

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT M&S DEVELOPMENTS, INC., AN OREGON CORPORATION, HEREIN AFTER REFERRED TO AS "DECLARANT" IS THE OWNER OF THE LANDS DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED AND SET FORTH IN THE "SURVEYOR'S CERTIFICATE" AND HAS CAUSED SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON. DECLARANT ALSO HEREBY CREATES A PUBLIC PEDESTRIAN EASEMENT, A 10 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE), AND A SHARED DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 AS SHOWN HEREON. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS "WILLOW CREEK ESTATES PHASES I & II".

IN WITNESS WHEREOF, SIGNED THIS 30 DAY OF NOVEMBER 2006.

Michael D. Sovine
MICHAEL D. SOVINE
AUTHORIZED REPRESENTATIVE

Suzanne E. Sovine
SUZANNE E. SOVINE
AUTHORIZED REPRESENTATIVE

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONNALLY APPEARED THE ABOVE NAMED AUTHORIZED REPRESENTATIVES ON BEHALF OF M&S DEVELOPMENTS, INC., KNOWN TO ME, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT, TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 30 DAY OF NOVEMBER, 2006.

Hollie Lesh
HOLLIE LESH
NOTARY PUBLIC - OREGON
COMMISSION NO. 399170
MY COMMISSION EXPIRES: NOV 3, 2009

APPROVALS:

CITY OF MEDFORD PLANNING PLANNING FILE #

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

John O. Latta December 8, 2006
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED FOR RECORDING.

Lynn Baskin 12-4-06
CITY ENGINEER DATE

Pauline 12-2-06
CITY SURVEYOR DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100 AS OF 12/14, 2006.

Amanda Kirkpatrick Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S 92.095 HAVE BEEN PAID AS OF 12-14, 2006.

M. Keefe Deputy
TAX COLLECTOR

CONSENTS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 06-063734, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING JLK INVESTMENTS, INC. and JAMES D. PLUMMER RECORDED AS INSTRUMENT No. 2005-34260, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 06-063735, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PATSY R. MARTIN, RECORDED AS INSTRUMENT No. 2005-34261, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

WILLOW CREEK ESTATES PHASES I & II
LOCATED IN THE NE 1/4 OF THE NE 1/4 SECTION 20,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEY FOR:
M&S DEVELOPMENTS, INC.
P.O. BOX 736
GOLD HILL, OREGON 97525
NOVEMBER 12, 2006

RECORDING:

FILED FOR RECORD THIS 20th DAY OF December
2006, AT 3:22 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. 06-063736 OF THE RECORDS
OF PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 32, PAGE 105

Kathleen S. Beckett *Sonya S. Morgan*
COUNTY CLERK DEPUTY

APPROVED FOR RECORDING

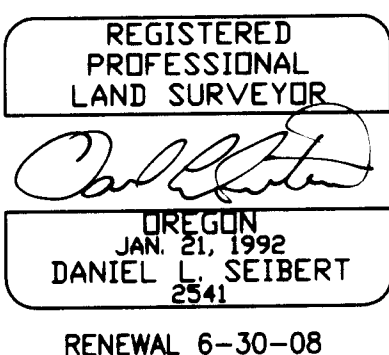
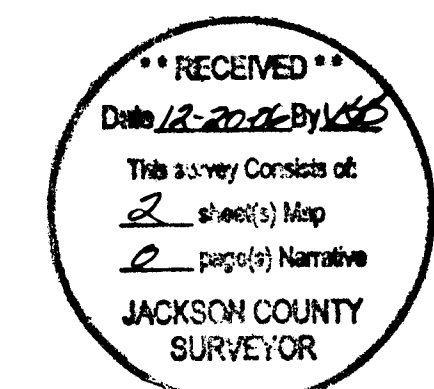
Paul Cook 12-20-06
COUNTY COMMISSIONER/ ADMINISTRATOR DATE

SURVEYOR'S CERTIFICATE

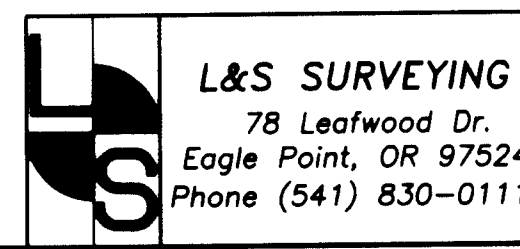
I, DANIEL L. SEIBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2541, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE S79°18'17"W, 133.91 FEET TO A 5/8" IRON PIN REFERRED TO IN RECORDED DOCUMENT 79-21903 OF THE OFFICIAL RECORDS OF JACKSON COUNTY AND THE POINT OF BEGINNING. THENCE S00°28'48"W, ALONG THE BOUNDARY LINE OF SAID DOCUMENT, 105.00 FEET; THENCE N89°55'10"W, 148.44 FEET TO A POINT ON THE EAST BOUNDARY OF PINE CREEK SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY, N00°04'03"E, 105.00 FEET TO THE RIGHT OF WAY OF LONE PINE ROAD; THENCE ALONG SAID RIGHT OF WAY S89°55'10"E, 149.20 FEET TO THE POINT OF BEGINNING.

Daniel L. Seibert 11-29-06
DANIEL L. SEIBERT PLS 2541 DATE



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
Daniel L. Seibert
DANIEL L. SEIBERT, PLS 2541

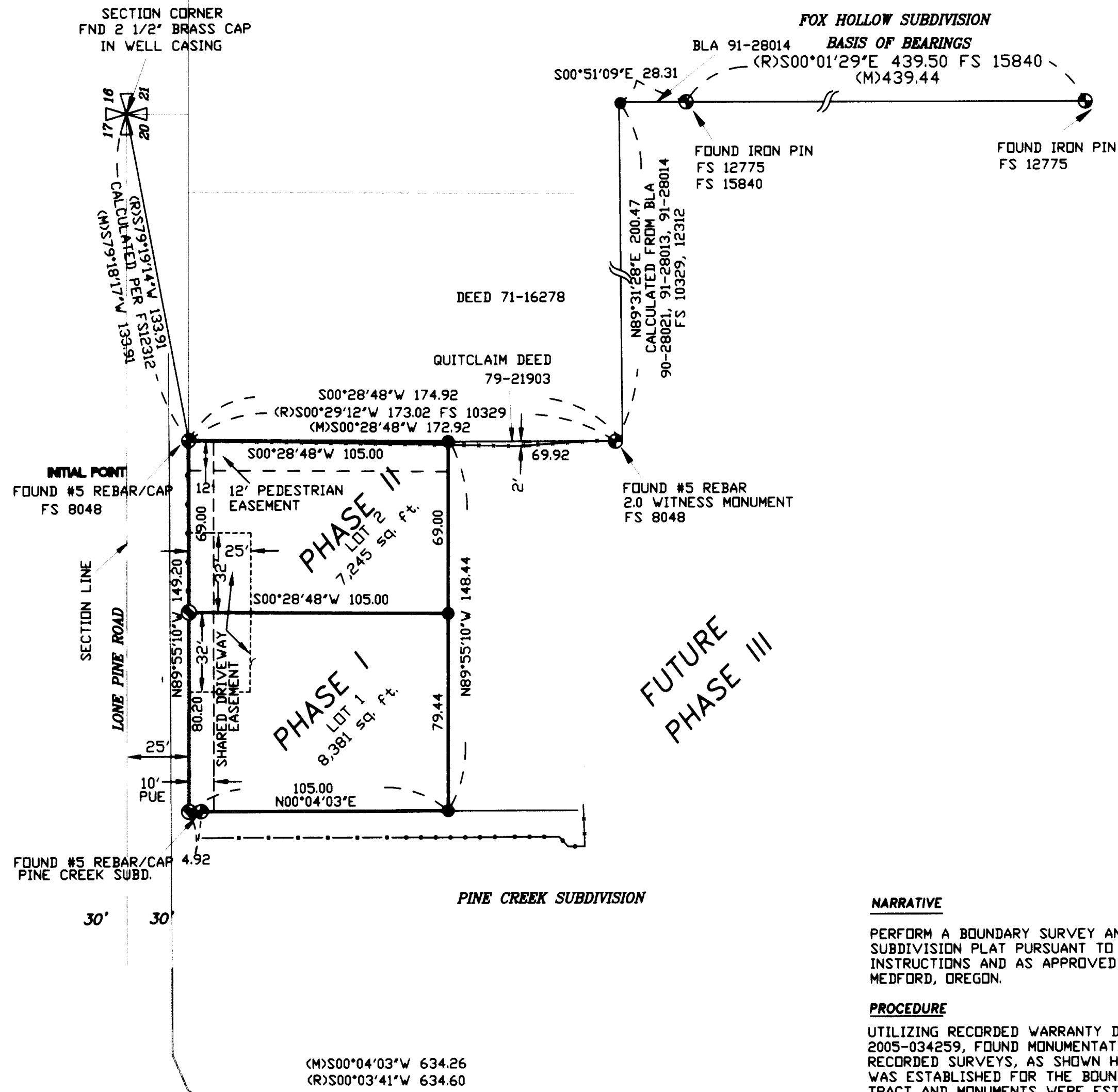


WILLOW CREEK ESTATES PHASES I & II

LOCATED IN THE NE 1/4 OF THE NE 1/4 SECTION 20,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

BLA 91-28013

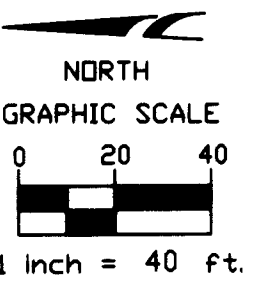
SURVEY FOR:
M&S DEVELOPMENTS, INC.
P.O. BOX 736
GOLD HILL, OREGON 97525
NOVEMBER 12, 2006



- LEGEND**
- SET 5/8\"X30\" IRON PIN WITH PLASTIC CAP LS2541
 - ⊙ SET STAINLESS STEEL WASHER MARKED LS2541
 - ⊕ FOUND MONUMENT AS SHOWN
 - R RECORD
 - C CALCULATED
 - M MEASURED
 - FS FILED SURVEY No.
 - INS RECORDED INSTRUMENT No.
 - BLA BOUNDARY LINE AGREEMENT
 - REBAR = #5 REINFORCING STEEL
 - - - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE

- REFERENCE SURVEYS**
- FS 2170 FS 13436
 - FS 10329 FS 15840
 - FS 12312 FS 12775
 - FS 16100 FS 5553
 - PINE CREEK SUBDIVISION
 - GLENBROOK ESTATES, UNIT 2
 - FOX HOLLOW SUBDIVISION

RECEIVED
Date 12-20-06 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



NARRATIVE
PERFORM A BOUNDARY SURVEY AND PREPARE A SUBDIVISION PLAT PURSUANT TO CLIENT'S INSTRUCTIONS AND AS APPROVED BY THE CITY OF MEDFORD, OREGON.

PROCEDURE
UTILIZING RECORDED WARRANTY DEED No. 2005-034259, FOUND MONUMENTATION, AND INDICATED RECORDED SURVEYS, AS SHOWN HEREDON, CONTROL WAS ESTABLISHED FOR THE BOUNDARY OF SUBJECT TRACT AND MONUMENTS WERE ESTABLISHED IN ORDER TO SUBDIVIDE PER THE OWNERS REQUEST. THE WEST BOUNDARY OF FOX HOLLOW SUBDIVISION WAS HELD AS THE BASIS OF BEARINGS.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JAN. 21, 1992
DANIEL L. SEIBERT
2541
RENEWAL 6-30-08

NOTE: UNABLE TO LOCATE RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION PER VOLUME 524, PAGE 468 OF RECORDS OF JACKSON COUNTY.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
[Signature]
DANIEL L. SEIBERT, PLS 2541

L&S SURVEYING
78 Leafwood Dr.
Eagle Point, OR 97524
Phone (541) 830-0111