

APPROVALS

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of FEBRUARY 28, 2002 this plat is hereby approved by the Talent Planning Commission. File No. PUD-02-01. Dated this 15th day of October, 2002.

Attest: Carolyn Van Loos, President; Kim G. Cron, Secretary

EXAMINED AND APPROVED this 11th day of OCTOBER, 2002.

Gregory Roberts, Jackson County Surveyor

EXAMINED AND APPROVED this 15th day of October, 2002.

Rick Brown, City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of October 16, 2002.

Kingdon, Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of October 16, 2002.

Carol Applegate, Deputy Tax Collector

DECLARATION

Know all men by these presents that, SUNCREST HOMES, LLC is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the lots as shown hereon, and that we hereby dedicate to the City of Talent the streets as well as that area shown hereon as Public Utility Easement (PUE), with the condition that Charter Cable, its successors or assigns in interest have the right to use said PUE. We do hereby dedicate to the City of Talent that area shown hereon as Storm Drain Easements (SDE) for the lots as shown hereon. We do hereby dedicate to the City of Talent that area shown hereon as Storm Drain Access Easement (SDAE). We do hereby make and create the Private Pedestrian Easement (PPE) for providing pedestrian access to and from the property immediately adjoining to the Northeast. We do hereby make and establish Private Storm Drain Easements (PSDE) and Private Sanitary Sewer Easements (PSSE) for the lots as shown hereon. We do hereby make and establish the Mutual Driveway Easement for the exclusive use of Lots 29 and 30 as shown hereon. We hereby designate said Subdivision as SPRUCE LANDING SUBDIVISION.

CHARLES D. HAMILTON, MEMBER SUNCREST HOMES, LLC.

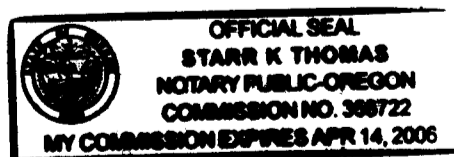
MICHAEL THIRKILL, MEMBER SUNCREST HOMES, LLC.

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 15th day of October, 2002.

Before me: Alan K. Shoman, Notary Public of Oregon.

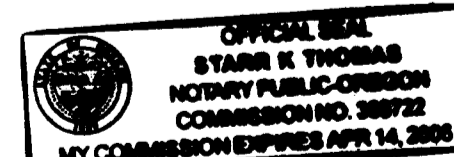


STATE OF OREGON } COUNTY OF JACKSON } ss.

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 15th day of October, 2002.

Before me: Alan K. Shoman, Notary Public of Oregon.



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

Signature of Surveyor

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

SPRUCE LANDING SUBDIVISION A Planned Community in Parcel No. 2 per Partition Plat No. P-30-2002 Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M. City of Talent, 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

DATE: OCTOBER 11, 2002

AFFIDAVIT OF CONSENT From LIBERTYBANK recorded as Doc.# 02-55410, ORJCO.

RECORDER'S CERTIFICATE

Filed for record this 18 day of October, 2002, at 8:17 o'clock A.M., and recorded in Volume 28 of Plats at Page 53 of the records of Jackson County, Oregon.

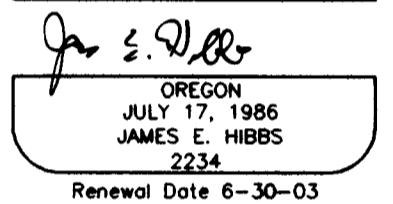
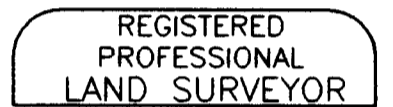
Signatures of Kathleen S. Beckell (County Clerk) and Christy Walker (Deputy)

Covenants, Conditions and Restrictions recorded as Doc. 02-55409, ORJCO.

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:

PARCEL NO. 2 OF PARTITION PLAT NO. P-30-2002, ACCORDING TO THE OFFICIAL PLAT THEREOF NOW OF RECORD IN VOLUME 13, PAGE 30 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 17337 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



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

PURPOSE: To survey and monument of Lots and Streets of Spruce Landing Subdivision. See Planning File No. PUD-02-01.

PROCEDURE: The exterior of the subject tract was monumented by this office during FS17337. Computed the lot corners per the approved Tentative Plat. Set pins at the locations shown on Sheet 2 & 3.

RECEIVED

DATE 10-18-02 BY [Signature]

This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative

JACKSON COUNTY 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
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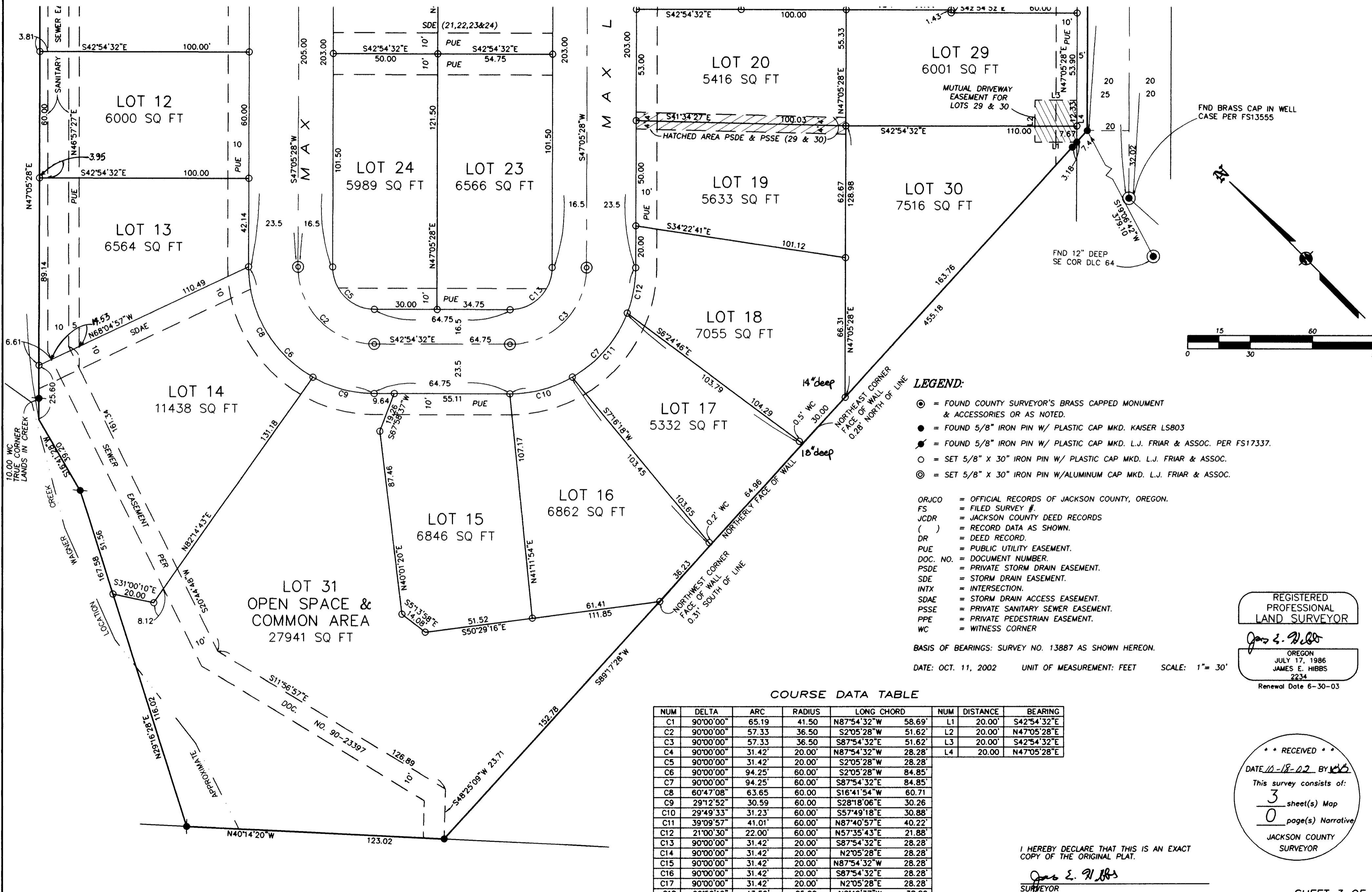
SPRUCE LANDING SUBDIVISION

A Planned Community
in Parcel No. 2 per Partition Plat No. P-30-2002
Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.
City of Talent, Jackson County, Oregon.

SEE SHEET 2

EASEMENTS OF RECORD

- EASEMENT FOR THE ERECTION OF POLES, LINES ETC., AND OTHER PURPOSES AS DESCRIBED IN V.10, P.342, JCMR, CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.
- EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES AS DESCRIBED IN V.149, P.363, JCDR DOES NOT LIE ON THE SUBJECT PROPERTY.



- LEGEND:**
- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES OR AS NOTED.
 - = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER LS803
 - ⦿ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17337.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #.
JCDR = JACKSON COUNTY DEED RECORDS
() = RECORD DATA AS SHOWN.
DR = DEED RECORD.
PUE = PUBLIC UTILITY EASEMENT.
DOC. NO. = DOCUMENT NUMBER.
PSDE = PRIVATE STORM DRAIN EASEMENT.
SDE = STORM DRAIN EASEMENT.
INTX = INTERSECTION.
SDAE = STORM DRAIN ACCESS EASEMENT.
PSSE = PRIVATE SANITARY SEWER EASEMENT.
PPE = PRIVATE PEDESTRIAN EASEMENT.
WC = WITNESS CORNER

BASIS OF BEARINGS: SURVEY NO. 13887 AS SHOWN HEREON.
DATE: OCT. 11, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | LONG CHORD | NUM | DISTANCE | BEARING |
|-----|-----------|--------|--------|--------------------|-----|----------|-------------|
| C1 | 90°00'00" | 65.19 | 41.50 | N87°54'32"W 58.69' | L1 | 20.00' | S42°54'32"E |
| C2 | 90°00'00" | 57.33 | 36.50 | S2°05'28"W 51.62' | L2 | 20.00' | N47°05'28"E |
| C3 | 90°00'00" | 57.33 | 36.50 | S87°54'32"E 51.62' | L3 | 20.00' | S42°54'32"E |
| C4 | 90°00'00" | 31.42' | 20.00' | N87°54'32"W 28.28' | L4 | 20.00' | N47°05'28"E |
| C5 | 90°00'00" | 31.42' | 20.00' | S2°05'28"W 28.28' | | | |
| C6 | 90°00'00" | 94.25' | 60.00' | S2°05'28"W 84.85' | | | |
| C7 | 90°00'00" | 94.25' | 60.00' | S87°54'32"E 84.85' | | | |
| C8 | 60°47'08" | 63.65 | 60.00' | S16°41'54"W 60.71' | | | |
| C9 | 29°12'52" | 30.59 | 60.00' | S28°18'06"E 30.26' | | | |
| C10 | 29°49'33" | 31.23' | 60.00' | S57°49'18"E 30.88' | | | |
| C11 | 39°09'57" | 41.01' | 60.00' | N87°40'57"E 40.22' | | | |
| C12 | 21°00'30" | 22.00' | 60.00' | N57°35'43"E 21.88' | | | |
| C13 | 90°00'00" | 31.42' | 20.00' | S87°54'32"E 28.28' | | | |
| C14 | 90°00'00" | 31.42' | 20.00' | N2°05'28"E 28.28' | | | |
| C15 | 90°00'00" | 31.42' | 20.00' | N87°54'32"W 28.28' | | | |
| C16 | 90°00'00" | 31.42' | 20.00' | S87°54'32"E 28.28' | | | |
| C17 | 90°00'00" | 31.42' | 20.00' | N2°05'28"E 28.28' | | | |
| C18 | 99°50'10" | 43.56' | 25.00' | N2°49'37"W 38.26' | | | |

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

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-03

RECEIVED
DATE 11-18-02 BY *JES*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
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SUNCREST HOMES, LLC
P.O. BOX 1313
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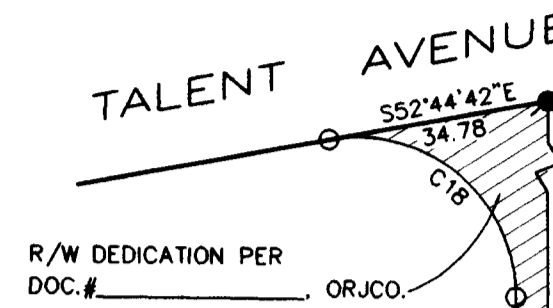
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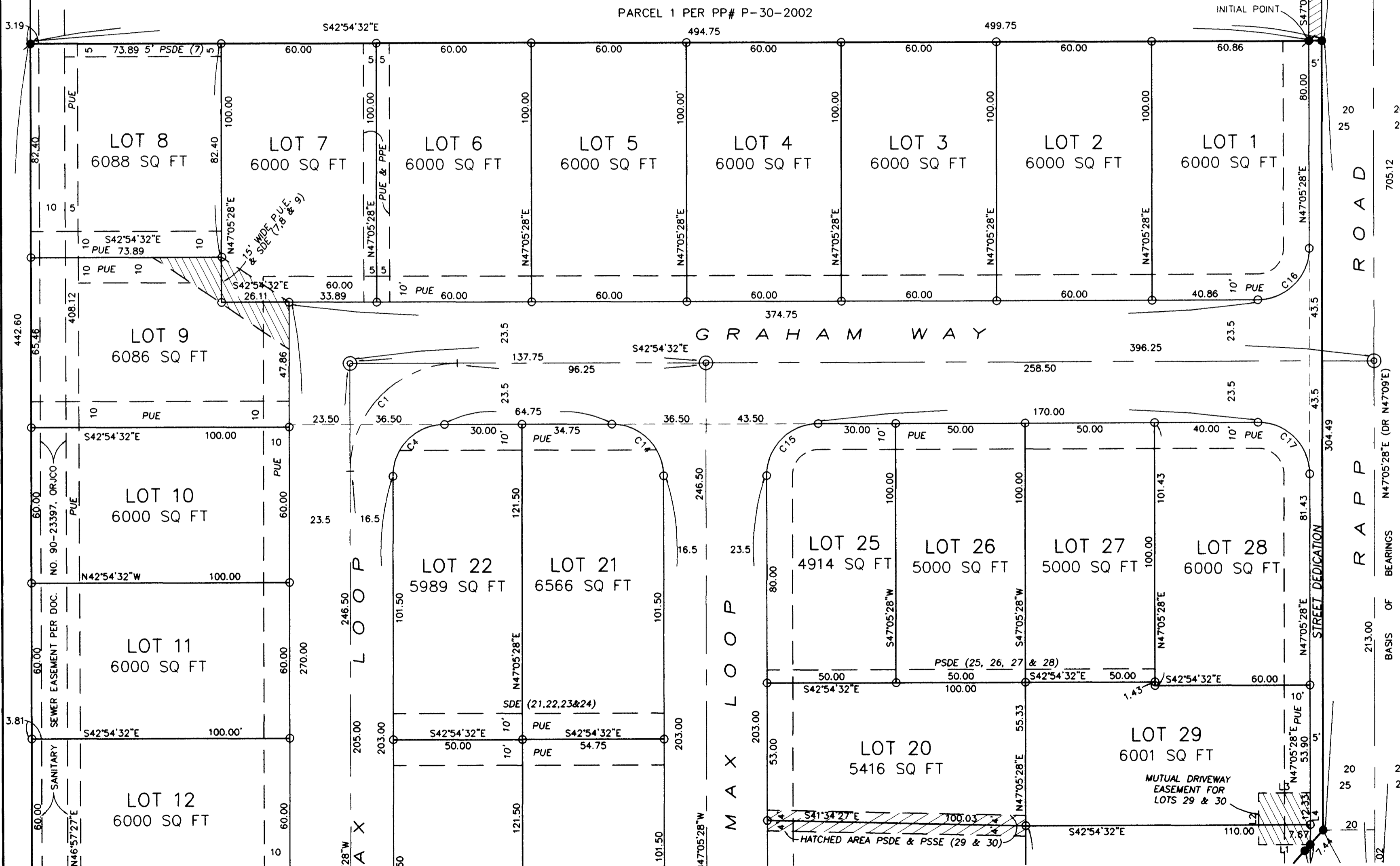
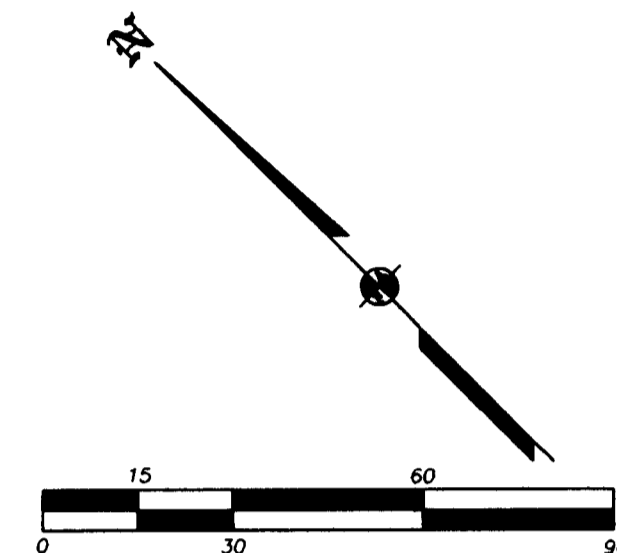
J. E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
J. E. Hibbs
OREGON
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FND BRASS CAP IN WELL
CASE PER FS13555
INTX OF TALENT AVENUE.



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DATE: OCT. 11, 2002
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SCALE: 1" = 30'

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