

Crimson Court

LYING WITHIN
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNCREST HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND CHRISTOPHER R. McINTOSH ARE THE OWNERS, AS TENANTS IN COMMON, OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND LOTS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND DO HEREBY CREATE THE 5-FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 5 AND 6 FOR THE BENEFIT OF LOTS 6 AND 7, AS SHOWN HEREON, AND DO HEREBY CREATE THE 12.5-FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOT 5 FOR THE BENEFIT OF LOT 6, AS SHOWN HEREON, AND DO HEREBY GRANT A VARIABLE WIDTH ACCESS EASEMENT ACROSS TRACT "A" FOR THE BENEFIT OF THE ROGUE VALLEY TRANSPORTATION DISTRICT, OR ITS SUCCESSOR, AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE A PUBLIC PEDESTRIAN WAY EASEMENT ACROSS ALL OF TRACT "A", AS SHOWN HEREON, AND DO HEREBY CREATE AN ACCESS EASEMENT ACROSS LOT 8 FOR THE BENEFIT OF LOT 9, AS SHOWN HEREON, AND DO HEREBY CREATE AN ACCESS EASEMENT ACROSS LOT 5 FOR THE BENEFIT OF LOT 6, AS SHOWN HEREON, AND DO HEREBY DESIGNATE THIS SUBDIVISION AS "CRIMSON COURT".

Charles Hamilton
CHARLES HAMILTON, MANAGER, SUNCREST HOMES, LLC

Christopher R. McIntosh
CHRISTOPHER R. McINTOSH

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2006, BY CHRISTOPHER R. McINTOSH AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

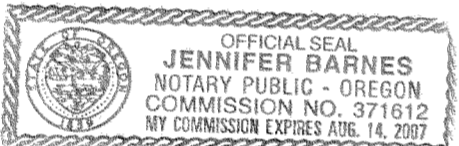
Jennifer Barnes
NOTARY PUBLIC



STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2006, BY CHARLES HAMILTON AS MANAGER OF SUNCREST HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Jennifer Barnes
NOTARY PUBLIC



APPROVALS

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE TALENT PLANNING COMMISSION IN OPEN MEETING OF 23 March 2006, 2006 THIS PLAT IS HEREBY APPROVED BY THE TALENT PLANNING COMMISSION. FILE NO. PUD-05-06.

John Adam
CITY PLANNING OFFICE

EXAMINED AND APPROVED THIS 22nd DAY OF August, 2006.

James J. Starks
TALENT CITY ENGINEER

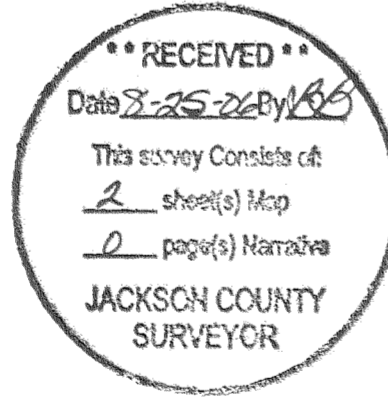
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2006.

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 18 DAY OF August, 2006.

Cal Teas
ROGUE VALLEY SEWER SERVICES DISTRICT ENGINEER

Danny Jordan 8/25/06
APPROVED FOR RECORDING: COUNTY COMMISSIONER/ADMINISTRATOR DATE



TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 25, 2006.

NOT APPLICABLE
TAX COLLECTOR

Patty Bindang, Deputy
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 25th DAY OF August, 2006.

NOT APPLICABLE
ASSESSOR

J. Henshall
DEPUTY

ASSESSOR'S MAP NO.: 37-2W-03AC TL's 100-9900 SUTUS ADDRESS: 1759 NORTH 3rd STREET, CENTRAL POINT, OR-97502

SURVEYOR'S CERTIFICATE

I, CHARLES R. SMITH, A DULY REGISTERED SURVEYOR IN 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:

COMMENCING AT THE BRASS CAP MONUMENTING THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 72 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON; THENCE NORTH 34°43'45" WEST 74.16 FEET (RECORD NORTH 34°42'00" WEST 74.15 FEET) TO A FOUND NAIL SET IN CONCRETE ON THE NORTHEASTERLY RIGHT-OF-WAY OF TALENT AVENUE; THENCE NORTH 46°25'10" WEST, ALONG SAID RIGHT-OF-WAY, 982.62 FEET TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 02-45083 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 78-14318 OF SAID RECORDS, SAID CORNER BEING THE INITIAL POINT OF BEGINNING OF THIS SUBDIVISION; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 43°31'22" EAST 264.98 FEET (RECORD NORTH 43°30'45" EAST 265.15 FEET), ALONG SAID AGREEMENT LINE, THE NORTHWESTERLY LINE OF SAID PARCEL AND THE EXTERIOR BOUNDARY OF KAMERIN SPRINGS ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY, NORTH 46°33'05" WEST 295.80 FEET (RECORD NORTH 46°31'00" WEST 295.78 FEET); THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY, NORTH 46°22'22" WEST 41.81 FEET (RECORD NORTH 46°28'23" WEST 41.58 FEET) TO THE MOST WESTERLY CORNER OF LOT 45 OF SAID KAMERIN SPRINGS, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 89-23441 OF SAID RECORDS; THENCE, LEAVING SAID EXTERIOR BOUNDARY, NORTH 46°23'07" WEST (RECORD NORTH 46°28'10" WEST), ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, 37.55 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 72-14306 OF SAID RECORDS; THENCE, LEAVING SAID SOUTHWESTERLY LINE, SOUTH 43°30'00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 02-58615 OF SAID RECORDS, 264.36 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY; THENCE SOUTH 46°25'10" EAST, ALONG SAID RIGHT-OF-WAY, 375.05 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Charles R. Smith

OREGON
JANUARY 20, 1998
CHARLES R. SMITH
2854

EXP. 12-31-07

RECORDING STATEMENT

FILED FOR RECORD THIS 25 DAY OF August, 2006 AT 3:34 O'CLOCK P M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 69 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckell
COUNTY CLERK

Christy M. Hale
DEPUTY

NARRATIVE

PURPOSE:

TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBERS 2005-070896 AND 2005-070897 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF TALENT PLANNING COMMISSION.

PROCEDURE:

A WILD T-1000 TOTAL STATION AND A NIKON DTM 520 TOTAL STATION WERE USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 13968 AND 18999 AS WELL AS THE BRASS DISC MONUMENTING THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 72. SAID FOUND MONUMENTS AND DEED RECORD WERE USED TO ESTABLISH THE EXTERIOR BOUNDARY AS SHOWN HEREON. THE STREETS AND LOTS WERE THEN MONUMENTED, AS SHOWN HEREON, AND THIS PLAT PREPARED.

AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM LIBERTYBANK OF COMMERCE SEE INSTRUMENT No. 2006- 043403 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Charles R. Smith
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

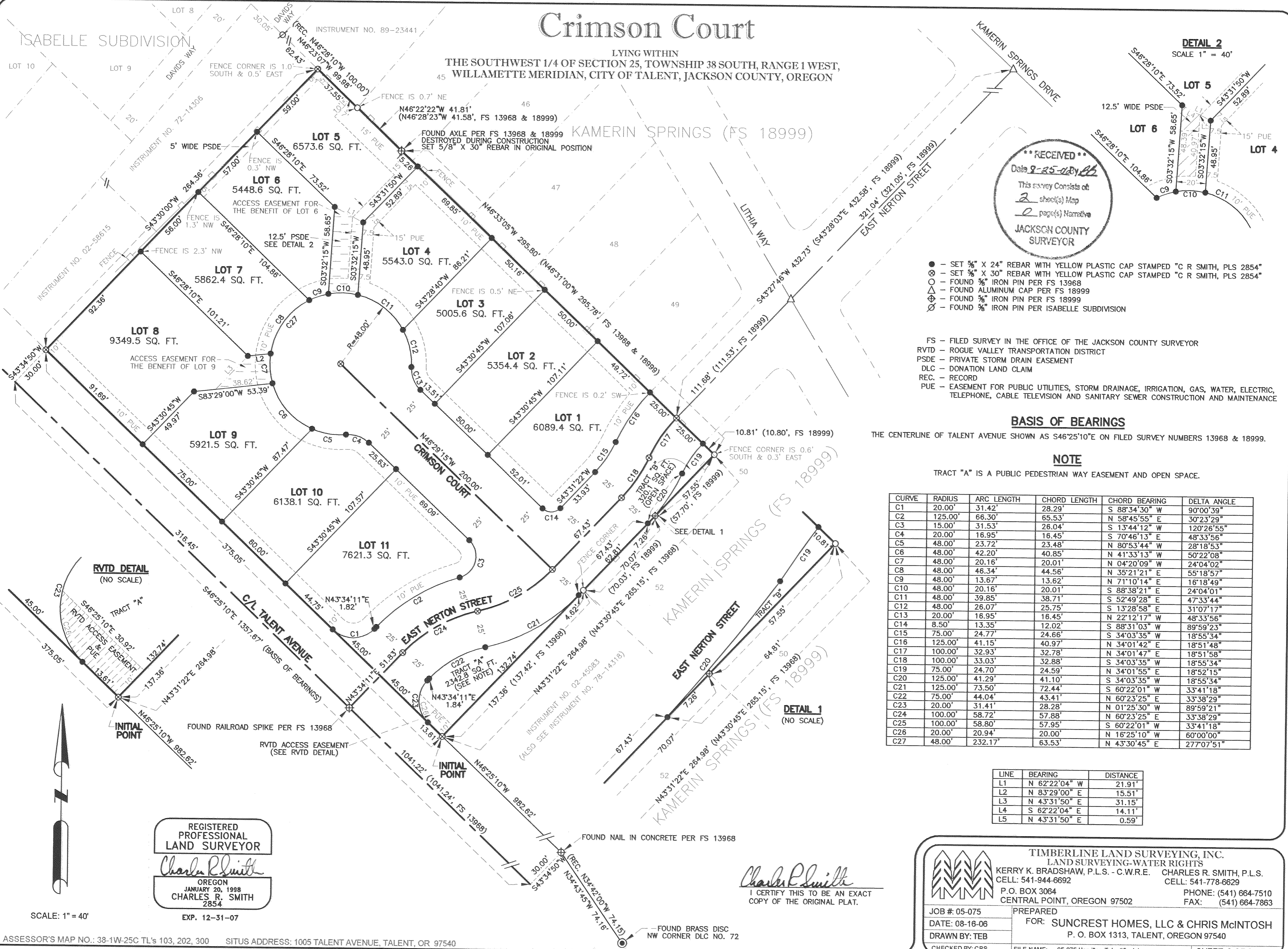


TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.
CELL: 541-944-6692 CELL: 541-778-6629
P.O. BOX 3064
CENTRAL POINT, OREGON 97502 PHONE: (541) 664-7510
FAX: (541) 664-7863

JOB #: 05-075 PREPARED
DATE: 08-16-06 FOR: SUNCREST HOMES, LLC & CHRIS McINTOSH
DRAWN BY: TEB P. O. BOX 1313, TALENT, OREGON 97540
CHECKED BY: CRS FILE NAME: 05-075 Hamilton-Talentfinal.dwg SHEET 1 OF 2

Crimson Court

LYING WITHIN
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON



RECEIVED
Date 9-25-08
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

- - SET 3/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "C R SMITH, PLS 2854"
 - ⊗ - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "C R SMITH, PLS 2854"
 - - FOUND 3/8" IRON PIN PER FS 13968
 - △ - FOUND ALUMINUM CAP PER FS 18999
 - ⊕ - FOUND 3/8" IRON PIN PER FS 18999
 - ⊘ - FOUND 3/8" IRON PIN PER ISABELLE SUBDIVISION
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
 RVTD - ROGUE VALLEY TRANSPORTATION DISTRICT
 PSDE - PRIVATE STORM DRAIN EASEMENT
 DLC - DONATION LAND CLAIM
 REC - RECORD
 PUE - EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

BASIS OF BEARINGS

THE CENTERLINE OF TALENT AVENUE SHOWN AS S46°25'10"E ON FILED SURVEY NUMBERS 13968 & 18999.

NOTE

TRACT "A" IS A PUBLIC PEDESTRIAN WAY EASEMENT AND OPEN SPACE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.29'	S 88°34'30" W	90°00'39"
C2	125.00'	66.30'	65.53'	N 58°45'55" E	30°23'29"
C3	15.00'	31.53'	26.04'	S 13°44'12" W	120°26'55"
C4	20.00'	16.95'	16.45'	S 70°46'13" E	48°33'56"
C5	48.00'	23.72'	23.48'	N 80°53'44" W	28°18'53"
C6	48.00'	42.20'	40.85'	N 41°33'13" W	50°22'08"
C7	48.00'	20.16'	20.01'	N 04°20'09" W	24°04'02"
C8	48.00'	46.34'	44.56'	N 35°21'21" E	55°18'57"
C9	48.00'	13.67'	13.62'	N 71°10'14" E	16°18'49"
C10	48.00'	20.16'	20.01'	S 88°38'21" E	24°04'01"
C11	48.00'	39.85'	38.71'	S 52°49'28" E	47°33'44"
C12	48.00'	28.07'	25.75'	S 13°28'58" E	31°07'17"
C13	20.00'	16.95'	16.45'	N 22°12'17" W	48°33'56"
C14	8.50'	13.35'	12.02'	S 88°31'03" W	89°59'23"
C15	75.00'	24.77'	24.66'	S 34°03'35" W	18°55'34"
C16	125.00'	41.15'	40.97'	N 34°01'42" E	18°51'48"
C17	100.00'	32.93'	32.78'	N 34°01'47" E	18°51'58"
C18	100.00'	33.03'	32.88'	S 34°03'35" W	18°55'34"
C19	75.00'	24.70'	24.59'	N 34°01'55" E	18°52'15"
C20	125.00'	41.29'	41.10'	S 34°03'35" W	18°55'34"
C21	125.00'	73.50'	72.44'	S 60°22'01" W	33°41'18"
C22	75.00'	44.04'	43.41'	N 60°23'25" E	33°38'29"
C23	20.00'	31.41'	28.28'	N 01°25'30" W	89°59'21"
C24	100.00'	58.72'	57.88'	N 60°23'25" E	33°38'29"
C25	100.00'	58.80'	57.95'	S 60°22'01" W	33°41'18"
C26	20.00'	20.94'	20.00'	N 16°25'10" W	60°00'00"
C27	48.00'	232.17'	63.53'	N 43°30'45" E	277°07'51"

LINE	BEARING	DISTANCE
L1	N 62°22'04" W	21.91'
L2	N 83°29'00" E	15.51'
L3	N 43°31'50" E	31.15'
L4	S 62°22'04" E	14.11'
L5	N 43°31'50" E	0.59'

REGISTERED PROFESSIONAL LAND SURVEYOR
Charles R. Smith
 OREGON
 JANUARY 20, 1998
 CHARLES R. SMITH
 2854
 EXP. 12-31-07

Charles R. Smith
 I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

TIMBERLINE LAND SURVEYING, INC.
 LAND SURVEYING-WATER RIGHT'S
 KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.
 CELL: 541-944-6692 CELL: 541-778-6629
 P.O. BOX 3064 CENTRAL POINT, OREGON 97502 PHONE: (541) 664-7510
 FAX: (541) 664-7863

JOB #: 05-075 PREPARED FOR: SUNCREST HOMES, LLC & CHRIS McINTOSH
 DATE: 08-16-06 P. O. BOX 1313, TALENT, OREGON 97540
 DRAWN BY: TEB
 CHECKED BY: CRS FILE NAME: 05-075 Hamilton-Talent/final.dwg SHEET 2 OF 2