

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that SIDRB LLC, an Oregon limited liability company and LOUIS F. MAHAR, hereafter referred to as Declarants, are the owners in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" hereon, and have caused the same to be partitioned into Parcels 1 and 2, and hereby dedicate to the City of Medford for public use additional right-of-way dedication for North Phoenix Road and Public Utility Easements as depicted hereon. Declarants do hereby create a 25-foot wide Canal Easement for the installation and maintenance of a canal and other related facilities for the benefit of the Medford Irrigation District and it's Assignees as depicted hereon.

Signature of Steven C. Decarlow, Registered Agent, SIDRB LLC, dated 3/6/06. Signature of Louis F. Mahar, dated 3/6/06.

STATE OF OREGON } ss
County of Jackson }

Personally appeared before me the above named STEVEN C. DECARLOW, known to me as the Registered Agent of SIDRB, LLC. and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 6th day of March, 2006.

Before me: Joy N. Pinkham, Notary Public-Oregon, Commission No. 398875, expires Oct. 26th 2009.

STATE OF OREGON } ss
County of Jackson }

Personally appeared before me the above named LOUIS F. MAHAR, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 6th day of March, 2006.

Before me: Joy N. Pinkham, Notary Public-Oregon, Commission No. 398875, expires Oct. 26th 2009.

RELEASE

US Bank N.A., as holders of beneficiary interest under that certain Trust Deed, dated September 30, 2004, and recorded October 1, 2004, as Instrument Number 04-51929, Official Records of Jackson County, Oregon, and modified by trust deed dated June 22, 2005 and recorded June 23, 2005 as Document Number 05-37394 of the Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 8th day of March, 2006.

Signature of Richard D. Clark, Vice President, US Bank N.A.

STATE OF OREGON } ss
County of Jackson }

Personally appeared the above named Richard D. Clark, known to me as the Vice President, US Bank N.A.

WITNESS my hand and seal this 8th day of March, 2006.

Before me: Joy N. Pinkham, Notary Public-Oregon, Commission No. 398875, expires Oct 26th 2009.

PARTITION PLAT NO. P-33-2006

Located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Northwest Homes and Landscaping, LLC.
C/O Kevin Nering
545 Ridgeway Avenue
Central Point, Oregon 97502

SURVEYOR'S CERTIFICATE

I, Logan Miles, 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 lines of the parent tract of land as set forth hereon:

A portion of that certain real property described in Document Number 01 31293 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 57 (DLC 57) in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the northwest corner of said DLC 57; thence along the west line of said DLC 57, South 00°04'27" West, 512.60 feet; thence leaving said west line, South 89°55'33" East, 30.00 feet to a 5/8-inch diameter iron pin with a yellow plastic cap marked "HOFFBUHR AND ASSOC., INC.", and the True Point of Beginning and the Initial Point of this Partition, thence along the southerly boundary of STONEGATE ESTATES, PHASE I, A Planned Community, recorded in Volume 31 of plats at Page 69 of records of Jackson County, Oregon and filed as Survey Number 18980 in the office of the Jackson County Surveyor, the following courses: South 52°49'13" East, 114.57 feet; South 02°19'41" East, 84.71 feet; South 52°45'33" East, 58.08 feet; South 13°26'01" East, 24.18 feet; South 62°12'49" East, 20.41 feet; South 86°02'43" East, 64.59 feet; South 32°14'05" East, 21.43 feet; South 89°24'52" East, 176.36 feet; North 05°32'52" East, 72.31 feet; North 20°41'40" East, 84.52 feet; North 10°00'43" East, 76.50 feet; North 75°51'56" East, 134.44 feet; South 08°56'48" East, 85.05 feet; South 73°51'30" East, 246.88 feet; South 63°05'40" East, 72.45 feet; South 81°46'12" East, 90.65 feet; South 83°20'59" East, 64.94 feet; South 34°38'56" East, 67.52 feet; South 40°33'44" East, 198.74 feet; South 81°04'52" East, 84.67 feet; South 71°49'20" East, 91.48 feet; South 84°20'17" East, 130.97 feet; South 01°06'53" West, 63.54 feet; South 46°03'44" East, 105.65 feet; South 86°32'06" East, 59.68 feet; South 57°38'01" East, 82.88 feet to the east line of that certain tract of land described in Volume 375, Page 252 of the Deed Records of Jackson County, Oregon; thence leaving said south boundary, along said east line, South 00°14'48" West, 378.44 feet to the north line of that certain tract of land described in Document Number 05-35813 of the Official Records of Jackson County, Oregon; thence along said north line, North 89°50'24" West, 701.78 feet to the west line of last said tract; thence along last said east line South 00°14'48" West, 150.37 feet to the north line of that certain tract of land described in Document Number 90-16857 of the Official Records of Jackson County, Oregon; thence along last said north line, South 76°49'29" West, 14.96 feet to the south east corner of that certain tract of land described in Document Number 92-35545 of the Official Records of Jackson County, Oregon; thence along the east line of last said tract, North 00°15'54" East, 669.72 feet to the north line thereof; thence along last said north line, North 77°38'12" West, 667.63 feet; thence continuing along last said north line, South 88°00'43" West, 20.14 feet to the west line thereof; thence along last said west line South 08°49'42" East, 317.80 feet; thence continuing along last said west line, South 06°12'02" East, 153.16 feet to the south line thereof; thence along last said south line South 47°12'02" East, 30.49 feet; thence continuing along last said south line, South 47°12'02" East, 360.38 feet; thence continuing along last said south line, South 77°30'32" East, 113.95 feet; thence continuing along last said south line, South 61°28'52" East, 23.40 feet to the west line of that certain tract of land described in said Document Number 90-16857; thence along last said west line, South 00°14'48" West, 634.79 feet to the northerly right-of-way of Coal Mine Road, a public Road; thence along said right-of-way North 89°50'24" West, 664.90 feet to the easterly right-of-way of North Phoenix Road as described in Document Number 93-45106 of the Official Records of Jackson County, Oregon; thence along last said right-of-way the following courses: North 08°21'20" West, 216.84 feet; North 15°55'07" West, 427.21 feet; North 04°48'30" West, 287.88 feet; North 00°04'27" East, 851.10 feet to the True Point of Beginning.

Signature of Logan Miles, Surveyor.

APPROVALS:

PLANNING FILE NO.: LDP-05-241

Examined and approved this 16 day of March, 2006.

Signature of Medford Planning Department official.

Examined and approved this 16th day of MARCH, 2006.

Signature of Paul D. ... City of Medford Surveyor.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 4th, 2006.

Signature of Amanda Kirkpatrick, Deputy Assessor, dated 4/4/06. Signature of Tracy Mancuso, Deputy Tax Collector, dated 4-4-06.

RECORDING:

FILED FOR RECORD THIS THE 4 DAY OF APRIL, 2006 AT 10:50 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-33-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17, PAGE 33.

Signature of Kathleen S. Beckett, County Clerk. Signature of Karen Alonzo, Deputy.

COUNTY SURVEYOR FILE NO. 19128

I hereby certify that this is an exact copy of the original.

Signature of Logan Miles, Surveyor.

TABLE OF CONTENTS
Sheet 1: Title Page (this sheet)
Sheet 2: Plat Page, Notes
Sheet 3: Matters of Record, Narrative and Tables

** RECEIVED **
DATE 4-4-06 BY BB
This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Signature of Logan Miles

OREGON JULY 12, 2005 LOGAN MILES 65452
Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3132 State Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05048 PLOT DATE: March 6, 2006
Sheet 1 of 3 © LTM

PARTITION PLAT NO. P-33-2006

Located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Northwest Homes and
Landscaping, LLC.
C/O Kevin Nering
545 Ridgeway Avenue
Central Point, Oregon 97502

MATTERS OF RECORD:

This Partition Plat is subject to the following matters of record:

- 1) Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Medford Irrigation District.
- 2) Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Talent Irrigation District.
- 3) Easement for underground communication lines and above ground cabinets granted to Pacific Northwest Bell Telephone Company in Document Number 88-09623. No exact location given.
- 4) Easement for telecommunication facilities granted to US West Communications INC. in Document Number 93-24698. This easement is within all current or proposed right-of-way.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S06°12'02"E	153.16'
<L1>	S06°14'00"E	153.16'
L2	S47°12'02"E	30.44'
<L2>	S47°14'00"E	30.44'
L3	S77°30'32"E	113.95'
[L3]	S77°32'30"E	113.95'
L4	S61°28'52"E	151.69'
[L4]	S61°30'50"E	151.69'
L5	S61°28'52"E	23.40'
L6	N08°21'20"W	60.33'
L7	N08°21'20"W	216.84'
L8	N17°30'34"W	136.03'
[L8]	N15°55'50"W	136.03'
L9	N04°48'30"W	214.37'
L10	N04°48'30"W	73.51'
L11	S52°44'13"E	114.57'
L12	S02°19'41"E	84.71'
L13	S52°45'33"E	58.08'
L14	S13°26'01"E	24.18'
L15	S62°12'44"E	20.47'
L16	S86°02'43"E	64.59'
L17	S32°14'05"E	27.43'
L18	S89°24'52"E	176.36'
L19	N05°32'52"E	72.31'
L20	N20°41'40"E	84.52'
L21	N10°00'43"E	76.50'
L22	N75°51'56"E	134.44'
L23	S08°56'48"E	85.05'
L24	S63°05'40"E	72.95'
L25	S81°46'12"E	90.65'
L26	S83°20'59"E	64.94'
L27	S34°38'56"E	67.52'
L28	S81°04'52"E	84.67'
L29	S71°49'20"E	91.48'
L30	S84°20'17"E	130.97'
L31	S01°06'53"W	63.54'
L32	S46°03'49"E	105.65'
L33	S86°32'06"E	54.68'
L34	S57°38'01"E	82.88'
[L34]	S57°37'52"E	82.62'
L35	S32°10'12"E	86.02'
L36	S05°35'49"W	12.26'
L37	S09°24'26"E	314.83'
L38	S04°00'09"E	211.33'
L39	S00°21'59"W	96.10'
L40	S27°38'25"W	52.00'
L41	N89°56'13"W	10.99'
L42	N89°56'13"W	13.87'
L43	S74°18'20"W	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	17°35'01"	1432.39'	439.59'	S08°43'04"E	437.87'
{C1}	17°35'02"	1432.39'	439.60'	S07°08'20"E	437.87'
C2	17°34'51"	1432.39'	439.52'	S08°43'09"E	437.80'
{C2}	17°34'53"	1432.39'	439.53'	S07°08'25"E	437.81'
C3	12°16'15"	1482.39'	317.48'	N11°22'27"W	316.87'
C4	16°47'35"	1382.39'	405.17'	N09°06'47"W	403.72'
C5	27°34'38"	648.00'	311.89'	N76°08'54"W	308.89'
C6	00°47'26"	1382.39'	19.07'	N00°19'16"W	19.07'
C7	15°46'07"	1352.39'	372.20'	S07°48'37"E	371.03'

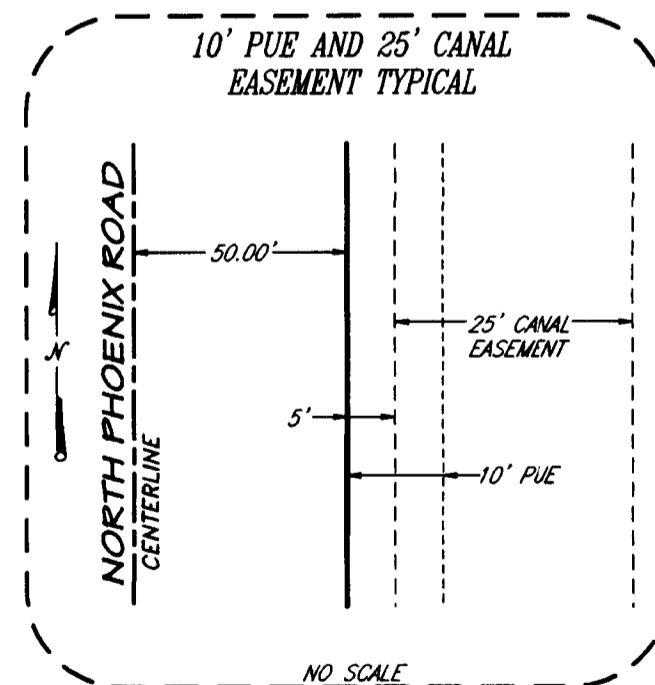
NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-05-241, December 22, 2005. Utilizing a Nikon DTM-520, Trimble 5600 and a Trimble 5700 GPS receiver, with a TSC2 Data Collector and a TSC2 Data Collector all found monuments, as depicted hereon, were tied in a closed loop traverse or with redundant ties.

Procedure: Based on said traverse and redundant ties, on Surveys Numbered 810, 1861, 2391, 15308 and 18980 all as filed in the Jackson County Surveyor's Office, Jackson County Roads Roll Map records Map Number 25/6 as filed in the office of the Jackson County Surveyor, Re-establish notes for government corners as found in the office of the Jackson County Surveyor and Document Numbers 80-25090, 90-16857, 92-35545, 93-45106 and 05-35813 of the Official Records of Jackson County, Oregon.

The south line of Stonegate Estates Phase I was held for the north line of this partition, monuments found fit the plat records. The east line was controlled by found monuments set on the east line of Volume 375, Page 252 per SN 691 and 2391 as depicted hereon. The right-of-way of Coal Mine Road was controlled by the south line of DLC 57 as depicted hereon. The right-of-way of North Phoenix Road was computed using Roll Map 25/6 and Survey Number 15308 and holding found monuments for the right-of-way per Survey Number 15308 as depicted hereon.

The project boundaries and interior lots were computed and monumented as depicted hereon. The first monument was set on January 30, 2006.



I hereby certify that this is an exact copy of the original.

Logan Miles
Surveyor

Basis of Bearings:

Basis of Bearings is Geodetic North based on WGS 84 Datum, established by Global Positioning System Observations. Bearings applied to the west line of Donation Land Claim Number 57, as depicted hereon

** RECEIVED **
DATE 4-4-06 BY VAB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Logan Miles

OREGON
JULY 12, 2005
LOGAN MILES
85452

Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3132 State Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05048 PLOT DATE: March 6, 2006

Sheet 3 of 3 © LTM

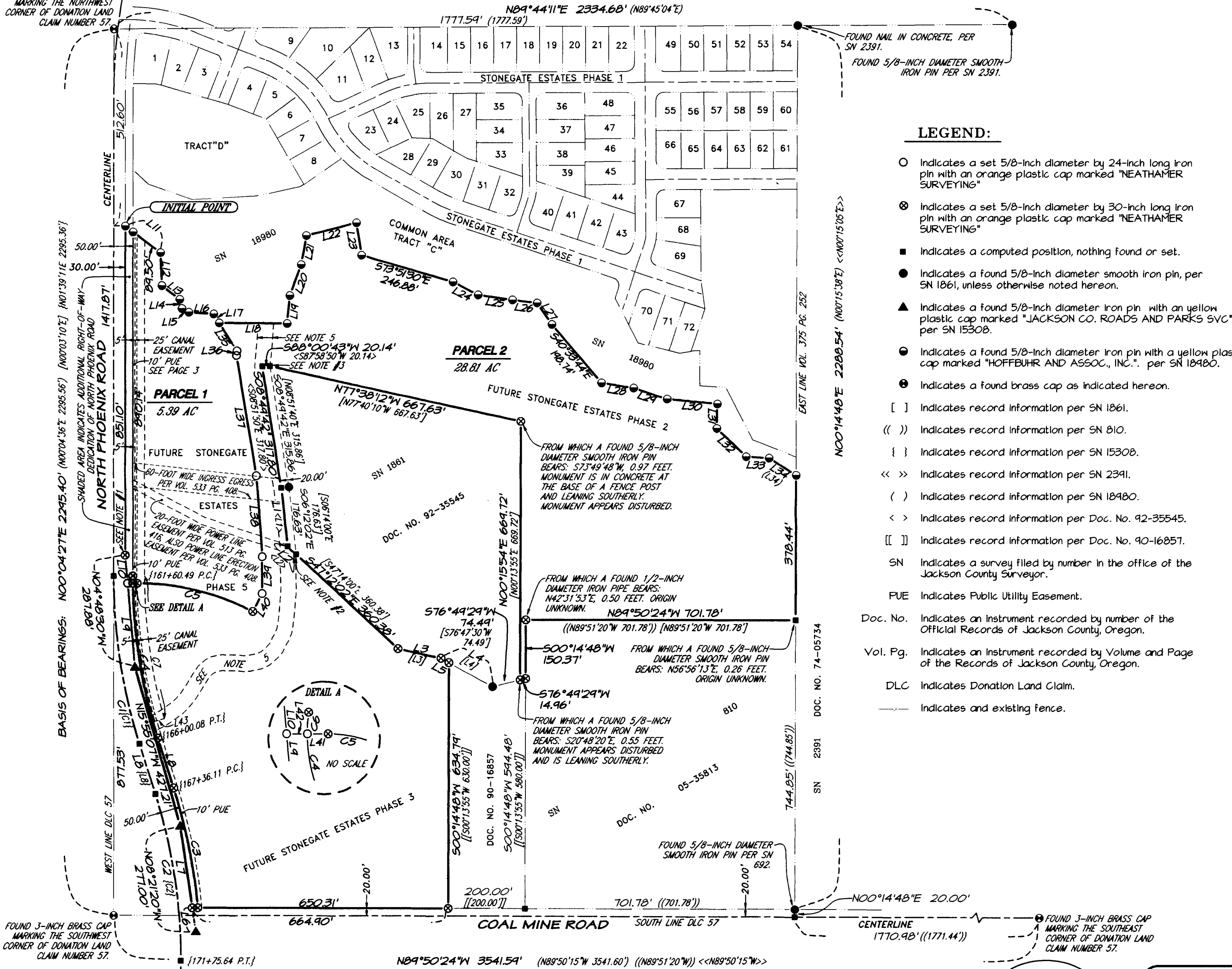
PARTITION PLAT NO. P-33-2006

Located within Donation Land Claim Number 57 in the Northwest One-quarter and the Southwest One-quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Northwest Homes and Landscaping, LLC.
C/O Kevin Nering
545 Ridgeway Avenue
Central Point, Oregon 97502

FOUND 3-INCH BRASS CAP MARKING THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 57.

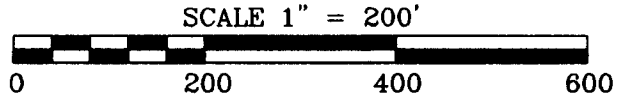


LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING"
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING"
- Indicates a computed position, nothing found or set.
- Indicates a found 5/8-inch diameter smooth iron pin, per SN 1861, unless otherwise noted hereon.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "JACKSON CO. ROADS AND PARKS SVC" per SN 1530B.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "HOFFBUHR AND ASSOC., INC." per SN 18480.
- Indicates a found brass cap as indicated hereon.
- [] Indicates record information per SN 1861.
- (()) Indicates record information per SN 810.
- { } Indicates record information per SN 1530B.
- << >> Indicates record information per SN 2391.
- () Indicates record information per SN 18480.
- < > Indicates record information per Doc. No. 92-35545.
- [] Indicates record information per Doc. No. 90-16857.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- FUE Indicates Public Utility Easement.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- DLC Indicates Donation Land Claim.
- Indicates an existing fence.

NOTES:

- #1) From which a found 5/8-inch diameter iron pin with a yellow plastic cap marked "JACKSON CO. ROADS AND PARKS SVC." per SN 1530B bears N04°48'30"W 6.21'. Found monument was set as a witness monument and was used for the direction of the line going southerly from said monument.
- #2) From which a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. HUCK LS 2023", origin unknown, bears S60°46'20"E, 0.16'.
- #3) From which a found 5/8-inch diameter iron pin with a red plastic cap marked "D. HUCK LS 2023", origin unknown, bears S26°45'19"W, 0.29'.
- #4) "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 FUE. The utility may require the lot owner to remove all structures within the FUE 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 FUE or any other obstruction which interferes with the use of the FUE without the prior written approval of the utilities with facilities in the FUE."
- #5) 40' wide Irrigation Canal Right-of-Way granted to the Medford Irrigation District, per Volume 130 Page 124 of the Deed Records of Jackson County, Oregon.



Basis of Bearings:

Basis of Bearings is Geodetic North based on WGS 84 Datum, established by Global Positioning System Observations. Bearings applied to the west line of Donation Land Claim Number 57, as depicted hereon

NOTE:

LINE AND CURVE TABLE ON PAGE 3 OF 3.

I hereby certify that this is an exact copy of the original.

Logan Miles
Surveyor

** RECEIVED **

DATE 4-4-06 BY AB

This survey consists of:

5 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Logan Miles

OREGON
JULY 12, 2005
LOGAN MILES
85452

Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
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PROJECT NUMBER: 05048 PLOT DATE: March 6, 2006

Sheet 2 of 3 © LTM