

CREEKSTONE VILLAGE, PHASE I
A PLANNED UNIT DEVELOPMENT

located in the
SOUTHEAST ONE QUARTER OF SECTION 29,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for
**James K Johnson, DMD, P.C.,
Pension & Profit Sharing Trust**

and
**Pacific Crest Properties, Inc.
An Oregon Corporation**

doing business as
MCANDREWS PROPERTIES
P.O. BOX 1488
MEDFORD, OREGON 97501

* AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN
INSTRUMENT NO. 2004-055613, SAID OFFICIAL RECORDS,

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Northeast Corner of Donation Land Claim 50 in Section 29, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon; thence South 00°00'43" West, along the center-line of Ellendale Drive, 581.56 feet (Record South 00°01' East 581.22 feet), thence South 89°59'17" East 30.00 feet (Record East 30 feet) to the easterly right-of-way of Ellendale Drive; thence, leaving said right-of-way line, North 83°27'10" East 171.12 feet to the southwest corner of the parcel described as "Tract A" in Instrument Number 03-32140 of the official records of said county; thence North 00°00'43" East 16.75 feet to a 5/8 inch by 3/16 inch iron pin, said pin also being the INITIAL POINT OF THIS SUBDIVISION AND THE POINT OF BEGINNING; Thence North 00°00'43" East, along the west line of said "Tract A", 145.08 feet to the northwest corner of said "Tract A"; thence North 89°43'30" East, along the north line of said "Tract A" 79.85 feet to the west line of the parcel described as "Tract B" in said Instrument Number; thence North 00°05'32" East, along the west line of said "Tract B" 150.00 feet to the southerly right-of-way line of Crestbrook Road; thence North 89°43'30" East along said southerly right-of-way 99.86 feet to the east line of said "Tract B"; thence, leaving said southerly right-of-way, South 00°05'32" West, along said east line 100.12 feet to the north line of the parcel described in Instrument Number 94-13910; thence North 89°43'30" East, along the north line of said parcel, 230.85 feet; thence, leaving said north line, South 00°15'38" East 55.17 feet; thence South 01°13'54" East 22.10 feet; thence South 17°09'56" East 90.16 feet to the south line of said parcel; thence South 83°27'10" West, along said south line, 385.25 feet; thence leaving said south line, North 79°20'19" West 56.24 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber

Easement Notes:

The right-of-way easement for transmission and distribution of power created in Volume 456, Page 130 of the Deed Records has no specific location and could not be located within the boundary of this subdivision.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-05

** RECEIVED **
DATE 4-26-2005
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Declaration:

KNOW BY ALL MEN THESE PRESENTS, that we James K Johnson, DMD P.C. Pension & Profit Sharing Trust and Pacific Crest Properties, Inc., an Oregon Corporation dba MCANDREWS PROPERTIES are the owners of the lands hereon described and have subdivided the same into lots, and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and we do hereby dedicate to the public for public use, as shown hereon, the public utility easements, and do hereby grant to the City of Medford a Sewer easement and create a Private Storm Drain easement across Lot 5, including ingress and egress for the construction and maintenance of said private storm drain and public sewer as shown hereon and do hereby create a pedestrian access easement for ingress and egress of the pedestrian public as shown hereon and do hereby create a private street for ingress, egress and, private storm drain, for the benefit of Lots 1 THROUGH 14 as shown hereon and the remainder of the tract described in Inst.No. 94-13910, and do hereby grant unto the City of Medford the 10 foot sanitary sewer easement for maintenance and access as shown hereon. We hereby designate said Subdivision as Creekstone Village, Phase 1.

Gary T. Whittle, Pres.
Gary Whittle, President

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 17th day of February, 2005, by Gary Whittle, as President of Pacific Crest Properties, INC., an Oregon Corporation, on behalf and authority of the corporation.

(Signature) *Susan Morgan Farber*
(Printed Name)

Notary Public for Oregon Commission No. 378055
My commission expires April 21, 2008

James K. Johnson, Trustee
James K Johnson, Trustee

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 17th day of February, 2005, by James K Johnson, DMD P.C. Pension & Profit Sharing Trust, an Oregon Corporation, on behalf and authority of the corporation.

(Signature) *Susan Morgan Farber*
(Printed Name)

Notary Public for Oregon Commission No. 378055
My commission expires April 21, 2008

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.
This 15th day of April, 2005.

John O. Scott
Planning Director

Examined and approved this 2nd day of March, 2005.

Paul D. ... City Surveyor
Laura ... City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 21st of April, 2005
Carol ... Deputy Tax Collector

Examined and approved as required by O.R.S. 92.100 this 21st day of April, 2005.

... DEPUTY Assessor

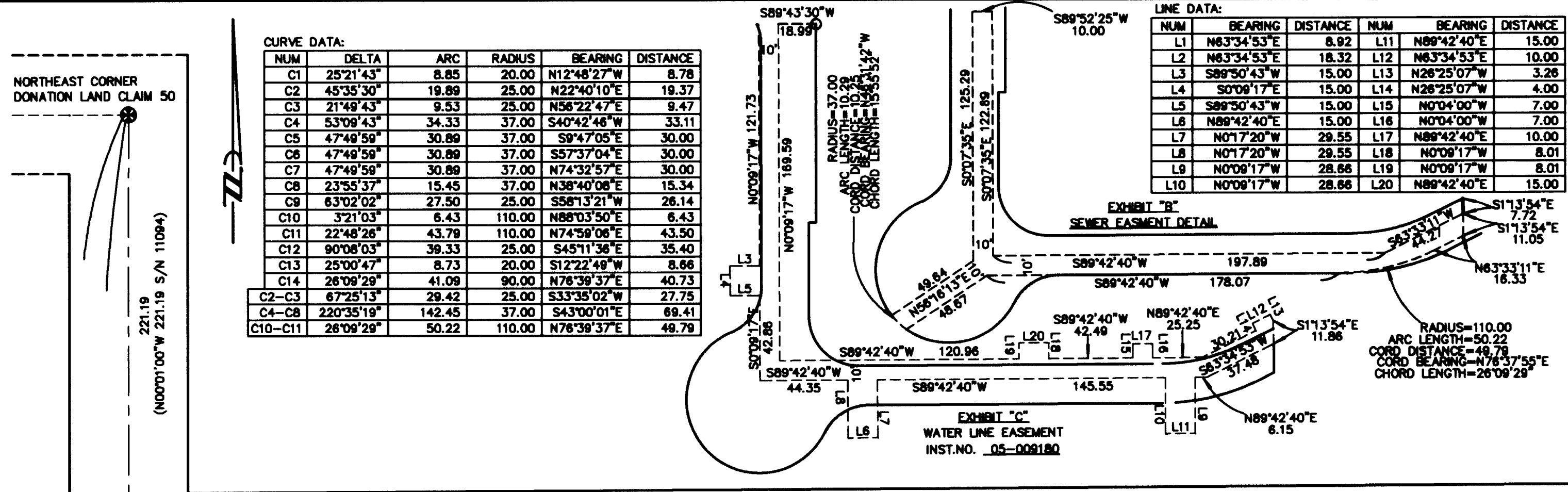
Recorder:

Filed for record this 26 day of April, 2005 at 11:54 o'clock
A. M. and recorded in Volume 31, Page 21 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Sonya D. Morgan Deputy

County Surveyor's File No. _____

For the order of the County Court approving this plat see Volume 212, Page 1936, of the Commissioner's Journal of Proceedings.



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A PLANNED UNIT DEVELOPMENT
 located in the
 SOUTHEAST ONE QUARTER OF SECTION 29,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, CITY OF MEDFORD,
 JACKSON COUNTY, OREGON
 for
MCANDREWS PROPERTIES
 P.O. BOX 1488
 MEDFORD, OREGON 97501

- LEGEND**
- ⊙ = FOUND 2 1/2" BRASS CAP - N.E. CORNER D.L.C. 50
 - ⊙ = FOUND CITY OF MEDFORD BRASS CAP- STREET CENTERLINE MONUMENT
 - = FOUND MONUMENT AS DESCRIBED
 - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = TACK WITH WASHER MARKED "LS 2189" SET IN CONCRETE CURB
 - X-X- = FENCE LINE
 - S/N = RECORD FILED SURVEY NUMBER
 - W.C. = WITNESS CORNER
 - BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
 - RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED
 - INST.NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS
 - PUE = PUBLIC UTILITY EASEMENT FOR NATURAL GAS, PHONE, CABLE TV, POWER.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE:
 TO SURVEY AND MONUMENT THE PLANNED UNIT DEVELOPMENT PER APPROVAL BY THE CITY OF MEDFORD PLANNING COMMISSION BY FILE NO. PUD-02-178.

PROCEDURE:
 USING CONTROL ESTABLISHED IN THIS AND PREVIOUS SURVEYS I TIED THE MONUMENTS SHOWN HEREON. UPON REVIEWING INST.NO. 03-32140 AND 94-13910, I FOUND DEED CALLS TO THE SOUTH LINE OF THIS TRACT ARE INCONSISTENT. THE MONUMENTS FROM SURVEY NUMBERS 6448 AND 294 WERE FOUND TO AGREE WITH THE EXACT CALLS FROM THE DEEDS. WHEN THE SOUTH LINE WAS EXTENDED TO THE EASTERLY RIGHT-OF-WAY OF ELLENDALE DRIVE, IT MATCHED SURVEY RECORD AS WELL. I THEREFORE HELD THIS LINE TO BE THE SOUTH LINE OF THE SUBDIVISION.

THE NORTHERN MOST LINE OF THE PROJECT IS THE SOUTH RIGHT-OF-WAY LINE OF CRESTBROOK ROAD. THE RIGHT-OF-WAY OF CRESTBROOK ROAD WAS ESTABLISHED USING THE CENTERLINE MONUMENTS AT THE INTERSECTION OF CRESTBROOK ROAD AND ELLENDALE DRIVE AND CRESTBROOK ROAD AND SOUTH MODOC AVENUE.

TO ESTABLISH THE NORTH LINE OF LOTS 9-12, BEING THE NORTH LINE OF INST. NO. 03-32140, AND THE EAST LINE OF INST. NO. 03-32140, I HELD THE MONUMENT AT THE EAST END OF THE NORTH LINE AND THE NORTH END OF THE EAST LINE. I THEN DID A BEARING BEARING INTERSECT BETWEEN THE TWO MONUMENTS. HOLDING THE BEARING OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CRESTBROOK ROAD AND THE WEST LINE OF SAID INST. NO. 03-32140.

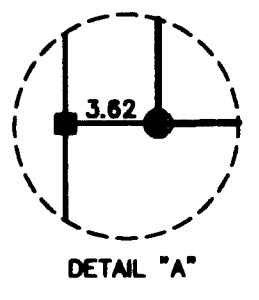
THE WEST LINE OF LOTS 1 AND 2, BEING THE WEST LINE OF "TRACT B" OF INST. NO. 03-32140 WAS ESTABLISHED BETWEEN THE FOUND MONUMENTS CALLED FOR IN SAID INSTRUMENT NUMBER. I THEN TRAVELED WEST PARALLEL TO SAID RIGHT-OF-WAY, ALONG THE NORTH LINE OF SAID "TRACT A", TO A POINT 170.00 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ELLENDALE DRIVE. THE RIGHT-OF-WAY OF ELLENDALE DRIVE WAS ESTABLISHED BETWEEN THE N.E. CORNER OF DONATION LAND CLAIM 50 AND THE 1-INCH IRON PIPE AT THE CENTERLINE INTERSECTION OF ELLENDALE DRIVE AND BARNETT ROAD. I THEN TRAVELED SOUTH PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY, ALONG THE WEST BOUNDARY OF SAID "TRACT A" TO THE ESTABLISHED SOUTH LINE.

**** RECEIVED ****
 DATE _____ BY _____
 This survey consists of:
 - sheet(s) Map
 - page(s) Narrative
JACKSON COUNTY SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

1" IRON PIPE PER S/N 6448
 @ INTERSECTION OF ELLENDALE DRIVE AND BARNETT ROAD



"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all their related facilities within the Public Utility Easements (PUE) 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."

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber
 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-05