

# MOUNTAIN HEIGHTS

A Planned Unit Development, being a replat of Parcel 3 of Partition Plat No. P-28-2006, of the Records of Partition Plats in Jackson County, Oregon and filed as Survey Number 19116 in the office of the Jackson County Surveyor, being located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

## PREPARED FOR:

SUNCREST HOMES, LLC  
C/O: Charlie Hamilton  
PO Box 1313  
Talent, Oregon 97540

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that SUNCREST HOMES, LLC, an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, has caused this tract of land to be surveyed and platted into lots and easements, as depicted hereon, the number of each Lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and hereby designates this subdivision as MOUNTAIN HEIGHTS. Declarant does hereby dedicate to the City of Ashland all Public Utility Easements, as depicted hereon. Declarant hereby creates those private easements for the use and benefit of those lots being served by said easements. Mountain Heights shall be subject to those Covenants, Conditions and Restrictions pursuant to Instrument No. 2006-065203, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, I set my hand and seal this 30<sup>th</sup> day of

November, 2006.

Charles Hamilton  
Charles Hamilton, Manager  
Suncrest Homes, LLC

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Charles Hamilton, known to me to be the Manager of 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 30 day of Nov, 2006.

Before me:  
Charles Hamilton  
Jenny Brown NOTARY PUBLIC-OREGON  
COMMISSION NO.: 403352  
MY COMMISSION EXPIRES: April 7, 2010

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

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

Utilizing a Trimble S6 Robotic Instrument, a TSC2 data collector with Trimble Survey Controller Software, and a Trimble 5700 Global Positioning System (GPS) unit, all found monuments were tied in a closed traverse or via redundant ties. Record data utilized: Document Number 2006-013056 of the Official Records of Jackson County, Oregon; and, Survey Number 19116, all on file in the office of the Jackson County Surveyor.

Utilized record data of Parcel 3 of Partition Plat No. P-28-2006 of the Records of Partition Plats of Jackson County, Oregon (SN 19116), to establish the exterior boundaries of this subdivision. All measurements fit record data per SN 19116.

Computed interior lot corners, and established monuments as depicted hereon. The first monument established on June 8, 2006.

## 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 being located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon, being more particularly described as follows:

Parcel 3 of Partition Plat No. P-28-2006, as recorded March 23, 2006, in Volume 17 of Plats at Page 28 of the Records of Partition Plats in Jackson County, Oregon, and filed as Survey Number 19116 in the office of the Jackson County Surveyor.

Cael E. Neathamer  
Surveyor

## RELEASE:

Liberty Bank, as holders of beneficiary interest under that certain Trust Deed recorded in Instrument No. 2005-017937 of the Official Records of Jackson County, Oregon, do hereby release from lien all property depicted hereon for public use.

Signed this 29<sup>th</sup> day of November, 2006.

STATE OF OREGON }  
County of Jackson } SS  
Alexander S. Pawlowski, Vice President  
LIBERTY BANK

Personally appeared the above named Alexander S. Pawlowski, 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 29<sup>th</sup> day of NOVEMBER, 2006.

Before me:  
Alexander S. Pawlowski  
Cindy Giles NOTARY PUBLIC-OREGON  
COMMISSION NO.: 382218  
MY COMMISSION EXPIRES: July 20, 2008

## 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.

\*\* RECEIVED \*\*  
DATE 12-29-06 BY AB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal Date 12/31/06

## APPROVALS:

CITY OF ASHLAND PLANNING ACTION NO: 2005-01049

I certify that, pursuant to the authority granted in the City of Ashland Municipal Code, Chapter 18.76.14, this plat is hereby approved.

Brian 12/14/2006  
Ashland Planning Department Date  
James H. Olson 12/04/06  
Ashland City Surveyor Date

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 29, 2006.

Dan Ross Amanda Kirkpatrik, deputy  
Assessor Deputy

Examined and approved as required by O.R.S. 92.100 this 29 day of December, 2006.

J. M. [Signature]  
Tax Collector Deputy

## RECORDING:

FILED FOR RECORD THIS THE 29 DAY OF DECEMBER, 2006, AT 3:39 O'CLOCK P.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 08 OF THE RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT KAREN ALONZO  
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 12-29-06  
County Commissioner/Administrator Date

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

Cael E. Neathamer  
Surveyor

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

PLOT DATE: November 29, 2006 PROJECT NUMBER: 04107

Sheet 1 of 2 © CEN

# MOUNTAIN HEIGHTS

A Planned Unit Development, being a replat of Parcel 3 of Partition Plat No. P-28-2006, of the Records of Partition Plats in Jackson County, Oregon and filed as Survey Number 19116 in the office of the Jackson County Surveyor, being located within Donation Land Claim No. 41 in the Southwest One-quarter of the Northeast One-quarter of Section 4, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

## PREPARED FOR:

SUNCREST HOMES, LLC  
 C/O: Charlie Hamilton  
 PO Box 1313  
 Talent, Oregon 97540

BASIS OF BEARINGS: S00°03'45"W 5310.28' (S00°03'33"W 5310.22')

### LEGEND:

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "C NEATHAMER LS 56545", top set flush with the surface.
- Indicates found 5/8-inch diameter iron pin and plastic cap marked "C NEATHAMER LS 56545", per SN 19116.
- ⊙ Indicates a deferred monument, refer to statement on this sheet. \* = .038 CALIBER SHELL IN CONC., WITH LEAD TRAC, AND BRASS WASHER.
- Indicates a computed position, no monument found or set.
- ( ) Indicates record information per SN 17967 and 19116.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement for electric, telephone, gas, water, cable television, communications, Pedestrian Access and walkways, the construction and maintenance thereof, as being created hereon.
- PAE Indicates a Private Access Easement being created hereon.
- PSD Indicates a Private Storm Drain Easement being created hereon.
- PSS Indicates a Private Sanitary Sewer Easement being created hereon.
- PED Indicates a private Pedestrian Easement being created hereon.
- SSE Indicates an existing Sanitary Sewer Easement per SN 19116.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates a Volume and Page of the Deed Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area, such as a lot.
- DLC Indicates a Donation Land Claim Number.

### CURVE TABLE

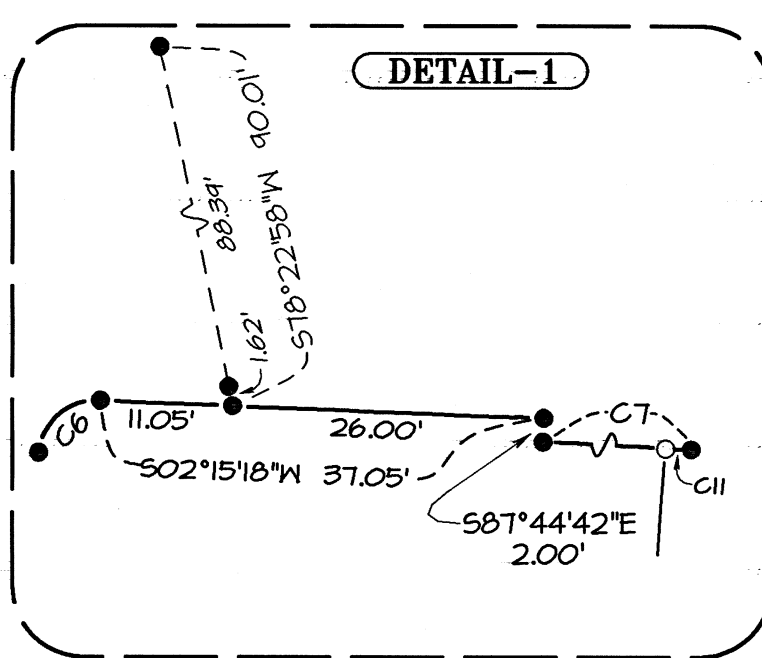
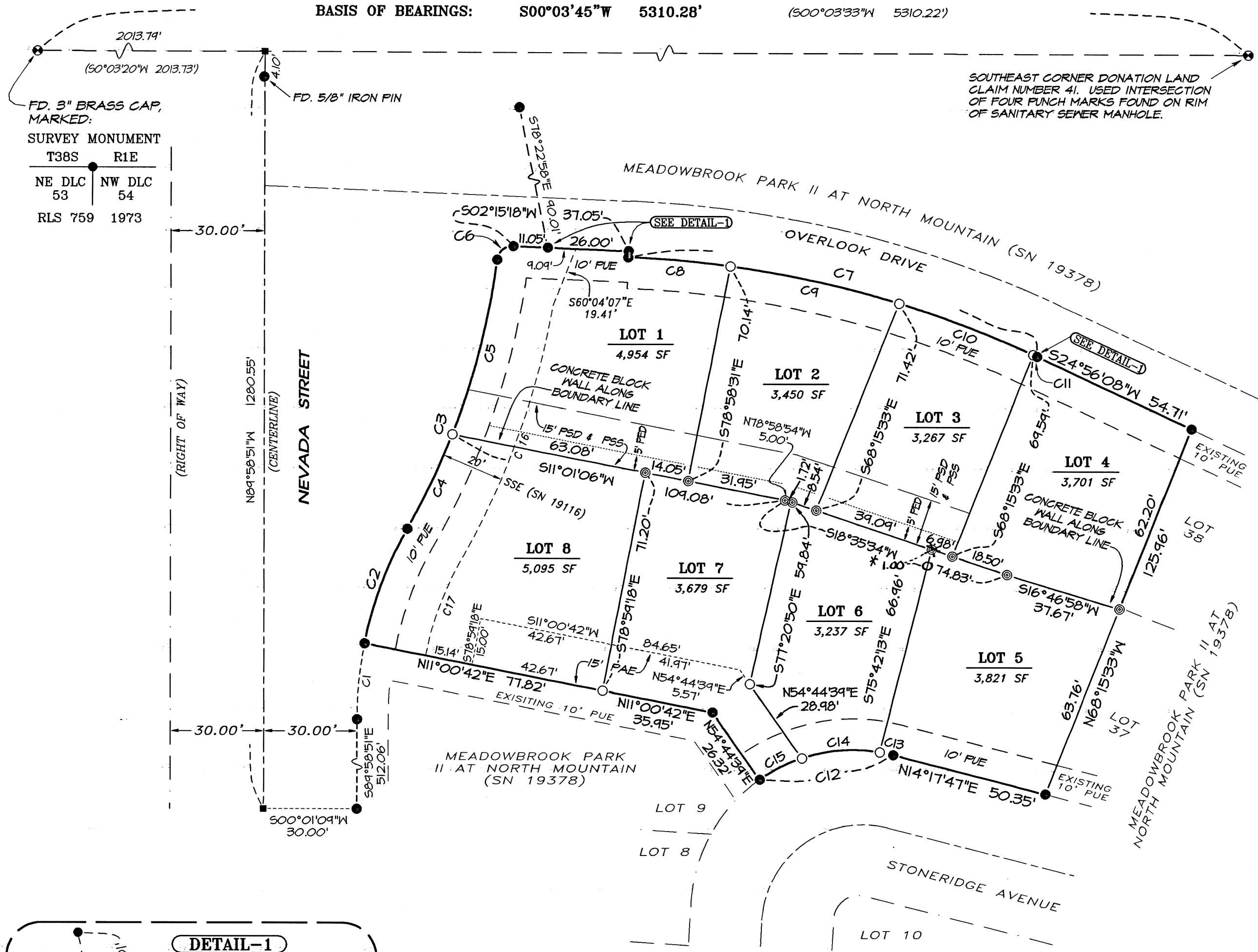
| CURVE | RADIUS  | DELTA     | ARC     | CHORD BEARING | CHORD   |
|-------|---------|-----------|---------|---------------|---------|
| C1    | 124.00' | 11°16'25" | 24.40'  | S84°20'38"E   | 24.36'  |
| C2    | 124.00' | 18°11'50" | 39.38'  | S69°36'30"E   | 39.22'  |
| C3    | 236.00' | 22°14'11" | 41.54'  | S71°31'41"E   | 41.02'  |
| C4    | 236.00' | 08°04'24" | 33.60'  | S64°35'17"E   | 33.51'  |
| C5    | 236.00' | 14°04'47" | 51.99'  | S75°42'23"E   | 51.85'  |
| C6    | 5.00'   | 85°00'04" | 7.42'   | S40°14'44"E   | 6.76'   |
| C7    | 343.00' | 22°40'50" | 135.78' | S13°35'43"W   | 134.84' |
| C8    | 343.00' | 05°29'33" | 32.88'  | S05°00'05"W   | 32.81'  |
| C9    | 343.00' | 04°16'03" | 55.48'  | S12°22'53"W   | 55.42'  |
| C10   | 343.00' | 07°41'28" | 46.04'  | S20°51'37"W   | 46.01'  |
| C11   | 343.00' | 00°13'48" | 1.38'   | S24°44'14"W   | 1.38'   |
| C12   | 52.00'  | 44°33'08" | 44.47'  | N10°28'47"W   | 43.58'  |
| C13   | 52.00'  | 04°53'16" | 4.44'   | N11°51'09"E   | 4.43'   |
| C14   | 52.00'  | 27°53'55" | 25.32'  | N04°32'26"W   | 25.07'  |
| C15   | 52.00'  | 16°45'57" | 15.22'  | N26°52'23"W   | 15.16'  |
| C16   | 256.00' | 22°14'11" | 41.54'  | S70°16'50"E   | 41.02'  |
| C17   | 104.00' | 18°08'36" | 32.92'  | S64°34'53"E   | 32.80'  |

### BASIS OF BEARINGS:

Geodetic North based on N65 datum, as derived by Global Positioning System observations, at the northeast corner of Donation Land Claim Number 53 and the southeast corner of Donation Land Claim Number 41. Basis applied to the line between said corners, as depicted hereon.

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

PLOT DATE: November 29, 2006 PROJECT NUMBER: 04107



### POST MONUMENTATION CERTIFICATE

\* All monuments will be set on or before the 1st day of January 1, 2008.

All monuments are now set, on this 8<sup>th</sup> day of February, 2008. Refer to Document Number 2008-04753 of the Official Records of Jackson County, Oregon (CS 19929)

*Ronald Roberts*  
 Jackson County Surveyor

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

RECEIVED  
 DATE 12-29-06 BY VBB  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer  
 OREGON  
 JULY 09, 2001  
 CAEL E. NEATHAMER  
 56545  
 Renewal Date 12/31/06