

SKYLINE, PHASE 2 A PLANNED COMMUNITY

Located within Donation Land Claim Number 43, in the Northwest One-Quarter of Section 15, Township 38 South, Range 1 West, Willamette Meridian, City of Phoenix, Jackson County, Oregon

Prepared For:

CALIFORNIA TOWNHOUSES
c/o Jack Davis
515 East Main Street
Ashland, Oregon 97520

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated within Donation Land Claim Number 43, in the Northwest One-quarter of Section 15, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Phoenix, Jackson County, Oregon, more particularly described as follows:

Beginning at a brass cap marking the Northwest Corner of Donation Land Claim Number 43, in said township and range; thence along the northerly line of said claim, North 89°55'21" East, a distance of 213.40 feet to the Initial Point for SKYLINE PHASE 1, A PLANNED COMMUNITY, as recorded May 28, 2002, in Volume 28 of Plats at Page 29 of the Records of Jackson County, Oregon; thence leaving said donation land claim line, and along the exterior boundary of said subdivision the following courses: South 00°02'12" East, a distance of 92.84 feet to the northerly right-of-way of Amerman Drive, being a point on a tangent curve to the left of said right-of-way; thence southwesterly along the arc of said curve, having a radius of 119.00 feet and a central angle of 82°40'08" (the long chord of which bears South 41°19'47" West, a distance of 157.14 feet), a distance of 171.70 feet; thence South 00°00'17" East, a distance of 149.75 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 313.00 feet and a central angle of 06°02'05" (the long chord of which bears South 03°01'20" East, a distance of 32.95 feet), a distance of 32.97 feet; thence South 06°02'22" East, a distance of 24.93 feet to the beginning of a tangent curve to the right; thence along the arc of said curve, having a radius of 20.00 feet and a central angle of 96°02'05" (the long chord of which bears South 41°58'40" West, a distance of 29.73 feet), a distance of 33.52 feet; thence South 89°54'43" West, a distance of 73.71 feet to the beginning of a tangent curve to the left; thence along the arc of said curve, having a radius of 177.50 feet and a central angle of 06°26'25" (the chord of which bears South 86°46'30" West, a distance of 19.94 feet), a distance of 19.95 feet, being at a point on the westerly line of Donation Land Claim Number 43, in said township and range; thence along said westerly line North 00°04'00" West, a distance of 441.31 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

RELEASE

Umpqua Bank, as holders of beneficiary interest under that certain Trust Deed dated May 21, 2001, recorded as Instrument Number 01-24664, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said Trust Deed all property described in the "DECLARATION" as being dedicated hereon to the City of Phoenix for public use.

Signed this 18 day of SEPTEMBER, 2002.

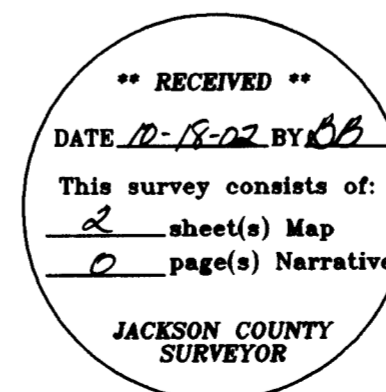
Fred Moran
Fred Moran, Vice-President
Commercial Loan Center

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Fred Moran, Vice President of Construction Loan Center for Umpqua Bank, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 18 day of September, 2002.

Before me:
Pam Jenkins
Pam Jenkins NOTARY PUBLIC-OREGON
COMMISSION NO.: 345024
MY COMMISSION EXPIRES: 4-17-05



REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/02

APPROVALS:

I certify that, pursuant to the authority granted to me, that this plat is hereby approved.

Dennis L. Munay SEPTEMBER 17, 2002
Planning Director Date

Examined and approved this 17 day of SEPTEMBER, 2002.
Scott D. Lingle
City Engineer

Examined and approved this 15th day of OCTOBER, 2002.
Charles Roberts
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 15th, 2002.

Patty Budson, Deputy Deputy
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 15 day of October, 2002.

K. Youngdale, Deputy Deputy
Assessor

RECORDING

FILED FOR RECORD THIS THE 18 DAY OF October, 2002, AT 9:02 O'CLOCK A.M. AND RECORDED IN VOLUME 28 OF PLATS AT PAGE 54 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME _____, PAGE _____

Kathleen A. Beckett County Clerk
Geraldine Cutting Deputy

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 01029-A DATE: September 12, 2002

Sheet 1 of 2 © CEN

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that CALIFORNIA TOWNHOUSES, a Limited Partnership, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Phoenix for public use the public utility easement and a pedestrian easement, as depicted hereon. Declarant shall be subject to the Covenants, Conditions and Restrictions as approved by the City of Phoenix on 02-55437, 2002, and as contained in Document Number 02-55437, recorded October 18, 2002, of the Official Records of Jackson County, Oregon. Declarant has caused this tract of land to be surveyed and platted into lots, a public utility easement, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon, and this plat is a correct representation of the subdivision. Declarant hereby designates this subdivision as SKYLINE, PHASE 2, A PLANNED COMMUNITY.

Signed this 12th day of September, 2002.

Jack Davis
Jack Davis, General Partner
CALIFORNIA TOWNHOUSES

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Jack Davis, known to me as the General Partner, and an authorized agent of CALIFORNIA TOWNHOUSES, a Limited Partnership, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 12 day of September, 2002.

Before me:
LEANN MILLES
LEANN MILLES NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat for a Planned Community, pursuant to Client's instructions and as approved by the City of Phoenix Planning Commission, Files Numbered: PUD02-02 and SUB02-02.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200-R with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Document Number 92-29361, the Clafin Subdivision; recorded March 20, 1980, in Volume 14 of Plats at Page 20 of the Records of Jackson County, Oregon; and, Surveys Numbered: 3419, 3025, 7625, 10212, 13141 and 17353, resultant boundaries and interior lots were computed and monumented as depicted hereon.

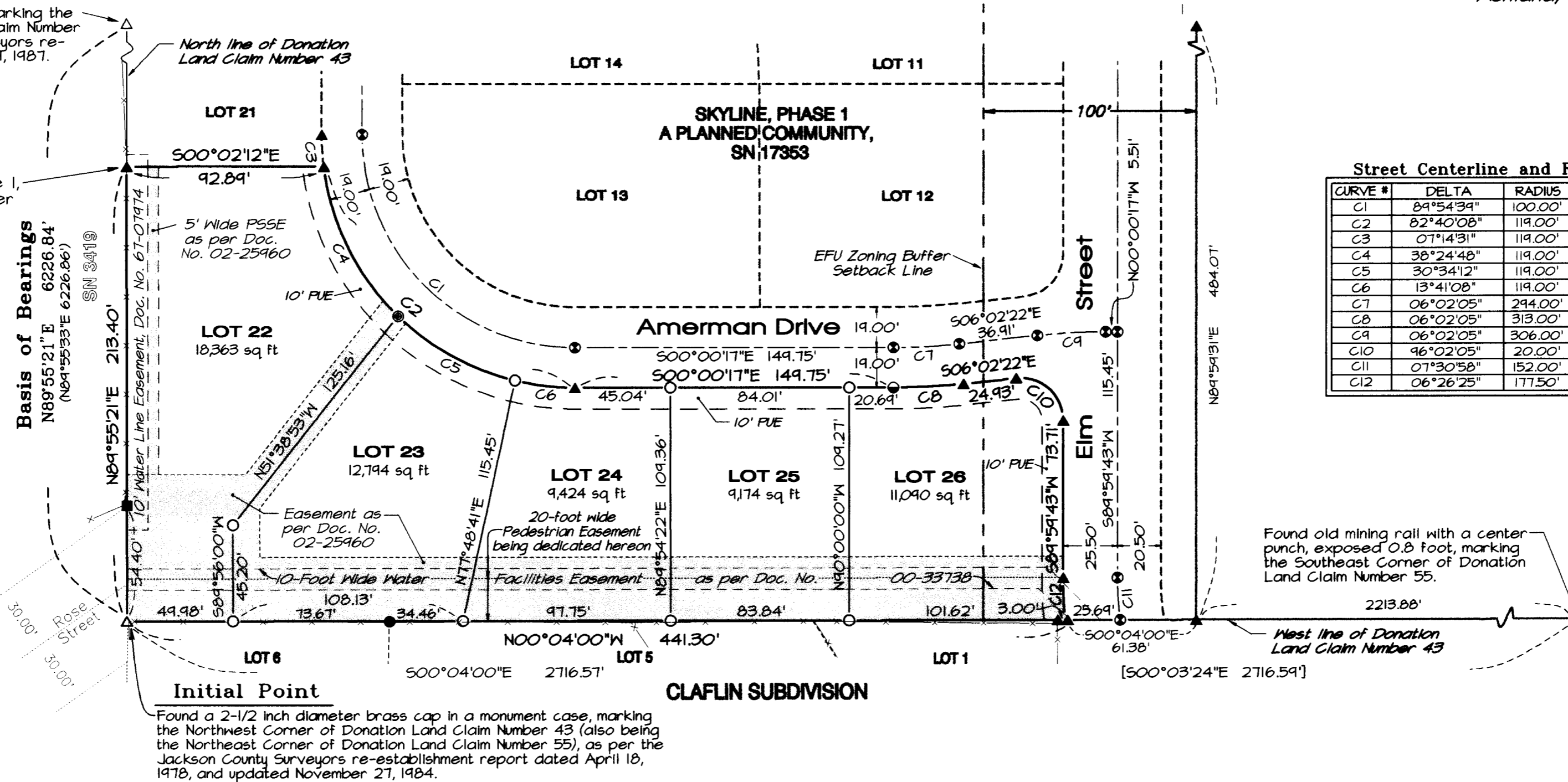
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Located within Donation Land Claim Number 43, in the Northwest One-Quarter of Section 15, Township 38 South, Range 1 West, Willamette Meridian, City of Phoenix, Jackson County, Oregon

Prepared For:
CALIFORNIA TOWNHOUSES
C/o Jack Davis
515 East Main Street
Ashland, Oregon 97520

A Found 3-inch diameter brass cap marking the Northeast Corner of Donation Land Claim Number 43, as per the Jackson County Surveyors re-establishment report dated June 19, 1987.

Initial Point of Skyline Phase I, A Planned Community. Refer to SN 17353.



Legend

- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
- Indicates a set 38-caliber shell set in concrete with a tack and a brass tag marked "NEATHAMER LS 56545".
- ⦿ Indicates a found 38-caliber shell set in concrete with a tack and a brass tag marked "NEATHAMER LS 56545". Refer to SN 17353.
- ⊕ Indicates a found 5/8-inch diameter iron pin, with an aluminum cap marked "C/L MON LS 56545". Refer to SN 17353.
- ▲ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545". Refer to SN 17353.
- Indicates a found 1-1/2 diameter iron pipe, buried 0.8 foot. Refer to SN 3419.
- Indicates a found 5/8-inch diameter iron pin. Refer to SN 8282.
- △ Indicates a monument as described hereon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a public utility easement for electric, telephone, gas, water, cable television, communications, sanitary sewer, storm drainage, sidewalk, construction and maintenance, as being created hereon.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area such as a lot.
- PSSE Indicates a private sanitary sewer easement created hereon.
- [] Indicates record information as per SN 15158.
- () Indicates record information as per SN 13141.
- Indicates an existing fence.

NOTES:

Refer to SKYLINE, PHASE I, A PLANNED COMMUNITY, as recorded May 28, 2002 in Volume 28 of Plats at Page 29 of the Records of Jackson County, Oregon; for centerline reference points.

PHASE 2, A PLANNED COMMUNITY, IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

The premises herein described are within and subject to the statutory powers, including the power of assessment, of the Bear Creek Valley Sanitary Authority.

The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said district.

Right(s)-of-way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon Corporation, or its predecessor in interest as contained in Volume 149, Page 61, Volume 149, Page 111, Volume 375, Page 366, Volume 375, Page 341, and Volume 375, Page 358 of the Deed Records of Jackson County, Oregon. Also, Documents Numbered 87-02259, 87-24528 and 88-13869, recorded in the Official Records of Jackson County, Oregon. The location of the right(s)-of-way are blanket in nature and are determined not to be within the boundaries of this subdivision.

An easement for the purposes for constructing, reconstructing and maintaining water pipe lines, and rights in connection therewith, granted to the City of Phoenix, a municipal corporation, by instrument recorded August 17, 1967, as number 67-07974 of the Official Records of Jackson County, Oregon, as depicted hereon.

Agreement, subject to the terms and provisions thereof, regarding property, development, with the City of Phoenix, a Municipal Corporation, recorded October 12, 1984 as Document Number 84-16770, of the Official Records of Jackson County, Oregon.

A 10-foot wide easement for water main and related facilities, subject to the terms and provisions thereof, granted in instrument recorded August 16, 2000, as number 00-33738 of the Official Records of Jackson County, Oregon.

Utilities easements, subject to the terms and provisions thereof, recorded May 10, 2002, as Document Number 02-25960, of the Official Records of Jackson County, Oregon, as depicted hereon.

The following were listed on said title report, but are not located within the boundaries of this subdivision: Volume 109, Page 458; Volume 168, Page 440; Volume 114, Page 251 (Circuit Court of Oregon for Jackson County Case Number 52-569L); and, Documents Numbered 85-09444 and 00-33738.

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

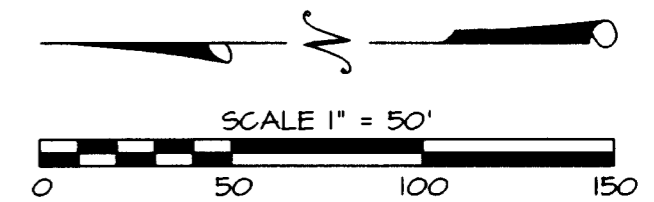
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/02



Basis of Bearings:

The North line of Donation Land Claim Number 43, as depicted on SKYLINE, PHASE I, A PLANNED COMMUNITY, recorded on May 28, 2002, in Volume 28 of Plats at Page 29 of the Records of Jackson County, Oregon, and filed as Survey Number 17353, in the office of the Jackson County Surveyor. Bearing base applied to said line as defined by the found monuments at the Northwest and Northeast corners, as depicted hereon.

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

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