

SURVEY NO. 17797

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

SURVEY FOR: Billings Ranch Group, LLC
2406 Sun Oaks Drive
Medford, OR 97504

LOCATION: In the Southwest and Southeast one-quarters of Section 32, Township 38 South, Range 1 East and in the Northwest and Northeast one-quarters of Section 5, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon

PURPOSE: To survey and monument a Property Line Adjustment of those properties described in Instrument No. 99-33216 and Instrument No. 00-19811, Official Records, Jackson County, Oregon, as approved by the City of Ashland Planning Department.

PROCEDURE: Surveyor Cael Neathamer surveyed and monumented the boundary of the tracts which are now being adjusted, per filed Survey No. 17770. As part of his survey, Mr. Neathamer determined the location of and monumented the City Limits Boundary where it crosses the property described in Instrument No. 99-33216. It is the intent of this property line adjustment for the City Limits line to become the Resulting Adjusted Property line. That portion of Instrument No. 99-33216 located north of the city limits line was not a part of the field survey work performed.

Utilizing a TCA 1800 Leica total station, a control traverse was run tying monuments found per Cedar Homes Subdivision, Quiet Village Subdivision, Quiet Village Unit No.2 and filed Survey No. 17770. After reviewing the survey data collected, I accepted Survey No. 17770 as controlling for purposes of this property line adjustment and set monuments accordingly.

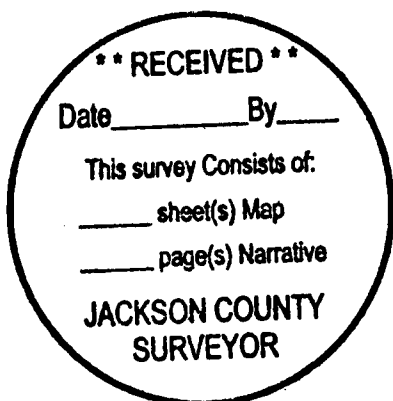
BASIS OF BEARING: The monumented city limits line as shown on Filed Survey No. 17770. The basis of bearing for Survey No. 17770 is Geodetic North as derived from Global Positioning System observations at the National Geodetic Survey High Accuracy Reference Network point "ASH".

DATE: MAY 23, 2003

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 2, 1983
DARRELL L. HUCK
2003



Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/03
Hoffbulr & Associates, Inc.
3155 Alameda St., Suite 201
Medford, OR., 97504



LAND PARTITION SURVEY

PARTITION PLAT No. P-35-2003

LOCATED IN

The Southwest and Southeast one-quarter of Sec. 32, T. 38 S., R. 1 E, and in the Northwest and Northeast one-quarter of Sec. 5, T. 39 S., R. 1 E, Willamette Meridian, City of Ashland, Jackson County, Oregon

FOR Billings Ranch Group, LLC 2406 Sun Oaks Drive Medford, OR 97504

PARCEL 2

115.83 ac.

PARCEL 1

15.96 ac.

BASIS OF BEARINGS EAST 1367.53' RESULTING ADJUSTED PROPERTY LINE (CITY LIMITS)

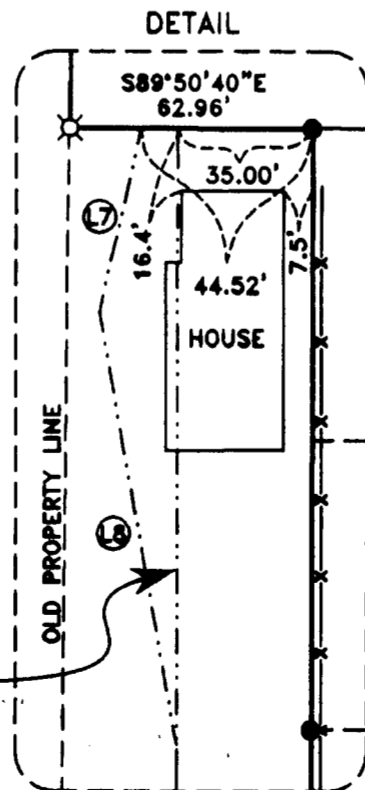
A PORTION OF THIS SEWER LINE IS TO BE RELOCATED IN CONJUNCTION WITH FUTURE SUBDIVISION CONSTRUCTION (EASEMENT TO BE TERMINATED)

C/L CENTRAL OREGON & PACIFIC RAILROAD

HOFFBUHR & ASSOCIATES, INC. 3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504 (541)779-4841

BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1 Inch = 100' MAY 23, 2003 BASIS OF BEARING: The monumented city limits line as shown on Filed Survey No. 17770. The basis of bearing for Survey No. 17770 is Geodetic North as derived from Global Positioning System observations at the National Geodetic Survey High Accuracy Reference Network point "ASH".

- Set 5/8"x24" iron pin with plastic cap stamped "D. HUCK LS 2023".
Set 5/8"x30" iron pin with plastic cap stamped "D. HUCK LS 2023".
Found 5/8" iron pin w/ plastic cap marked "C. NEATHAMER LS 56545", unless noted otherwise.
Found brass cap monument.



CENTERLINE OF 10' ELECTRIC AND UTILITY EASEMENT PER DOCUMENT NO. 68-10796 O.R.J.CO.OR.

LINE TABLE with columns LINE, LENGTH, BEARING. Rows L7 (49.0', S12°29'W), L8 (113.0', S10°13'E), L9 (216.7' M/L, SOUTH).

NOTE: EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER VOLUME 194, PAGE 123, DEED RECORDS, JACKSON COUNTY, OREGON. EASEMENT FOR NINE POLES AND/OR WIRES AND FIXTURES. LOCATION NOT SPECIFIED AND THERE IS NO VISIBLE EVIDENCE OF EXISTING POLES.

SANITARY SEWER EASEMENT PER VOLUME 91, PAGE 514 (LOCATION NOT VERIFIED)

FD. 2" IRON PIPE W/ 3/4" CRIMP PIPE INSIDE, PER QUIET VILLAGE UNIT 3

FD. 3/4" CRIMP PIPE PER QUIET VILLAGE

FENCE LINE ON PROPERTY LINE

CENTERLINE OF 10' ELECTRIC AND UTILITY EASEMENT PER DOCUMENT NO. 84-00630 O.R.J.CO.OR. (TO BE TERMINATED)

OLD PROPERTY LINE

CENTERLINE OF 10' ELECTRICAL EASEMENT PER DOCUMENT NO. 79-23079 O.R.J.CO.OR. S82°34'48"W 40.44' (TO BE TERMINATED)

CENTERLINE OF 10' ELECTRIC AND UTILITY EASEMENT PER DOCUMENT NO. 68-10796 O.R.J.CO.OR. SOUTH 797.97' (TO BE TERMINATED)

N.W. COR. D.L.C. 40 FD. 3" BRASS CAP

Delta = 5°22'20" R = 3467.87' L = 325.18' LC = N51°21'50"W 325.04'

SEE DETAIL

S88°57'06"W 755.85' CENTERLINE OF 15' SANITARY SEWER EASEMENT PER VOLUME 208, PAGE 379 O.R.J.CO.OR. (TO BE TERMINATED)

40' PIPELINE EASEMENT TO CALIFORNIA-PACIFIC UTILITY COMPANY PER VOLUME 544, PAGE 336 O.R.J.CO.OR.

CENTERLINE OF 10' ELECTRIC AND UTILITY EASEMENT PER DOCUMENT NO. 84-00630 O.R.J.CO.OR. (TO BE TERMINATED)

NEVADA STREET

HOUSE 1

HOUSE 2

HOUSE 3

HOUSE 4

HOUSE 5

CEDAR STREET

HOMES SUB.

CAMBRIDGE STREET

HOMES SUB.

CAMBRIDGE STREET

QUIET VILLAGE UNIT 2

BOUNDARY LINE AGREEMENT PER DOCUMENT NO. 03-33698 O.R.J.CO.OR. (AFFECTS LOT 3)

BOUNDARY LINE AGREEMENT PER DOCUMENT NO. 03-33698 O.R.J.CO.OR. (AFFECTS LOT 2) VILLAGE SUBD.

BOUNDARY LINE AGREEMENT PER DOCUMENT NO. 03-33696 O.R.J.CO.OR. (AFFECTS LOT 1)

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON FEBRUARY 4, 1988 DARRELL L. HUCK 2888

I certify this plat to be an exact photocopy of the original: Expires 6/30/2003

Darrell L. Huck SURVEYOR

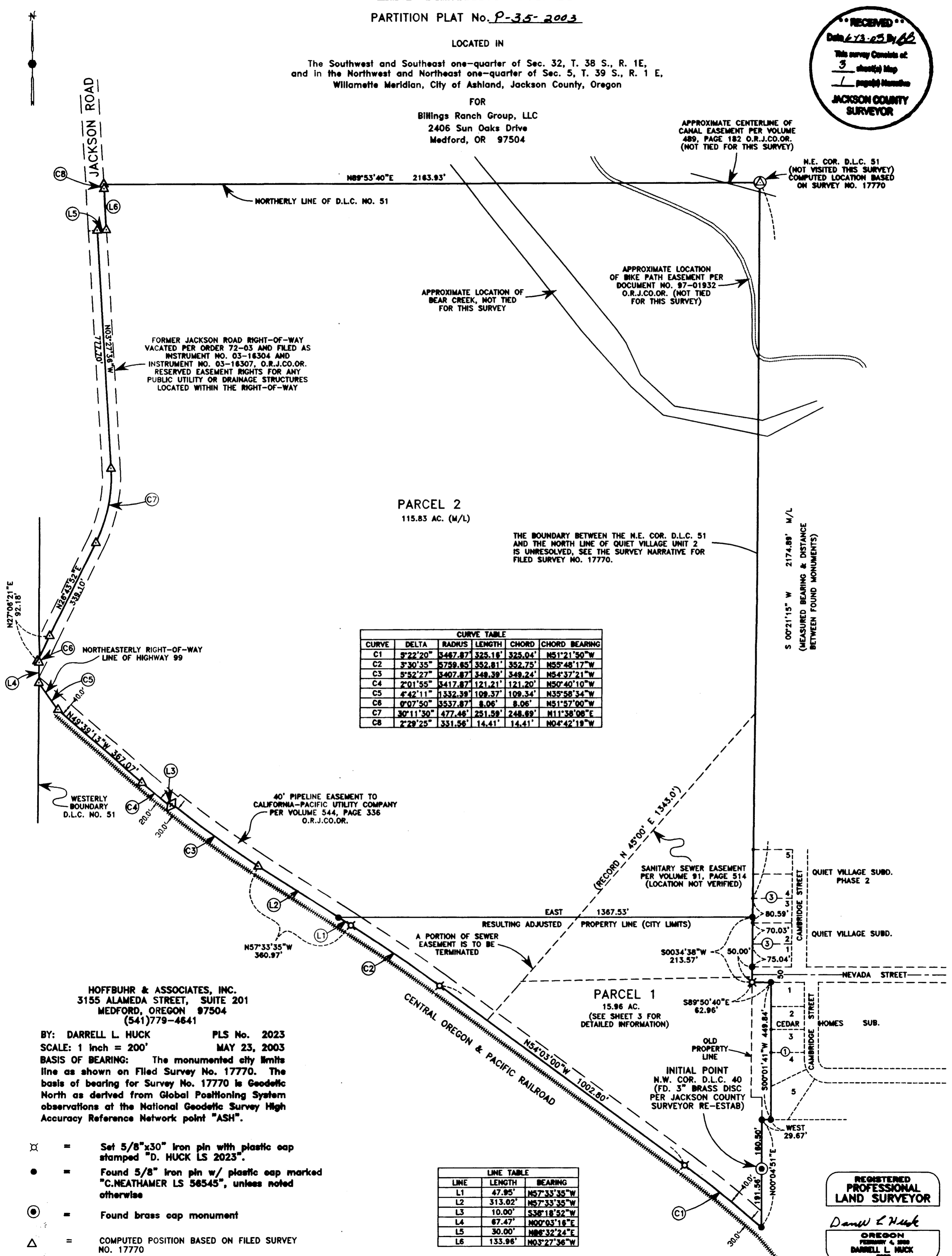
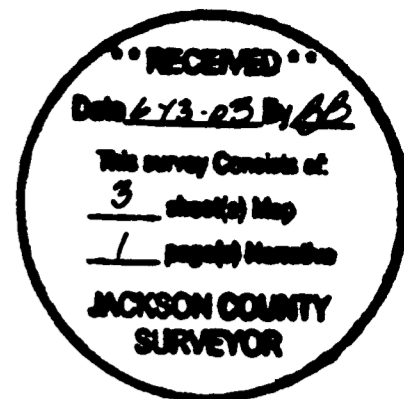
(01241S31la.dwg) SHEET 3 OF 3

LAND PARTITION SURVEY
PARTITION PLAT No. P-35-2003

LOCATED IN

The Southwest and Southeast one-quarter of Sec. 32, T. 38 S., R. 1 E,
and in the Northwest and Northeast one-quarter of Sec. 5, T. 39 S., R. 1 E,
Willamette Meridian, City of Ashland, Jackson County, Oregon

FOR
Bilings Ranch Group, LLC
2406 Sun Oaks Drive
Medford, OR 97504



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	5°22'20"	3467.87'	325.16'	325.04'	N51°21'50"W
C2	3°30'35"	5758.85'	352.81'	352.75'	N55°48'17"W
C3	5°52'27"	3407.87'	349.39'	349.24'	N54°37'21"W
C4	2°01'55"	3417.87'	121.21'	121.20'	N50°40'10"W
C5	4°42'11"	1332.39'	109.37'	109.34'	N35°58'34"W
C6	0°07'50"	3537.87'	8.06'	8.06'	N51°57'00"W
C7	30°11'30"	477.46'	251.59'	248.69'	N11°38'00"E
C8	2°29'25"	331.56'	14.41'	14.41'	N04°42'19"W

LINE	LENGTH	BEARING
L1	47.95'	N57°33'35"W
L2	313.02'	N57°33'35"W
L3	10.00'	S38°18'52"W
L4	67.47'	N00°03'18"E
L5	30.00'	N08°32'24"E
L6	133.96'	N03°27'36"W

NOTE:
EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER VOLUME 194, PAGE 123, DEED RECORDS, JACKSON COUNTY, OREGON. EASEMENT FOR NINE POLES AND/OR WIRES AND FIXTURES. LOCATION NOT SPECIFIED AND THERE IS NO VISIBLE EVIDENCE OF EXISTING POLES.

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1998
DARRELL L. HUCK
2003

Expires 6/30/2003

(01241521la.dwg)

17797

Bruce 6.5.03
ASHLAND PLANNING DEPARTMENT DATE
PA # 2003-033
(PROPERTY LINE ADJUSTMENT)

LAND PARTITION SURVEY
PARTITION PLAT No. P-35-2003

FILED FOR RECORD THIS THE 13 DAY OF June, 2003
AT 9:37 O'CLOCK A M. AND RECORDED AS PARTITION PLAT NO.
P-35-2003 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 14, PAGE 35.
Kathleen S. Bissett COUNTY CLERK
Geraldine Curtis DEPUTY

LOCATED IN

The Southwest and Southeast one-quarter of Sec. 32, T. 38 S., R. 1E,
and in the Northwest and Northeast one-quarter of Sec. 5, T. 39 S., R. 1 E,
Willamette Meridian, City of Ashland, Jackson County, Oregon

COUNTY SURVEYOR File No. 17797

Examined and Approved this 5th day of June, 2003.

Jean H Olson
City Surveyor

FOR
Billings Ranch Group, LLC
2406 Sun Oaks Drive
Medford, OR 97504

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid. as of June 13, 2003

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT BILLINGS MEMORIAL LLC, AN OREGON LIMITED LIABILITY COMPANY AND
BILLINGS RANCH GOLF GROUP LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE REAL
PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND
HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT.

Timothy L. Billings
BILLINGS MEMORIAL LLC
TIMOTHY BILLINGS
OPERATING MANAGER

Michael R. Peru
BILLINGS RANCH GOLF GROUP
MICHAEL R. PERU
OPERATING MANAGER

Christopher Francis Deputy Assessor 6/13/03 Date
James Clark Deputy Tax Collector 6/13/03 Date

SURVEYORS CERTIFICATE:

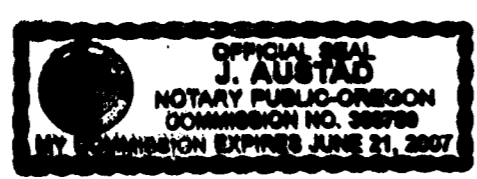
I DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP
CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE REGULATIONS FOR
LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET
FORTH HEREON:

BEGINNING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM (D.L.C.) NO. 40 IN TOWNSHIP 39 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE WESTERLY
BOUNDARY OF SAID D.L.C. NO. 40, SOUTH 00°04'51" WEST 191.56 FEET TO THE NORTHERLY RIGHT-OF-WAY
LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD COMPANY; THENCE, ALONG SAID RIGHT-OF-WAY THE
FOLLOWING COURSES: ALONG THE ARC OF A 3467.87 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (THE
LONG CHORD TO WHICH BEARS NORTH 51°21'50" WEST 325.04 FEET) A DISTANCE OF 325.16 FEET; THENCE
NORTH 54°03'00" WEST 1002.80 FEET; THENCE ALONG THE ARC OF A 5759.65 FOOT RADIUS CURVE TO THE
LEFT (THE LONG CHORD TO WHICH BEARS NORTH 55°48'17" WEST 352.75 FEET) A DISTANCE OF 352.81 FEET;
THENCE NORTH 57°33'35" WEST 360.97 FEET; THENCE ALONG THE ARC OF A 3407.87 FOOT RADIUS CURVE TO
THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 54°37'21" WEST 349.24 FEET) A DISTANCE OF 349.39
FEET; THENCE SOUTH 38°18'52" WEST 10.00 FEET; THENCE ALONG THE ARC OF A 3417.87 FOOT RADIUS CURVE
NON-TANGENT CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 50°40'10" WEST 121.20 FEET)
A DISTANCE OF 121.21 FEET; THENCE NORTH 49°39'13" WEST 367.07 FEET TO A POINT ON THE NORTHERLY
RIGHT-OF-WAY LINE OF THE RELOCATED U.S. HIGHWAY 99; THENCE, LEAVING THE AFORESAID CENTRAL OREGON
& PACIFIC RAILROAD RIGHT-OF-WAY AND ALONG SAID U.S. HIGHWAY 99 RIGHT-OF-WAY, ALONG THE ARC OF A
1332.39 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 35°58'
34" WEST 109.34 FEET) A DISTANCE OF 109.37 FEET TO A POINT ON THE WEST LINE OF DONATION LAND CLAIM
NO. 51 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON;
THENCE, ALONG SAID WEST LINE, NORTH 00°03'16" EAST 67.47 FEET; THENCE CONTINUE ALONG THE NORTHERLY
RIGHT-OF-WAY LINE OF THE AFORESAID U.S. HIGHWAY 99, ALONG THE ARC OF A 3537.87 FOOT RADIUS
NON-TANGENT CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 51°57'00" WEST 8.06 FEET) A
DISTANCE OF 8.06 FEET TO THE CENTER LINE OF THAT PORTION JACKSON ROAD AS VACATED BY THE JACKSON
COUNTY BOARD OF COMMISSIONERS ORDER NO. 72-03 WHICH IS FILED AS INSTRUMENT NO. 03-16307 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG THE CENTER LINE OF SAID VACATED ROAD,
NORTH 27°06'21" EAST 92.18 FEET; THENCE NORTH 28°43'52" EAST 339.10 FEET; THENCE ALONG THE ARC OF
A 477.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 11°38'08" EAST 248.69
FEET) A DISTANCE OF 251.59 FEET; THENCE NORTH 03°27'36" WEST 777.70 FEET TO THE NORTHERLY TERMINUS
OF SAID JACKSON ROAD VACATED RIGHT-OF-WAY; THENCE NORTH 86°32'24" EAST 30.00 FEET TO THE EASTERLY
RIGHT-OF-WAY LINE OF JACKSON ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 03°27'36" WEST 133.96
FEET; THENCE ALONG THE ARC OF A 331.56 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH
BEARS NORTH 04°42'19" WEST 14.41 FEET) A DISTANCE OF 14.41 FEET TO THE NORTH LINE OF DONATION LAND
CLAIM (D.L.C.) NO. 51; THENCE ALONG SAID D.L.C. LINE NORTH 89°53'40" EAST 2163.93 FEET TO THE
NORTHEAST CORNER THEREOF, BEING ALSO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN
VOLUME 435, PAGE 210 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTHERLY, ALONG THE
EASTERLY BOUNDARY OF SAID TRACT, 2174.89 FEET, MORE OR LESS, TO THE NORTHERLY END OF THAT
BOUNDARY BY AGREEMENT AS SET FORTH IN INSTRUMENT NO. 03-21496 OF THE OFFICIAL RECORDS OF JACKSON
COUNTY, OREGON; THENCE ALONG SAID AGREEMENT LINE, SOUTH 00°34'38" WEST (RECORD SOUTH 00°03' WEST
80.59 FEET TO THE NORTHERLY END OF THAT BOUNDARY BY AGREEMENT AS SET FORTH IN INSTRUMENT NO.
03-21497 OF THE OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE ALONG SAID AGREEMENT LINE, SOUTH
00°34'38" WEST 70.03 FEET (RECORD SOUTH 00°03' WEST 70.00 FEET) TO THE NORTH END OF THAT BOUNDARY
BY AGREEMENT AS SET FORTH IN INSTRUMENT NO. 03-21495 OF THE OFFICIAL RECORDS OF SAID JACKSON
COUNTY; THENCE ALONG SAID AGREEMENT LINE SOUTH 00°34'38" WEST 75.04 FEET (RECORD SOUTH 00°03'
WEST 75.00 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEVADA STREET; THENCE CONTINUE SOUTH
00°34'38" WEST 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NEVADA STREET; THENCE ALONG SAID
RIGHT-OF-WAY, SOUTH 89°50'40" EAST 82.96 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF CEDAR
HOMES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY;
THENCE ALONG THE WEST BOUNDARY OF SAID CEDAR HOMES SUBDIVISION, SOUTH 00°01'41" WEST 449.84 FEET
(RECORD SOUTH 450.04 FEET) TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 532, PAGE
502 OF DEED RECORDS OF SAID JACKSON COUNTY; THENCE ALONG SAID NORTH LINE, WEST 29.67 FEET TO THE
NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 00°04'51" WEST (RECORD
SOUTH) 160.50 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY BILLINGS, OPERATING MANAGER,
OF THE BILLINGS MEMORIAL LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE
HIS VOLUNTARY ACT AND DEED.

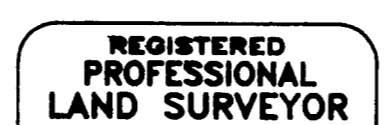
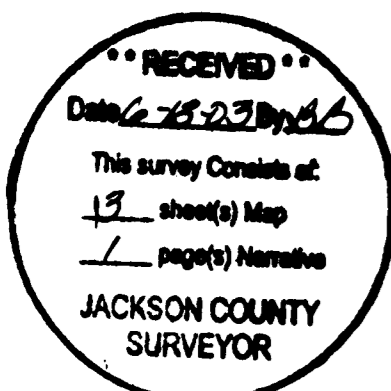
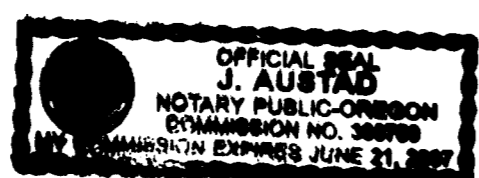
SIGNED THIS 4th DAY OF June, 2004
BEFORE ME: Jaustad



STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL R. PERU, OPERATING MANAGER,
OF THE BILLINGS RANCH GOLF GROUP LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS 4th DAY OF June, 2004
BEFORE ME:



Darrell L. Huck
OREGON
FEBRUARY 4, 1999
DARRELL L. HUCK
2000
Expires 8/30/2003

I certify this plat to be an
exact photocopy of the original.
Darrell L. Huck
SURVEYOR

Darrell L. Huck
Darrell L. Huck
LS 2023