

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the southeast corner of Section 15, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence North 00°30'34" West, along the east line of said section, 1169.50 feet to a 5/8 inch iron pin on the northerly right-of-way line of Wards Creek Road and the POINT OF BEGINNING and the Initial Point of this subdivision; thence South 61°24'30" West, along said northerly right-of-way, 739.77 feet to a 5/8 inch iron pin; thence continuing along said right-of-way along the arc of a curve to the left having a radius 5699.58 feet, and internal angle of 1°06'27" and an arc length of 110.16 feet, (the long chord of which bears South 61°59'59" West, 110.16 feet), to a 5/8 inch iron pin; thence, continuing along said right-of-way, South 62°31'52" West, 418.78 feet to a 5/8 inch iron pin; thence leaving said right of way, North 30°55'38" West, 483.88 feet to a 5/8 inch iron pin; thence North 40°39'33" East, 218.81 feet; thence North 83°16'12" East, 227.60 feet, to a 5/8 inch iron pin; thence North 45°35'02" East, 219.05 feet; thence South 30°55'38" East, 142.31 feet, to a 5/8 inch iron pin; thence North 61°24'30" East, 270.33 feet; thence North 30°55'38" West, 64.46 feet; thence North 18°19'59" West, 185.44 feet thence North 28°52'50" East, 299.76 feet; thence South 68°14'38" East, 244.48 feet; thence South 52°10'19" East, 154.59 feet; thence North 59°02'10" East, 37.28 feet; thence South 37°04'36" East, 155.48 feet to the east line of said section; thence South 00°30'34" East, 372.93 feet to the POINT OF BEGINNING

Herbert A. Farber

Herbert A. Farber, PLS 2189

Release Affidavits:

-Pearl A. Tjoelker, Personal Representative for the Estate of John Cornelius Tjoelker, Cornelius H. Tjoelker, Cornelius H. Tjoelker and Betty Tjoelker, as Trustees of the Tjoelker Family Living Trust, Bertha Thurman and Jeannette E. Phillips, and Charles David Careaga, Trustee of the Cornelia Careaga Revocable Trust dated December 31, 1992, each to an undivided 1/5 interest, as beneficiary, recorded as Instrument Number 2008-24732-2008-24739, 2008-24740-2008-24741 of the Official Records of Jackson County, Oregon.

-Crater Lake Developments, LLC, as beneficiary, recorded as Instrument Number 2008-24734 of the Official Records of Jackson County, Oregon.

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

Purpose: To survey and monument the boundary of Blue Ridge Estates Phase I as approved by the Jackson County Development Services per file number SUB2005-00135

Procedure: Using control established in this and previous surveys I tied the found monuments as shown here on. The north and east boundary of the project are the north and east boundary of the southeast quarter of section 15. The south boundary of the project is Wards Creek Road as monumented in Survey Number 6796. The found monuments were held. Record radiuses were used between monuments to establish the curved portion of the right-of-way. The west boundary of the project is the Woodville Cemetery as platted on the Woodville Cemetery East Addition, said west line of southeast quarter, and the west line of the project is the boundary of the Prospectors Addition. The Prospectors Addition was located using plat record rotated to match our bearing of said west line of said southeast quarter.

BLUE RIDGE ESTATES PHASE I A Subdivision

A REPLAT OF A PORTION OF PARTITION P-20-2006 located in

SOUTHEAST ONE-QUARTER OF SECTION 15 AND TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON for

Pacific Crest Properties, Inc.

PO BOX 1488 MEDFORD, OREGON 97501

Declaration:

KNOW ALL MEN BY THESE PRESENTS that Pacific Crest Properties, Inc, an Oregon Corporation, is the owner of the lands hereon described, and has subdivided the same into lots, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby dedicate to the public for public use, as shown hereon, the public utility easement and does create the open space easement as defined in the Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 2008-24731 of the Official Records of Jackson County, Oregon, shown hereon, and does create for the benefit of Lots 1, 2, 3, 4, 5, 6 and 7 the ten (10) foot wide irrigation easement for ingress and egress for maintenance of the pipe as shown hereon, and does create for the benefit of the Grants Pass Irrigation District a twenty (20.00) foot unobstructed temporary irrigation easement for ingress and egress for maintenance of the existing canal, and does hereby create a storm drain easement to preserve the historic flows as shown hereon.

We hereby designate said subdivision as Blue Ridge Estates, Phase I

Gary Whittle

Gary Whittle, President Pacific Crest Properties, INC

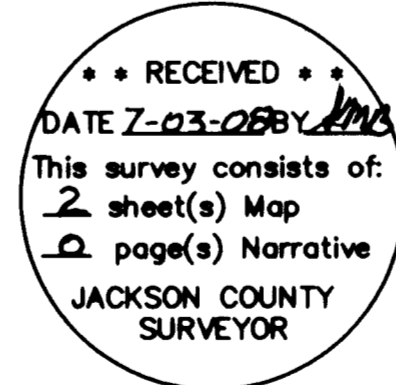
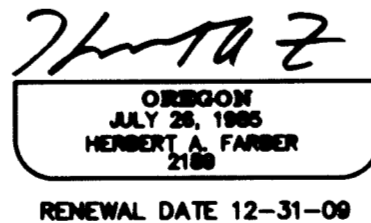
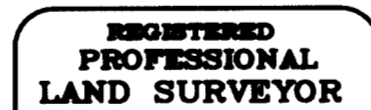
State of Oregon) County of Jackson)

This instrument was acknowledged before me this 10th day of April, 2008, by Gary Whittle as President of Pacific Crest Properties, INC.

Susan Morgan Farber (Signature) SUSAN MORGAN FARBER (Printed Name)

Notary Public - Oregon Commission No. 426455

My commission expires April 21, 2012



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Easement Notes:

The easement for transmission and distribution of electricity set forth in Volume 379, Page 380 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.

The easement for transmission and distribution of electricity set forth in Instrument Number 67-01226 of the Official Records of Jackson County, Oregon, does not fall within the boundary of this plat.

The reservation for easements of existing utilities, if any, in vacated Laurel St., per Order No. 24-07, recorded as Inst. No. 2007-003882, no utilities are located in vacated Laurel St. to our knowledge.

Approvals:

30305-00135 Examined and approved by the Jackson County Development Services This 30th day of JUNE, 2008

KAM Planning Director

Examined and approved this 10th day of April, 2008

Robert County Surveyor

Examined and approved this 14 day of May, 2008

Mike County Engineer

Examined and approved this ___ day of ___, 200__

N/A City of Rogue River Public Works Director

Examined and approved this 11 day of April, 2008

Daniel Shepard Grants Pass Irrigation District

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 2, 2008. *Case Jensen* Deputy Tax Collector Date 7-2-08

Examined and approved as required by O.R.S. 92.100 this 2nd day of July, 2008

Ann Deputy Assessor

Recorder:

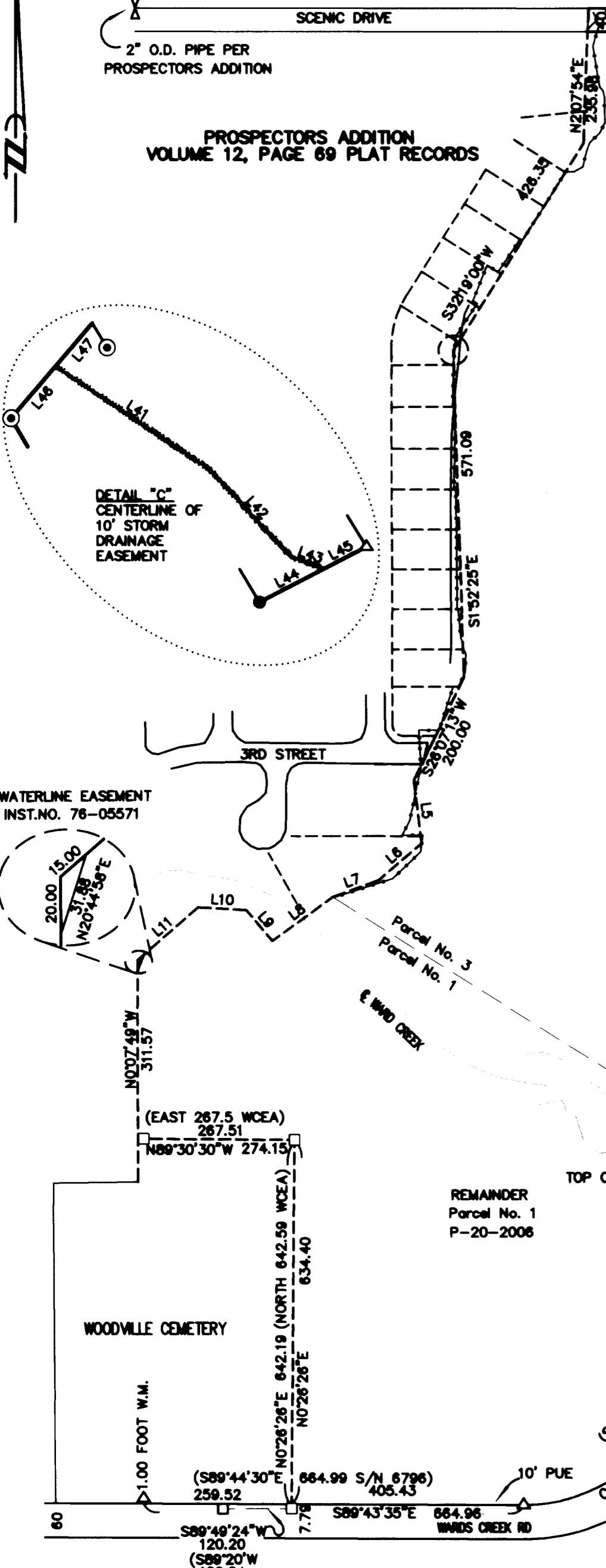
Filed for record this 3rd day of July, 2008 at 11:57 O'clock A. M. and recorded in Volume 34, Page 34 of the Plat Records of Jackson County, Oregon.

Christine D. Walker County Clerk *Cheryl Augeris* DEPUTY Date

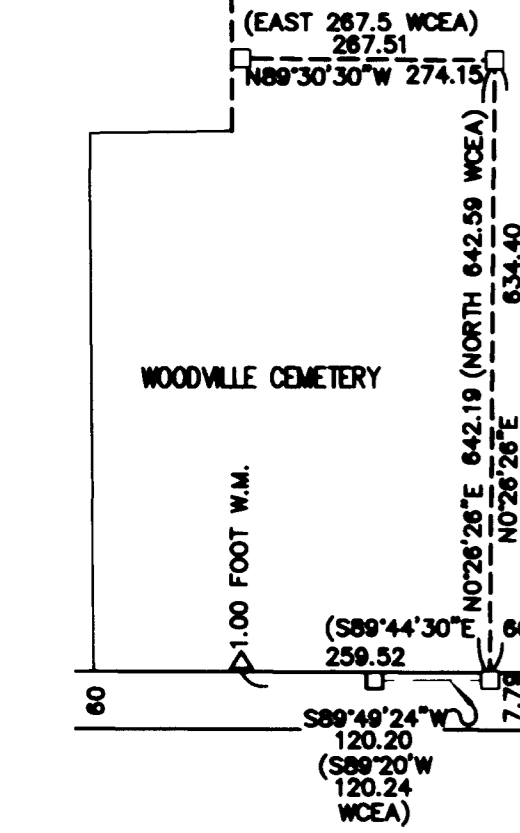
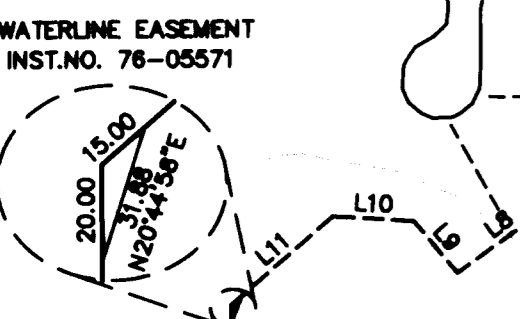
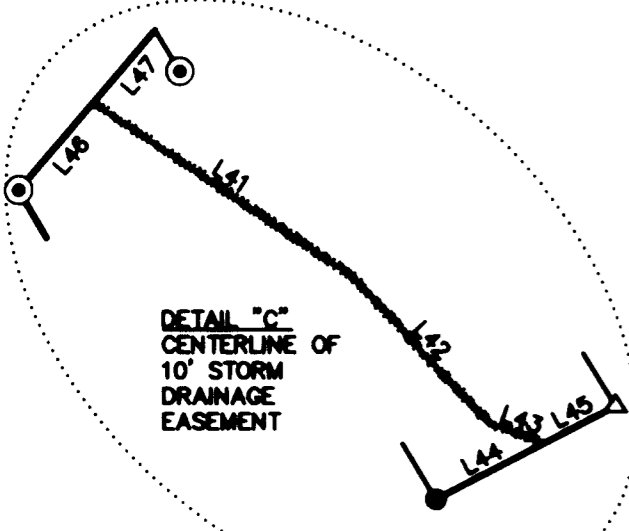
Approved by a Majority for recording: *[Signature]* 070308 County Commissioner / Administrator Date

File No. SUB2005-00135

CENTER 1/4



NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
L1	S88°14'36"E	244.48	L33	N30°55'38"W	64.46	C1	1°08'27"	110.18	5899.56	S81°59'59"W	110.16
L2	S52°10'19"E	154.59	L34	N18°19'59"W	185.44	C2	31°24'28"	212.74	388.10	S46°49'40"W	210.09
L3	N56°02'10"E	37.28	L35	S1°41'45"W	125.44	C3	59°08'53"	297.46	286.31	N80°42'56"E	284.44
L4	S37°04'36"E	155.48	L36	S89°32'31"W	173.47	NOTE: ALL CURVE ARE NON TANGENT					
L5	S7°27'36"E	110.00	L37	S56°33'43"W	152.35						
L6	N48°32'25"E	100.00	L38	S73°00'56"W	94.23						
L7	N89°57'21"E	85.00	L39	S38°25'41"W	77.07						
L8	N54°17'23"E	130.00	L40	N14°57'41"E	132.53						
L9	S39°57'42"E	70.00	L41	N56°41'11"W	322.62						
L10	S86°47'35"E	85.00	L42	N42°54'05"W	209.51						
L11	N46°07'22"E	140.38	L43	S89°41'29"E	59.20						
L12	VOID	VOID	L44	N62°31'52"E	126.36						
L13	N62°31'09"E	207.98	L45	N62°31'52"E	84.44						
L14	S30°55'38"E	18.14	L46	S40°39'33"W	119.09						
L15	S62°31'09"W	77.97	L47	S40°39'33"W	99.72						
L16	S30°55'38"E	8.98									
L17	S62°31'09"W	131.08									
L18	S31°15'32"E	45.41									
L19	N63°07'53"E	110.55									
L20	S30°59'32"E	11.22									
L21	N63°07'53"E	101.69									
L22	S30°55'38"E	15.50									
L23	N62°31'09"E	270.60									
L24	N30°55'38"W	9.88									
L25	S34°56'12"W	82.18									
L26	N28°57'53"E	62.31									
L27	N0°02'23"E	89.30									
L28	S30°55'38"E	12.32									
L29	N5°35'37"W	151.80									
L30	N74°03'17"E	106.09									
L31	S65°38'53"E	133.41									
L32	S65°38'53"E	200.74									



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 28, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-09

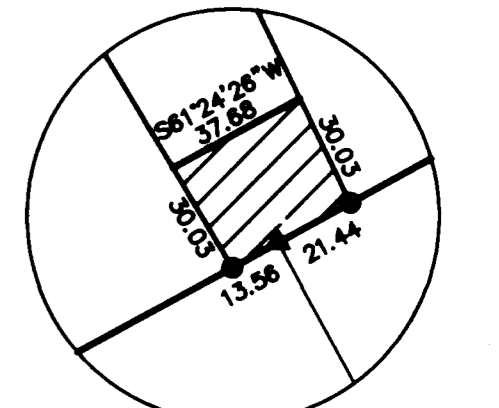
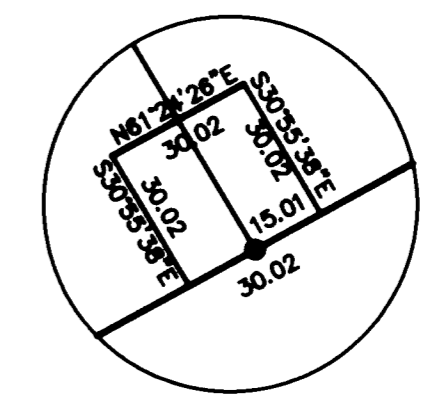
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 28, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-09

RECEIVED
DATE 7-03-08 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

BLUE RIDGE ESTATES PHASE I
A Subdivision
A REPLAT OF A PORTION OF
PARTITION P-20-2006
located in
SOUTHEAST ONE-QUARTER OF SECTION 15 AND
TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
for
Pacific Crest Properties, Inc.
PO BOX 1488
MEDFORD, OREGON 97501

LEGEND

- ✕ = FOUND JACKSON COUNTY BRASS CAP - SECTION CORNER PER S/N 19079
- ⊠ = 1/4 SECTION CORNER
- △ = FOUND 5/8 INCH IRON PIN PER JACKSON COUNTY ROAD SURVEY NO. 6796
- = FOUND PIPE PER THE WOODVILLE CEMETERY EAST ADDITION VOLUME 6 PAGE 12 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON
- = FOUND 5/8" IRON PIN, AS DESCRIBED
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = EXISTING FENCE LINE
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT DUE TO CREEK LOCATION
- O.S.E.A. = OPEN SPACE EASEMENT AREA BOUNDARY PER INST. NO. 2008-24733
- WCEA = WOODVILLE CEMETERY EAST ADDITION VOLUME 6, PAGE 12 PLAT RECORDS JACKSON COUNTY, OREGON
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- [Pattern] = A 20 FOOT UNOBSTRUCTED TEMPORARY IRRIGATION CANAL EASEMENT FOR INGRESS AND EGRESS FOR MAINTENANCE OF THE CANAL FOR THE BENEFIT OF THE GRANTS PASS IRRIGATION DISTRICT TO BE EXTINGUISHED UPON RELOCATION OF THE CANAL THAT EXISTS AT THE TIME OF FILING THIS PLAT. THE CANAL WILL BE RELOCATED TO THE 10' IRRIGATION EASEMENT SHOWN HEREON.
- [Symbol] = 10' STORM DRAINAGE EASEMENTS TO PRESERVE HISTORICAL DRAINAGE FLOW ROUTES



Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 200'
200' 100' 0' 200' 400'
DATE: June 1, 2007, REVISED FEBRUARY 18, 2008
JOB NO.: 0466-95A

DRAWING FILE: JOBS\ROGUE_EVENS\WARDS-CREEK FILES\MICROSURVEY\FINAL PLAT SURVEY\FINAL PLAT_PHASE 1.DWG
DRAWN BY: RMK ORIG. DATE: 12/13/2007 REVISED BY: AMP DATE: 04/04/2008