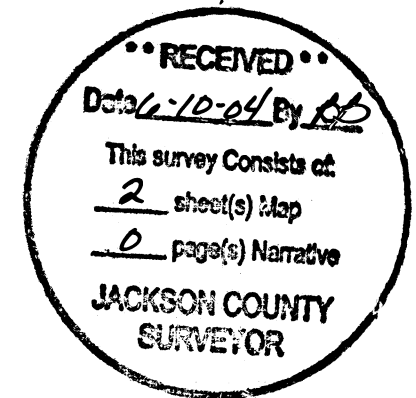


WILLOW SPRINGS ESTATES
LOCATED IN:
THE N.E. 1/4 OF SECTION 23, T.38S., R.1W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON



*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that, SUNCREST PARTNERS, LLC., an Oregon Limited Liability Company, is the owner in fee simple of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the tract "A", lots and streets as shown hereon, and does hereby dedicate to the public for public use the Streets and those areas shown hereon labeled as public pedestrian access ways and public utility easements(PUE), with the condition that Charter Communications, its successors or assigns in interest have the right to use said PUE, does hereby create the Private Sanitary Sewer Easements (PSSE) shown on Sheet 2, across Lot 27 for the benefit of Lot 36, across Lot 28 for the benefit of Lot 35, and across Lot 29 for the benefit of Lot 34, and does hereby create the 20 foot access easement as shown across Lot 14 for the benefit of Lots 12 and 13 and Tract "A", and does hereby designate said subdivision as WILLOW SPRINGS ESTATES.

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, 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.

Commencing at the Southeast corner of Donation Land Claim (DLC) No. 59 in Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 00°09'52" West along the Easterly boundary of said DLC No. 59, a distance of 776.15 feet; thence leaving said boundary North 88°17'54" East 30.01 feet to a point for the Northwest corner of CJ SUBDIVISION in the City of Talent, according to the Official Plat thereof, now of record in said Jackson County, said point being a metal cap on a 1 inch iron pipe set on the Easterly right-of-way line of Suncrest Road for the INITIAL POINT OF BEGINNING; thence along said Easterly right-of-way line of Suncrest Road, North 00°09'52" West 176.01 feet to the point of beginning of the tract vacated by Jackson County as described in Instrument No. 92-19617 of the Deed Records of said Jackson County; thence along the Northwestern line of said tract, along the arc of a 549.89 foot radius curve to the right (the long chord to which bears North 15°24'52" East 267.50 feet) an arc distance of 270.21 feet; thence North 50°56'14" East 304.59 feet; thence leaving said boundary South 48°12'58" East 60.77 feet to a point on the Westerly line of the tract described as Parcel 1 in Instrument No. 76-03541, said Deed Records; thence along said Westerly line, South 48°12'58" East (Record South 48°13'16" East) 808.83 feet to a point on the Southerly line of tract described in Volume 165, Page 144, of said Deed Records; thence along said Southerly line, South 79°22'51" West 333.23 feet; thence South 89°52'51" West 297.08 feet to a point on the Easterly boundary of the aforementioned CJ SUBDIVISION; thence North 00°08'40" West along said Easterly boundary, 25.46 feet to the Northeast corner thereof; thence South 88°17'54" West 331.01 feet (Record South 88°18'02" West 331.08 feet) along the Northerly boundary of said Subdivision to the INITIAL POINT OF BEGINNING.

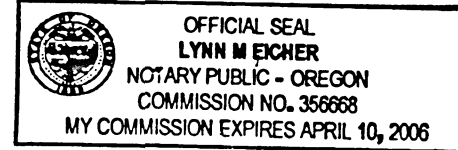
IN WITNESS WHEREOF, We have set our hands and seals this 26th day of May, 2004.

Terry L. Buntin, Managing Member
Suncrest Partners, LLC

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 26th day of May, 2004, by Terry L. Buntin, Managing Member of Suncrest Partners, LLC, known to me as the person who executed the within instrument, freely and voluntarily.

Before me: Lynn M. Eicher
Notary



Darrell L. Huck
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR WILLOW SPRING ESTATES, PER CITY OF TALENT PLANNING OFFICE FILE NO. SUB 03-01 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 6286, 12990, 13516, 14479 AND 14794 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 97-30535 WAS USED TO DETERMINE BOUNDARIES OF PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

*** APPROVALS ***

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of 26 June, 2004 this plat is hereby approved by the Talent Planning Commission. File No. SUB 03-01.

John Adam
City Planning Office

Examined and approved this 26th day of June, 2004.

Robert Roberts
Jackson County Surveyor

Examined and approved this 28th day of May, 2004.

Joseph Stahl
Talent City Engineer

Examined and approved as required by O.R.S. 92.100 as of June 8th, 2004

Christopher Francis Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 8, 2004

Carol Applegate, Deputy
Tax Collector

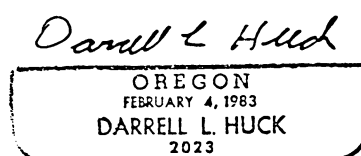
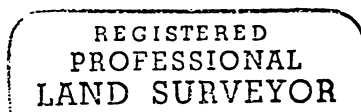
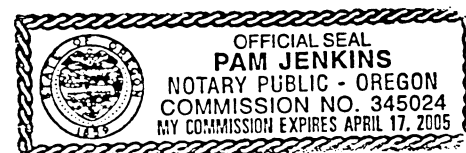
UMPQUA BANK, the undersigned and beneficiary of certain Trust Deeds recorded October 15, 2003 as Documents No. 03-70979 and 03-70980 of the Official Records of Jackson County, Oregon, affecting the land described herein, releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

By: Stefan F. Moran
Title: VICE PRESIDENT

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 26th day of May, 2004, by Fred Moran, as VP/Commercial, on behalf of UMPQUA BANK, freely and voluntarily.

Before me: Pam Jenkins
Notary



RENEWS 6/30/05

RECORDER:

Filed for record this 10 day of June, 2004 at 9:43 Clock A.M. and recorded in Volume 30 of Plats at page 33 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Sheraldine Cutting
Deputy

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

13P/445

WILLOW SPRINGS ESTATES

LOCATED IN:
THE N.E. 1/4 OF SECTION 23, T.38S., R.1W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON

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

SCALE: 1 inch = 60 feet MARCH 10, 2004
BASIS OF BEARING: S/N 12990, (S. LINE OF DLC NO. 59)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.J.FRIAR & ASSOC." PER S/N 14479
- ⦿ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.J.FRIAR & ASSOCIATES" PER S/N 6286 & S/N 13516
- ▲ = FOUND BRASS DISC FLUSH IN CONCRETE STAMPED "LS 2349" IN LOCATION SHOWN PER S/N 14794
- ⊙ = FOUND BRASS CAP MONUMENT
- ⊗ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- △ = DEFERRED MONUMENT - See CS 18355
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

S/N = FILED SURVEY NUMBER
 J.C.D.R. = JACKSON COUNTY DEED RECORDS
 PSSE = PRIVATE SANITARY SEWER EASEMENT BEING CREATED HEREON.
 R/W = RIGHT OF WAY

- NOTES:
- SOUTHEASTERLY LINE OF THE VACATED PORTION OF SUNCREST ROAD PER INSTRUMENT NO.92-19617 J.C.D.R. THIS DOES NOT APPEAR TO BE ANY PUBLIC UTILITIES WITHIN THIS VACATED PORTION ACCEPT AS EXIST WITHIN OTHER SPECIFIC EASEMENTS SHOWN HEREON.
 - R/W FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES GRANTED TO THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 211, PAGE 366 OF J.C.D.R. AND TO PACIFICORP BY INSTRUMENT NO.91-14269 OF J.C.D.R. (SPECIFIC LOCATIONS NOT GIVEN).
 - 20' MINIMUM ACCESS EASEMENT ACROSS LOT 14 FOR VEHICULAR ACCESS AND ALSO FOR A PUBLIC PEDESTRIAN ACCESS ACROSS LOT 14 AND ACROSS TRACT "A" AS SHOWN HEREON.
 - ROGUE VALLEY SEWER SERVICE EASEMENT WITHIN LOT 14, PER INSTRUMENT NO. 2004-020850 J.C.D.R.

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

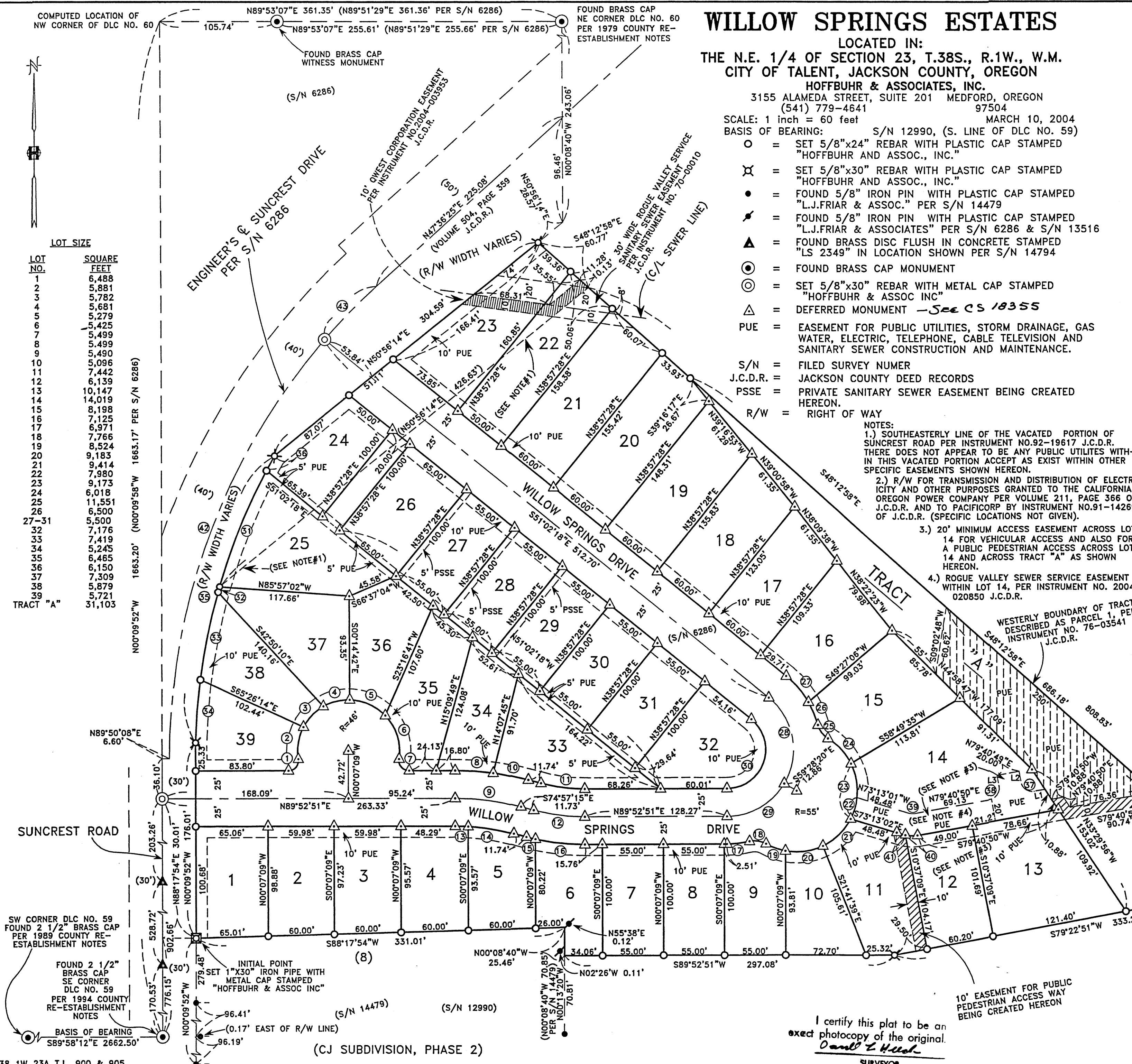
Darrell L. Huck
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
NO. 04-4320 OF OFFICIAL RECORDS THIS 5TH DAY OF
AUGUST, 2004 CS 18355

APPROVED: *Darrell L. Huck*
JACKSON COUNTY SURVEYOR

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	99°07'00"	9.00	15.57	13.70	N40°19'21"E
2	36°57'19"	46.00	29.67	29.16	S09°14'28"W
3	32°49'51"	46.00	26.36	26.00	S44°08'06"W
4	30°58'23"	46.00	24.87	24.57	S76°02'15"W
5	44°38'55"	46.00	35.85	34.95	N66°09'06"W
6	52°49'31"	46.00	42.41	40.93	N17°24'52"W
7	99°07'00"	9.00	15.57	13.70	S40°33'38"E
8	7°51'29"	250.00	34.29	34.26	N86°11'25"W
9	15°09'55"	225.00	59.55	59.38	N82°32'12"W
10	7°18'27"	250.00	31.89	31.86	N78°36'28"W
11	15°09'55"	150.00	39.70	39.59	S82°32'12"E
12	15°09'56"	175.00	46.32	46.18	S82°32'12"E
13	3°21'02"	200.00	11.70	11.69	N88°26'38"W
14	11°48'53"	200.01	41.24	41.17	N80°51'41"W
15	2°22'02"	200.00	8.26	8.26	S76°08'15"E
16	12°47'54"	200.00	44.67	44.58	S83°43'13"E
17	13°46'13"	85.00	20.43	20.38	N82°59'44"E
18	43°56'24"	20.00	15.34	14.96	N81°55'10"W
19	19°29'15"	55.00	18.71	18.62	S69°41'36"E
20	36°10'23"	55.00	34.72	34.15	N82°28'35"E
21	37°07'58"	55.00	35.65	35.03	N45°49'24"E
22	20°57'05"	55.00	20.11	20.00	N16°46'53"E
23	53°43'04"	55.09	51.57	49.70	N00°23'53"W
24	32°32'02"	55.00	31.23	30.81	N42°43'40"W
25	43°56'24"	20.00	15.34	14.96	S37°01'29"E
26	15°06'14"	85.00	22.41	22.34	N22°36'24"W
27	20°52'50"	85.00	30.98	30.81	N40°35'54"W
28	81°33'58"	60.00	85.42	78.38	N10°15'19"W
29	59°21'11"	60.00	62.15	59.41	N60°12'16"E
30	140°55'09"	35.00	86.08	65.97	N19°25'16"E
31	11°45'02"	549.89	112.78	112.58	S22°02'47"W
32	00°31'16"	549.89	5.00	5.00	S15°54'38"W
33	8°23'27"	549.89	80.53	80.46	S11°27'17"W
34	5°55'19"	549.89	56.83	56.81	S04°17'54"W
35	28°09'15"	549.89	270.21	267.50	S15°24'52"W
36	1°34'12"	549.89	15.07	15.07	N28°42'24"E
37	89°59'58"	10.00	15.71	14.14	S55°19'11"E
38	90°00'00"	10.00	15.71	14.14	N34°40'48"E
39	27°06'08"	10.00	4.73	4.69	S86°46'05"E
40	21°56'30"	30.00	11.49	11.42	S89°20'56"E
41	5°09'39"	30.00	2.70	2.70	S75°47'53"E
42	49°04'28"	572.96	410.90	402.15	N20°22'50"E
43	06°40'53"	572.96	66.81	66.78	N44°15'58"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.98	S79°40'50"W
L2	10.00	N10°19'11"W
L3	10.00	S10°19'09"E



LOT NO.	SQUARE FEET
1	6,488
2	5,881
3	5,782
4	5,681
5	5,279
6	5,425
7	5,499
8	5,499
9	5,480
10	5,096
11	7,442
12	6,139
13	10,147
14	14,019
15	8,198
16	7,125
17	6,971
18	7,766
19	8,524
20	9,183
21	9,414
22	7,980
23	9,173
24	6,018
25	11,551
26	6,500
27-31	5,500
32	7,176
33	7,419
34	5,245
35	6,465
36	6,150
37	7,309
38	5,879
39	5,721
TRACT "A"	31,103

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON FEBRUARY 4, 1953
DARRELL L. HUCK
2023

RECEIVED
Date: 10-04-04
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RENEWS 6/30/05

(03093s2.dwg)
SHEET 2 OF 2

13P/44