

*** APPROVALS ***

SPRING VALLEY SUBDIVISION, PHASE 3

*** RECORDER'S CERTIFICATE ***

File No. PUD-05-72

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

A Planned Community Located in the S.E. 1/4 of Section 23, T.37S, R.2W, W.M. in the City of Medford, Jackson County, Oregon

Filed for record this 31st day of August, 2006 at

3:10 o'clock P.M., and recorded in Volume 32 of Plats

at Page 73 of the records of Jackson County, Oregon and recorded as

Document No. 2006-44521, Official Records of Jackson County, Oregon.

[Signature] Planning Director August 25, 2006 Date

SURVEY FOR: 1ST CHARTER RESIDENTIAL CONST., LLC 725 N. 5TH STREET, SUITE #200 JACKSONVILLE, OR 97530

EXAMINED AND APPROVED this 17th day of July, 2006.

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of August 31, 2006.

[Signature] County Clerk [Signature] Deputy

[Signature] Amanda Kirkpatrick, Deputy Assessor, Department of Assessment

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-44520, Official Records of Jackson County, Oregon.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 31, 2006.

[Signature] Deputy Tax Collector

DATE: JUNE 22, 2006

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

*** DECLARATION ***

Know all men by these presents that FIRST CHARTER RESIDENTIAL CONSTRUCTION, LLC, is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Common Area as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same. Declarant does hereby dedicate to the public for public use, under the jurisdiction of the City of Medford, the Right of Way (R/W) Dedication, Public Storm Drainage Easement (SDE) and Public Utility Easements (PUE) shown on Sheet 2 and does hereby make and establish the Private Utility Easement (UE) over that portion of the Common Area not lying within the PUE or SDE for the benefit of Lots 59-68, inclusive. FIRST CHARTER RESIDENTIAL CONSTRUCTION, LLC does hereby designate said Subdivision as SPRING VALLEY SUBDIVISION, PHASE 3, which shall be subject to a Declaration of Covenants, Conditions and Restrictions (CC&R'S) to be recorded simultaneously with this Plat setting forth provisions for the operation and maintenance of the Common Area and the private utilities located within said Common Area.

Beginning at the Southeast corner of Lot 58 of SPRING VALLEY SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said PHASE 2, North 00°05'40" East, 218.84 feet to the interior ell corner of that tract described in Document No. 01-17562, Official Records of Jackson County, Oregon; thence along the North line thereof, North 89°32'20" East, 565.32 feet to the West line of that tract described in Document No. 2004-052950, said Official Records; thence along said West line, South 00°05'40" West, 199.03 feet; thence along the arc of a 20.00 foot radius curve to the right having a central angle of 89°26'40", a distance of 31.22 feet (the long chord of which bears South 44°49'00" West, 28.15 feet) to the North line of said tract; thence along said North line, South 89°32'20" West, 545.51 feet to the Initial Point of Beginning.

[Signature] JEFFREY L. CHAMBERLAIN, Partner First Charter Residential Construction, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-07

STATE OF OREGON } COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Jeffrey L. Chamberlain, of First Charter Residential Construction, LLC and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of First Charter Residential Construction, LLC.

Dated this 6th day of JULY, 2006.

[Signature] Notary Public - Oregon Commission No. 365622 My Commission Expires 03/24/07

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

PURPOSE: To survey and monument the exterior and graphically depict the Lots & Common Area of SPRING VALLEY SUBDIVISION, PHASE 3, A Planned Community, located in that tract described in Doc. #2005-010689, ORJCO. See Medford File No. PUD-05-72.

PROCEDURE: From control established by this office during Maple Park Terrace Subdivision, Phase 1 and Spring Valley Subdivision, Phases 1 & 2, held the North, East & South lines per deed and set monuments around the exterior of the subject property. Computed the interior lot corner positions per the approved tentative plat as shown on Sheet 2 with these interior monuments being deferred until construction & lot grading is complete.

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2007.

[Signature] SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 08-34863, ORJCO, THIS 17th DAY OF September, 2008.

APPROVED: [Signature] JACKSON COUNTY SURVEYOR

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

RECEIVED DATE 8-31-06 BY [Signature] This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

*** AFFIDAVIT OF CONSENT ***

[Signature]

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR 8/31/06 DATE

SURVEY FOR:

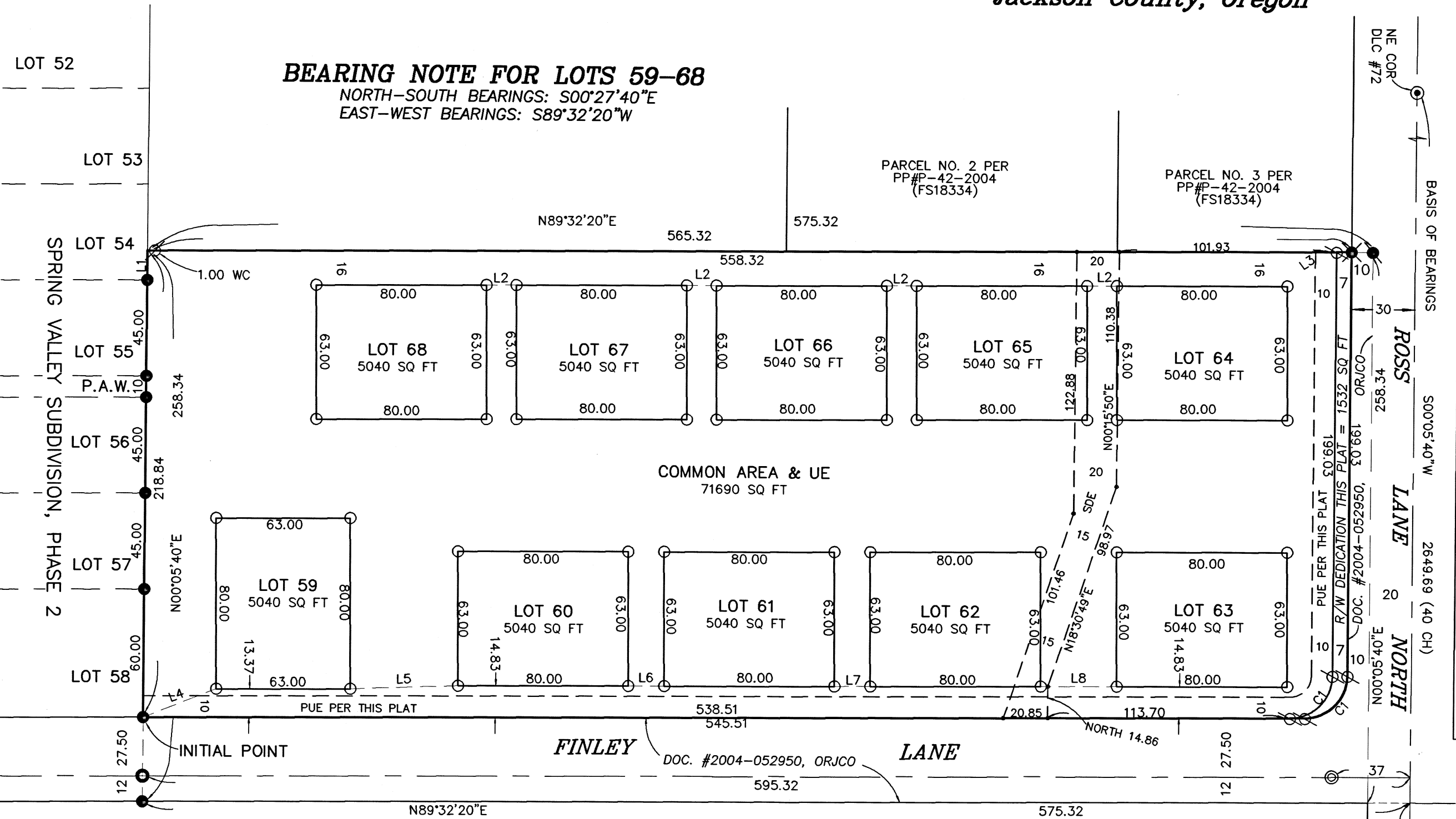
1ST CHARTER RESIDENTIAL CONST., LLC
725 N. 5TH STREET, SUITE #200
JACKSONVILLE, OR 97530

SPRING VALLEY SUBDIVISION, PHASE 3

A Planned Community
Located in the S.E. 1/4 of Section 23,
T.37S, R.2W, W.M. in the City of Medford,
Jackson County, Oregon

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET



EASEMENTS PER SUBDIVISION GUARANTEE

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS PER DOC. NOS. 98-05192 AND 98-10576, ORJCO.

ACCESS EASEMENT PER DOC. NO. 00-18168, ORJCO IS NULL AND VOID BY THE RECORDING OF "MAPLE PARK TERRACE SUBDIVISION, PHASE 1," DEDICATING SAME ACCESS TO THE PUBLIC.

RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, PER V. 282, P. 187, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°26'40"	31.22	20.00	S44°49'00"W 28.15
NUM	BEARING	DISTANCE		
L1	S00°05'40"W	13.84		
L2	N89°32'20"E	14.00		
L3	N54°52'05"E	28.13		
L4	N68°15'54"E	36.85		
L5	N87°53'19"E	50.52		
L6	S89°32'20"W	16.88		
L7	S89°32'20"W	16.85		
L8	S89°36'59"W	35.67		

NOTE REGARDING UE:

UE IS THAT PORTION OF COMMON AREA NOT LYING WITHIN THE PUE OR SDE.

LEGEND:

- ⊙ = FOUND COUNTY SURVEYORS BRASS CAPPED MONUMENT SEE FS9157.
- ⊙ = FOUND 5/8" IRON PIN & ALUMINUM CAP MARKED L.J. FRIAR & ASSOC. PER SVSP2.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MARKED L.J. FRIAR & ASSOC. PER SVSP2.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MARKED KAISER RLS803 PER FS18334.
- ⊙ = FOUND 5/8" IRON PIN PER FS9157.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MARKED L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MARKED L.J. FRIAR & ASSOC. (DEFERRED)*
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MARKED L.J. FRIAR & ASSOC. (DEFERRED)*

NOTE REQUIRED BY PLANNING COMMISSION

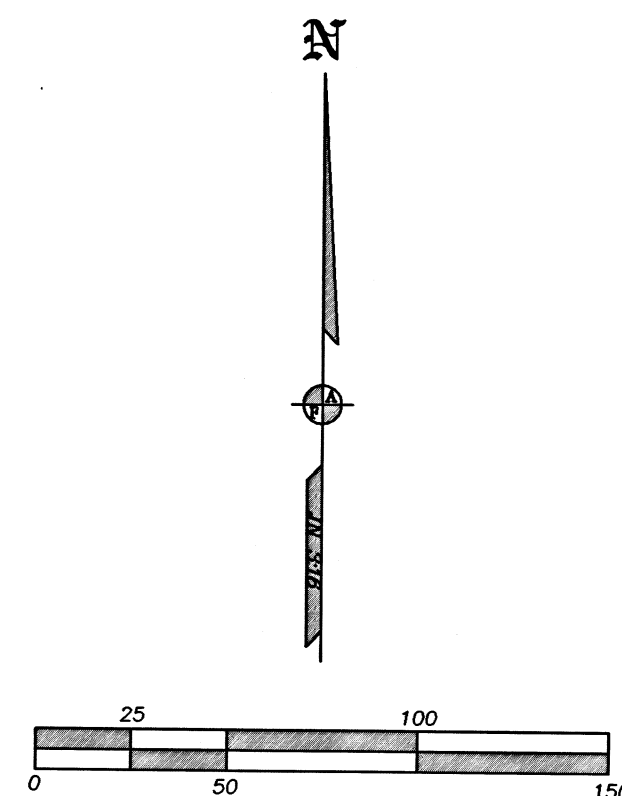
NO DIRECT ACCESS IS ALLOWED TO ROSS LANE NORTH.

- CH = CHAINS.
- PUE = PUBLIC UTILITY EASEMENT.
- SVSP2 = SPRING VALLEY SUBDIVISION PHASE 2 (FS18527).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- C1/L1 = SEE COURSE DATA TABLE.
- DLC = DONATION LAND CLAIM.
- PAW = PUBLIC ACCESS WAY PER SVSP2.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- UE = PRIVATE UTILITY EASEMENT FOR LOTS 59-68, INCLUSIVE.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: EAST LINE DLC #72 PER FS9157 AS SHOWN.

DATE: JUNE 22, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1"= 50'

*Affid of Deferred Monumentation
Doc No 08-39863 (CS 20171)
RR, C.S. 9/17/2008



REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
JULY 17, 1986
RENEWAL DATE 6-30-07

** RECEIVED **
DATE 8-31-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SHEET 2 OF 2