

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that Clason Whitney and Ryan Csaffits, as tenants in common, hereafter referred to as "Declarants, are the owners in fee simple, the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1 and 2, and Common Space, and do hereby dedicate to the City of Medford, that area depicted as Public Utility Easement (PUE), being over, across and under said Common Space, as depicted hereon. Declarants hereby create that area depicted hereon as Private Utilities Easement, being over, across and under said Common Space, for the use and benefit of Parcels 1 and 2, to access private utilities, including but not limited to sanitary sewer, water, storm sewer, electric, telephone, cable television and communication line(s), to construct, maintain, repair and replace said utilities. Declarants, their successors and assigns shall be subject to the Covenants, Conditions, Restrictions, and Agreements, as contained in Instrument Number 04-28665, recorded May 21, 2004, of the Official Records of Jackson County, Oregon. This Replat is not intended to vacate any public utility easement or building lines, as dedicated to VERDE HILLS UNIT NO. 2, now of record.

PARTITION PLAT NO. P-26-2004

A Replat of Lot 13, in Block 1, of VERDE HILLS UNIT NO. 2, located in the Southwest One-quarter of Section 29, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

CRC ESTATES, LLC
406 South Riverside Avenue
Medford, Oregon 97501

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-03-106, as approved by the City of Medford Planning Commission on June 26, 2003.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied within closed loop traverses. References for this survey include the following: Doc. No. 44-16560; Doc. No. 03-04612; and, Verde Hills Unit No. 2 Subdivision Plat, now of record.

Roxy Ann Place and Lynnwood Avenue rights of way established by defining the centerline utilizing the found monuments, and record widths, as depicted hereon.

The found monument marking the northwest corner of Lot 13 of said VERDE HILLS plat, was held for position. The bearing of the westerly boundary of said lot, was held parallel with Lynnwood Avenue, per plat record. The found monument marking the southeast corner of Lot 13 was held for position. The bearing of the southerly boundary was held parallel with Roxy Ann Place, per plat record. The intersection of the southerly and westerly boundaries, was computed, and the southwest corner of Lot 13 was established. Parcels 1 and 2 were computed and monumented, with the remainder being Common Space, as depicted hereon.

NOTES:

This Partition Plat may be subject to the following matters of record:

- 1) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin, and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, Recorded March 12, 1951, in Volume 348 Page 1 of the Deed of Records, of Jackson County, Oregon.
- 2) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin, and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, Recorded January 22, 1952, in Volume 362, Page 52, of the Deed of Records of Jackson County, Oregon, and Amended December 31, 1953, in Volume 389, Page 123, and Amended October 3, 1957, in Volume 447, Page 437, and Amended January 17, 1968, as Document No. 68-00450, of the Official Records of Jackson County, Oregon.
- 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."

APPROVALS:

[Signature] May 20, 2004
City of Medford Planning Department Date

File Number: LDP-03-106 (A PAD LOT DEVELOPMENT)

Examined and approved this 30 day of APRIL, 2004.

[Signature]
City Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.095 HAVE BEEN PAID AS OF MAY 21ST, 2004.

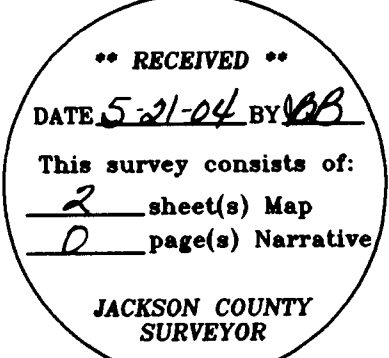
[Signature] 5/21/04 [Signature] 5-21-04
ASSESSOR Date TAX COLLECTOR Deputy Date

RECORDING:

FILED FOR RECORD THIS THE 21ST DAY OF MAY, 2004 AT 2:37 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-26-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 26.

[Signature] [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18263



I hereby certify that this is an exact copy of the original.
[Signature]
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON JULY 09, 2001 CAEL E. NEATHAMER 56545
Renewal Date 12/31/04

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

PROJECT NUMBER: 03016 DATE: April 28, 2004
Sheet 1 of 2 © MVM

[Signature] 4/29/04
Clason Whitney Date

[Signature] 4/29/04
Ryan Csaffits Date

STATE OF OREGON } ss
County of Jackson }

Personally appeared before me the above named Clason Whitney, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 29 day of April, 2004.

Before me: [Signature]
[Signature] NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2004

STATE OF OREGON } ss
County of Jackson }

Personally appeared before me the above named Ryan Csaffits, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 29 day of April, 2004.

Before me: [Signature]
[Signature] NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2004

RELEASE

I, Kevin G. Beard, as holder of beneficiary interest under that certain Trust Deed dated April 7, 2004, recorded as Instrument Number 04-019174, of the Official Records of Jackson County, Oregon, affecting the land depicted hereon, does hereby release from lien of said Trust Deed all property described in the "DECLARATION" as being dedicated hereon for public use.

Signed this 30 day of April, 2004.
[Signature]
Kevin G. Beard

STATE OF OREGON } ss
County of Jackson }

Personally appeared before me the above named Kevin G. Beard, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 30 day of April, 2004.

Before me: [Signature]
[Signature] NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

SURVEYOR'S CERTIFICATE

I, Cael E. 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

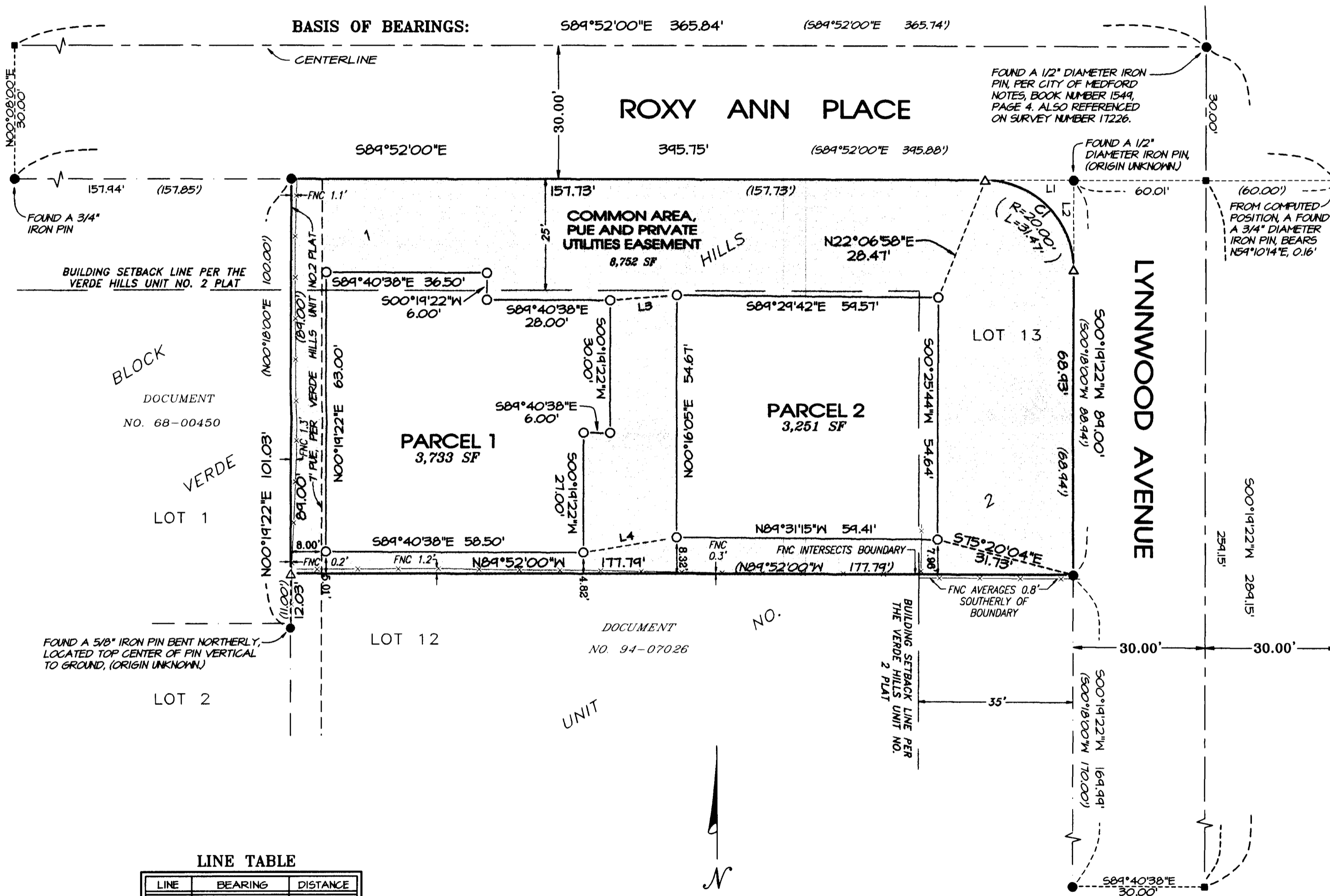
Lot 13 in Block 1 of VERDE HILLS-UNIT NO. 2 to the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

[Signature]
Surveyor

PARTITION PLAT NO. P-26-2004

A Replat of Lot 13, in Block 1, of VERDE HILLS UNIT NO. 2, located in the Southwest One-quarter of Section 29, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
CRC ESTATES, LLC
406 South Riverside Avenue
Medford, Oregon 97501



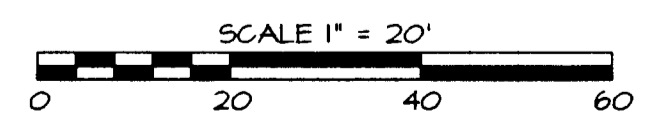
- LEGEND:**
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
 - △ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
 - Indicates a found 1/2-inch (or as depicted hereon) diameter iron pin, per VERDE HILLS UNIT NO. 2.
 - Indicates a computed position, nothing found or set.
 - () Indicates record information per VERDE HILLS UNIT NO. 2, recorded January 18, 1952, in Volume 6 of Plats at Page 70 of Records of Jackson County, Oregon.
 - PUE Indicates an existing Public Utility Easement.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
 - indicates the centerline of an existing fence.
 - FNC 0.3' indicates the distance and which side of the boundary line that the centerline of the fence line is.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°19'22"W	20.07'
L2	S89°52'00"E	20.07'
L3	S85°37'56"W	15.14'
L4	S80°44'24"W	21.44'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°11'22"	20.00'	31.48'	S44°46'19"E	28.33'



I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

** RECEIVED **
DATE 5-21-04 BY BS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/04

BASIS OF BEARINGS:
The centerline of Roxy Ann Place, per the VERDE HILLS UNIT NO. 2 subdivision plat, recorded January 18, 1952, in Volume 6 of Plats at Page 70 of the Official Records of Jackson County, Oregon.

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

PROJECT NUMBER: 03016 **DATE:** April 28, 2004
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