

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that NORTH MOUNTAIN LAND COMPANY, LLC, an Oregon limited liability company, SUNCREST HOMES, LLC, an Oregon limited liability company, and Thomas W. Marr, hereinafter referred to as Declarant's, are the fee title owners respectively of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, have caused this tract of land to be surveyed and platted into Parcels 1, 2 and 3, easements, and right of way dedication as depicted hereon, and the number of each parcel and the course and length of all lines are plainly set forth, and this plat is a correct representation of the land division. Declarant's hereby dedicate to the City of Ashland, for street purposes, that area adjacent and contiguous to Parcels 2 and 3 hereon, and noted as right of way dedication, and hereby dedicate to the City of Ashland that sanitary sewer easement within said Parcel 3, as depicted hereon.

IN WITNESS WHEREOF, I set my hand and seal this 16 day of February, 2006.

Steve DeCarlow, Manager North Mountain Land Company, LLC

Charles Hamilton, Managing Member Suncrest Homes, LLC

Thomas W. Marr

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Steve DeCarlow, known to me to be the Manager of NORTH MOUNTAIN LAND COMPANY, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 16 day of February, 2006.

Logan Miles, Notary Public-Oregon, Commission No. 359839, My Commission Expires July 21, 2006

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Charles Hamilton, known to me to be the Managing Member SUNCREST HOMES, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 22nd day of February, 2006.

Mark Neathamer, Notary Public-Oregon, Commission No. 374275, My Commission Expires Oct. 30th 2007

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Thomas W. Marr, known to me to, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 24th day of February, 2006.

Mark Neathamer, Notary Public-Oregon, Commission No. 374275, My Commission Expires Oct. 30th 2007

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Perform a boundary survey and prepare and process a Property Line Adjustment Application with the City of Ashland, pursuant to Client's instructions.

Utilizing a Nikon DTM-520 and a Ranger 200R data collector with TDS software, and a Trimble 5700 Global Positioning System (GPS) unit with a Trimble TSCe (Trimble Survey Controller software), all found monuments were tied in a closed traverse or via redundant ties. Record data utilized: Documents Numbered 97-04245, 05-017436, and 05-069115 all of the Official Records of Jackson County, Oregon; and, Surveys numbered 5380, 7617, 12527, 16376, and 17467, all on file in the office of the Jackson County Surveyor.

Utilizing previous ties pursuant to Survey Number 16376, as performed by this firm, and Surveys Numbered 5380, and 7617, established the westerly right of way of Mountain Avenue, the northerly right of way of Nevada Street, and the westerly boundary.

Utilizing Survey Number 17467 and Document Number 03-53065, established the southerly boundary. Computed the interior Parcels and set monuments as depicted hereon. The first monument was set on December 1, 2005.

Pursuant to the authority by the Jackson County Surveyor, the found monuments noted hereon as "Destroyed During Site Construction", were not re-established on this survey.

PARTITION PLAT NO. P-28-2006

A Property Line Adjustment, being a replat of a portion of Lot 26 of the Ashland Acres Subdivision and a replat of Parcel II of Partition Plat No. P-1-2000 of the Records of Partition Plats in Jackson County, Oregon, being located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

PREPARED FOR:

NORTH MOUNTAIN LAND CO. 724 South Central Ave, Suite 103 Medford, Oregon 97501

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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated in a portion of Lot 26 of the Ashland Acres Subdivision and within Parcel 2 of Partition Plat No. P-1-2000 of the Records of Partition Plats in Jackson County, Oregon, being located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of Lot 26 of the Ashland Acres Subdivision, a plat now of record; thence along the east line thereof (also being the westerly right of way of Mountain Avenue), South 00°03'45" West, 152.50 feet to the northeast corner of Parcel I of P-1-2000 of the Records of Partition Plats in Jackson County, Oregon; thence along the north line thereof, North 89°58'51" West, 103.00 feet, to the northwest corner thereof; thence along the line common to Parcels 1 and 2 of said plat, South 00°03'45" West, 116.50 feet to the southwest corner of said Parcel I; thence South 89°58'51" East, 103.00 feet to the southeast corner of said Parcel I and a point on aforesaid westerly right of way; thence along said right of way, South 00°03'45" West, 276.00 feet to a point on the north line of that tract as described in Instrument Number 95-15523 of the Official Records of Jackson County, Oregon; thence leaving said right of way and along said north line of said tract, North 89°59'08" West, 670.36 feet to the northwest corner thereof; thence along the west line thereof, South 00°02'12" East, 138.72 feet to the southeast corner of that tract as described in Instrument Number 03-53065; thence along the south line thereof, North 89°57'05" West, 665.47 feet to the southwest corner thereof; thence along the west line thereof, North 05°58'26" East, 8.28 feet to a point on the east line of that Tract II as described in Instrument Number 94-12465 of the Official Records of Jackson County, Oregon; thence along said east line, North 07°10'14" East, 680.49 feet to a point on the southerly right of way of Nevada Street; thence along said right of way, South 89°58'51" East, 685.76 feet; thence South 11°01'29" East, 61.71 feet to the northwest corner of Parcel 2 of aforesaid Partition Plat No. P-1-2000; thence continuing along said right of way, and along the north boundary of said Parcel 2 as follows: North 78°22'58" East, 88.39 feet to an angle point thereof; thence North 71°41'24" East, 135.93 feet to the northeast corner thereof; thence South 89°58'51" East, 360.94 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

RELEASE

Liberty Bank, as holders of beneficiary interest under that certain Trust Deed recorded in Instrument No. 2005-017437 of the Official Records of Jackson County, Oregon, do hereby release from lien all property depicted hereon for public use.

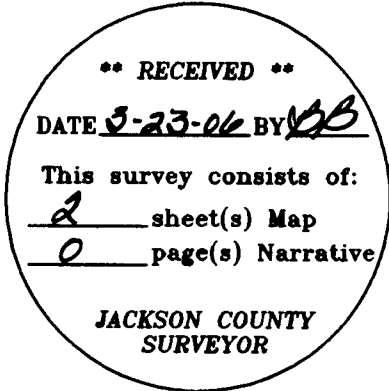
Signed this 2nd day of March, 2006.

STATE OF OREGON } ss County of Jackson

Personally appeared the above named ALEX PAULAWSKI known to me to be the Vice President of LIBERTY BANK, an Oregon Corporation, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 2nd day of

Cindy Giles, Notary Public-Oregon, Commission No. 382218, My Commission Expires July 20, 2008



RELEASE

Umpqua Bank, as holders of beneficiary interest under that certain Trust Deed recorded in Instrument No. 2005-069116 of the Official Records of Jackson County, Oregon, do hereby release from lien all property depicted hereon for public use.

Signed this 24 day of February, 2006.

Jeff [Signature] SVP, UMPQUA BANK

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Jeff Bankham, known to me to be the Vice President of UMPQUA BANK, an Oregon Corporation, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 24 day of February, 2006.

Mark Neathamer, Notary Public-Oregon, Commission No. 374275, My Commission Expires Oct. 30th 2007

APPROVALS

A PROPERTY LINE ADJUSTMENT, CITY OF ASHLAND PLANNING ACTION NO: PL-2005-02038

I certify that, pursuant to the authority granted in the City of Ashland Municipal Code, Chapter 18.16.14, this plat is hereby approved.

[Signature] Ashland Planning Department, 3/7/2006 Date

Examined and approved by: [Signature] Ashland City Surveyor, March 7, 2006 Date

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of March 23, 2006.

[Signature] Tax Collector, [Signature] Assessor

RECORDING

FILED FOR RECORD THIS THE 23rd DAY OF MARCH, 2006, AT 11:49 O'CLOCK A.M. AND RECORDED IN VOLUME 17 OF PLATS AT PAGE 28 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett, County Clerk, Barbara J. Shaw, Deputy

Jackson County Surveyor's File No: 19116

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER, OREGON JULY 09, 2001, 56545

Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc. 3132 State St., Suite 110 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: February 15, 2006 PROJECT NUMBER: 03070

PREPARED FOR:

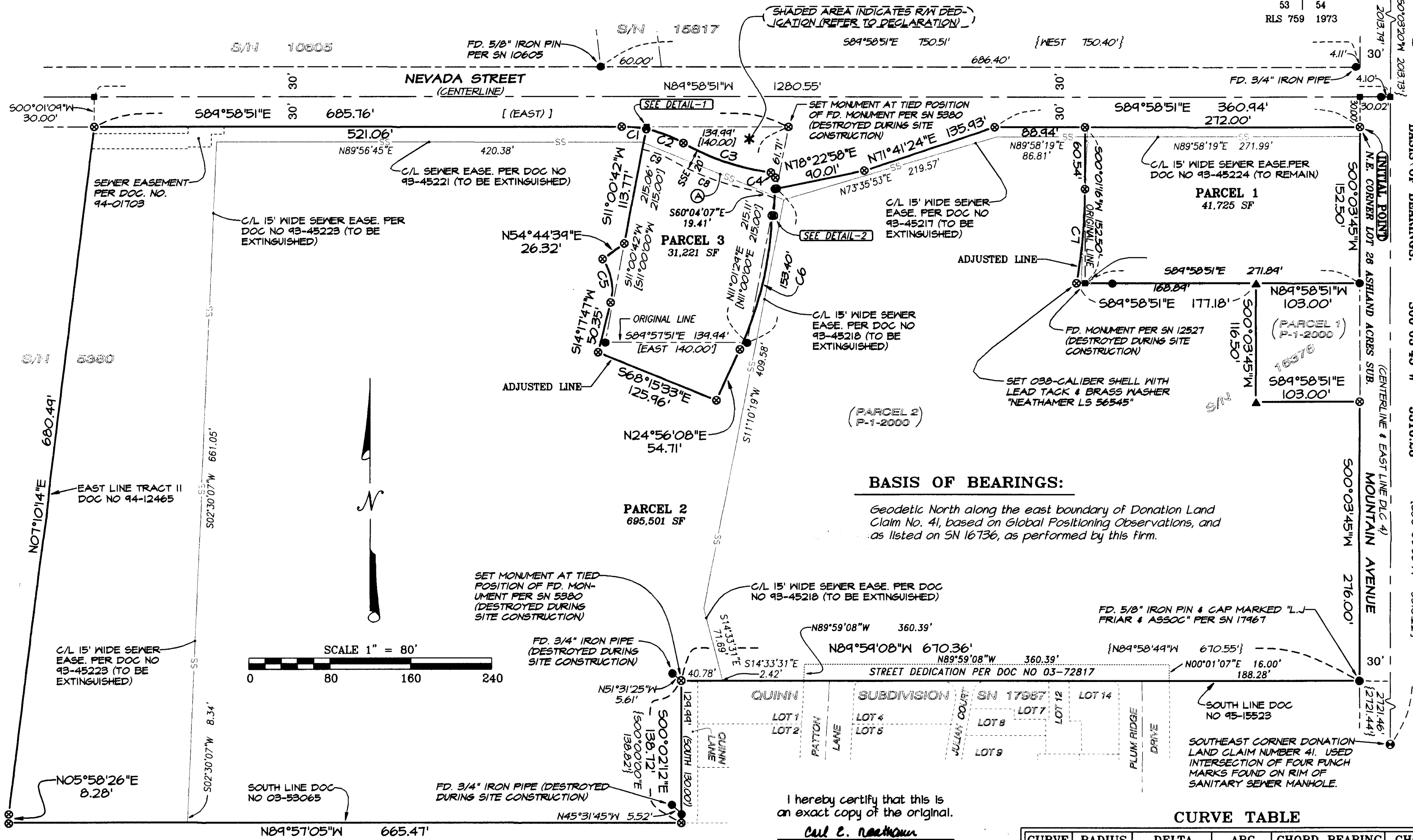
NORTH MOUNTAIN LAND CO.
724 South Central Ave, Suite 103
Medford, Oregon 97501

PARTITION PLAT NO. P-28 -2006

A Property Line Adjustment, being a replat of a portion of Lot 26 of the Ashland Acres Subdivision and a replat of Parcel II of Partition Plat No. P-1-2000 of the Records of Partition Plats in Jackson County, Oregon, being located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39, Range 1 East of the Willamette Meridian, in the City of south Ashland, Jackson County, Oregon.

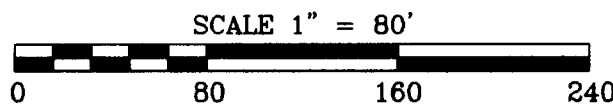
LEGEND:

- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches long, with an orange plastic cap marked "C NEATHAMER LS 56545".
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "D. McMahan LS 1913" per SN 12527; or, as noted hereon.
- ▲ Indicates a found 5/8 inch diameter iron pin with plastic cap marked "NEATHAMER PLS 56545", per SN 16736.
- ⊙ Indicates a found monument, as noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 5380.
- [] Indicates record information as per SN 7617.
- { } Indicates record information as per SN 17967.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- DOC NO Indicates a recorded document number of the Official Records of Jackson County, Oregon.
- SSE Indicates a public sanitary sewer easement being created hereon.
- SF Indicates the number of square feet within a closed area such as a parcel or tract.
- ⊙ Indicates centerline of 15 foot wide easement per Doc. No. 94-10468 (to be extinguished in the future).
- FNC 3.0' Indicates the distance and which side from the boundary line that the centerline of fence line is.
- x— Indicates the centerline of an existing fence.



BASIS OF BEARINGS:

Geodetic North along the east boundary of Donation Land Claim No. 41, based on Global Positioning Observations, and as listed on SN 16736, as performed by this firm.



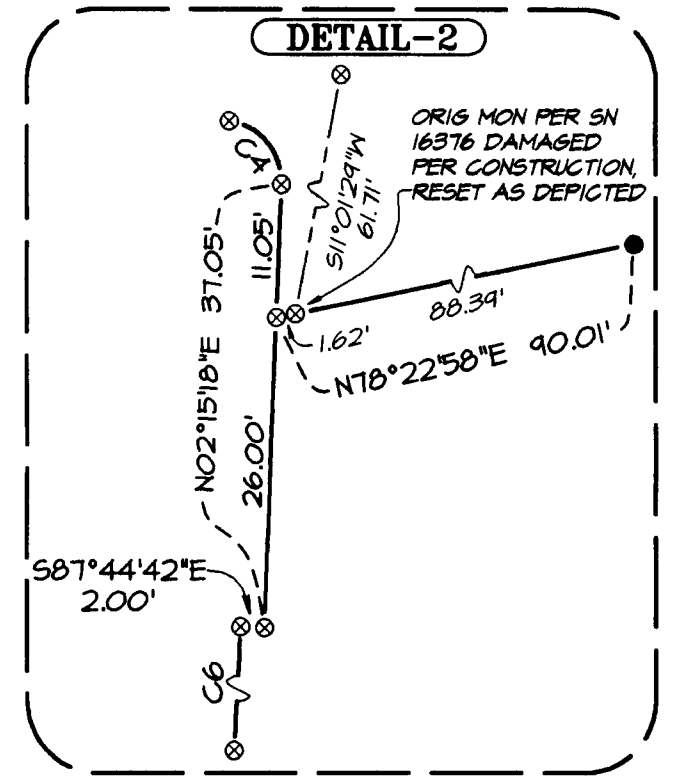
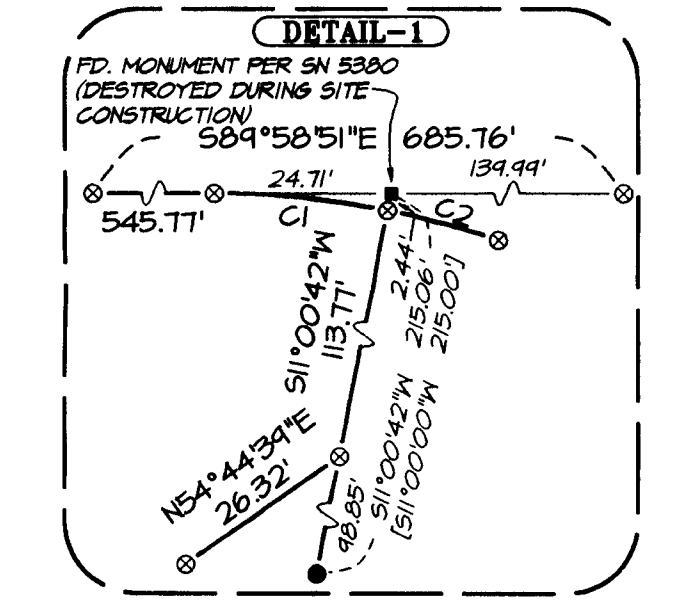
I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	124.00'	11°16'25"	24.40'	S84°20'38"E	24.36'
C2	124.00'	10°11'50"	39.38'	S69°36'30"E	39.22'
C3	236.00'	22°14'11"	91.59'	S71°37'41"E	91.02'
C4	5.00'	85°00'04"	7.42'	S40°14'44"E	6.76'
C5	52.00'	49°33'08"	44.97'	S10°28'47"E	43.58'
C6	343.00'	22°40'50"	135.70'	N13°35'43"E	134.89'
C7	514.00'	10°18'24"	92.46'	S05°10'28"W	92.34'
C8	256.00'	22°14'11"	91.59'	S70°16'50"E	91.02'
C9	104.00'	18°08'36"	32.92'	S69°34'53"E	32.80'

NOTES:

- The tracts of land as described in the "Surveyor's Certificate" are subject to the following matters of record pursuant to the received title report:
- Subject to water and irrigation rights, easements for ditches and canals, and all regulations of the Talent Irrigation District.
- An overhang easement granted to the California Oregon Power Company, their heirs and assigns, pursuant to Volume 492, Page 435 of the Deed Records of Jackson County, Oregon. Said easement is blanket in nature, to be along existing utility poles and aerial line(s). Of which, all existing poles and aerial line(s) contiguous to or within the bounds of said tracts, are currently being removed.
- Restriction for the cost of erecting a building, pursuant to Volume 355, Page 146 of the Deed Records of Jackson County, Oregon, expired in 1971, and is no longer valid.
- A fence encroachment as depicted on Survey Number 5380, as filed in the office of the Jackson County Surveyor, no longer exists.
- Encroachments of structures as depicted on Survey Number 16376, as filed in the office of the Jackson County Surveyor, is being rectified by this adjustment and plat.
- The 10 foot wide Utility Easement and additional Sanitary Sewer Easement along the northerly and westerly boundaries of Parcel 2 of Partition Plat No. P-1-2000 of the Records of Partition Plats in Jackson County, Oregon (also filed as Survey Number 16376), are being extinguished by this re-plat of said Parcel 2.



RECEIVED
DATE 3-23-06 BY *eb*
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 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382
PLOT DATE: February 15, 2006 PROJECT NUMBER: 03070
Sheet 2 of 2 © CEN