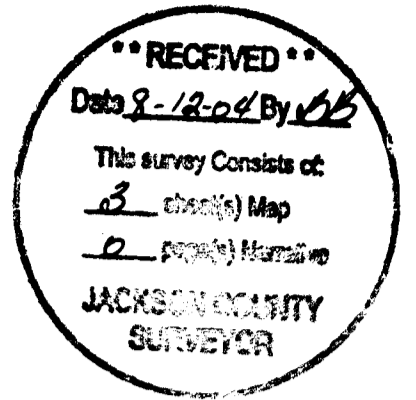


OLD BRIDGE VILLAGE (A PLANNED COMMUNITY)

LOCATED IN:
THE N.E. 1/4 OF SECTION 26, T.38S., R.1W., W.M.,
CITY OF TALENT, JACKSON COUNTY, OREGON



*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that, DBH, LLC, an Oregon Limited Liability Company, and RAINY DAY HOLDINGS, LLC, an Oregon Limited Liability Company are the owners in fee simple of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into tract "A", lots alleys, and streets as shown hereon, and do hereby create an Easement for public pedestrian access over and across those areas shown hereon as 5-foot pedestrian walkway easements, and do also hereby dedicate to the public for public use those areas shown hereon labeled as public utility easements (PUE), with the condition that Charter Communications, its successors or assigns in interest have the right to use said PUE, and do hereby create the 5' irrigation easement across Lot 26 for the benefit of the Talent Irrigation District, labeled "5' TID", and does also hereby grant to the City of Talent in fee simple the areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Talent declares that upon dedication of the extension of the affected street or alley, it thereby dedicates the street plugs for public street purposes. DBH, LLC and RAINY DAY HOLDINGS, LLC do hereby designate said subdivision as OLD BRIDGE VILLAGE.

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 Northeast corner of Donation Land Claim No. 64, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°04'40" East along the Easterly boundary of said Donation Land Claim No. 64, a distance of 1336.41 feet to a point on the Northeastly right-of-way line of Talent Avenue, said point being marked with a 5/8 inch by 30 inch rebar with metal cap for the INITIAL POINT OF BEGINNING; thence leaving the Easterly boundary of Donation Land Claim No. 64, South 52°43'26" East along said Northeastly right-of-way line, 381.44 feet to the most-Westerly corner of tract described in Instrument No. 89-14251 of the Deed Records of said Jackson County; thence North 37°55'49" East (Record North 37°55' East) along the Northwesterly boundary of said tract 198.20 feet to the most-Westerly corner of Parcel No. 1 of Partition Plat recorded December 19, 1995 as Partition Plat No. P-95-1995 of "Record of Partition Plats" in said Jackson County, and filed as Survey No. 14773 in the office of the Jackson County Surveyor; thence continue North 37°55'49" East (Record North 37°55'00" East) along the Northwesterly boundary of said Parcel No. 1 and the Northwesterly boundary of Parcel No. 2 of said partition, 187.87 feet to the most-Northerly corner of said Parcel No. 2; thence continue North 37°55'49" East 183.13 feet to a point on the Northeastly boundary of tract described in Instrument No. 01-50921, said Deed Records; thence North 52°41'15" West (Record North 52°46' West) along said boundary, 698.92 feet to the average centerline of Wagner Creek; thence along said average centerline, South 78°24'34" West (Record South 78°24'57" West) 18.11 feet; thence North 89°34'10" West (Record North 89°33'53" West) 28.35 feet; thence South 60°39'08" West (Record South 60°39'31" West) 33.41 feet; thence South 41°28'35" West 7.16 feet (Record South 41°28'58" West 7.14 feet) to the point of intersection with the Southeastly prolongation of the Southwesterly line of tract described in Instrument No. 99-57007, said Deed Records; thence along said prolongation leaving the average centerline of Wagner Creek, North 61°59'21" West, 20.86 feet (Record North 61°53'50" West 20.93 feet) to a point for the most-Southerly corner of said tract, said point also being on the aforementioned Easterly boundary of Donation Land Claim No. 64; thence South 00°04'40" East along said Easterly boundary 526.73 feet to intersect the aforementioned average centerline of Wagner Creek; thence leaving the Easterly boundary of Donation Land Claim No. 64, South 22°36'42" West along said average centerline of Wagner Creek, 20.53 feet; thence leaving said creek centerline South 29°48'45" West 59.74 feet to a point on the aforementioned Northeastly right-of-way line of Talent Avenue; thence South 52°43'26" East along said right-of-way line 47.42 feet to the INITIAL POINT OF BEGINNING.

DBH, LLC:

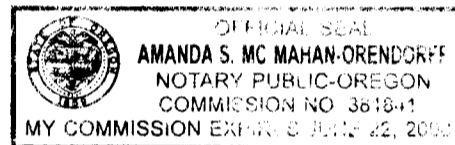
IN WITNESS WHEREOF, We have set our hands and seals this 3rd day of August, 2004.

Barbara Sibley
Barbara Sibley, Member
DBH, LLC

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 3rd day of August, 2004, by Barbara Sibley, a member of DBH, LLC, known to me as the person who executed the within instrument, freely and voluntarily.

Before me: Amanda S. Mc Mahan-Orendorff
Notary



Darrell L. Huck
SURVEYOR

*** APPROVALS ***

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of August 28, 2003 this plat is hereby approved by the Talent Planning Commission. File No. SUB 03-01.
PUD

John Adam
City Planning Office

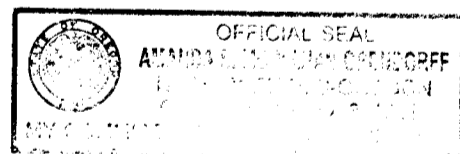
RAINY DAY HOLDINGS, LLC:

F. Scott Goings
F. Scott Goings, Managing Member

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 10th day of August, 2004, by F. Scott Goings, Managing Member of Rainy Day Holdings, LLC, known to me as the person who executed the within instrument, freely and voluntarily.

Before me: Amanda S. Mc Mahan-Orendorff
Notary



Examined and approved this 5th day of August, 2004.

Robert Roberts
Jackson County Surveyor

Examined and approved this 5th day of August, 2004.

Janet Stahl
Talent City Engineer

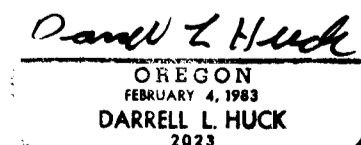
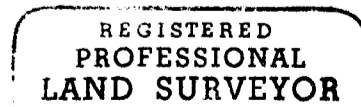
For order of the County Court approving this plat see Volume 207, page 1947-1949 of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 12th day of August, 2004 at 11:30 O'Clock A.M. and recorded in Volume 30 of Plats at page 52 of records of Jackson County, Oregon.

Kathleen S Beckett
County Clerk

Barbara Goslow
Deputy



RENEWS 6/30/05

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of August 9, 2004

Carol Amerson
Deputy Tax Collector

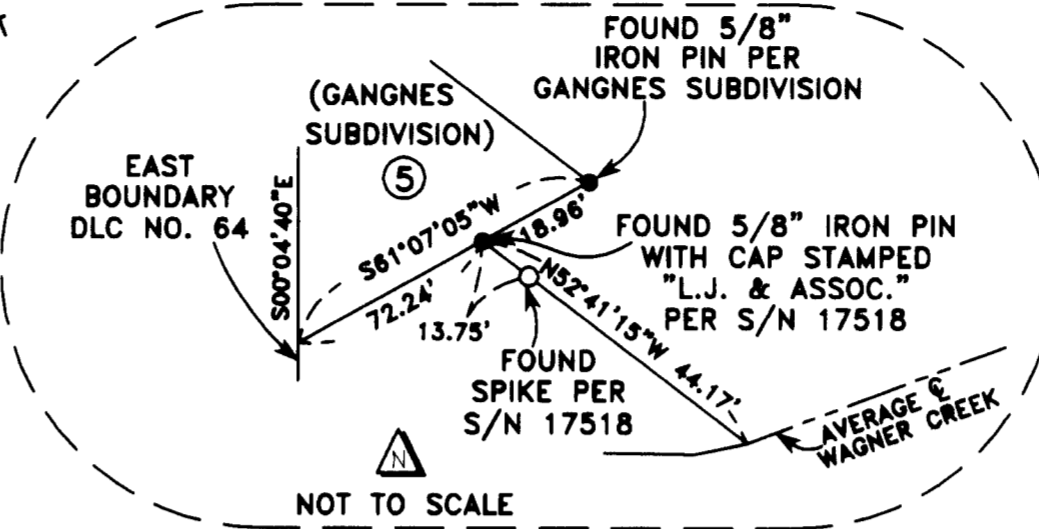
Jeffrey Dyer
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.100 as of August 9th, 2004

OLD BRIDGE VILLAGE A PLANNED COMMUNITY

LOCATED IN:
THE N.E. 1/4 OF SECTION 26, T.38S., R.1W., W.M.,
CITY OF TALENT, JACKSON COUNTY, OREGON

DETAIL "A" FROM SHEET 2



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY MONUMENT AND PREPARE FINAL PLAT FOR OLD BRIDGE VILLAGE PER CITY OF TALENT PLANNING DEPARTMENT FILE NO. PUD-01-03 AND AS PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 15307, 11315, 14773, 15681, 17518 AND 11624 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. FOR THE NORTH-EASTERLY BOUNDARY I HELD FOUND MONUMENTATION AS SHOWN HEREON AND THE SOUTHEASTERLY BOUNDARY I HELD FOUND MONUMENTS ON THE BOUNDARIES OF THE PARTITION PLAT AS SHOWN HEREON. I EXTENDED THE MONUMENTED LINES AS NEEDED TO CLOSE THE BOUNDARY. THE AVERAGE CENTERLINE OF WAGNER CREEK WAS USED TO SHOW BOUNDARY IN SEVERAL LOCATIONS. THE CENTERLINE OF WAGNER CREEK MAY HAVE BEEN CHANGED BY PREVIOUS CONSTRUCTION IN THE AREA JUST NORTH OF THE BRIDGE ON TALENT AVENUE. THEREFORE, PREVIOUS DEED CALLS WERE USED TO DETERMINE AVERAGE CENTERLINE. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENTS NO. 01-50920 AND 01-50921 WERE USED IN DETERMINING CLIENT'S PROPERTY.

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641 97504

SCALE: 1 Inch = 60 feet DATE: JULY 26, 2004
BASIS OF BEARING: FILED SURVEY NO. 15307 (TALENT AVENUE)

- R.V.S.S. = ROGUE VALLEY SEWER SERVICES
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- [Pattern] & [Pattern] = 10' PEDESTRIAN WALKWAY, BICYCLE RACK AND BUS STOP EASEMENT, BEING CREATED HEREON.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- T.I.D. = TALENT IRRIGATION DISTRICT, BEING CREATED HEREON.

NOTES:

- 1.) SEE SHEET 2 FOR LOT DIMENSIONS AND CURVE INFORMATION.
- 2.) EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER INSTRUMENT RECORDED IN VOLUME 186, PAGE 262, J.C.D.R. MAY AFFECT THIS PROPERTY, SPECIFIC LOCATION NOT GIVEN.
- 3.) THE PORTIONS OF THE SANITARY SEWER EASEMENTS THAT CROSS LOTS 7-11 ARE BEING RELOCATED WITHIN TRACT "A".

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrel L. Huck

OREGON
FEBRUARY 4, 1983
DARREL L. HUCK
2022

RENEWS 06/30/05

RECEIVED
Data 7-12-04 By [Signature]
This survey consists of:
3 sheets Map
2 pages Narrative
JACKSON COUNTY
SURVEYOR

OLD BRIDGE VILLAGE

A PLANNED COMMUNITY

LOCATED IN:
THE N.E. 1/4 OF SECTION 26, T.38S., R.1W., W.M.,
CITY OF TALENT, JACKSON COUNTY, OREGON

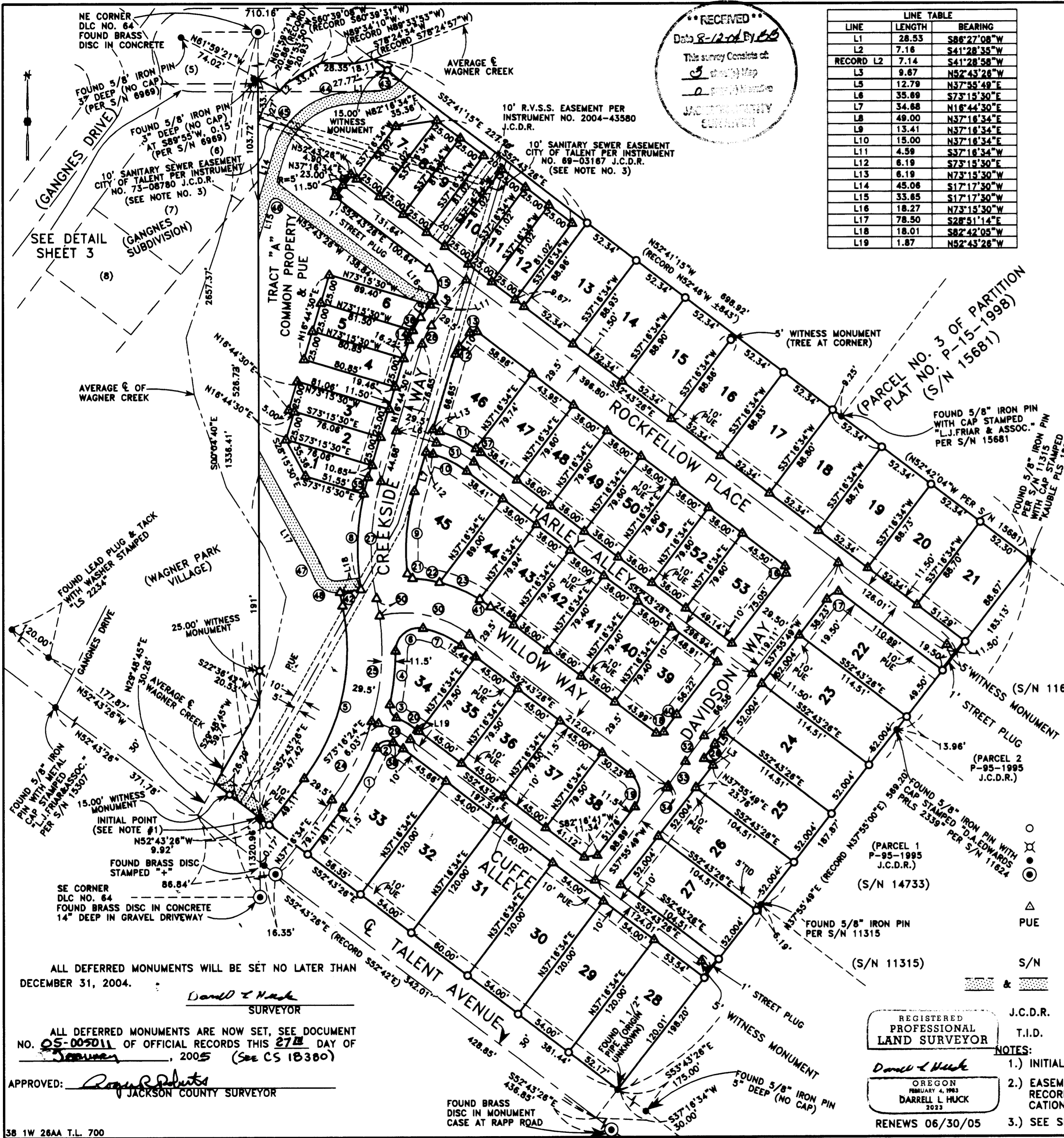
FOR:
D.B.H., LLC & RAINY DAY HOLDINGS, LLC
P.O. BOX 8517 MEDFORD, OREGON 97501

RECEIVED
Date 8-12-04 By *CS*
This survey consists of:
3 sheets
0 maps
JACKSON COUNTY DEED RECORDS

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.53	S88°27'08"W
L2	7.16	S41°28'35"W
RECORD L2	7.14	S41°28'58"W
L3	9.67	N52°43'28"W
L4	12.79	N37°55'49"E
L5	35.89	S73°15'30"E
L6	34.68	N16°44'30"E
L7	49.00	N37°16'34"E
L8	13.41	N37°16'34"E
L9	15.00	N37°16'34"E
L10	4.59	S37°16'34"W
L11	6.19	S73°15'30"E
L12	6.19	N73°15'30"W
L13	45.06	S17°17'30"W
L14	33.65	S17°17'30"W
L15	18.27	N73°15'30"W
L16	78.50	S28°51'14"E
L17	18.01	S82°42'05"W
L18	1.87	N52°45'28"W
L19		

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
1	15°08'56"	220.50	58.36	58.19
2	97°27'51"	10.00	17.01	15.03
3	77°14'18"	10.00	13.48	12.48
4	11°51'15"	220.50	45.82	45.54
5	48°20'01"	179.50	154.56	149.83
6	101°11'53"	19.50	34.44	30.14
7	25°55'32"	79.50	35.97	35.87
8	22°09'19"	211.50	81.78	81.28
9	23°41'46"	170.50	70.51	70.01
10	20°32'04"	90.00	32.26	32.08
11	17°39'02"	110.00	33.89	33.75
12	20°32'05"	19.50	6.99	6.95
13	90°00'00"	4.50	7.07	6.36
14	08°20'28"	60.50	8.81	8.80
15	90°00'00"	19.50	30.83	27.58
16	90°39'11"	4.50	7.12	6.40
17	35°29'05"	19.50	12.08	11.89
18	91°59'48"	4.50	7.23	6.47
19	90°39'15"	19.50	30.85	27.73
20	12°30'28"	95.00	20.74	20.70
21	78°48'55"	4.50	6.27	5.78
22	11°02'34"	120.50	23.22	23.19
23	17°43'27"	120.50	37.28	37.13
24	20°32'58"	209.00	74.96	74.56
25	24°42'38"	209.00	90.14	89.44
26	02°27'49"	359.50	15.46	14.46
27	28°47'57"	200.00	100.53	99.47
28	20°32'05"	49.00	17.56	17.47
29	20°32'58"	85.00	30.49	30.32
30	50°45'30"	91.00	80.81	78.01
31	20°32'04"	100.00	35.84	35.85
32	04°12'28"	371.00	27.25	27.24
33	03°52'51"	371.00	25.13	25.13
34	00°19'37"	371.00	2.12	2.12
35	03°53'30"	211.50	14.37	14.36
36	12°11'36"	60.50	12.88	12.85
37	02°53'03"	110.00	5.54	5.54
38	07°42'05"	75.00	10.08	10.07
39		NOT IN USE		
40	02°39'03"	400.50	18.53	18.53
41	05°17'43"	120.50	11.14	11.13
42	02°54'35"	229.50	11.66	11.65
43	52°49'55"	20.00	18.44	20.00
44	69°09'37"	70.00	84.50	70.00
45	69°09'38"	70.00	84.50	79.48
46	106°03'08"	5.00	9.26	7.99
47	06°52'14"	163.50	19.60	19.59
48	87°25'40"	20.00	28.99	24.99
49	23°32'48"	30.00	12.33	16.20
50	04°04'27"	209.00	14.86	14.86

LOT SIZE	
LOT NO.	SQUARE FEET
1	1,591
2	1,901
3	2,026
4	2,021
5	2,023
6	2,124
7	1,713
8-12	2,026
13	4,655
14	4,654
15	4,652
16	4,650
17	4,648
18	4,647
19	4,645
20	4,643
21	4,593
22	5,655
23-24	5,954
25	5,715
26-27	5,434
28	6,342
29-30	6,480
31	7,200
32	6,480
33	6,985
34	3,907
35-37	3,578
38	3,820
39	3,848
40-42	2,858
43	2,861
44	3,005
45	5,481
46	4,598
47	3,498
48-52	2,866
53	3,943
TRACT "A"	53,066.64 (1.22 ACRES)



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641 97504

- SCALE: 1 inch = 60 feet
BASIS OF BEARING: FILED SURVEY NO. 15307 (Talent Avenue)
DATE: JULY 26, 2004
- = 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, UNLESS OTHERWISE SHOWN.
 - ⊙ = SET 5/8" X 30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC", UNLESS OTHERWISE SHOWN.
 - △ = DEFERRED MONUMENT - *See CS 16599*
 - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
 - S/N = FILED SURVEY NUMBER
 - ⊞ & ⊞ = 10' PEDESTRIAN WALKWAY AND BICYCLE RACK AND BUS STOP EASEMENT, BEING CREATED HEREON.
 - J.C.D.R. = JACKSON COUNTY DEED RECORDS
 - T.I.D. = TALENT IRRIGATION DISTRICT

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
RENEWS 06/30/05

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. 05-005011 OF OFFICIAL RECORDS THIS 27th DAY OF January, 2005 (SEE CS 18380)
APPROVED: *Roger R. Roberts*
JACKSON COUNTY SURVEYOR

- NOTES:
1.) INITIAL POINT SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
2.) EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER INSTRUMENT RECORDED IN VOLUME 186, PAGE 262, J.C.D.R. MAY AFFECT THIS PROPERTY, SPECIFIC LOCATION NOT GIVEN.
3.) SEE SHEET 3 FOR ADDITIONAL EASEMENT DETAILS.