

* See Aff. of Post Mon.

SURVEY NO. 18207

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

*Vol. 30 Pg. 20
Book 15 Pg. 65
13R/32*

SURVEY FOR: Billings Ranch Group, LLC
781 Eastridge Drive
Medford, OR 97504

LOCATION: In the Northeast one-quarters of Section 5, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey and monument Billings Ranch Subdivision, a planned community.

PROCEDURE: The property now being subdivided is Parcel 1 of partition plat No. P-35-2003 which is on file in the office of the Jackson County Surveyor as No. 17797. Controlling monuments of Parcel 1 were located and verified for location and the position of the subdivision lots and streets was computed according to client's direction. Property corners which fall on the exterior subdivision boundary have been set and those monuments that are noted as being deferred will be set when construction work is completed.

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: December 23, 2003

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L Huck

OREGON
FEBRUARY 4, 1963
DARRELL L HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/05
Hoffbuhr & Associates, Inc.
3155 Alameda St., Suite 201
Medford, OR. 97504

(01241_subnar.wpd)

**** RECEIVED ****
Date 4-1-05 By [Signature]
This survey consists of:
4 (s) Maps
1 (s) Monument
JACKSON COUNTY
SURVEYOR

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

BILLINGS RANCH SUBDIVISION A PLANNED COMMUNITY LOCATED IN

The Northeast one-quarter of Sec. 5, T. 39 S., R. 1E, Willamette Meridian, City of Ashland, Jackson County, Oregon

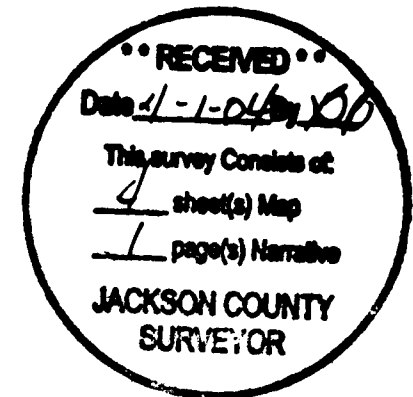
HOFFBUHR & ASSOCIATES, INC. 3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1 Inch = 60' SEPTEMBER 19, 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".

- Legend for symbols: O = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023". S = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023". ● = Found 5/8" iron pin per S/N 17770 unless noted otherwise. ⊙ = Set 2" brass disc marked "L.S.2023" on 1" pipe in monument case unless noted otherwise. △ = Deferred Monument. O.R.J.CO.OR = Official Records, Jackson County, Oregon. PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance.

SEE SHEET 2 FOR LOT AREA TABLE



REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Darrell L. Huck, Oregon Surveyor, expires 6/30/2005.

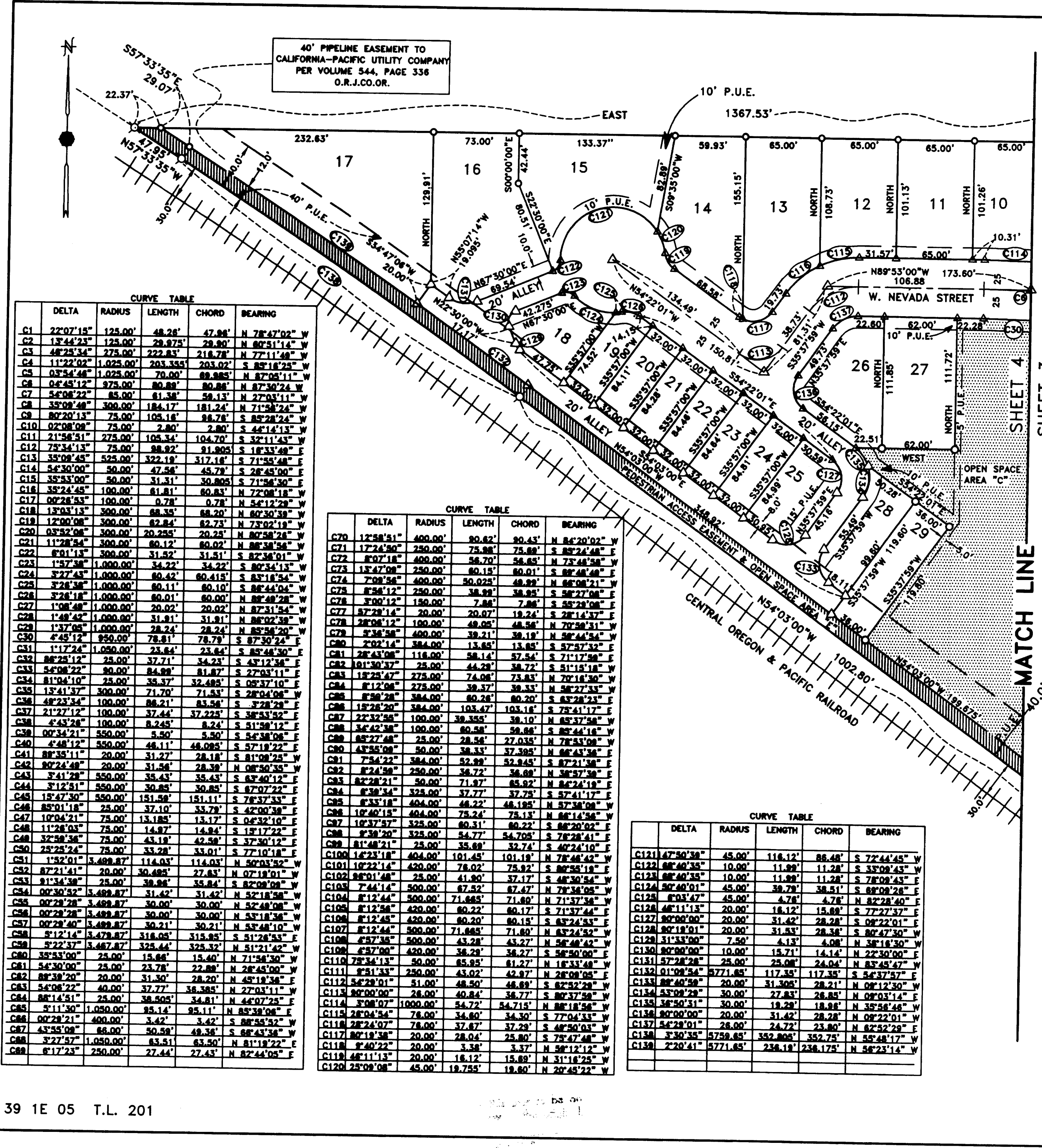
I certify this plot to be an exact photocopy of the original. Darrell L. Huck, SURVEYOR

(01241_S4.DWG) SHEET 4 OF 4

Table with columns: DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains curve data for lots C1 through C49.

Table with columns: DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains curve data for lots C70 through C120.

Table with columns: DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains curve data for lots C121 through C139.



MATCH LINE SHEET 3 SHEET 4

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
Expires 6/30/2005

BILLINGS RANCH SUBDIVISION

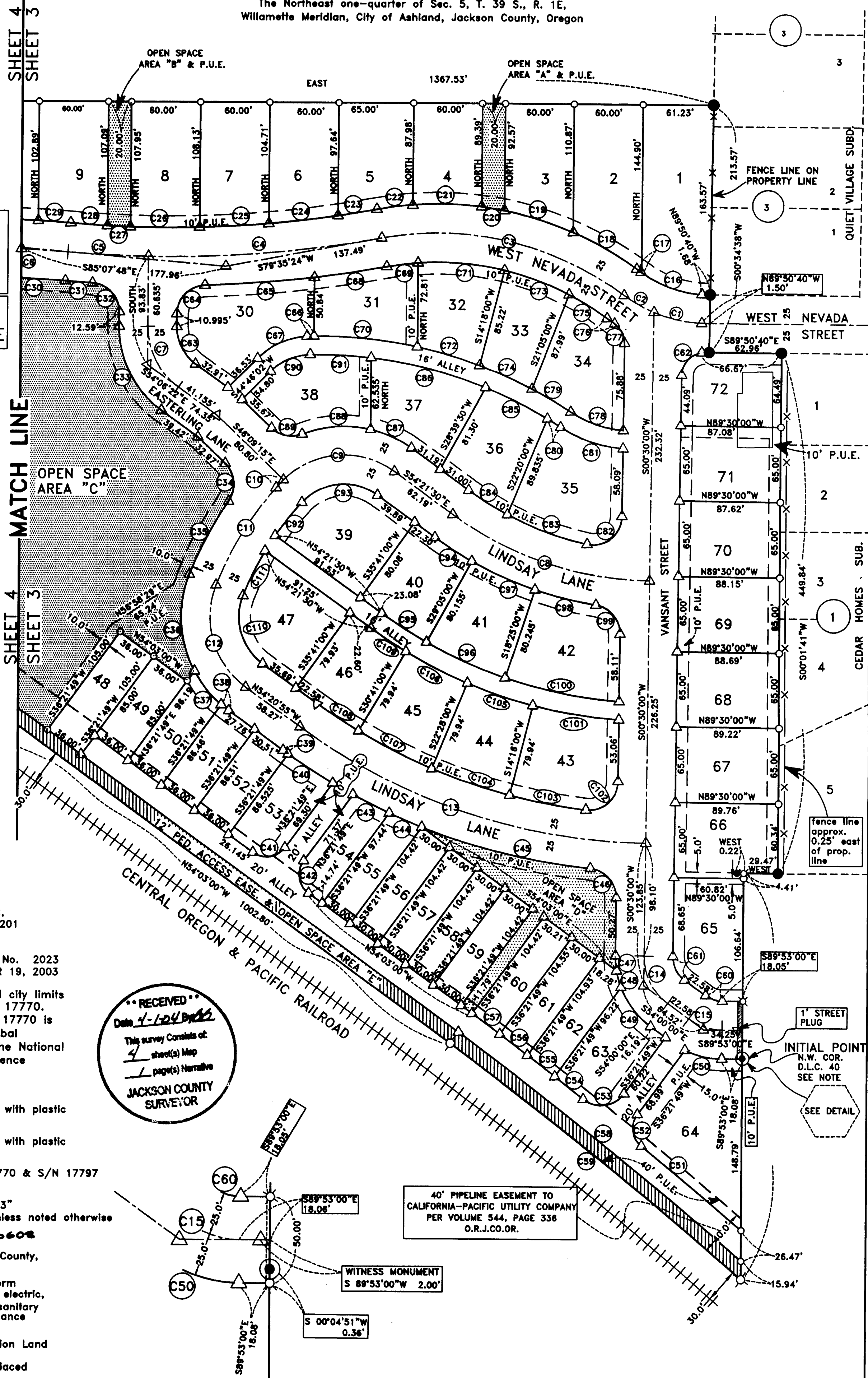
A PLANNED COMMUNITY

LOCATED IN

The Northeast one-quarter of Sec. 5, T. 39 S., R. 1E,
Willamette Meridian, City of Ashland, Jackson County, Oregon

SEE SHEET 4 OF 4
FOR CURVE TABLE
DIMENSIONS

SEE SHEET 2 OF 4
FOR LOT AREA TABLE



HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

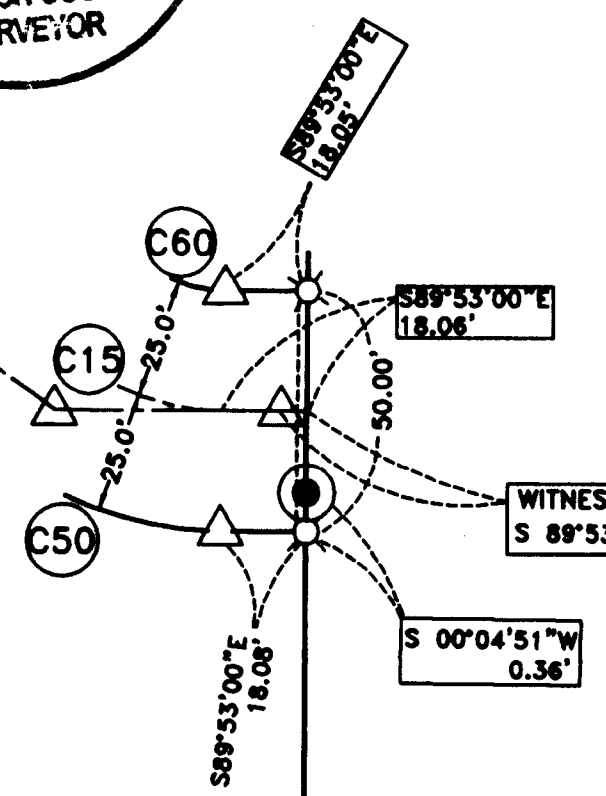
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 60' SEPTEMBER 19, 2003

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".

RECEIVED
Date 4-1-24
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
 - ⊗ = Set 5/8"x30" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
 - = Found 5/8" Iron pin per S/N 17770 & S/N 17797 unless noted otherwise.
 - ⊙ = Set 2" brass disc marked "L.S.2023" on 1" pipe, in monument case unless noted otherwise
 - △ = Deferred Monument See CS 16608
- O.R.J.CO.OR = Official Records, Jackson County, Oregon
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

NOTE: The Northwest Corner of Donation Land Claim No. 40, Found 2 1/2" brass disc as placed by Jackson County Surveyor



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

WITNESS MONUMENT S 89°53'00"W 2.00'

DETAIL - NOT TO SCALE

I certify this plot to be an exact copy of the original
Darrell L. Huck
SURVEYOR

(01241_S3.DWG)
SHEET 3 OF 4

BILLINGS RANCH SUBDIVISION
A PLANNED COMMUNITY

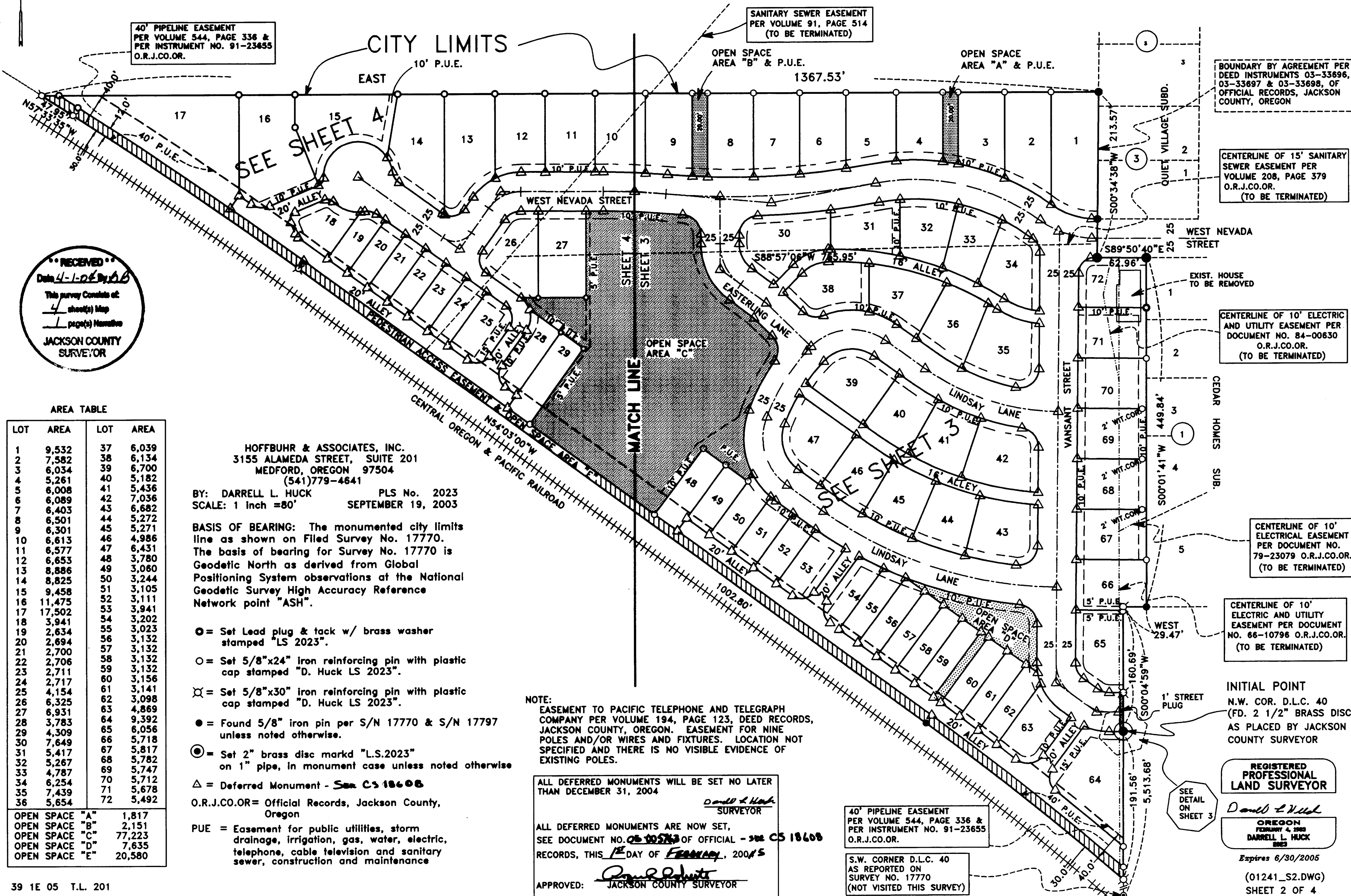
LOCATED IN

The Northeast one-quarter of Sec. 5, T. 39 S., R. 1E,
Willamette Meridian, City of Ashland, Jackson County, Oregon

I certify this plat to be an exact photocopy of the original.
Donal L. Huck
SURVEYOR
OVERVIEW
SEE SHEETS 3 & 4 FOR
DETAILED INFORMATION

40' PIPELINE EASEMENT
PER VOLUME 544, PAGE 336 &
PER INSTRUMENT NO. 91-23655
O.R.J.CO.OR.

SANITARY SEWER EASEMENT
PER VOLUME 91, PAGE 514
(TO BE TERMINATED)



BOUNDARY BY AGREEMENT PER
DEED INSTRUMENTS 03-33696,
03-33697 & 03-33698, OF
OFFICIAL RECORDS, JACKSON
COUNTY, OREGON

CENTERLINE OF 15' SANITARY
SEWER EASEMENT PER
VOLUME 208, PAGE 379
O.R.J.CO.OR.
(TO BE TERMINATED)

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

CENTERLINE OF 10'
ELECTRIC AND UTILITY
EASEMENT PER DOCUMENT NO.
79-23079 O.R.J.CO.OR.
(TO BE TERMINATED)

CENTERLINE OF 10'
ELECTRIC AND UTILITY
EASEMENT PER DOCUMENT
NO. 66-10796 O.R.J.CO.OR.
(TO BE TERMINATED)

INITIAL POINT
N.W. COR. D.L.C. 40
(FD. 2 1/2" BRASS DISC
AS PLACED BY JACKSON
COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donal L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2003
Expires 6/30/2005

(01241_S2.DWG)
SHEET 2 OF 4

RECEIVED
Date 4-1-06 By AB
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

AREA TABLE

| LOT | AREA | LOT | AREA |
|----------------|--------|-----|-------|
| 1 | 9,532 | 37 | 6,039 |
| 2 | 7,582 | 38 | 6,134 |
| 3 | 6,034 | 39 | 6,700 |
| 4 | 5,261 | 40 | 5,182 |
| 5 | 6,008 | 41 | 5,436 |
| 6 | 6,089 | 42 | 7,036 |
| 7 | 6,403 | 43 | 6,682 |
| 8 | 6,501 | 44 | 5,272 |
| 9 | 6,301 | 45 | 5,271 |
| 10 | 6,613 | 46 | 4,986 |
| 11 | 6,577 | 47 | 6,431 |
| 12 | 6,653 | 48 | 3,780 |
| 13 | 8,886 | 49 | 3,060 |
| 14 | 8,825 | 50 | 3,244 |
| 15 | 9,458 | 51 | 3,105 |
| 16 | 11,475 | 52 | 3,111 |
| 17 | 17,502 | 53 | 3,941 |
| 18 | 3,941 | 54 | 3,202 |
| 19 | 2,634 | 55 | 3,023 |
| 20 | 2,694 | 56 | 3,132 |
| 21 | 2,700 | 57 | 3,132 |
| 22 | 2,706 | 58 | 3,132 |
| 23 | 2,711 | 59 | 3,132 |
| 24 | 2,717 | 60 | 3,156 |
| 25 | 4,154 | 61 | 3,141 |
| 26 | 6,325 | 62 | 3,098 |
| 27 | 6,931 | 63 | 4,869 |
| 28 | 3,783 | 64 | 9,392 |
| 29 | 4,309 | 65 | 6,056 |
| 30 | 7,649 | 66 | 5,718 |
| 31 | 5,417 | 67 | 5,817 |
| 32 | 5,267 | 68 | 5,782 |
| 33 | 4,787 | 69 | 5,747 |
| 34 | 6,254 | 70 | 5,712 |
| 35 | 7,439 | 71 | 5,678 |
| 36 | 5,654 | 72 | 5,492 |
| OPEN SPACE "A" | 1,817 | | |
| OPEN SPACE "B" | 2,151 | | |
| OPEN SPACE "C" | 77,223 | | |
| OPEN SPACE "D" | 7,635 | | |
| OPEN SPACE "E" | 20,580 | | |

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 80' SEPTEMBER 19, 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 Lead plug & tack w/ brass washer stamped "LS 2023".
- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin per S/N 17770 & S/N 17797 unless noted otherwise.
- ⊙ = Set 2" brass disc markd "L.S.2023" on 1" pipe, in monument case unless noted otherwise
- △ = Deferred Monument - See CS 18608

O.R.J.CO.OR= Official Records, Jackson County, Oregon

PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

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.

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN DECEMBER 31, 2004

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. ~~05-00573~~ OF OFFICIAL - ~~SEE~~ CS 18608 RECORDS, THIS 12 DAY OF FEBRUARY, 2004

APPROVED: *Donal L. Huck*
JACKSON COUNTY SURVEYOR

40' PIPELINE EASEMENT
PER VOLUME 544, PAGE 336 &
PER INSTRUMENT NO. 91-23655
O.R.J.CO.OR.

S.W. CORNER D.L.C. 40
AS REPORTED ON
SURVEY NO. 17770
(NOT VISITED THIS SURVEY)

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
PA # 2003-046
DATE 3.22.04

Examined and Approved this 18th day of March, 2004.

[Signature]
City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that Billings Ranch Golf Group, LLC. is the owner in fee simple of the lands hereon described and has caused the same to be subdivided into lots as shown hereon and the number of each lot and the course and length of all lines are plainly set forth and this plat is a correct representation of the subdivision. We do hereby dedicate to the City of Ashland for public use, the streets, alleys and those easements labeled as public utility easement and public pedestrian access easements as shown on the attached plat. Charter Communications Inc., their assigns and/or successors in interest are granted the right to install and maintain T.V. cable service over, across, and through the public utility easements shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities. We hereby grant to the City of Ashland, in fee simple, that area designated as a one foot street plug. By its approval of this plat, the City of Ashland undertakes that upon approved dedication of the affected street, it will deed the street plug for public purposes. The property designated hereon is subject to additional Covenants, Conditions and Restrictions recorded as Document No. 04-16356 of the official records of Jackson County, Oregon. We hereby designate said subdivision as BILLINGS RANCH SUBDIVISION, a planned community.

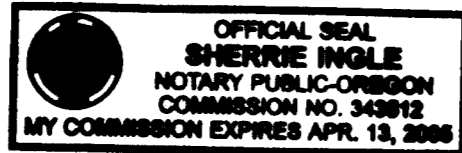
IN WITNESS WHEREOF, signed this 27 day of January, 2004.

[Signature]
Billings Ranch Golf Group, LLC
Michael R. Peru
Operating Manager

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.

BEFORE ME: *[Signature]*
DATE: 1.29.04



BILLINGS RANCH SUBDIVISION
a Planned Community

LOCATED IN:

The N.E. 1/4 SECTION 5, T39S., R1E., WM.
CITY OF ASHLAND, JACKSON COUNTY, OREGON

RECORDING

Filed for record this the 15th day of April, 2004
at 10:07 o'clock A.M. and recorded in Volume 30,
of Plats at page 20 of the Records of Jackson County,
Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Examined and Approved as required by O.R.S. 92.100

as of MARCH 25, 2004. *[Signature]*
Assessor, Department of Assessment

All taxes, assessments or other charges as required by

O.R.S. 92.095 have been paid as of 25th of March 2004.

[Signature]
Tax Collector

SURVEYOR'S CERTIFICATE:

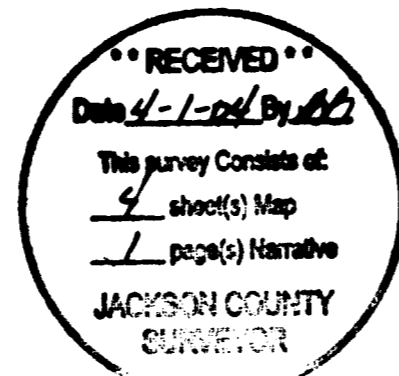
I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and was marked with proper monuments as provided by law and this plat is a correct representation of the same and the following is an accurate description of the tract.

BEGINNING AT THE INITIAL POINT, BEING 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°04'59" 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°21'42" WEST 325.31 FEET) A DISTANCE OF 325.35 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 47.95 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION FILED FOR RECORD JUNE 13, 2003 AND RECORDED AS PARTITION PLAT NO. P-35-2003 OF THE RECORDS OF JACKSON COUNTY, OREGON AND IS ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 17787; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, EAST 1367.53 FEET TO THAT BOUNDARY BY AGREEMENT AS SET FORTH IN INSTRUMENT NO. 03-33697 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID AGREEMENT LINE, SOUTH 00°34'38" WEST 18.55 FEET TO THE NORTHERLY END OF THAT BOUNDARY BY AGREEMENT AS SET FORTH IN INSTRUMENT NO. 03-33698 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. 03-33696 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 LINE, SOUTH 89°50'40" EAST 62.96 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 29.47 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 00°04'59" WEST (RECORD SOUTH) 160.69 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature]
Surveyor

SHEET INDEX

- SHEET 1 = DECLARATION & SURVEYOR'S CERTIFICATE
- SHEET 2 = SUBDIVISION OVERVIEW & EASEMENT PLOT
- SHEET 3 = SUBDIVISION PLAT (LOTS 1 THRU 9 & 30 THRU 72)
- SHEET 4 = SUBDIVISION PLAT (LOTS 10 THRU 29)

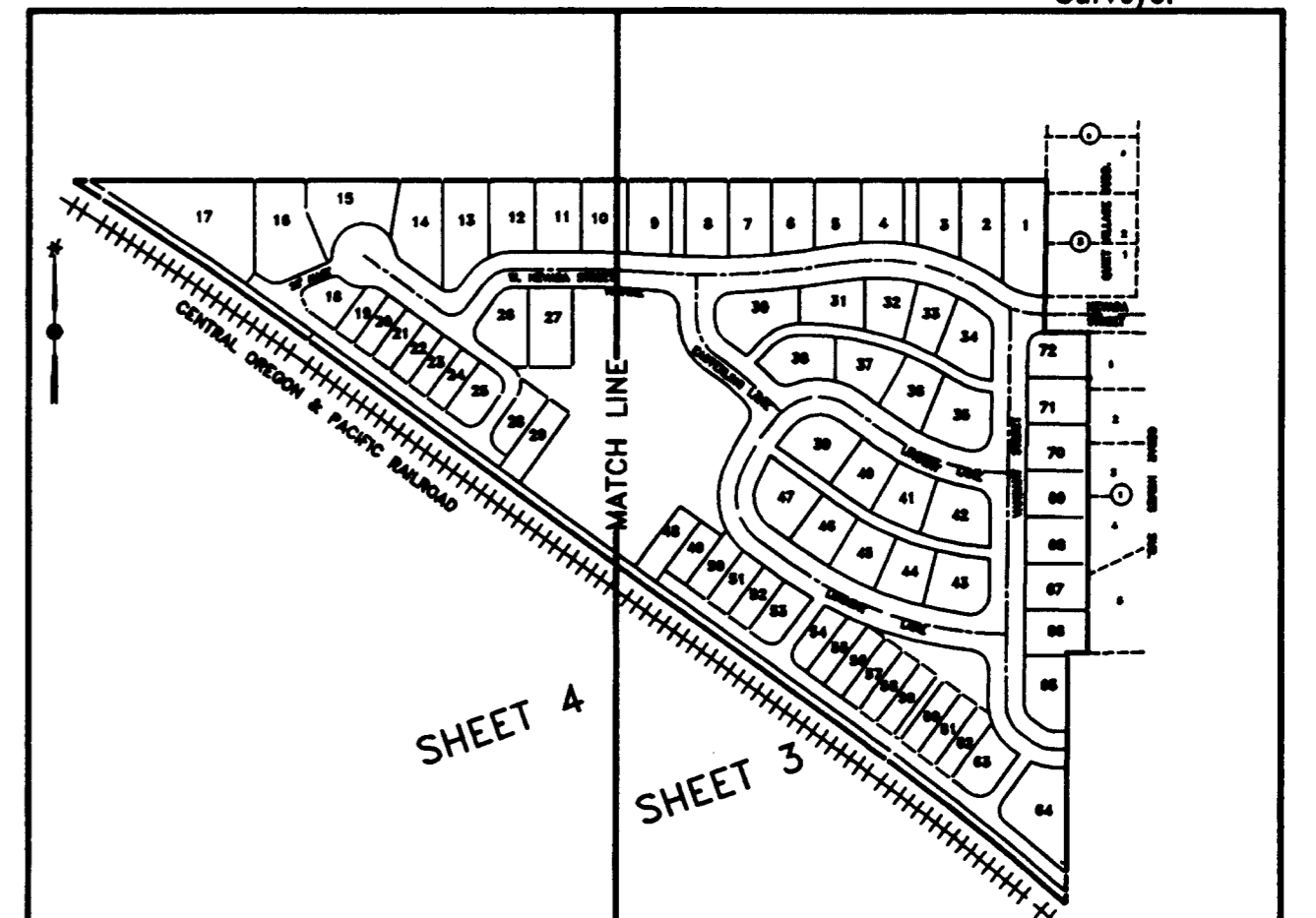


REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2003

Expires 6/30/2005

I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR



OVERVIEW - SHEET 2

03015S1.dwg
SHEET 1 OF 4

FOR ORDER OF THE COUNTY COMMISSIONERS APPROVING THIS PLAT SEE VOLUME 106, PAGE 178, OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.