

OAK CREST ESTATES

LOCATED IN:

PARCEL 2 OF PARTITION PLAT NO. P-50-2003,
E.N.W. 1/4 AND N.E. 1/4 OF SECTION 9, T.38S., R.1W., W.M.
JACKSON COUNTY, OREGON

* * * SURVEYOR'S

an Oregon Corporation is
d the same into lots and
nd length of all lines are
division, and does hereby
ents as shown hereon and
e benefit of the Charlotte
of water mains as shown

*Vol. 30 Pg. 9
Book 15 pg 54
132/21*

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly Reg
do hereby certify that I have correctly surv
law the tract of land hereon shown and t
lowing is an accurate description of the tr

February, 2004.

PARCEL NO. 2 OF PARTITION PLAT RECOR
"RECORD OF PARTITION PLATS" IN JACKSON C
OF THE JACKSON COUNTY SURVEYOR.

Baker
President

* * * AP

ary on behalf of Medford Homes,
act and deed.

JACKSON COUNTY PLANNING (FILE NO. 21

Ali Jmil
Planner

Examined and approved by the Jackson
of FEBRUARY, 2004.

ent on behalf of Medford Homes,
act and deed.

Examined and approved this 2ND dc

Examined and approved as required by

redit Trust Deed recorded
of Jackson County, affect-
ls all property shown here-

All taxes, fees, assessments or other ct
of FEBRUARY 3RD, 2004.

[Signature]
VICE PRESIDENT

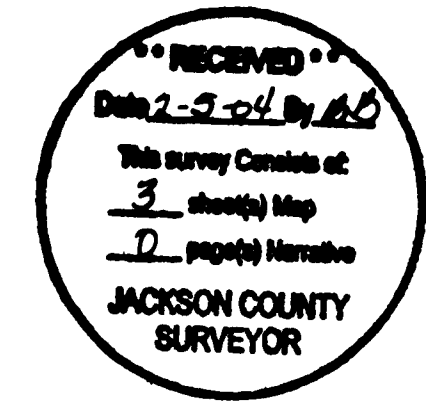
day of February, 2004, by
voluntarily.

SURVEY NARRATIVE TO COMPI
OREGON F

38-1W-9A

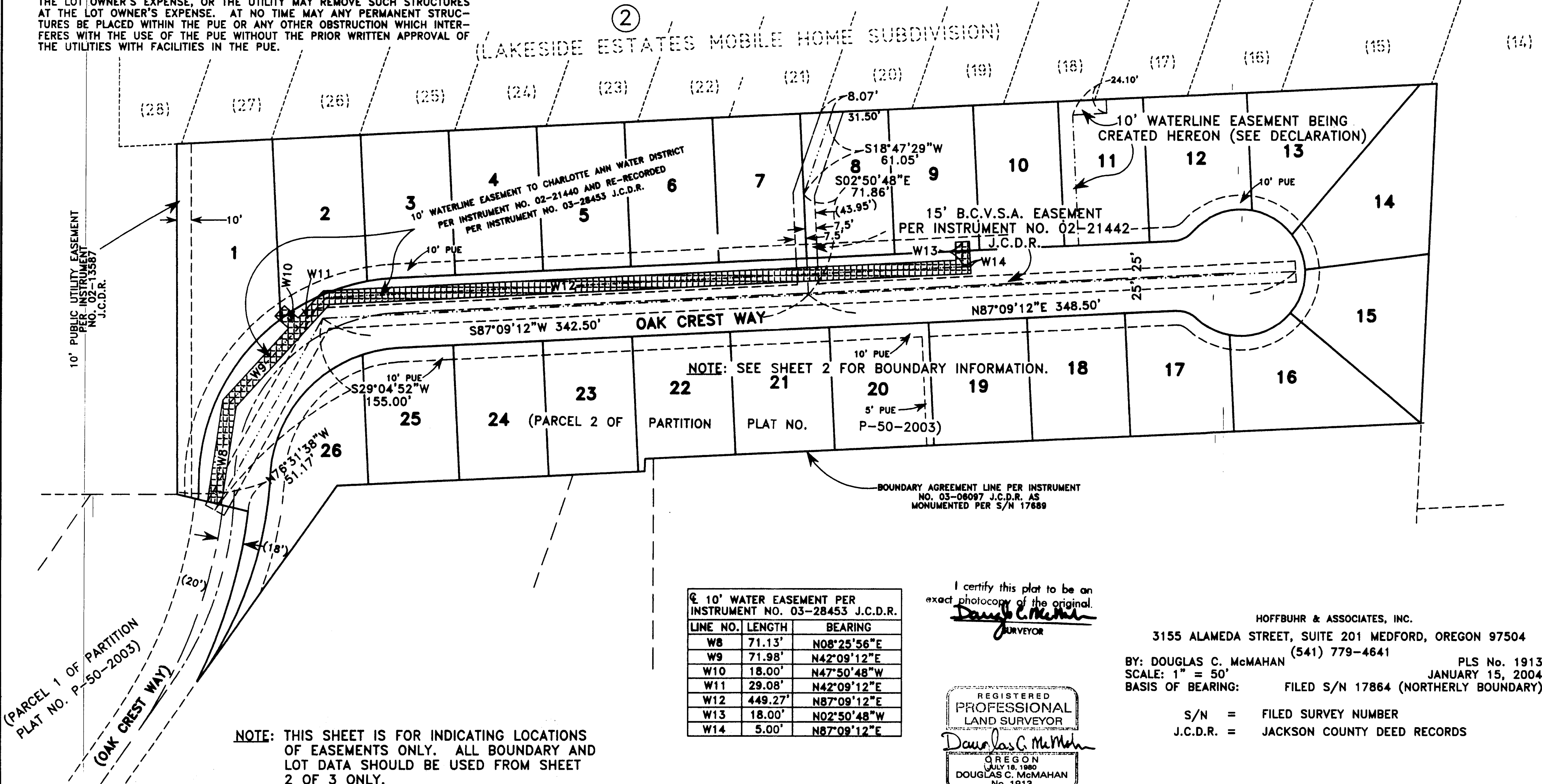
OAK CREST ESTATES

LOCATED IN:
 PARCEL 2 OF PARTITION PLAT NO. P-50-2003,
 IN THE N.W. 1/4 AND N.E. 1/4 OF SECTION 9, T.38S., R.1W., W.M.
 JACKSON COUNTY, OREGON



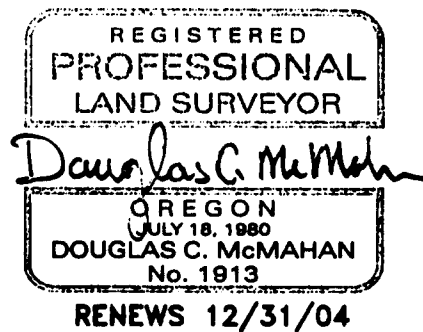
NOTES

- 1.) RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR THE OTHER PURPOSES, GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION, BY INSTRUMENT RECORDED IN VOLUME 149, PAGE 103 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. SPECIFIC LOCATION NOT GIVEN.
- 2.) RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFIC POWER & LIGHT COMPANY, A MAINE CORPORATION, BY INSTRUMENT RECORDED IN VOLUME 570, PAGE 104 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. SPECIFIC LOCATION NOT GIVEN.
- 3.) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.



LINE NO.	LENGTH	BEARING
W8	71.13'	N08°25'56"E
W9	71.98'	N42°09'12"E
W10	18.00'	N47°50'48"W
W11	29.08'	N42°09'12"E
W12	449.27'	N87°09'12"E
W13	18.00'	N02°50'48"W
W14	5.00'	N87°09'12"E

I certify this plat to be an exact photocopy of the original.
Douglas C. McMah
 SURVEYOR



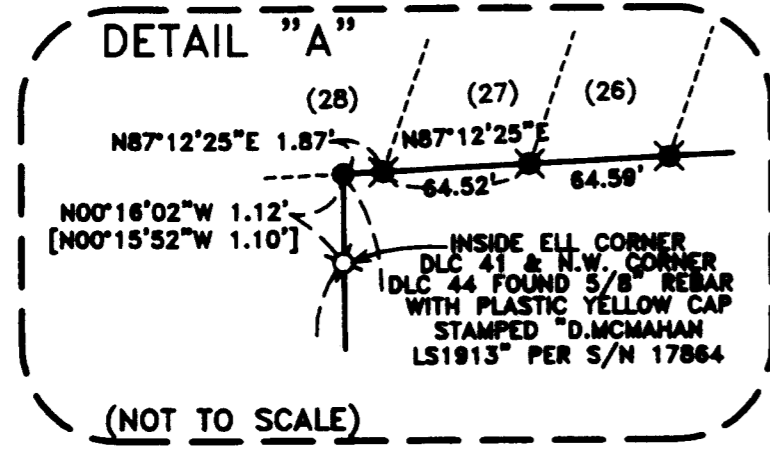
HOFFBUHR & ASSOCIATES, INC.
 3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504
 (541) 779-4641
 BY: DOUGLAS C. McMAHAN
 SCALE: 1" = 50'
 BASIS OF BEARING: FILED S/N 17864 (NORTHERLY BOUNDARY)
 PLS No. 1913
 JANUARY 15, 2004
 S/N = FILED SURVEY NUMBER
 J.C.D.R. = JACKSON COUNTY DEED RECORDS

NOTE: THIS SHEET IS FOR INDICATING LOCATIONS OF EASEMENTS ONLY. ALL BOUNDARY AND LOT DATA SHOULD BE USED FROM SHEET 2 OF 3 ONLY.

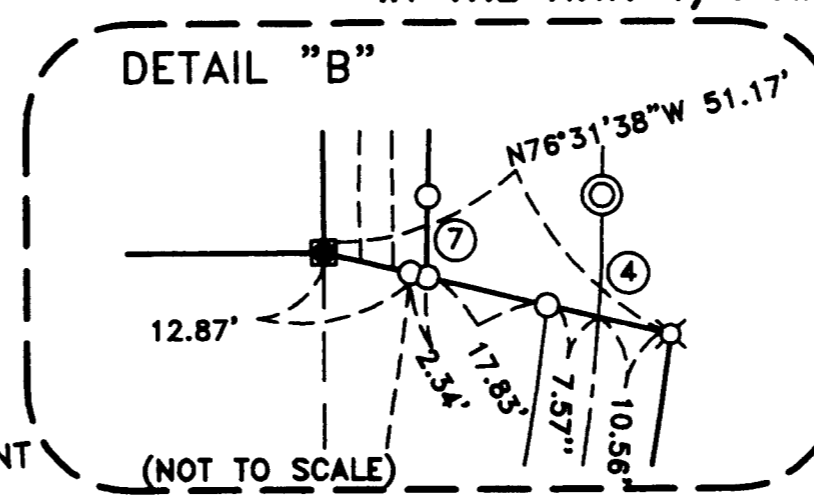
13R/21 CS

OAK CREST ESTATES

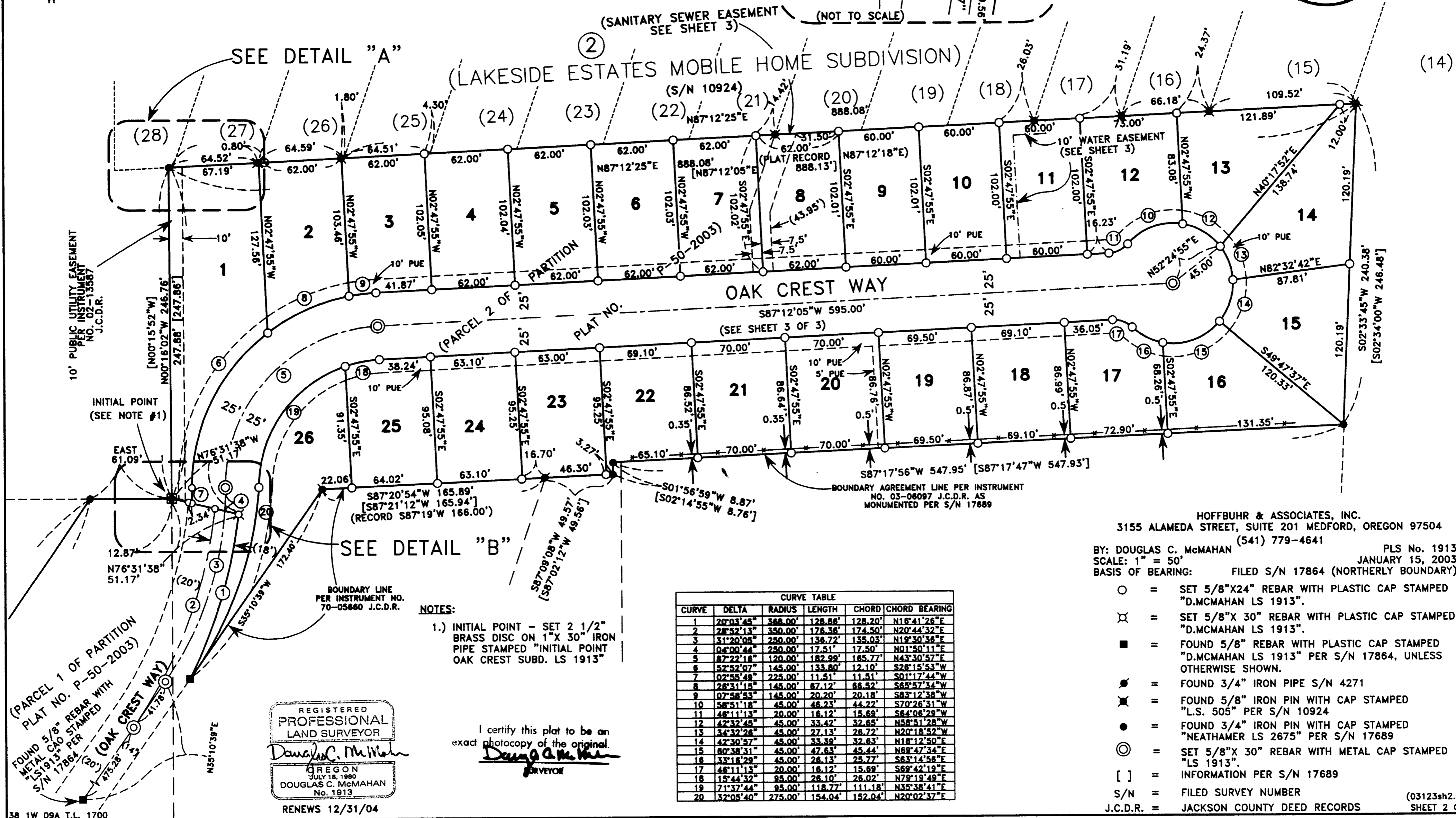
LOCATED IN:
PARCEL 2 OF PARTITION PLAT NO. P-50-2003,
IN THE N.W. 1/4 AND N.E. 1/4 OF SECTION 9, T.38S., R.1W., W.M.
JACKSON COUNTY, OREGON



LOT	SQUARE FEET	LOT	SQUARE FEET
1	12,715	14	7,536
2	6,990	15	6,950
3	6,337	16	6,671
4	6,327	17	6,006
5	6,326	18	6,007
6	6,326	19	6,034
7	6,326	20	6,069
8	6,326	21	6,060
9	6,121	22	6,006
10	6,121	23	6,002
11	6,121	24	6,005
12	6,715	25	6,051
13	7,233	26	6,893



RECEIVED
Date 2-5-04 by DB
This survey consists of
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	20°03'45"	388.00'	128.88'	128.20'	N16°41'26"E
2	28°52'13"	350.00'	178.36'	174.50'	N20°44'32"E
3	31°20'05"	250.00'	138.72'	135.03'	N19°30'36"E
4	04°00'44"	250.00'	17.51'	17.50'	N01°50'11"E
5	87°22'18"	120.00'	182.99'	185.77'	N43°30'57"E
6	52°52'07"	145.00'	133.80'	12.10'	S26°15'53"W
7	02°55'48"	225.00'	11.51'	11.51'	S01°17'44"W
8	26°31'15"	145.00'	87.12'	88.52'	S65°57'34"W
9	07°58'53"	145.00'	20.20'	20.18'	S83°12'38"W
10	58°51'18"	45.00'	46.23'	44.22'	S70°26'31"W
11	48°11'13"	20.00'	18.12'	15.89'	S64°06'29"W
12	42°32'48"	45.00'	33.42'	32.65'	N58°51'28"W
13	34°32'28"	45.00'	27.13'	28.72'	N20°18'52"W
14	42°30'57"	45.00'	33.39'	32.63'	N18°12'50"E
15	60°38'31"	45.00'	47.63'	45.44'	N69°47'34"E
16	33°18'29"	45.00'	28.13'	25.77'	S63°14'58"E
17	48°11'13"	20.00'	18.12'	15.89'	S69°42'19"E
18	15°44'32"	95.00'	26.10'	26.02'	N79°19'49"E
19	71°37'44"	95.00'	118.77'	111.18'	N35°38'41"E
20	32°05'40"	275.00'	154.04'	152.04'	N20°02'37"E

NOTES:
1.) INITIAL POINT - SET 2 1/2" BRASS DISC ON 1" X 30" IRON PIPE STAMPED "INITIAL POINT OAK CREST SUBD. LS 1913"

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
OREGON
JULY 18, 1980
DOUGLAS C. MCMAHAN
No. 1913
RENEWS 12/31/04

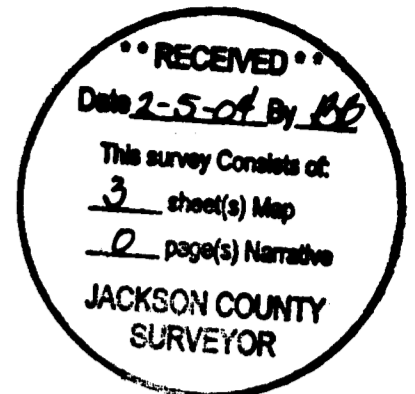
I certify this plat to be an exact photocopy of the original.
Douglas C. McMahon
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641
BY: DOUGLAS C. MCMAHAN
SCALE: 1" = 50'
BASIS OF BEARING: FILED S/N 17864 (NORTHERLY BOUNDARY)

- = SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 17864, UNLESS OTHERWISE SHOWN.
- = FOUND 3/4" IRON PIPE S/N 4271
- ⊗ = FOUND 5/8" IRON PIN WITH CAP STAMPED "LS. 505" PER S/N 10924
- = FOUND 3/4" IRON PIN WITH CAP STAMPED "NEATHAMER LS 2675" PER S/N 17689
- ⊗ = SET 5/8" X 30" REBAR WITH METAL CAP STAMPED "LS 1913".
- [] = INFORMATION PER S/N 17689
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS

OAK CREST ESTATES

LOCATED IN:
PARCEL 2 OF PARTITION PLAT NO. P-50-2003,
IN THE N.W. 1/4 AND N.E. 1/4 OF SECTION 9, T.38S., R.1W., W.M.
JACKSON COUNTY, OREGON



*** SURVEYOR'S CERTIFICATE ***

*** DECLARATION ***
KNOW ALL MEN BY THESE PRESENTS, that, MEDFORD HOMES INC., an Oregon Corporation is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and streets, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the street and the public utility easements as shown hereon and does also hereby grant the 10' water line easement across Lot 11 for the benefit of the Charlotte Ann Water District, a municipal corporation, for installation and maintenance of water mains as shown hereon, and does hereby designate said subdivision as OAK CREST ESTATES.

IN WITNESS WHEREOF, We have set our hands and seals this 2nd day of February, 2004.

MEDFORD HOMES, INC.:

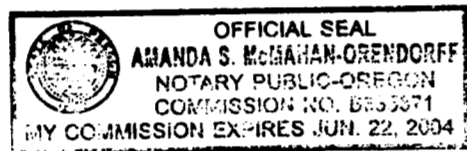
James L. Bennett
James L. Bennett, Secretary

Timothy E. Baker
Timothy E. Baker, President

STATE OF OREGON)
County of Jackson) ss. February 2nd, 2004.

Personally appeared the above named James L. Bennett as Secretary on behalf of Medford Homes, Inc. and acknowledged the foregoing instrument to be his voluntary act and deed.

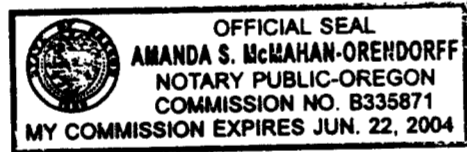
Before me: Amanda S. McMahon-Orendorff
Notary



STATE OF OREGON)
County of Jackson) ss. February 2nd, 2004.

Personally appeared the above named Timothy E. Baker as President on behalf of Medford Homes, Inc. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Amanda S. McMahon-Orendorff
Notary



U.S. BANK N.A., the undersigned beneficiary of certain Oregon Line of Credit Trust Deed recorded September 3, 2003 as Document No. 03-60659 of the Official Records of Jackson County, affecting the land described herein, releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss. FEBRUARY 3, 2004.

By: [Signature]
Title: VICE PRESIDENT

The foregoing instrument was acknowledged before me this 3 day of February, 2004, by Dustin F. White, on behalf of U.S. BANK N.A., freely and voluntarily.

Before me: Elisabeth K. Buck
Notary



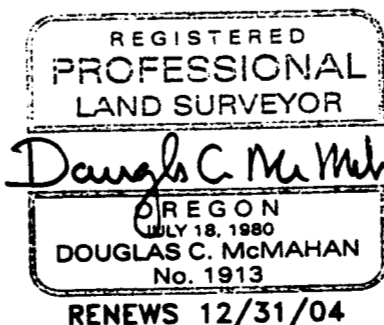
For order of the County Court approving this plat see Volume 206, Page 1508-1510 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 5th day of February, 2004 at 3:14 O'Clock P.M. and recorded in Volume 30 of Plats at Page 9 of Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Barbara J. Shaw
Deputy



STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract:

PARCEL NO. 2 OF PARTITION PLAT RECORDED AUGUST 20, 2003 AS PARTITION PLAT NO. P-50-2003 OF THE "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 17864 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

JACKSON COUNTY PLANNING (FILE NO. 2003-1-S).

Ali Tuit
Planner

3 Feb 2004
Date

Examined and approved by the Jackson County Engineer this 2nd day of FEBRUARY, 2004.

[Signature]
Jackson County Engineer

Examined and approved this 2nd day of FEBRUARY, 2004.

[Signature]
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of FEBRUARY 3rd, 2004.

[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of FEBRUARY 3rd, 2004.

[Signature]
Tax Collector

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR OAKCREST SUBDIVISION PER JACKSON COUNTY PLANNING DEPARTMENT FILE NO. 2003-1-S AND PER CLIENTS REQUEST.

PROCEDURE: UTILIZING INFORMATION, CONTROL AND FOUND MONUMENTATION PER FILED SURVEY NO. 17864 FOR THE BOUNDARY OF THE CLIENTS PROPERTY, I SET PROPER MONUMENTS AS SHOWN ON SHEET 2 OF THIS FINAL PLAT. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

SURVEY FOR: CORNERSTONE REAL ESTATE, INC.
502 MAAIKE DRIVE
MEDFORD, OREGON 97504

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR