

*** APPROVALS ***

BIRCH GARDENS, A PLANNED COMMUNITY *** RECORDER'S CERTIFICATE ***

File No. LDS-02-92 in the N.W. 1/4, S.W. 1/4 of Section 17, T.37S., R.1W., W.M. City of Medford Jackson County, Oregon

Filed for record this 26 day of June, 20 03, at

Signature of Planning Director, June 16, 2003 Date

SURVEY FOR:

SURVEY BY:

9:57 o'clock A.M., and recorded in Volume 29 of Plats at

EXAMINED AND APPROVED this 9th day of June, 20 03

LARRY KELLEMS 1758 SISKIYOU BLVD. ASHLAND, OR, 97520

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

Page 27 of the records of Jackson County, Oregon.

Signature of City Engineer

Signature of City Surveyor

Signature of County Clerk

Signature of Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of June 20th, 20 03

DATE:

JUNE 2, 2003

Signature of Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 20th, 20 02

Signature of Tax Collector

Declaration of Covenants, Conditions & Restrictions recorded as Doc. # 03-41650, ORJCO.

*** DECLARATION ***

Know all men by these presents that, MT. VALLEY ASSOC., LLC., is the owner in fee of the land shown on particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Area as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same and does hereby dedicate to the public for public use the easement shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition Charter Communications, its successors assigns in interest shall have the right to use said PUE. This property shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat. Mountain Valley Associates, LLC. does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of Lots 5 & 6 and does hereby designate said Subdivision as BIRCH GARDENS, A PLANNED COMMUNITY.

Signature of Larry A. Kellems, Managing Member of Mountain Valley Associates, LLC

*** 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:

Beginning at the most Northerly Northwest corner of CASCADE MEADOWS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of that tract described in Document No. 02-41384, Official Records of Jackson County, Oregon, North 89°53'40" West, 130.78 to the Easterly line of that tract conveyed to the City of Medford by Document No. 98-09380, said Official Records; thence along said Easterly line, along the arc of a 759.20 foot radius curve to the left having a central angle of 06°34'11", a distance of 87.05 feet (the long chord of which bears North 00°26'48" West, 87.00 feet); thence continue along said Easterly line, along the arc of a 2761.61 foot radius curve to the right having a central angle of 00°16'13", a distance of 13.03 feet (the long chord of which bears North 03°35'47" West, 13.03 feet) to the North line of that tract described in Document No. 02-41384, said Official Records; thence along said North line, South 89°53'40" East, 413.42 feet to the Northeast corner thereof; thence along the East line of said tract, South 00°00'26" West, 100.00 feet to the Northeast corner of said CASCADE MEADOWS SUBDIVISION; thence along the North line of said SUBDIVISION, North 89°53'40" West, 281.13 feet to the INITIAL POINT OF BEGINNING.

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Larry A. Kellems and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 3rd day of June, 2003

Signature of Notary Public - Oregon, Commission No. 354244, My Commission Expires March 20, 2006

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31, 20 03

Signature of Surveyor

*** AFFIDAVIT OF CONSENT ***

From OLEN H. NATIONS recorded as Document No. 03-41649, ORJCO.

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 04-015080. ORJCO, THIS 23rd DAY OF March, 20 04. CS 18181

APPROVED: Signature of Jackson County Surveyor

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

PURPOSE: To survey and monument the corners of the Lots & Common Area of Birch Gardens, A PLANNED COMMUNITY. (See City of Medford File No. LDS-02-92)
PROCEDURE: Made ties to monuments as shown to control this Survey. Held the North line of the subject tract deed record 100' Northerly of and parallel to the North line of Cascade Meadows Subdivision as monumented. Calculated the centerline of Crater Lake Highway per Doc. 98-09380, ORJCO to compute the Westerly line of the subject tract. The Easterly line of the subject tract was fixed by found monuments per FS8837 as shown.

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of James E. Hibbs, OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-03

RECEIVED stamp: DATE 6-26-03 BY AB, This survey consists of: 2 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

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

Signature of Surveyor

For order of the County Court approving this plat see Volume 204

Page 2002-2004 of the County Commissioner's Journal of Proceedings.

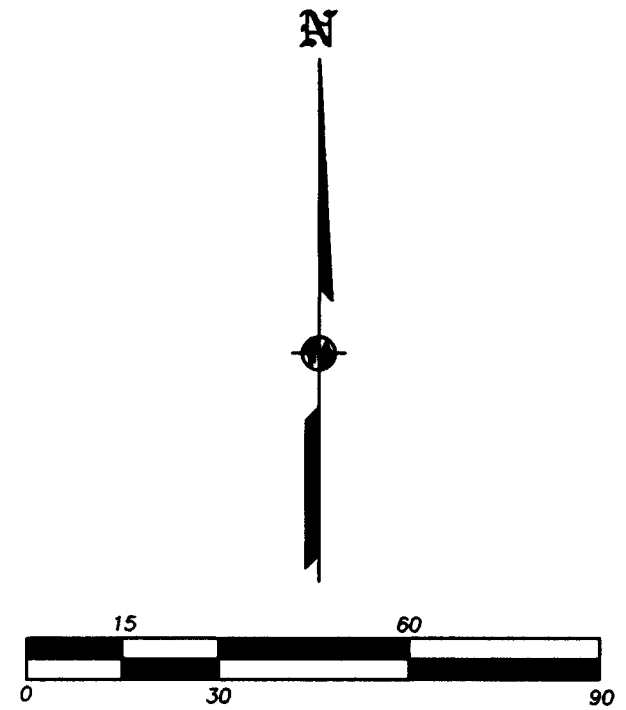
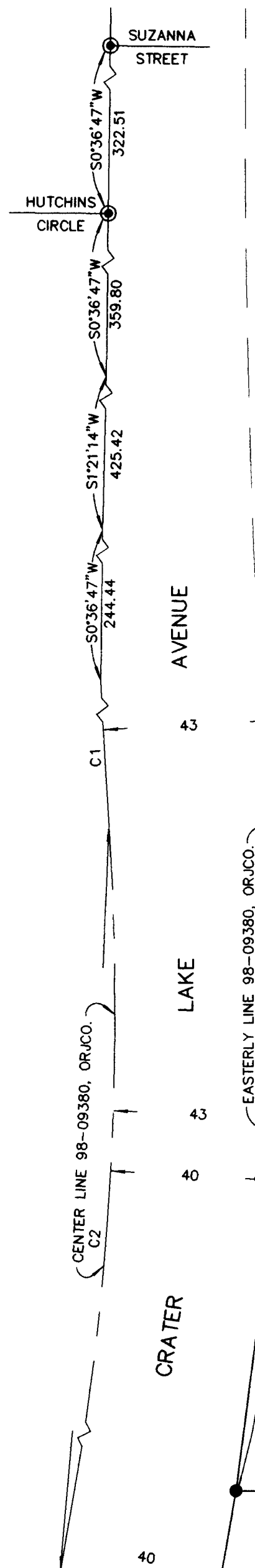
SHEET 1 OF 2

BIRCH GARDENS, A PLANNED COMMUNITY

in the N.W. 1/4, S.W. 1/4 of Section 17, T.37S., R.1W., W.M.
City of Medford Jackson County, Oregon

SURVEY FOR:
LARRY KELLEMS
1758 SISKIYOU BLVD.
ASHLAND, OR, 97520

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

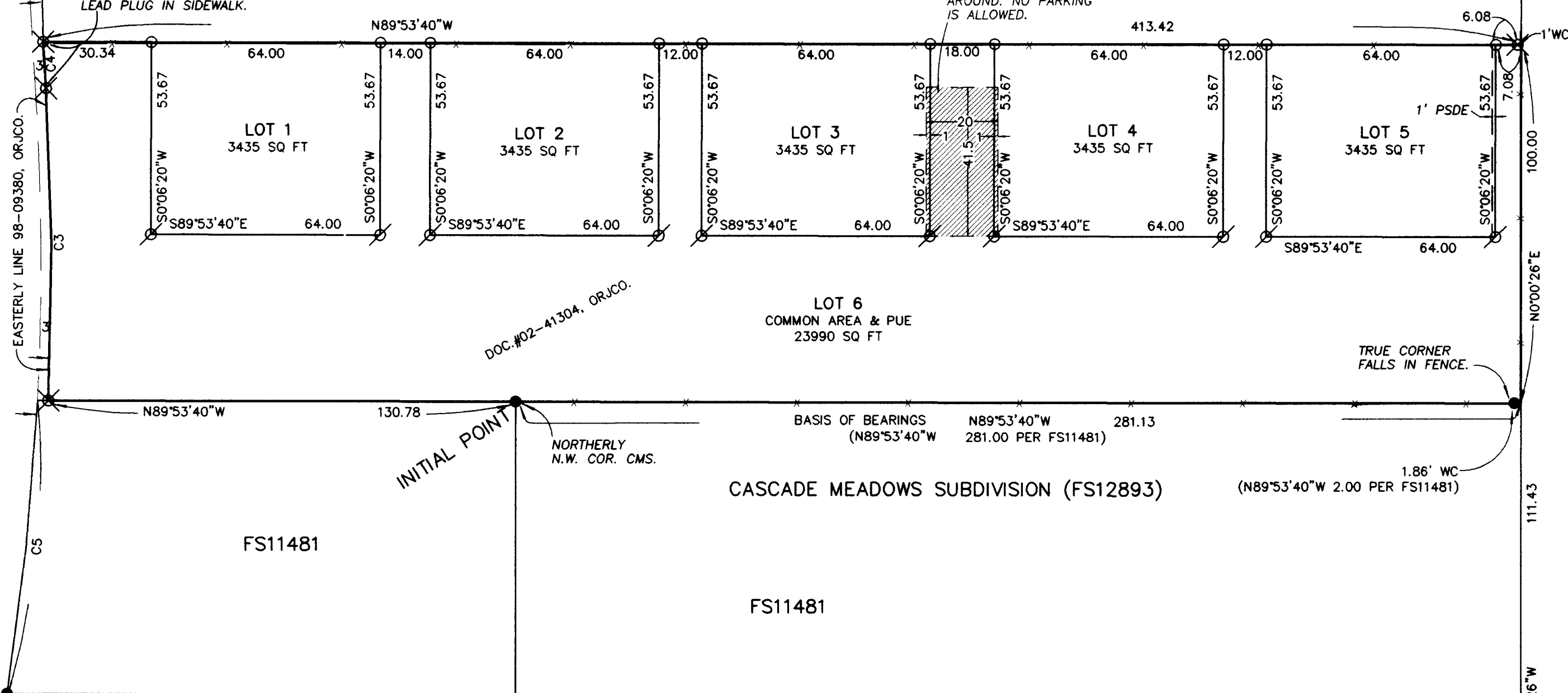


CURVE TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	4°20'40"	212.67	2804.61	S1°33'33"E 212.62
C2	16°29'59"	206.25	716.20	N4°31'06"E 205.54
C3	6°34'10"	87.05	759.20	N0°26'48"W 87.00
C4	0°16'12"	13.03	2761.61	S3°35'47"E 13.03
C5	6°13'42"	82.20	756.20	N5°57'47"E 82.16

SET BRASS TAG MKD.
L.J. FRIAR & ASSOC. IN
LEAD PLUG IN SIDEWALK.

DESIGNATED FIRE
DEPARTMENT TURN-
AROUND. NO PARKING
IS ALLOWED.



- LEGEND**
- FD. BRASS CAP IN WELL MONUMENT CASE SEE FS13441.
 - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. THOMAS LS505 PER FS11481.
 - FD. 5/8" IRON PIN PER FS8837.
 - FD. 5/8" IRON PIN PER FS603.
 - ⊗ SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC OR AS NOTED.
 - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) - See CS 18181, RR, C.S., 3/22/00
 - X- = FENCE LINE.
 - () = RECORD DATA AS SHOWN.
 - FS = FILED SURVEY #.
 - L1 C1 = SEE COURSE DATA TABLE
 - PUE = PUBLIC UTILITY EASEMENT.
 - CMS = CASCADE MEADOWS SUBDIVISION.
 - RVHE = ROGUE VALLEY HEIGHTS EXTENSION.
 - PSDE = PRIVATE STORM DRAINAGE EASEMENT.
- BASIS OF BEARINGS:** PER FS11481 AS SHOWN.
DATE: JUNE 2, 2003
UNIT OF MEASUREMENT: FEET
SCALE: 1" = 30'

NOTE:
NOTE PLACED AT THE REQUEST OF PP&L:
PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN
AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER
RELATED FACILITIES WITHIN THE PUE IDENTIFIED ON THIS
PLAT AS MAY BE NECESSARY OR DESIRABLE IN SERVING
THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF
ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE
REMOVAL OF ANY OBSTRUCTIONS, INCLUDING TREES AND
VEGETATION THAT MAY BE PLACED WITHIN THE PUE, AT
THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY
PERMANENT STRUCTURES BE PLACED WITHIN THE PUE
OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH
THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL
OF PACIFICORP.

I HEREBY DECLARE THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

** RECEIVED **
DATE 6-26-03 BY *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR