09147, ORJC.

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

SURVEY FOR:
SUNCREST HOMES, LLC
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

DATE:
JANUARY 5, 2001

*** RECORDER'S CERTIFICATE ***

Filed for record this 9 day of March, 2001, at 1:03 o'clock P.M., and recorded in Volume 27 of Plats at Page 13 of the records of Jackson County, Oregon.

[Signature] County Clerk
[Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 01-09149, ORJC.

BY LAWS OF SOUTH CREEK ESTATES SUBDIVISION OWNER'S ASSOCIATION
RECORDED AS DOCUMENT NO. 01-09148, ORJC.

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

Commencing at the Southeast corner of Donation Land Claim No. 38, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the East line of said Claim, North 00°06'30" East (record NORTH), 2128.90 feet; thence North 89°53'30" West (record WEST), 532.80 feet to the Southeast corner of that described in Document No. 98-22695, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence North 89°53'30" West (record WEST), 246.20 feet to the South-Southwest corner thereof; thence North 00°06'30" East (record NORTH), 150.00 feet to the interior ell corner thereof; thence North 89°53'30" West (record WEST), 180.00 feet to the West-Southwest corner thereof; thence North 00°06'30" East (record NORTH), 228.90 feet to the South line of Archer Drive; thence along said South line, South 89°58'31" East, 426.20 feet to the Northeast corner of that tract described in Document No. 98-22695, said Official Records; thence South 00°06'30" West (record SOUTH), 379.60 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

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

PURPOSE: To survey and monument the exterior corners and depict the interior Lots & Streets of SOUTH CREEK ESTATES.

PROCEDURE: From control and monuments established by this office during FS15530, computed the exterior of Doc.98-22695, ORJC as shown hereon holding the N-S lines parallel to the East line of DLC38 and the E-W lines at right angles to said East line per deed. The Northerly line of the existing 30' wide section of Archer Drive was held by the found monuments per FS481 & 15530. Made ties to the existing structures, computed the lot corner positions and set monuments as shown hereon.

*** RECEIVED ***
DATE 3/9/01 BY BB
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. SHEET 1 OF 2