

HERITAGE PLACE

DECLARATION

A Subdivision being a Replat of a portion of Parcel 1 & 2 of Partition Plat P-42-2004 Located in the Southeast One-Quarter of Section 23 and the Northeast One-Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

KNOW ALL PERSONS BY THESE PRESENTS, that Heritage Classic Properties, 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, and do hereby dedicate to the City of Medford for public use, all streets (including the 17-foot of additional right-of-way dedication to Ross Lane North), storm drain easements and public utility easements, as shown hereon. Declarants hereby create a 5-foot wide private storm drain easement over, across, under and through Lot 23, for the use and benefit of Lot 22, as shown hereon and a private storm drain easement, over, across, under and through Lots 4-7 inclusive, for the use and benefit of Lots 4-8 inclusive, as shown hereon, and a private storm drain easement over, across, under and through Lots 10-15 inclusive, for the use and benefit of Lots 9-15 inclusive as shown hereon and a private storm drain easement over, across, under and through Lots 16-17 inclusive, for the use and benefit of Lots 16-18 inclusive as shown hereon. Further, Declarants hereby create a shared minimum access easement over and across Lots 7 and 8 for the use and benefit of Lots 7 and 8 as depicted hereon. Further, Declarants convey in fee simple, to the City of Medford, that area portrayed and designated hereon as a 100' street plugs. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes.

Declarants have caused this tract of land to be surveyed and platted into lots, streets, public storm drain easements and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as HERITAGE PLACE. HERITAGE PLACE is also subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) as set forth in Document Number 2007-17953 recorded April 13, 2007 of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 22nd day of February, 2007.

Terry Buntin
TERRY BUNTIN, MEMBER
HERITAGE CLASSIC PROPERTIES, LLC.

STATE OF OREGON } ss
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above named TERRY BUNTIN, known to me as the sole member of HERITAGE CLASSIC PROPERTIES, LLC., and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 22nd day of February, 2007.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: Oct. 30th 2007
MY COMMISSION EXPIRES: 374275

RELEASE

South Valley Bank and Trust, as holders of beneficiary interest under that certain Trust Deed, dated June 22, 2005 and recorded June 27, 2005, as Document Number 05-38142, and modified by Trust Deed dated July 6, 2006 and recorded July 12, 2006, as Document Number 06-35207, and modified by Trust Deed dated December 15, 2006 and recorded December 19, 2006, as Document Number 06-63320, Official Records of Jackson County, Oregon, and that certain Trust Deed, dated January 4, 2007 and recorded January 19, 2007, as Document Number 07-0110, Official Records of Jackson County, Oregon, do hereby release from lien of said trust deeds, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 22 day of FEBRUARY, 2007.

John Brittan
John Brittan, Vice President
Commercial Lending Group
South Valley Bank & Trust

STATE OF OREGON } ss
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above-named John Brittan, Vice President Commercial Lending Group, South Valley Bank & Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 22nd day of February, 2007.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th 2007

Jackson County Assessor's Map No.: 37 2W 23DC, Tax Lot 2100

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

PREPARED FOR:

BUNTIN CONSTRUCTION LLC
572 PARSONS DRIVE, SUITE 100
MEDFORD, OREGON 97501

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 depicted 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:

All that real property described in Document Number 06-57945 of the Official Records of Jackson County, Oregon, being in Donation Land Claim Number 72 (DLC 72) in the Southeast One-quarter of Section 23, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, more particularly described as follows:

Commencing at the Northeast Corner of said DLC 72; thence along the east line of said DLC 72 South 00°05'21" West, 1066.58 feet; thence South 89°32'07" West, parallel with the north line of said DLC 72, 140.00 feet to the True Point of Beginning and the Initial Point for the Subdivision; thence continue South 89°32'07" West, 455.32 feet; thence North 00°05'27" East, 509.31 feet; thence North 89°32'07" East, 280.08 feet; thence South 00°05'27" West, 160.03 feet; thence North 89°32'07" East, 10.24 feet; thence South 00°05'27" West, 19.50 feet; thence North 89°32'07" East, 285.00 feet to the westerly right-of-way of Ross Lane North, a public road; thence along said right-of-way, South 00°05'27" West, 86.28 feet; thence South 89°32'07" West, 10.00 feet; thence South 00°05'27" West, 3.77 feet; thence South 89°10'47" West, 102.01 feet; thence North 00°05'27" East, 4.40 feet; thence South 89°32'07" West, 18.00 feet; thence South 00°05'27" West, 56.20 feet; thence South 89°32'07" West, 34.00 feet; thence South 00°05'27" West, 40.66 feet; thence South 13°18'10" East, 54.58 feet; thence South 44°57'28" East, 38.44 feet; thence North 89°32'07" East, 4.15 feet; thence South 00°05'27" West, 66.00 feet to the True Point of Beginning.

Log Miles
Surveyor

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-05-67, as approved by the City of Medford Planning Commission on July 28, 2005.

PROCEDURE: Utilizing a Nikon DTM-522 Total Station and a Trimble Robotic Total Station with a TSCe and a TSC2 Data Collector with Trimble software, and Trimble 5700 RTK receivers and said TSCe and TSC2 data collectors, all found monuments, were tied in a closed traverse or by redundant ties.

The exterior boundary control for this subdivision was established by Survey Number 14430, filed by this office. That survey reflects changes made to the boundary through property line adjustment, recorded as Document Number 06-31524. The monuments set on said survey were recovered as shown hereon.

Utilizing said control, the exterior boundary, interior lots and streets were computed and monumented as depicted hereon. The first monument was set on October 06, 2006.

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
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** RECEIVED **
DATE 4-13-07 BY BB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Log Miles
OREGON
JULY 12, 2005
LOGAN MILES
65432
Renewal Date 12/31/08

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

PLOT DATE: February 21, 2007 PROJECT NUMBER: 05009
Sheet 1 of 4 © LTM

NOTES:

This Subdivision Plat may be subject to the following matters of record:

- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Medford Irrigation District.
- 2) Subject to the levies and assessments of Rogue Valley Sewer Services.
- 3) Easement for the transmission and distribution of electricity to PacifiCorp, or its predecessor in interest per Document Number 68-04883 of the Official Records of Jackson County, Oregon. No exact location given.
- 4) Restrictive Covenant executed in compliance with the City of Medford Land Development Ordinance recorded as Doc. No. 05-40366.
- 5) Those portions of the PUE and Drainage easements per Partition Plat P-42-2004, contained within the boundaries of this subdivision are to be removed and re-platted in a new location created hereon.

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-05-67.

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

Scott O. Lott Planning Director April 12, 2007 Date

Examined and approved this 27th day of March, 2007.

Laura M. Buhner City Engineer Paul D. Lanni City Surveyor

Examined and approved as required by O.R.S. 42.100 this 13 day of APRIL, 2007.

Nena Gausal, Deputy Assessor Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 42.045 have been paid as of 4-13-07, 2007.

SA Wp Tax Collector Deputy

RECORDING

APPROVED FOR RECORDING: C. Murray Jackson County Commissioner/Administrator 4/13/07 Date

FILED FOR RECORD THIS THE 13th DAY OF April, 2007 AT 3:26 O'CLOCK PM AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 22 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett County Clerk Cheryl Avgeris Deputy

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PREPARED FOR:

BUNTIN CONSTRUCTION LLC
 572 PARSONS DRIVE, SUITE 100
 MEDFORD, OREGON 97501

LEGEND:

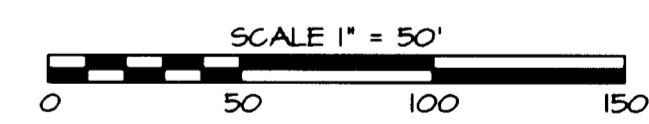
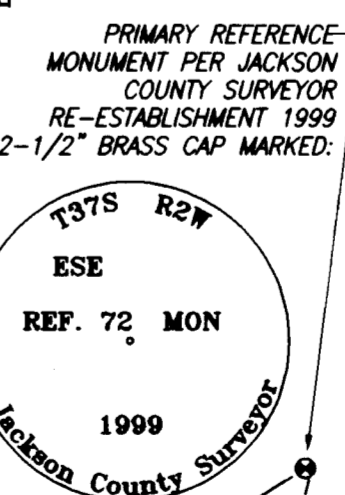
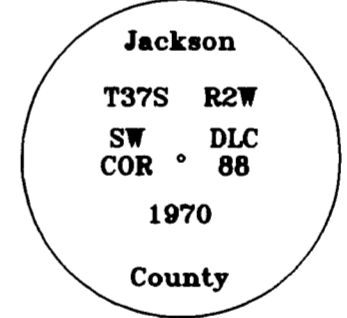
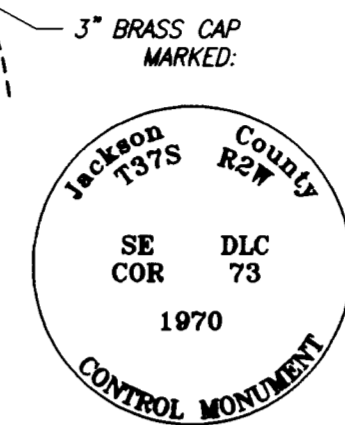
- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an aluminum cap marked "NEATHAMER SURVEYING".
- ✕ Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER SURVEYING" set in curb line, top set at or just below the surface, unless otherwise noted.
- Indicates a found 5/8 inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per Survey Number 1430.
- Indicates a found 5/8 inch diameter iron pin, with a Yellow Plastic Cap marked "LS 281", per Survey Number 9157.
- Indicates a found 5/8 inch diameter iron pin, with a Yellow Plastic Cap marked "LS 803", per Survey Number 18334.
- △ Indicates a found 2 inch diameter Aluminum Cap marked "L.J. FRIAR & ASSOC.", per Survey Number 18527.
- ▲ Indicates a found 5/8 inch diameter iron pin, with a Yellow Plastic Cap marked "LS 2675", per Survey Number 18647.
- Indicates a computed position.

SN Indicates a survey filing number in the office of the Jackson County Surveyor.
 Doc. No. Indicates a document number pursuant to the Deed Records of Jackson County, Oregon.

DLC Indicates Donation Land Claim.
 [] Indicates record information per the Jackson County Surveyors re-establishment notes from 1999 for the East Southeast corner of DLC 72.

SDE Indicates Public Storm Drain Easement.
 PSDE Indicates Private Storm Drain Easement.

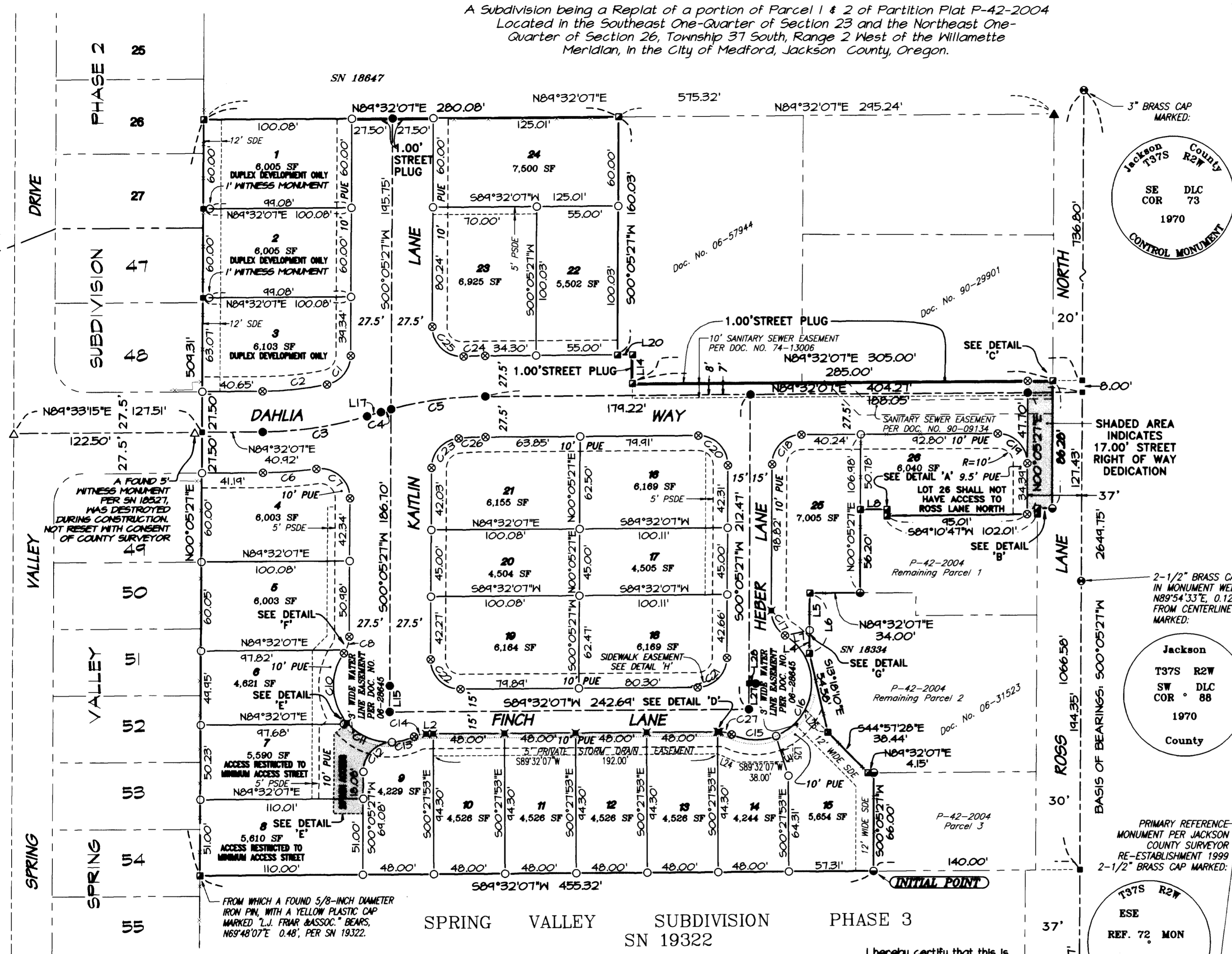
—x— Indicates an existing fence line.



BASIS OF BEARING:
 Geodetic (True) North, established by Global Positioning System Observations. Bearing applied to the found monuments, as shown hereon.

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

PLOT DATE: February 21, 2007 PROJECT NUMBER: 05009
 Sheet 2 of 4 © LTM



SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	PLAT SHEET
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**** RECEIVED ****
 DATE 4-13-07 BY [Signature]
 This survey consists of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]

OREGON
 JULY 12, 2008
 LOGAN MILES
 65452
 Renewal Date 12/31/08

I hereby certify that this is an exact copy of the original.
 [Signature]
 Surveyor

COMPUTED EAST-SOUTHEAST CORNER OF DLC 72

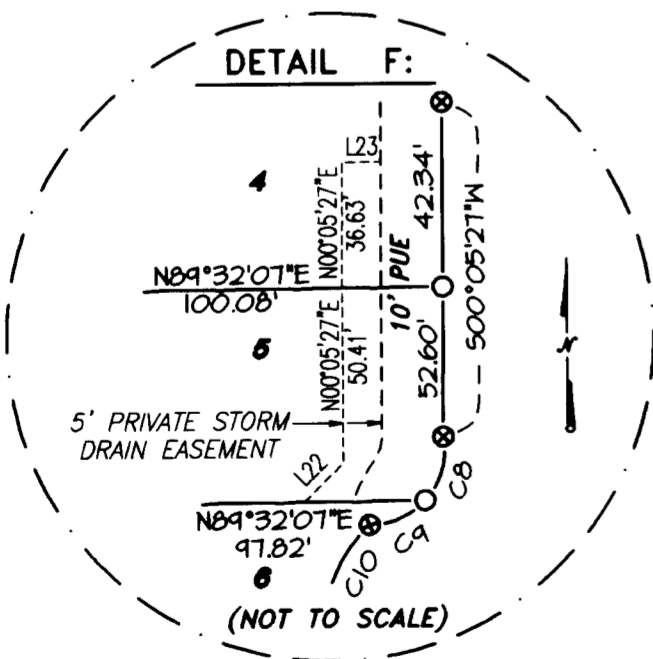
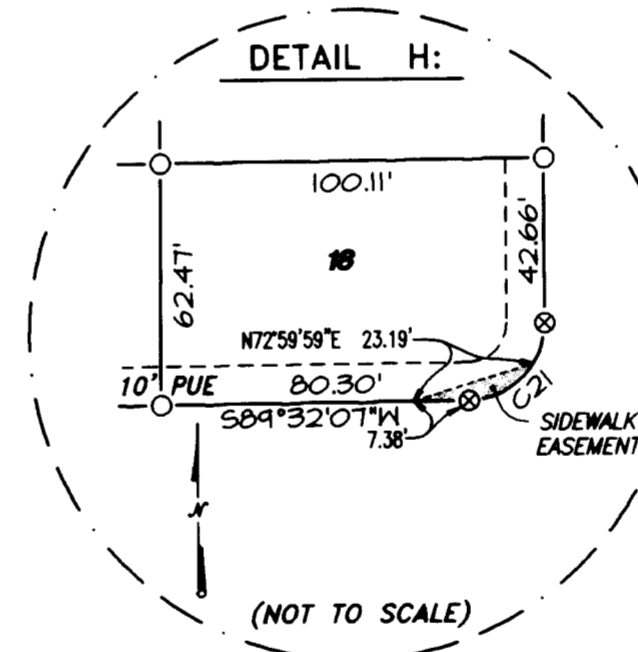
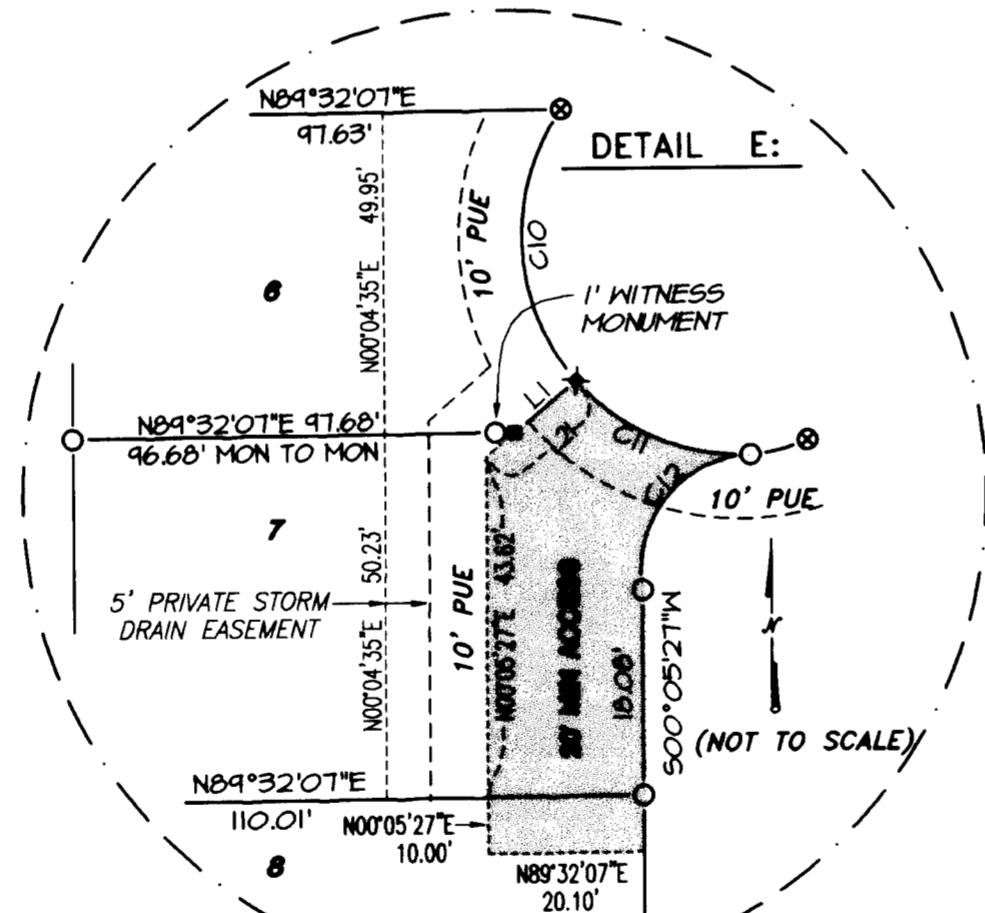
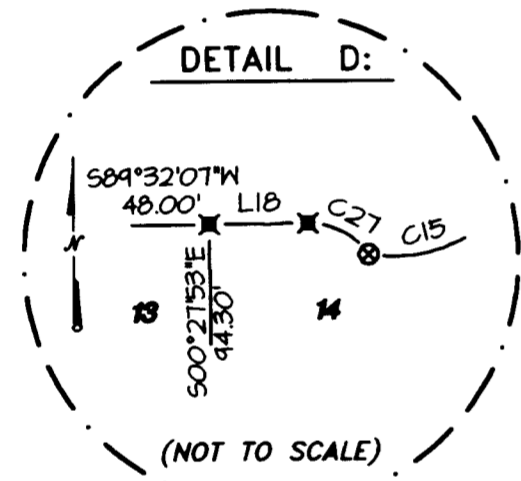
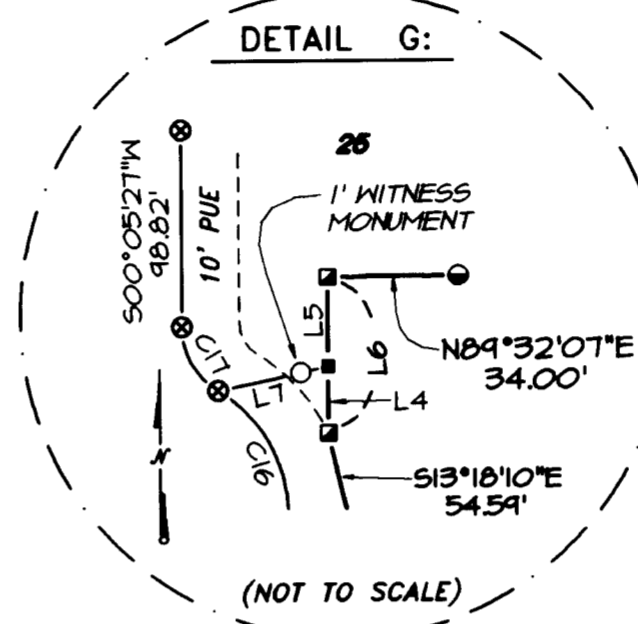
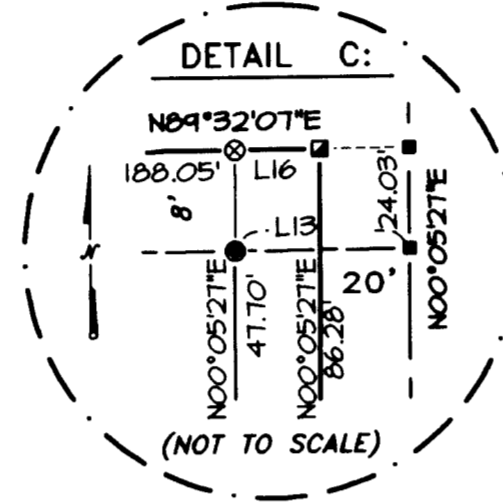
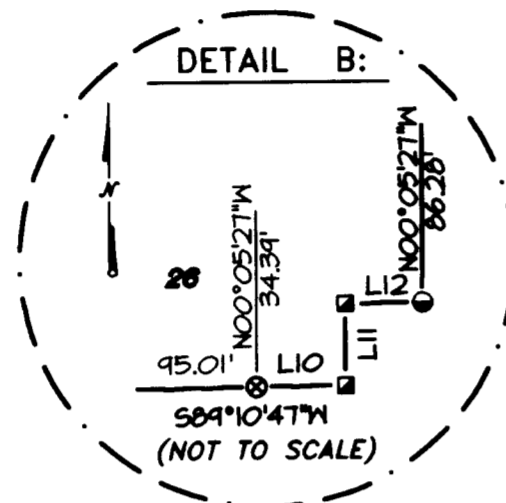
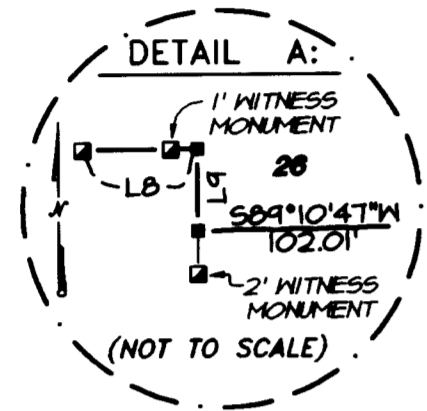
PRIMARY REFERENCE MONUMENT PER JACKSON COUNTY SURVEYOR RE-ESTABLISHMENT 1999 2-1/2" BRASS CAP MARKED: "JACKSON COUNTY SURVEYOR"

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 Located in the Southeast One-Quarter of Section 23 and the Northeast One-Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

BUNTIN CONSTRUCTION LLC
 572 PARSONS DRIVE, SUITE 100
 MEDFORD, OREGON 97501



CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	78°04'08"	20.00'	27.28'	N89°10'01"E	23.21'
C2	11°17'32"	222.50'	43.85'	N83°53'21"E	43.78'
C3	16°22'31"	250.00'	71.45'	S81°20'52"W	71.21'
C4	01°38'56"	250.00'	7.19'	S73°54'04"W	7.19'
C5	14°43'35"	250.00'	64.26'	S82°10'14"W	64.08'
C6	07°28'40"	277.50'	36.22'	N85°47'47"E	36.19'
C7	48°02'00"	20.00'	34.22'	N48°55'33"W	30.20'
C8	27°48'05"	19.50'	4.46'	S13°54'30"W	4.37'
C9	07°22'27"	19.50'	2.51'	S31°34'46"W	2.51'
C10	76°06'26"	38.00'	50.48'	N02°47'14"W	46.85'
C11	51°28'04"	38.00'	34.14'	N66°34'31"W	33.00'
C12	87°35'57"	20.00'	30.58'	S43°53'26"W	27.69'
C13	23°23'53"	38.00'	15.52'	S75°54'28"W	15.41'
C14	25°14'36"	19.00'	8.37'	N76°54'49"E	8.30'
C15	46°42'44"	38.00'	30.48'	S88°00'44"E	30.13'
C16	127°14'24"	38.00'	84.39'	S05°00'35"W	68.09'
C17	58°42'04"	19.50'	19.48'	N29°15'35"W	19.12'
C18	84°26'40"	20.00'	31.22'	N44°48'47"E	28.15'
C19	40°33'20"	20.00'	31.61'	N45°11'13"W	28.42'
C20	40°33'20"	20.00'	31.61'	N45°11'13"W	28.42'
C21	84°26'40"	20.00'	31.22'	S44°48'47"W	28.15'
C22	40°33'20"	20.00'	31.61'	S45°11'13"E	28.42'
C23	84°47'20"	20.00'	29.60'	N42°29'07"E	26.97'
C24	02°54'20"	277.50'	14.48'	N88°02'27"E	14.47'
C25	43°32'40"	20.00'	32.65'	N46°40'53"W	29.15'
C26	04°34'20"	222.50'	18.08'	N87°12'27"E	18.07'
C27	25°48'29"	19.00'	8.56'	S77°33'39"E	8.44'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S44°05'22"W	1.57'
L2	S84°32'07"W	4.89'
L3	S17°42'38"E	28.07'
L4	N00°05'27"E	15.72'
L5	N00°05'27"E	24.44'
L6	S00°05'27"W	40.66'
L7	N77°50'21"E	17.07'
L8	N84°32'07"E	18.00'
L9	S00°05'27"W	4.40'
L10	N84°10'47"E	7.00'
L11	S00°05'27"W	3.77'
L12	S84°32'07"W	10.00'
L13	S84°32'07"W	37.00'
L14	S00°05'27"W	19.50'
L15	S00°05'27"W	17.56'
L16	N84°32'07"E	17.00'
L17	N73°04'36"E	4.78'
L18	N84°32'07"E	1.30'
L19	N00°05'27"E	8.00'
L20	N84°32'08"E	10.24'
L21	N44°05'22"E	11.74'
L22	N45°04'35"E	13.77'
L23	S84°54'33"E	5.00'
L24	S67°17'12"E	14.33'
L25	N00°08'58"E	12.09'
L26	S44°51'29"E	21.63'
L27	N00°05'27"E	17.36'
L28	S84°54'33"E	4.63'

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

BASIS OF BEARING:

Geodetic (True) North, established by Global Positioning System Observations. Bearing applied to the found monuments, as shown hereon.

** RECEIVED **
 DATE 4-13-07 BY
 This survey consists of:
 4 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 12, 2005
 LOGAN MILES
 85432
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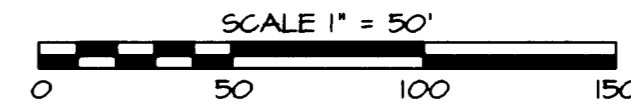
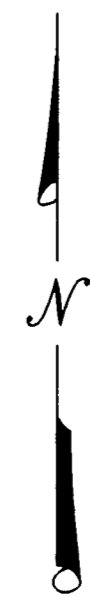
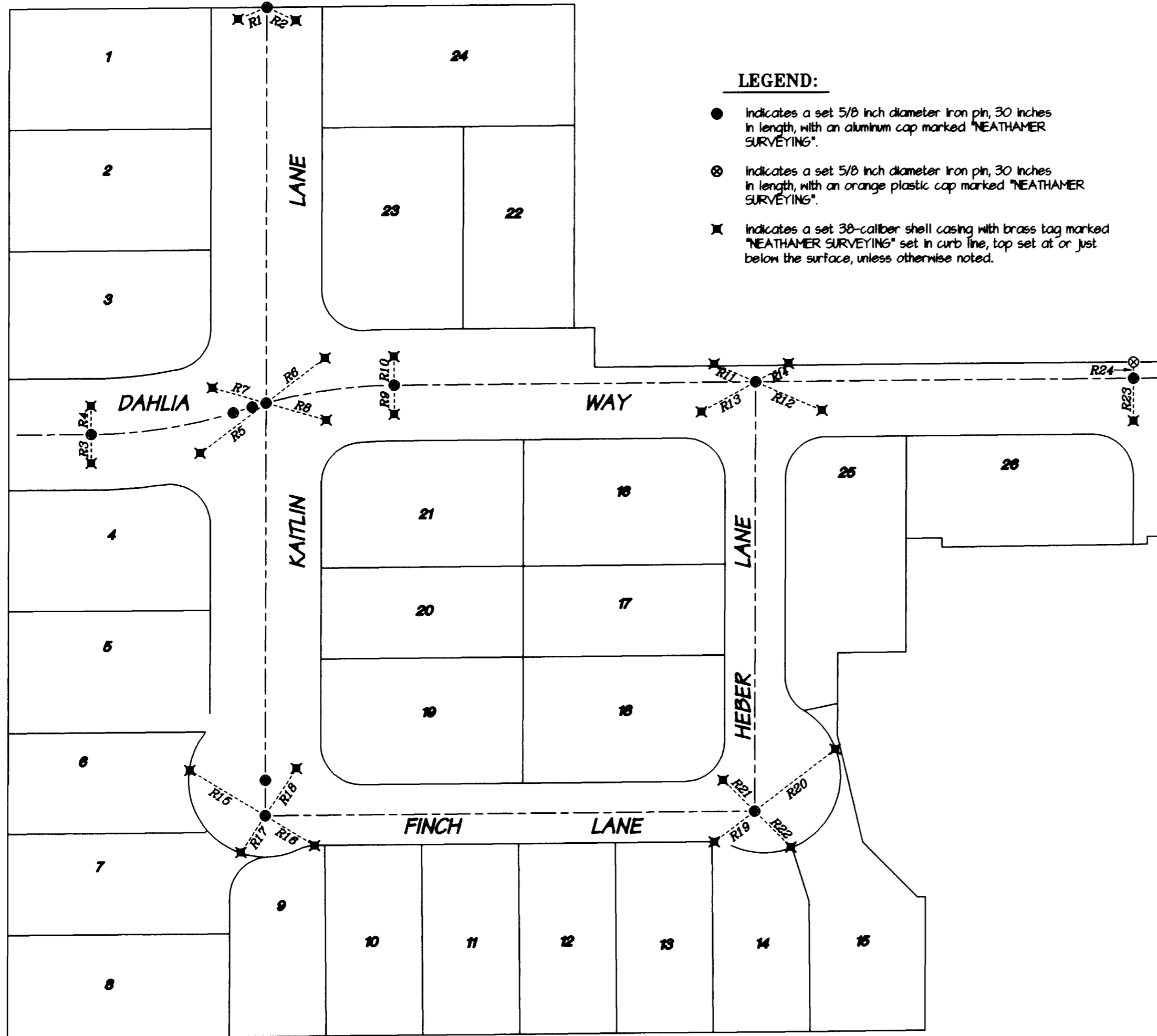
BUNTIN CONSTRUCTION LLC
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C/L R.P. LINE TABLE

LINE	BEARING	DISTANCE
R1	S87°47'19"W	15.32'
R2	S85°28'47"E	15.78'
R3	S00°27'53"E	14.32'
R4	N00°27'53"W	14.16'
R5	S52°38'56"W	40.95'
R6	N52°38'56"E	36.69'
R7	N74°06'10"W	27.59'
R8	S74°06'10"E	31.08'
R9	S00°27'53"E	14.37'
R10	N00°27'53"W	14.09'
R11	N66°41'32"W	22.37'
R12	S66°41'32"E	35.91'
R13	S61°12'19"W	30.62'
R14	N61°12'19"E	18.76'
R15	N58°58'03"W	43.47'
R16	S58°58'03"E	28.70'
R17	S33°27'09"W	21.81'
R18	N33°27'09"E	28.19'
R19	S52°37'41"W	25.01'
R20	N52°37'41"E	50.45'
R21	N45°21'11"W	21.90'
R22	S45°21'11"E	25.44'
R23	S00°05'27"W	20.96'
R24	N00°05'27"E	8.00'

LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an aluminum cap marked "NEATHAMER SURVEYING".
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