

WILLOW STATION, A PLANNED COMMUNITY

** APPROVALS **

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of NOVEMBER 5 (1997), 20 02 this plat is hereby approved by the Talent Planning Commission. File No. PUD-96-1. Dated this 5th day of March, 20 02.

Attest: Cynthia M. Van Loos President
Kim L. Cron Secretary

EXAMINED AND APPROVED this 27th day of February, 20 02.

Roger Roberts
Jackson County Surveyor

EXAMINED AND APPROVED this 5th day of March, 20 02.

Mike Inou
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of March 8th, 20 02.

Jeffrey Smith
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of March 8, 20 02.

Carol Applegate Deputy
Tax Collector

** DECLARATION **

Know all men by these presents that SUNCREST HOMES, L.L.C., is the owner in fee of the lands shown hereon more particularly described in Surveyor's Certificate, and have subdivided the same into the lots, street, and Common Area as shown on sheet 2 and we do hereby dedicate to the City of Talent for public use the street shown on Sheet 2 as well as those areas labeled as Storm Drainage Easement (SDE) and Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest is granted the right of use said PUE for the placement and maintenance of their Cable TV lines. Suncrest Homes, LLC does hereby make and designate that area shown on Sheet 2 labeled as Private Pedestrian Easement for the benefit of Lots 78 through 82, inclusive, of Louis J. Subdivision, Unit No. 3 for the purpose of providing pedestrian access from said Lots 78 through 82, inclusive, to Wagner Butte Avenue. WILLOW STATION, A PLANNED COMMUNITY shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. Suncrest Homes, LLC does hereby designate said Subdivision as WILLOW STATION, A PLANNED COMMUNITY. Suncrest Homes, LLC does hereby dedicate to the City of Talent the Water Line Easement (WLE) as shown on Sheet 2.

Charles D. Hamilton
CHARLES D. HAMILTON, Member
Suncrest Homes, LLC

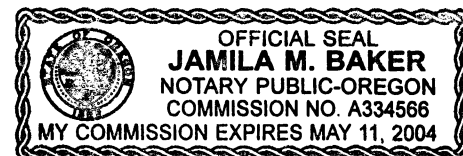
Michael Thirkill
MICHAEL THIRKILL, Member
Suncrest Homes, LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Charles D. Hamilton, Member of Suncrest Homes, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of March, 20 02.

Jamila M Baker
Jamila M Baker Notary Public-Oregon
Commission No. A334566
My Commission Expires May 11, 2004



STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Michael Thirkill, Member of Suncrest Homes, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of March, 20 02.

Jamila M Baker
Jamila M Baker Notary Public-Oregon
Commission No. A334566
My Commission Expires May 11, 2004



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

Jim Z. Wilb
SURVEYOR

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

In Lot 7, WILLOW JUNCTION SUBDIVISION & located in the N.W. 1/4 of Sec. 26, T.38S., R.1W., W.M. Jackson County, Oregon

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, OR 97501
(541) 772-2782

** RECORDER'S CERTIFICATE **

Filed for record this 13 day of March, 20 02, at 2:19 o'clock P.M., and recorded in Volume 28 of Plats at Page 15 of the records of Jackson County, Oregon.

Kathleen S. Beckell County Clerk
Christy Wilb Deputy

Covenants, Conditions and Restrictions recorded as Doc. 02-13325, ORJCO.

DATE:
FEBRUARY 26, 2002

** 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:

Lot 7 of WILLOW JUNCTION SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jim E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-03

** AFFIDAVIT OF CONSENT **

From LIBERTYBANK recorded as Doc.# 02-13326, ORJCO.

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

PURPOSE: To survey and monument the corners of WILLOW STATION, A PLANNED COMMUNITY.

PROCEDURE: Recovered existing monuments and control established by this office during Willow Junction Subdivision. (FS14998). Computed the interior Lot and Street R/W corners and set same.

