

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that VESTA ENTERPRISES, INC., an Oregon Corporation, and PACTREND, INC., an Oregon Corporation, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, do hereby dedicate to the City of Medford for public use all streets, and public utility easements, as shown hereon. Declarants hereby create a private storm drain easement, for the use and benefit of Lots 1-7, labeled hereon as PVSD-A; a private storm drain easement for the use and benefit of lots 8-10, labeled hereon as PVSD-B and a private storm drain easement for the use and benefit of lot 12, labeled hereon as PVSD-C.

Declarants have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown 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. Declarants hereby designate this subdivision as TOWN & COUNTRY ESTATES.

IN WITNESS WHEREOF, signed this 23 day of May, 2003.

Steve DeCarlow, Registered Agent VESTA ENTERPRISES, INC.

IN WITNESS WHEREOF, signed this 23 day of May, 2003.

Lou Mahar, President PACTREND, INC.

STATE OF OREGON } 55 County of Jackson

Personally appeared the above named Steve DeCarlow, known to me as the Registered Agent of VESTA ENTERPRISES, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 23 day of May, 2003.

Logan Miles NOTARY PUBLIC-OREGON COMMISSION NO.: 359839 MY COMMISSION EXPIRES: July 21, 2006

STATE OF OREGON } 55 County of Jackson

Personally appeared the above named Lou Mahar, known to me as the President and an authorized agent of PACTREND, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 23 day of May, 2003.

Logan Miles NOTARY PUBLIC-OREGON COMMISSION NO.: 359839 MY COMMISSION EXPIRES: July 21, 2006

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-01-107, September 13, 2001.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Ranger 200R Data Collector with TDS software, and Trimble 5700 GPS equipment, with a TSCE Data Collector, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, Instruments Numbered 69-07341, 00-40811, 03-03256, 03-04645, 03-25722, 03-25723 and 03-25724 of the Official Records of Jackson County, Oregon, and Archer Subdivision recorded in Vol. 6 of Plat at Pg. 35 and Re-subdivision of Archer Subdivision recorded in Vol. 6 of Plats at Pg. 65 of records of Jackson County, Oregon, Surveys Numbered 118, 7860, 10862, 14704, 16592 and 16784 all on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

Town & Country Estates, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 03-38543 recorded June 13, 2003, Official Records of Jackson County, Oregon.

I hereby certify that this is an exact copy of the original. Robert V. Neathamer Surveyor

Town & Country Estates A Subdivision

Located within the Northwest One-quarter of Section 1, Township 38 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:

Vesta Enterprises, Inc. PacTrend, Inc. 3501 Cherry Lane Medford, Oregon 97504-9228

SURVEYOR'S CERTIFICATE:

I, Robert V. 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:

Commencing at the initial point of South Columbus Estates Subdivision, Unit Number 1, recorded October 26, 1995 in Volume 20 of Plats at Page 54 of the Records of Jackson County, Oregon, and Filed as Survey Number 14704 in the office of the Jackson County Surveyor; thence North 00°06'06" East, along the west line of said subdivision, a distance of 8.42 feet, to an intersection with the easterly extension of the north line of the Re-subdivision of Archer Subdivision, recorded March 13, 1951 in Volume 6 of Plats at Page 65 of the records of Jackson County, Oregon, the True Point of Beginning, and the Initial Point; thence continuing along said west line, North 00°06'06" East, a distance of 355.77 feet to the southerly right-of-way of Orchard Home Court, a public road; thence North 89°51'16" West, along said right-of-way, a distance of 213.44 feet to the northeast corner of the certain tract of land described in Document Number 03-25723; thence leaving said right-of-way, South 00°08'49" West, along the east line of last said tract, a distance of 135.03 feet to the southeast corner of last said tract; thence North 89°51'11" West, a distance of 106.83 feet to the southwest corner of last said tract, and the west line Lot 19 of an un-recorded subdivision, filed as survey number 16592 in the office of the Jackson County Surveyor; thence South 00°02'23" West, along the last said west line, a distance of 220.00 feet to the north line of first said Archer Subdivision; thence South 89°43'16" East along last said north line, a distance of 320.14 feet to the True Point of Beginning.

Robert V. Neathamer Surveyor

NOTES:

- The hereon described property is subject to the following matters of record and land use restrictions
The premises described hereon are within and subject to the statutory powers, including the power of assessment, of Bear Creek Valley Sanitary Authority.
Rights of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon Corporation, or its predecessor in interest, by instrument recorded December 3, 1946 in Volume 276, Page 9, of the Deed Records of Jackson County, Oregon. Said Easement resided in right-of-way of Orchard Home Court along the entire frontage of this project.
An easement 10.0 feet in width, subject to the terms a provisions thereof, granted to the Bear Creek Valley Sanitary Authority in instrument recorded February 27, 1980 as Doc. No. 80-03805 of the Official Records of Jackson County, Oregon

Resolution No. 1998-118 by the City of Medford, regarding property owner's participation and payment of improvement costs related to the Southwest Pressure Zone Local Improvement District for Water as more fully set forth in Doc. No. 98-25825 of the Official Records of Jackson County, Oregon.

Prior to final plat approval, the property owner shall sign and record a Building Site Improvement Agreement (BSIA) stating the within 9 months the features within the island shall be installed per the approved plan. The property owner shall maintain the island in good condition until complete build out of the subdivision. At such time that the final building permit is issued, the owner may be released from the BSIA and transfer maintenance responsibility to the adjacent property owners.

NOTE #1

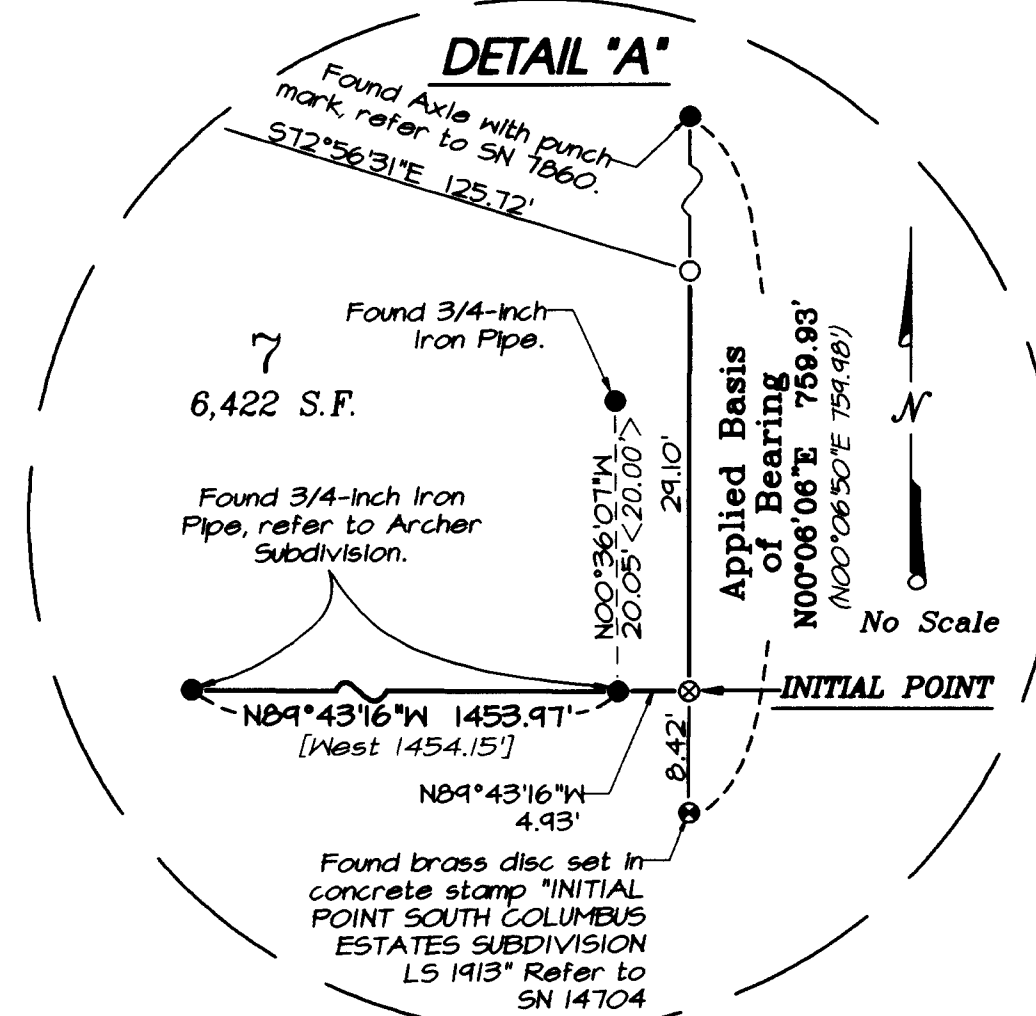
From which a found 3/4-inch Iron Pipe bears N89°43'16"W 2.50'. Refer to the Re-Subdivision of Archer Subdivision, Filed for record March 13, 1951, and recorded in Volume 6 of Plats, at Page 65 of records of Jackson County, Oregon.

NOTE #2

From which a found 3/4-inch Iron Pipe bears N83°49'25"E 2.38'. Said found pipe disturbed during construction. Refer to the Re-Subdivision of Archer Subdivision, Filed for record March 13, 1951, and recorded in Volume 6 of Plats, at Page 65 of records of Jackson County, Oregon.

NOTE #3

Set 1-inch diameter iron pipe, with a shaved aluminum cap marked "C/L MON LS 2675", set inside of pipe.



APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved. Paul D. Lewis Planning Director June 6, 2003 Date

Examined and approved this 29th day of May, 2003. Logan Miles City Engineer Paul D. Lewis City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 9th, 2003.

Gary Cadle Tax Collector Patty Bidsony Deputy

Examined and approved as required by O.R.S. 92.100 this 9th day of June, 2003.

DAN ROSS Assessor Willie Deane Deputy

RECORDING:

FILED FOR RECORD THIS THE 13 DAY OF June, 2003 AT 10:26 O'CLOCK A.M AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 22 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 204, PAGE 1876-1875

Kathleen S. Beckett County Clerk Cheryl Wilkins Deputy

RECEIVED DATE 6-13-03 BY BB This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON JULY 18, 1984 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc. 100 East Main St., Suite N P.O. Box 1584 Medford, Oregon 97501-0120 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 02061 DATE: May 22, 2003 Sheet 1 of 2 © LTM

Town & Country Estates A Subdivision

Located within the Northwest One-quarter of Section 1, Township 38 South,
Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:

Vesta Enterprises, Inc.
PacTrend, Inc.
3501 Cherry Lane
Medford, Oregon 97504-9228

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with a yellow plastic cap marked "NEATHAMER LS 2675", top set flush with the surface.
- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a yellow plastic cap marked "NEATHAMER LS 2675", top set flush with the surface.
- Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER LS 2675" set in curb line, top set at or just below the surface.
- Indicates a set 5/8-inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 2675", top set flush with the pavement.
- ⊙ Indicates a found 2" inch diameter Brass Cap as noted hereon.
- Indicates found monument, as noted hereon.
- Indicates a found 3/4-inch diameter iron pipe, refer to S.N. 16592, unless otherwise noted hereon.
- ⊗ Indicates a found 5/8-inch diameter iron pin with yellow plastic cap marked "R.L.S 638", unless otherwise noted hereon.
- Indicates a computed position, no monument found or set.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- P.U.E. Indicates a public utility easement for electric, telephone, gas, water, cable television, communications, sidewalk, construction and maintenance thereof, as being created hereon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a Volume and Page of the Official Deed Records of Jackson County, Oregon.
- S.F. Indicates the number of square feet within a closed area such as a lot.
- PVSD Indicates a private storm drain easement, being created hereon.
- () Indicates record information as per SN 14704.
- (()) Indicates record information as per SN 16784.
- < > Indicates record information as per SN 16592.
- { } Indicates record information as per SN 10862.
- [] Indicates record information as per Archer Subdivision filed for record February 17, 1948, and recorded in Volume 6 of Plat at Page 35 of the Records of Jackson County, Oregon.
- Indicates an existing fence line

ANGLE TABLE

ANGLE #	ANGLE
R1	180°00'00"
R2	69°19'07"
R3	67°05'32"

LOT 18 UN-RECORDED SUBDIVISION
LATER FILED AS SN 16592

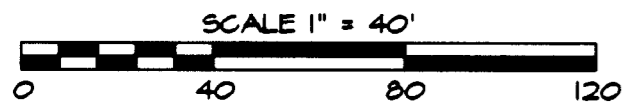
SOUTH COLUMBUS ESTATES SUBDIVISION, UNIT NO. 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	S28°55'36"W	24.23'
L2	S00°16'43"W	20.00'
L3	S61°46'33"E	28.90'
L4	S00°08'49"W	7.99'
L5	S61°46'33"E	31.34'
L6	S64°11'40"W	10.00'
L7	N72°03'48"W	10.00'
L8	N76°54'54"W	10.00'
L9	S00°16'43"W	20.00'
L10	S00°16'43"W	20.00'
L11	N84°43'16"W	27.50'
L12	N84°43'16"W	27.50'
L13	S28°55'36"W	12.11'
L14	S28°55'36"W	12.11'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	28°46'46"	100.00'	50.23'	S14°32'13"W	44.70'
C2	13°31'48"	100.00'	23.61'	S06°54'44"W	23.56'
C3	15°14'58"	100.00'	26.62'	S21°18'07"W	26.54'
C4	28°38'52"	100.00'	50.00'	S14°36'10"W	44.48'
C5	84°54'55"	20.00'	31.42'	S45°08'47"W	28.28'
C6	90°00'05"	20.00'	31.42'	S44°51'13"E	28.28'
C7	84°08'30"	20.00'	31.12'	S44°43'05"W	28.07'
C8	14°15'15"	45.00'	15.12'	S79°34'42"W	15.05'
C9	41°48'37"	45.00'	32.84'	S49°07'46"W	32.11'
C10	54°01'47"	45.00'	42.43'	S01°12'34"W	40.88'
C11	33°21'55"	45.00'	26.21'	S42°24'18"E	25.84'
C12	76°16'00"	25.00'	33.28'	S21°02'15"E	30.87'
C13	17°47'22"	127.50'	34.54'	S04°02'31"W	34.43'
C14	10°54'24"	127.50'	24.46'	S23°25'54"W	24.42'
C15	28°38'52"	72.50'	36.25'	S14°36'10"W	35.87'
C16	4°05'44"	127.50'	9.11'	S15°02'53"W	9.11'
C17	12°43'17"	127.50'	28.31'	S06°38'22"W	28.25'
C18	62°21'33"	20.00'	21.77'	N58°57'58"E	20.71'
C19	21°58'54"	45.00'	17.26'	S54°02'37"W	17.16'
C20	22°58'40"	45.00'	18.05'	S14°19'00"E	17.93'



Basis of Bearings:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations. Bearings applied to the west line of South Columbus Estates Subdivision, Unit Number 1, filed for record October 26, 1945, recorded in Volume 20 of Plats at Page 54 of the Records of Jackson County, Oregon, and Filed as Survey Number 14704 in the office of the Jackson County Surveyor, as depicted hereon.

I hereby certify that this is an exact copy of the original.

Robert V. Neathamer
Surveyor

RECEIVED
DATE 6-13-03 BY *DN*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 18, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 02061 DATE: May 22, 2003

Sheet 2 of 2 © LTM