

BUTTE CREST UNIT NO. 12 SUBDIVISION

Located in:

Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957)
In the S.E. 1/4 of Section 34, T.35S.,
R.1W., W.M.
City of Eagle Point, Jackson County,
Oregon

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

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 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 a one foot street plug. 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 private storm drainage easements and related facilities over Lots 231 and 232 for the benefit of the owners, heirs and assignees of Lots 230-232 and of Lots 208-213 of BUTTE CREST UNIT NO. 11 SUBDIVISION also over Lots 228 and 229 for the benefit of the owners, heirs and assignees of Lots 227 and 228 and also over Lots 240 and 241 for the benefit of the owners, heirs and assignees of Lot 240 and as needed for Lots to be platted in the future to the North of said Lot 240, we also hereby create the 15 foot easement for BEAR CREEK VALLEY SANITARY AUTHORITY over Lots 229, 230, 233, and 234 for installation, access and maintenance of Sanitary Sewer facilities. We hereby designate said subdivision as BUTTE CREST UNIT NO. 12 SUBDIVISION.

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 Northwest corner of Lot 217 of BUTTE CREST UNIT NO. 11 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 for the INITIAL POINT OF BEGINNING; thence South 00°06'54" East along the Westerly boundary of said Subdivision, a distance of 380.54 feet to a point for the Southwest corner of said Subdivision, said point being on the Southerly 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 69°00'44" West along said boundary, 257.06 feet; thence leaving said boundary North 52°40'34" West 87.85 feet; thence North 00°06'54" West 623.73 feet; thence North 89°53'06" East 277.94 feet to a point on the Westerly boundary of the aforementioned BUTTE CREST UNIT NO. 11 SUBDIVISION; thence along said boundary, South 00°06'54" East 205.00 feet; thence North 89°53'06" East 32.00 feet to the POINT OF BEGINNING.

CROWN WEST DEVELOPMENTS:

IN WITNESS WHEREOF, signed this 4th day of April, 2002.

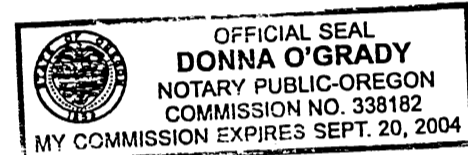
Gary T. Whittle - Pres.
GARY T. WHITTLE, President
Pacific Crest Properties, Inc., Partner

Douglas C. McMahan
SURVEYOR

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 4th day of April, 2002, 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: Donna O'Grady
NOTARY



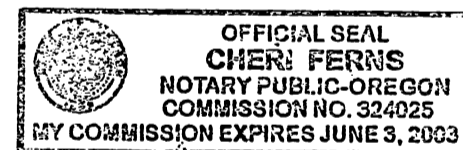
IN WITNESS WHEREOF, signed this 15th day of MARCH, 2002.

by: Barry M. Bloomberg, Trustee
BARRY M. BLOOMBERG, Trustee 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 15th day of MARCH, 2002, 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 Ferns
NOTARY



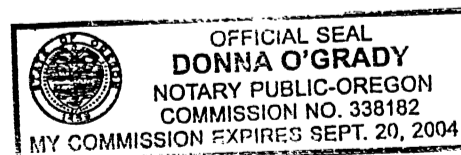
IN WITNESS WHEREOF, signed this 4th day of April, 2002.

By: James K. Johnson, Trustee
JAMES K. JOHNSON, Trustee 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 4th day of April, 2002, 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: Donna O'Grady
NOTARY



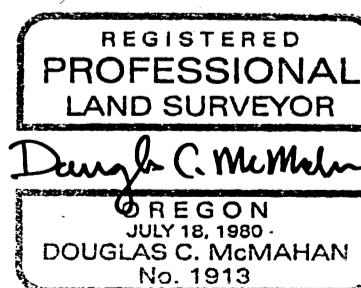
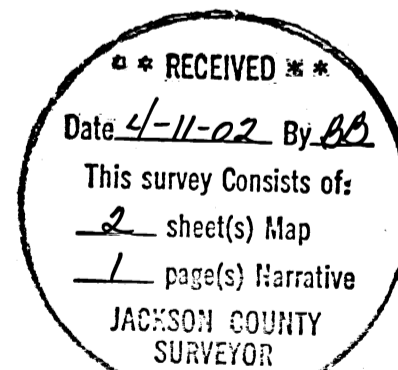
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

*** RECORDERS CERTIFICATE ***

Filed for record this 11th day of APRIL, 2002, at 2:29 o'clock A.M. and recorded in Volume 28 of Plats at page 19 of records of Jackson County, Oregon.

Kathleen S. Beckoff
County Clerk

Kathy Johnson
Deputy



Renews 12/31/02

*** APPROVALS ***

Examined and approved this 3rd day of April, 2002.

Robert Roberts
Jackson County Surveyor

Examined and recommended for approval this 3rd day of April, 2002.

John Handley
City Engineer

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 21 day of MARCH, 2002.

Carl T. Jones
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 4th day of April, 2002.

David Marshall
City Administrator/Planning Director

Examined and approved as required by O.R.S. 92.100 as of APRIL 5, 2002.

William DePinto
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of April 5, 2002.

Carol Crapante, Deputy
Tax Collector

PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of certain Trust Deed recorded December 23, 1999, as Document No. 99-62454, 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.

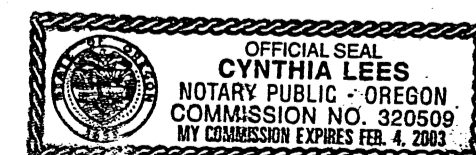
STATE OF OREGON)
County of Jackson) ss

By: Ken Smith
Title: President

The foregoing instrument was acknowledged before me this 20th day of March, 2002, by Ken Smith known to me as the person who executed the within instrument as, President on behalf of People's Bank of Commerce, freely and voluntarily.

Before me: Cynthia Lees
NOTARY

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



BUTTE CREST UNIT NO. 12 SUBDIVISION

Located in:
 Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957)
 in the S.E. 1/4 of Section 34, T.35S., R.1W., W.M.
 City of Eagle Point, Jackson County, Oregon

All deferred monuments will be set or reset no later than December 31, 2002.

Douglas C. McMahon
 Surveyor

All deferred monuments are now set, see Document No. 02-44232
 of Official Records this 21st day of August, 2002.

Approved: *[Signature]* (See CS 17452)
 Jackson County Surveyor

NOTES:

- 1.) INITIAL POINT - SET 3" BRASS DISC ON 2"x30" IRON PIPE STAMPED "INITIAL POINT BUTTE CREST UNIT NO. 12 SUBD. LS 1913".
- 2.) 15 FOOT BEAR CREEK VALLEY SANITARY SEWER EASEMENT BEING CREATED HEREON.
- 3.) RIGHT-OF-WAY FOR ELECTRICAL FACILITIES GRANTED TO THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 461, PAGE 344 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, MAY AFFECT THIS PROPERTY, BUT NO SPECIFIC LOCATION IS GIVEN.
- 4.) EXISTING EASEMENT FOR IRRIGATION DITCH OR CANAL PER INSTRUMENT NO. 92-09470 AND NO. 93-14955 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THIS PROPERTY.
- 5.) THIS PROPERTY, OR ANY PART THEREOF, LYING WITHIN THE EAGLE POINT IRRIGATION DISTRICT, IS SUBJECT TO ALL WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS, AND ALL REGULATIONS OF SAID DISTRICT, INCLUDING ANY AND ALL ASSESSMENTS, LIENS AND CHARGES ASSESSED, AND TO BE ASSESSED.

LOT SIZE

LOT NO.	SQUARE FEET
227	10,564
228	9,230
229	11,337
230	9,500
231	14,256
232	14,409
233	14,428
234	7,346
235	7,902
236	7,666
237	8,170
238	8,760
239	8,256
240	7,700
241	8,164

CURVE	CURVE TABLE				
	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	20.00	31.42	28.28	N45°06'54"W
2	90°00'00"	20.00	31.42	28.28	S44°53'06"W
3	90°00'00"	20.00	31.42	28.28	S45°06'54"E
4	90°00'00"	20.00	31.42	28.28	N44°53'06"E
5	42°55'05"	20.00	14.98	14.63	N21°34'26"W
6	07°04'36"	20.00	2.47	2.47	N46°34'17"W
7	69°45'26"	50.00	60.88	57.18	N15°13'52"W
8	51°39'45"	50.00	45.08	43.57	N45°28'43"E
9	52°58'48"	50.00	46.23	44.60	S82°12'00"E
10	43°03'19"	50.00	37.57	36.70	S34°10'56"E
11	62°32'04"	50.00	54.57	51.90	S18°36'45"W
12	49°59'41"	20.00	17.45	16.90	S24°52'57"W

HOFFBUHR & ASSOCIATES, INC.
 3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
 (541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1 inch = 60 feet DATE: February 25, 2002
 BASIS OF BEARING: BUTTE CREST UNIT NO. 11
 SUBDIVISION

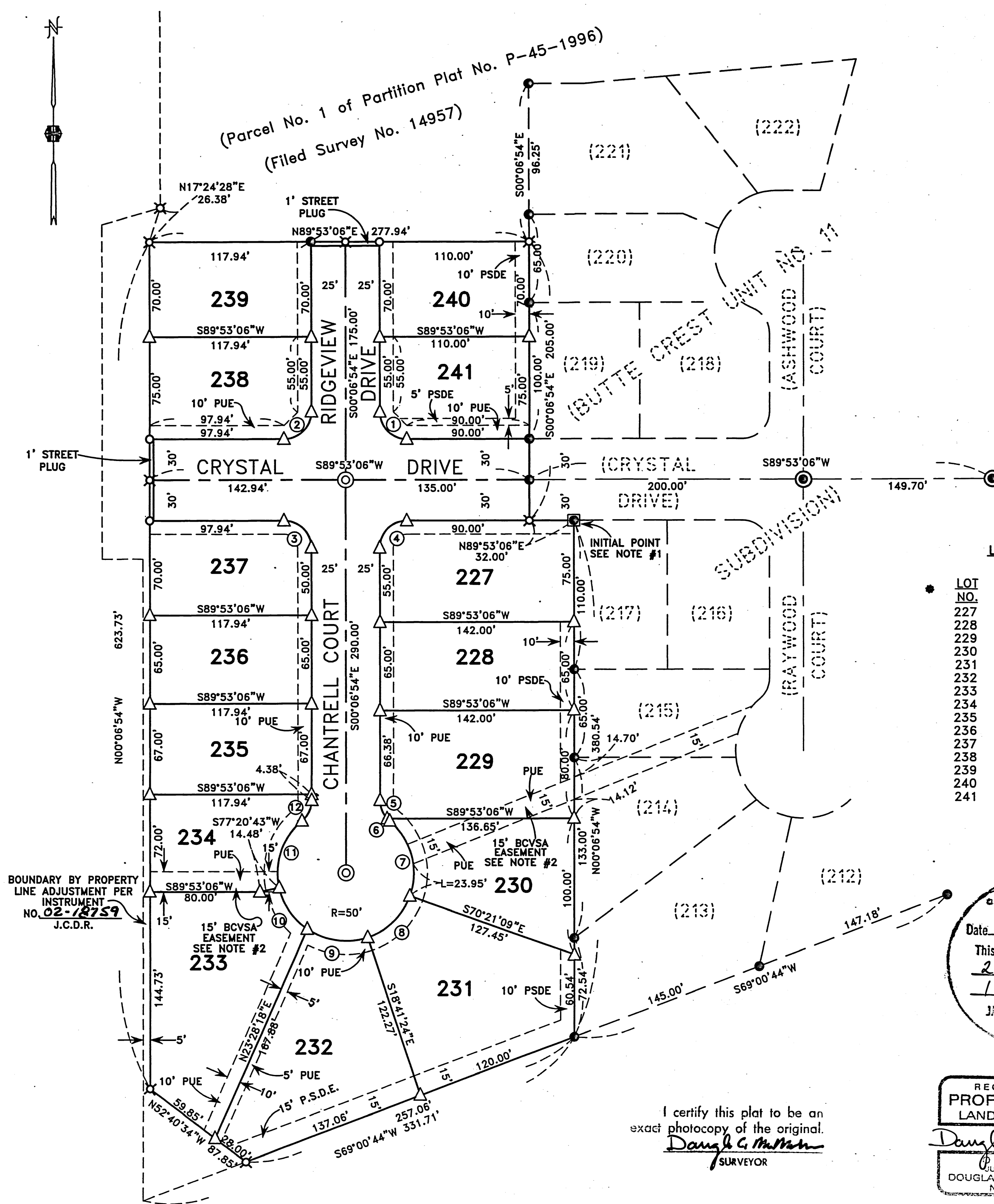
- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- ⊙ = Set 5/8"x30" rebar with metal cap stamped "LS 1913".
- = Set lead plug and tack with washer stamped "LS 1913".
- = Found 5/8" rebar with plastic cap stamped "D.McMAHAN LS 1913" per plat of BUTTE CREST UNIT NO. 11 SUBDIVISION.
- ⊙ = Found 5/8" rebar with metal cap stamped "LS 1913" per plat of BUTTE CREST UNIT NO. 11 SUBDIVISION.
- △ = Deferred Monument * See S/N 17452
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- BCVSA = 15' easement for BEAR CREEK VALLEY SANITARY AUTHORITY being created hereon.
- J.C.D.R. = Jackson County Deed Records
- P.S.D.E. = Private Storm Drainage Easement

RECEIVED
 Date 4-11-02 By DB
 This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
 REGON JULY 18, 1980
 DOUGLAS C. McMAHAN No. 1913

EXPIRES 12/31/02

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



BOUNDARY BY PROPERTY LINE ADJUSTMENT PER INSTRUMENT NO. 02-18759 J.C.D.R.

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

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

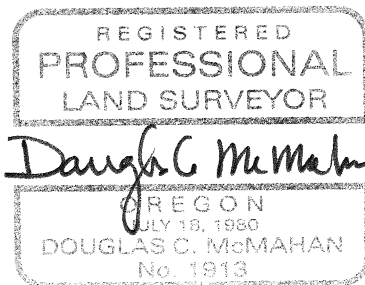
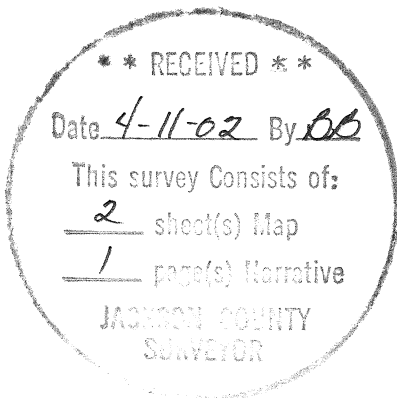
LOCATION: In Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957) in the Southeast One-quarter (1/4) of Section 34 Township 35 South, Range 1 West, Willamette Meridian, City of Eagle Point, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat of BUTTE CREST UNIT NO. 12 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 plat of BUTTE CREST UNIT NO. 3 SUBDIVISION and BUTTE CREST NO. 11 SUBDIVISION 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. 11 SUBDIVISION (Westerly Boundary)

DATE: February 25, 2002



Douglas C. McMahan
L.S. 1913 – Oregon
Expires 12/31/02
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504