

HERITAGE PLACE II

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that HERITAGE CLASSIC PROPERTIES, LLC, an Oregon limited liability company, and GAYLE L. BATES BOLLINGER, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarants have caused these tracts of land to be surveyed and platted into lots, 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, hereby designated as "HERITAGE PLACE II". Declarants hereby dedicate a Public Storm Drain Easement over, through, under and across Lot 51, to the City of Medford for public use. Declarants hereby create a 10.00 foot wide Private Sanitary Sewer Easement over, through, under and across Lot 37, being for the use and benefit of Lot 38, as depicted hereon. Declarants are not intending any of the dedications or easements created on the original plat of HERITAGE PLACE to be relocated, removed, vacated or altered, as depicted thereon. HERITAGE PLACE II shall be subject to the Declaration of COVENANTS, CONDITIONS AND RESTRICTIONS (CCR's) as set forth in Instrument Number 2008-7558, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 17th day of January, 2008.

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

AFFIDAVIT OF CONSENT for this subdivision by Gayle L. Bates Bollinger, as recorded in Instrument Number 2008-7556, of the Official Records of Jackson County, Oregon.

STATE OF OREGON }
County of Jackson } ss

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 17th day of January, 2008.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: OCT. 30th 2011

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 (relieved from said district per Instrument No. 2006-028911 of the Official Records of Jackson County, Oregon).
- 2) To the levies and assessments of the Rogue Valley Sewer Services.
- 3) An easement created by instrument, including the terms and provisions thereof, recorded on May 10, 1968, as Instrument No. 68-04883, in favor of PacificCorp, an Oregon corporation, or its predecessor in interest, for the transmission and distribution of electricity, and for other purposes (All Lots).
- 4) Restrictive Covenant executed in compliance with the City of Medford Land Development Ordinance recorded on July 7, 2005, as Instrument No. 05-40366 of the Official Records of Jackson County, Oregon (All Lots).

A Replat of Lots 1 through 5, 15, 16, 18, 19, and 21 through 25 of Heritage Place (Survey Number 19588), being 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

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 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 tracts of land as set forth hereon.

All that real property being 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, being more particularly described as follows:

Lots 1 through 5, 15, 16, 18, 19, and 21 through 25 of Heritage Place, recorded April 13, 2007, in Volume 33 of Plats at Page 22 of the Records of Jackson County, Oregon, and filed as Survey Number 19588 in the office of the Jackson County Surveyor.

Cael E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

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 Trimble 5600 and S6 Robotic Total Stations, and TSC2 Data Collectors with Trimble Survey Controller software, all found monuments were tied in a closed traverse or by redundant ties. Records utilized: Instrument Number 2007-021442 of the Official Records of Jackson County, Oregon; and, Heritage Place, recorded April 13, 2007, in Volume 33 of Plats at Page 22 of the Records of Jackson County, Oregon, and filed as Survey Number 19588 in the office of the Jackson County Surveyor.

The exterior boundaries Lots numbered 1 through 5, 15, 16, 18, 19, and 21 through 25 of said Heritage Place were established by this firm earlier this year. The monuments of said lots were verified prior to establishing the new lot corners.

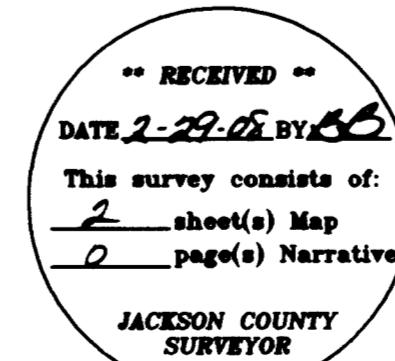
Computed new interior lot corners, and established monuments for which as depicted hereon. The first monument of which was established on September 21, 2007.

RELEASE

Alexander S. Pappas, as holders of beneficiary interest under that certain Trust Deed, recorded November 21, 2007, as Instrument Number 2007-052821, Official Records of Jackson County, Oregon, and as released from lien of said Trust Deed all property shown hereon as dedicated to public use, contained in AFFIDAVIT OF CONSENT, recorded as Instrument Number 2008-7557, of said official records.

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

Cael E. Neathamer
Surveyor



RELEASE:

South Valley Bank and Trust, as holders of beneficiary interest under those certain Trust Deeds recorded as Instrument No. 2005-038192; re-recorded as Instrument No. 2005-047229 and further modified by Instrument No. 2006-035207, Instrument No. 2006-063320 and Instrument No. 2007-041365, and as holders of beneficiary interest under that certain Trust Deed recorded as Instrument No. 2007-001110, with an Appointment of Successor Trustee recorded as Instrument No. 2007-028787, and modified by Instrument No. 2008-000529, all of the Official Records of Jackson County, Oregon, does hereby release from lien of said trust deeds, all property described in the "SURVEYOR'S CERTIFICATE" hereon, being dedicated for public use.

Signed this 17th day of January, 2008.

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

STATE OF OREGON }
County of Jackson } ss

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

WITNESS my hand and seal this 17th day of January, 2008.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: OCT. 30th 2011

APPROVALS:

CITY OF MEDFORD PLANNING DEPARTMENT FILE NUMBER: LDS-07-104.

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

Bianca Peterson 2/22/08
Planning Director Date

Examined and approved this 8th day of February, 2008.
Samuel Barber William Johnson
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 this 29th day of FEBRUARY, 2008.

DAN ROSS William Johnson
Assessor Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 2-29, 2008.

John Walker
Tax Collector Deputy

RECORDING

Approved by a majority for Recording this 29 day of February, 2008.

Danny Jordan
County Commissioner/Administrator

FILED FOR RECORD THIS THE 29 DAY OF FEBRUARY, 2008 AT 2:15 O'CLOCK P.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 10 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker Barbara J SHAW
County Clerk Deputy



OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

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: January 17, 2008 PROJECT NUMBER: 05009
Sheet 1 of 2 © DC

HERITAGE PLACE II

A Replat of Lots 1 through 5, 15, 16, 18, 19, and 21 through 25 of Heritage Place (Survey Number 19588), being 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

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 found aluminum cap marked "NEATHAMER SURVEYING", per SN 19588.
- ⊠ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19430.
- Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19588.
- ⊗ Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19588, and removed with permission from the office of the Jackson County Surveyor.
- ✕ Indicates a found brass tag marked "NEATHAMER SURVEYING", PER SN 19588.
- ⊙ Indicates a found 5/8-inch diameter iron pin, with a Yellow Plastic Cap marked "LS 803", per SN 18334.
- △ Indicates a found 2 inch diameter Aluminum Cap marked "L.J. FRIAR & ASSOC.", per SN 18521.
- ▲ Indicates a found 5/8-inch diameter iron pin, with a Yellow Plastic Cap marked "LS 2675", per SN 18647.
- Indicates a computed position.
- SN Indicates a filed survey number in the office of the Jackson County Surveyor.
- HP 20 Indicates an original lot number of Heritage Place.
- HP Indicates a reference to Heritage Place, recorded April 13, 2007, in Volume 33 of Plats at Page 22 of the records of Jackson County, Oregon (SN 19588).
- INST. Indicates a document number pursuant to the Deed Records of Jackson County, Oregon.
- DLC Indicates a reference to a Donation Land Claim.
- [] Indicates record information per the Jackson County Surveyors re-establishment notes from 1999 for the East Southeast corner of DLC 72.
- PUE Indicates an existing Public Utility Easement per "HP".
- SDE Indicates an existing or dedicated Public Storm Drain Easement per "HP", or as depicted hereon.
- PSDE Indicates an existing Private Storm Drain Easement per "HP".
- PSSE Indicates a Private Sanitary Sewer Easement being created hereon.
- SWE Indicates an existing Public Sidewalk Easement per "HP".
- 1.00' STP Indicates an existing 1.00 foot wide Street Plug per "HP".
- x— Indicates an existing fence line.
- FNC 0.4— Indicates the distance and which side of the boundary line that the centerline of the fence line is located.

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

CAEL E. NEATHAMER
Surveyor

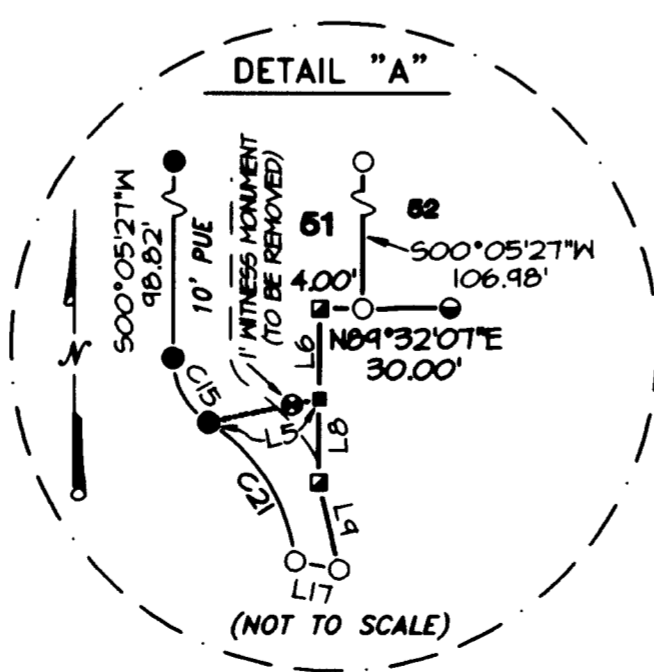
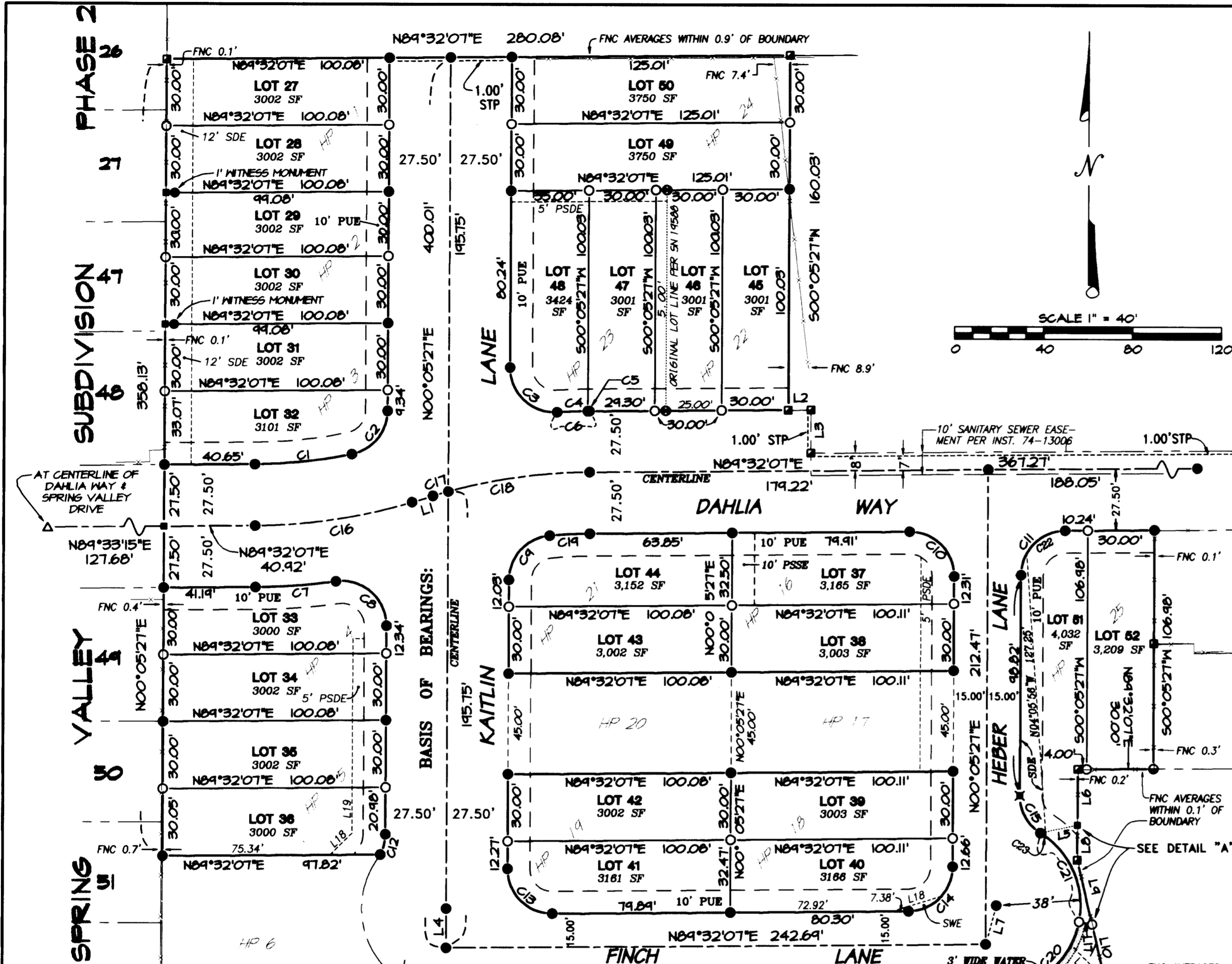
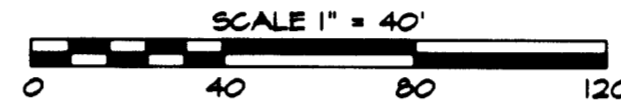
BASIS OF BEARING:

The centerline of Kaitlin Lane per Heritage Place, recorded April 13, 2007, in Volume 33 of Plats at Page 22 of the Records of Jackson County, Oregon, and filed as Survey Number 19588 in the office of the Jackson County Surveyor.

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: January 17, 2008 **PROJECT NUMBER:** 05009

Sheet 2 of 2 © DC



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N73°04'36"E	4.78'
L2	N89°32'08"E	10.24'
L3	S00°05'27"W	14.50'
L4	S00°05'27"W	17.56'
L5	N77°50'21"E	17.07'
L6	S00°05'27"W	24.94'
L7	N15°01'12"E	17.97'
L8	S00°05'27"W	15.72'
L9	S13°18'10"E	24.45'
L10	S13°18'10"E	25.13'
L11	S44°51'28"W	36.44'
L12	N89°32'07"E	4.15'
L13	N17°42'38"W	28.07'
L14	N00°08'58"E	12.09'
L15	N89°32'07"E	6.06'
L16	N44°51'24"W	21.63'
L17	S79°04'26"E	6.03'
L18	N45°04'35"E	13.77'
L19	N00°05'27"E	20.40'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	11°17'32"	222.50'	43.85'	N83°58'21"E	43.78'
C2	78°04'08"	20.00'	27.28'	N84°10'01"E	25.21'
C3	43°32'40"	20.00'	32.65'	S46°40'53"E	24.15'
C4	02°50'38"	277.50'	13.77'	N87°58'06"E	13.77'
C5	00°08'42"	277.50'	0.70'	N84°21'46"E	0.70'
C6	02°54'20"	277.50'	14.48'	N88°02'27"E	14.47'
C7	07°28'40"	277.50'	36.22'	N85°47'47"E	36.19'
C8	48°02'00"	20.00'	34.22'	S48°55'33"E	30.20'
C9	84°47'20"	20.00'	24.60'	N42°24'07"E	26.97'
C10	40°33'20"	20.00'	31.61'	S45°11'13"E	28.42'
C11	84°26'40"	20.00'	31.22'	S44°48'47"W	28.15'
C12	27°48'05"	19.50'	4.46'	N13°54'30"E	4.37'
C13	40°33'20"	20.00'	31.61'	S45°11'13"E	28.42'
C14	84°26'40"	20.00'	31.22'	N44°48'47"E	28.15'
C15	58°42'04"	19.50'	14.98'	S24°15'35"E	14.12'
C16	16°22'31"	250.00'	71.45'	S81°20'52"W	71.21'
C17	01°38'56"	250.00'	7.19'	S73°54'04"W	7.19'
C18	14°43'35"	250.00'	64.26'	S82°10'19"W	64.08'
C19	04°34'20"	222.50'	18.08'	N87°12'27"E	18.08'
C20	57°42'13"	38.00'	38.27'	N84°46'40"E	36.67'
C21	69°32'11"	38.00'	46.12'	N23°50'32"W	43.34'
C22	60°10'21"	20.00'	21.00'	S59°26'57"W	20.05'
C23	04°24'22"	38.00'	2.98'	S56°21'57"E	2.98'