

File No. SUB2005-00135

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:

Beginning at the Southwest corner of Lot 7 of Blue Ridge Estates, Phase II as recorded in Volume 34, Page 34, of the Plat Records of Jackson County, Oregon, and filed as Survey Number ~~_____~~ in the office of the Jackson County Surveyor, and the INITIAL POINT OF THIS SUBDIVISION; thence South 62°31'52" West, along the northerly boundary of Wards Creek Road, 488.08 feet; thence along the arc of a curve to the left having a radius of 388.10 feet; an arc length of 212.74 feet, and an internal angle of 31°24'28", (the long chord of which bears South 46°49'40" West, 210.09 feet); thence South 31°04'58" West, 27.74 feet; thence along the arc of a curve to the right having a radius 288.31 feet, an arc length of 297.46 feet, and an internal angle of 59°06'53", (the long chord of which bears South 60°42'56" West, 284.44 feet); thence North 89°43'35" West, 405.43 feet to the east boundary of the Woodville Cemetery East Addition now of record; thence leaving said right-of-way line, North 00°26'26" East, along said Cemetery Boundary, 634.40 feet; thence leaving said cemetery boundary, South 89°30'30" East, 33.36 feet; thence North 01°55'34" West, 311.52 feet; thence South 70°21'04" East, 268.28 feet; thence South 17°36'04" East, 154.78 feet; thence North 89°34'03" East, 140.57 feet; thence North 72°49'31" East, 149.14 feet; thence North 89°46'42" East, 85.40 feet; thence North 33°47'39" East, 43.68 feet; thence along the arc of a curve to the left having a radius of 300.00 feet, an arc length of 50.01 feet and an internal angle of 9°33'03", (the long chord of which bears South 26°09'06" East, 49.95 feet); thence South 30°55'38" East, 66.37 feet; thence North 59°04'22" East, 50.00 feet; thence North 30°55'38" West, 33.82 feet; thence North 64°29'54" East, 138.41 feet; thence South 88°55'09" East, 34.80 feet; thence North 17°04'11" East, 150.24 feet; thence South 30°55'38" East, 483.88 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 ~~2008-24746 - 2008-24747~~ 2008-24748 of the Official Records of Jackson County, Oregon.

-Crater Lake Developments, LLC, as beneficiary, recorded as Instrument Number 2008-24744 of the Official Records of Jackson County, Oregon.

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 2007-003882, does not fall within the boundary of this plat.

BLUE RIDGE ESTATES, PHASE II
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 and roads, 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 easements and roads and does hereby create the ten (10.00) foot Historic Storm Drain easements and does create the Open Space easement as defined in the declaration of covenants, conditions and restrictions recorded as Instrument Number 2008-24743 of the Official Records of Jackson County, Oregon, shown hereon, and does hereby create for the benefit of the Grants Pass Irrigation District the twenty (20.00) foot unobstructed temporary irrigation easement as shown and described hereon, and does create for the benefit of the Grants Pass Irrigation District and lots 8, 9, 10, 11, and 12 and lots 1, 2, 3, 4, 5, 6, and 7 of Blue Ridge Estates, Phase I the ten (10.00) foot unobstructed irrigation easement as shown and described hereon and does create for the benefit of lots 8, 9, 10, 11 and 12 and lots 1, 2, 3, 4, 5, 6, and 7 of Blue Ridge Estates, Phase I the ten (10.00) foot unobstructed irrigation easement as shown and described hereon. We hereby designate said subdivision as Blue Ridge Estates, Phase II.

Gary Whittle - Pres.
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 31, 2012

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

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

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

Herbert A. Farber

Approvals:

Examined and approved this 10th day of April, 2008.

[Signature]
County Surveyor

Examined and approved by the Jackson County Development Services
This 30th day of JUNE, 2008. For

File No. SUB2005-00135

[Signature]
Planning Director

Examined and approved this 27 day of June, 2008.

[Signature]
County Engineer

Examined and approved this _____ day of _____, 2008.

N/A
City of Rogue River Public Works Director

Examined and approved this 11 day of April, 2008.

[Signature]
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

[Signature] 7-2-08
Tax Collector Date

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

[Signature] Deputy
Assessor

Recorder:

Filed for record this 3rd day of July, 2008 at 11:58 O'clock
A. M. and recorded in Volume 34, Page 35 of the
Plat Records of Jackson County, Oregon.

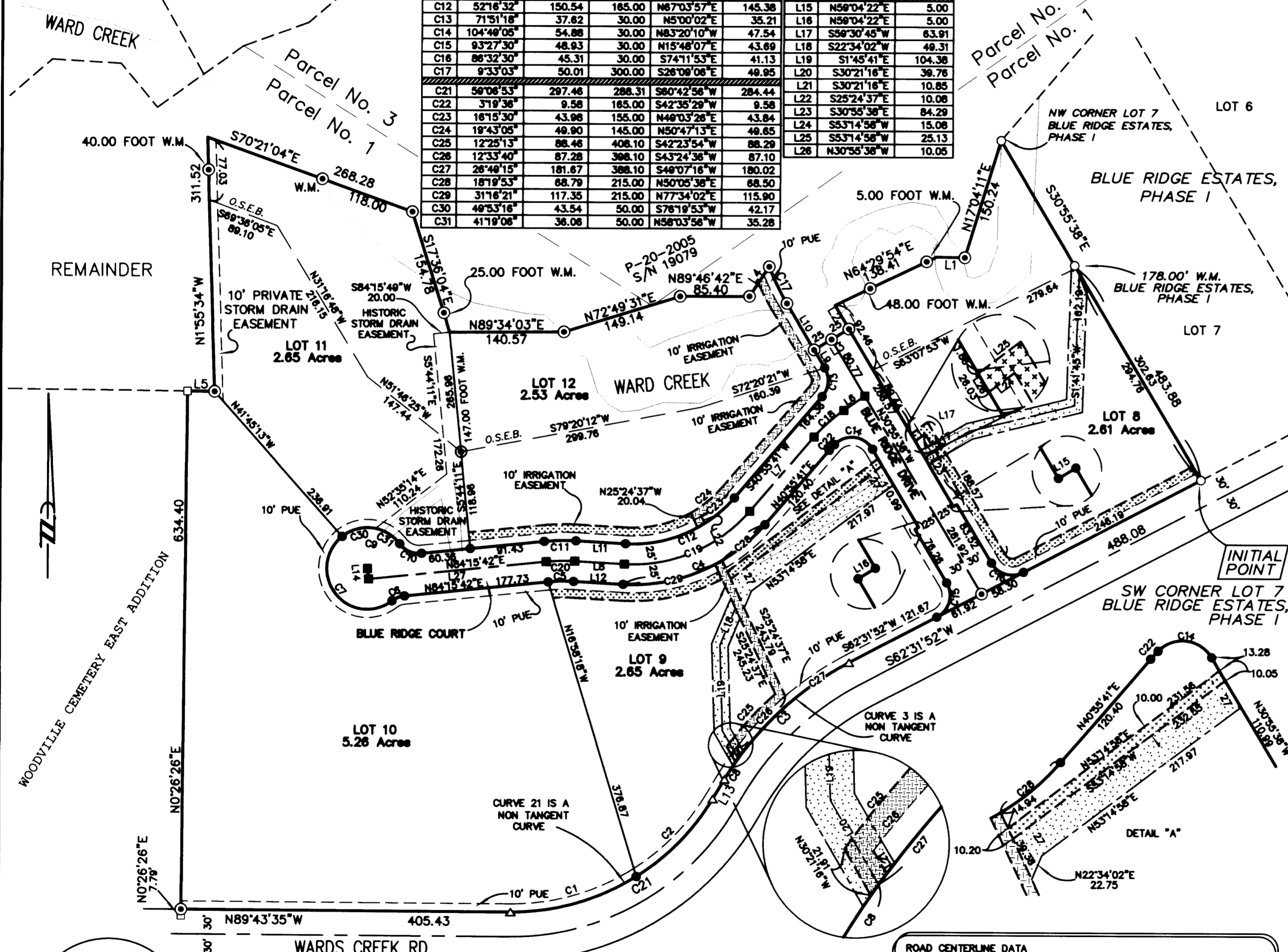
[Signature] [Signature]
County Clerk Date

Approved by a Majority for recording :

[Signature] 070308
County Commissioner / Administrator Date

PROSPECTORS ADDITION
VOLUME 12, PAGE 69 PLAT RECORDS

CURVE TABLE						LINE TABLE		
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	BEARING	DISTANCE
C1	32°19'18"	182.64	288.31	N74°06'44"E	180.49	L1	S88°55'09"E	34.80
C2	26°47'35"	134.82	288.31	N44°33'17"E	133.60	L2	N30°55'38"W	33.82
C3	31°24'28"	212.74	388.10	S46°49'40"W	210.09	L3	N59°04'22"E	50.00
C4	52°18'32"	196.18	215.00	N87°03'57"E	189.43	L4	N33°47'39"E	43.88
C5	8°56'31"	31.21	200.00	S88°43'58"W	31.18	L5	S89°30'30"E	33.36
C6	31°47'18"	16.64	30.00	S68°22'03"W	16.43	L9	S30°55'38"E	25.78
C7	178°54'51"	156.13	50.00	S38°04'10"E	100.00	L10	S30°55'38"E	68.37
C8	4°35'14"	31.07	388.10	S35°25'02"W	31.06	L11	N88°47'47"W	61.06
C9	91°12'22"	79.59	50.00	N83°00'34"W	71.45	L12	N88°47'47"W	61.06
C10	56°19'54"	30.54	30.00	S86°34'21"E	29.24	L13	S31°04'58"W	27.74
C11	8°56'31"	39.02	250.00	S88°43'58"W	38.98	L15	N59°04'22"E	5.00
C12	52°18'32"	150.54	165.00	N87°03'57"E	145.38	L16	N59°04'22"E	5.00
C13	71°51'18"	37.82	30.00	N5°00'02"E	35.21	L17	S59°30'45"W	63.91
C14	104°49'06"	54.88	30.00	N83°20'10"W	47.54	L18	S22°34'02"W	49.31
C15	93°27'30"	48.93	30.00	N15°48'07"E	43.69	L19	S1°45'41"E	104.36
C16	86°32'30"	45.31	30.00	S74°11'53"E	41.13	L20	S30°21'16"E	39.76
C17	9°33'03"	50.01	300.00	S26°09'06"E	49.95	L21	S30°21'16"E	10.85
C21	59°08'53"	297.46	288.31	S80°42'58"W	284.44	L22	S25°24'37"E	10.08
C22	3°18'36"	9.58	165.00	S42°35'29"W	9.58	L23	S30°55'38"E	84.29
C23	16°15'30"	43.98	155.00	N49°03'26"E	43.84	L24	S53°14'58"W	15.08
C24	19°43'05"	49.90	145.00	N50°47'13"E	49.65	L25	S53°14'58"W	25.13
C25	12°25'13"	88.46	408.10	S42°23'54"W	88.29	L26	N30°55'38"W	10.05
C26	12°33'40"	87.28	388.10	S43°24'36"W	87.10			
C27	26°48'15"	181.67	388.10	S49°07'16"W	180.02			
C28	18°19'53"	68.79	215.00	N50°05'38"E	68.50			
C29	31°16'21"	117.35	215.00	N77°34'02"E	115.90			
C30	49°53'16"	43.54	50.00	S76°19'53"W	42.17			
C31	41°19'08"	36.08	50.00	N58°03'56"W	35.28			



ROAD CENTERLINE DATA					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C18	14°51'13"	49.26	190.00	S48°21'17"W	49.12
C19	52°18'32"	173.35	190.00	N87°03'57"E	167.40
C20	8°56'31"	35.11	225.00	S88°43'58"W	35.08

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L6	N55°48'54"E	31.43	L14	N5°44'18"W	13.00
L7	N40°55'41"E	120.40	L27	N84°15'42"E	219.88
L8	N88°47'47"W	61.06			

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

- LEGEND**
- △ = 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, w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER ~~SA~~ BLUE RIDGE ESTATES Phase I
 - ⊙ = 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"
 - = SET 30" IRON PIN WITH AN INCH AND A HALF ALUMINUM CAP STAMPED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
W.M. = WITNESS MONUMENT DUE TO CREEK LOCATION
O.S.E.B. = OPEN SPACE EASEMENT AREA BOUNDARY PER INST. NO. 2006-24748
- 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.
 - A 20 FOOT (EXCEPT WHERE NOTED) 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.
 - A 10 FOOT IRRIGATION EASEMENT FOR INGRESS-EGRESS FOR MAINTENANCE OF THE PIPE FOR THE BENEFIT OF THE GRANTS PASS IRRIGATION DISTRICT AND LOTS 8, 9, 10, 11, AND 12.
 - A 10 FOOT IRRIGATION EASEMENT FOR INGRESS AND EGRESS OF THE PIPE FOR THE BENEFIT OF LOTS 8, 9, 10, 11, 12 AND LOTS 1, 2, 3, 4, 5, 6 AND 7 CREATE IN BLUE RIDGE ESTATES, PHASE I

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

PURPOSE: TO SURVEY AND MONUMENT PHASE II OF BLUE RIDGE ESTATES AS APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES PER FILE NUMBER SUB 2005-00135.

PROCEDURE: USING CONTROL ESTABLISHED IN THIS AND PREVIOUS SURVEYS I TIED THE FOUND MONUMENTS AS SHOWN HEREON. THE SOUTH BOUNDARY OF THE PROJECT IS WARD'S CREEK ROAD AS MONUMENTED IN SURVEY NUMBER 6796. THE WEST BOUNDARY OF THE SUBDIVISION IS THE EAST BOUNDARY OF THE WOODVILLE CEMETERY EAST ADDITION. THE EAST BOUNDARY OF THE SUBDIVISION IS BLUE RIDGE ESTATES, PHASE I.

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

SCALE: 1" = 100'

DATE: FEBRUARY 6, 2008
JOB NO.: 0486-99

DRAWING FILE: JOBS\ROGUE EVENS\WARD'S CREEK\MICROSURVEY\FINAL PLAT\PHASE 2, FINAL PLAT-041708.DWG
DRAWN BY: BMK ORG. DATE: 12/14/2007 REVISED BY: BMK DATE: 06/24/2008

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

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

[Signature]

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