

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, SHERRY T. JOHNSTON, TRUSTEE OF THE SHERRY JOHNSTON TRUST, DATED NOVEMBER 1, 1991 AS TO 50% INTEREST, GRETCHEN FACEY, TRUSTEE OF THE GRETCHEN FACEY TRUST, AS TO 17% INTEREST, ANDREW GIBSON AS TO AN UNDIVIDED 16.5% INTEREST AND, GRETCHEN ANN LEE AS TO AN UNDIVIDED 16.5% INTEREST, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC STREET PURPOSES, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE TEN (10.00) FOOT WIDE PRIVATE IRRIGATION EASEMENT, OVER AND ACROSS PARCEL 1 AND PARCEL 2, FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3, AS SHOWN HEREON.

Sherry Johnston
SHERRY JOHNSTON, TRUSTEE
SHERRY JOHNSTON TRUST

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED SHERRY JOHNSTON, THIS 19th DAY OF April, 2013, AS TRUSTEE ON AUTHORITY OF THE SHERRY JOHNSTON TRUST AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *Laura K. Smith*
Laura K. Smith, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 473945
MY COMMISSION EXPIRES January 10, 2017

Gretchen Ann Lee AKA Facey
GRETCHEN FACEY, TRUSTEE
GRETCHEN FACEY TRUST

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GRETCHEN FACEY, THIS 19th DAY OF April, 2013, AS TRUSTEE ON AUTHORITY OF THE GRETCHEN FACEY TRUST AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *Laura L. Smith*
Laura L. Smith, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 473945
MY COMMISSION EXPIRES January 10, 2017

Andrew Gibson
ANDREW GIBSON

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ANDREW GIBSON, THIS 15th DAY OF April, 2013, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: *Cesar Avalos Ayala*, *Amir Aulad Syal*
Cesar Avalos Ayala, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 453757
MY COMMISSION EXPIRES November 11, 2014

Gretchen Ann Lee
GRETCHEN ANN LEE

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GRETCHEN ANN LEE, THIS 19th DAY OF April, 2013, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: *Laura K. Smith*
Laura K. Smith, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 473945
MY COMMISSION EXPIRES January 10, 2017

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

PARTITION PLAT NO. P - 10 - 2013

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

SUNCREST HOMES

P.O. Box 1313
Talent, Oregon 97540

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN, AS DESCRIBED IN INSTRUMENT NO. 2008-033455 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2008-033455 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, BEING COMMON WITH THE NORTHEAST CORNER OF LOT 5, TOLMAN MEADOWS, PHASE I, RECORDED ON OCTOBER 15, 2012 IN VOLUME 38, PAGE 10 OF THE PLAT RECORDS IN SAID COUNTY; THENCE SOUTH 89°50'17" EAST ALONG THE NORTH LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 224.97 FEET TO THE NORTHEAST CORNER THEREOF, FROM WHICH A 1-1/4 INCH IRON PIPE BEARS NORTH 89°50'17" WEST, 0.67 FEET; THENCE SOUTH 00°05'47" EAST, ALONG THE WESTERLY LINE OF TOLMAN CREEK ROAD, A DISTANCE OF 154.84 FEET TO A 3/4" IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°59'32" WEST, ALONG SAID NORTHERLY LINE OF BLUE SKY LANE PER SAID TOLMAN MEADOWS, PHASE I PLAT, A DISTANCE OF 224.98 FEET TO A 3/4" IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°05'37" WEST, A DISTANCE OF 155.45 FEET, TO THE INITIAL POINT OF BEGINNING.

CONTAINING 0.75 ACRES, MORE OR LESS.

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2008-033455 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF ASHLAND PLANNING DEPARTMENT FILE NO. PA 2013-00036

PROCEDURE: UTILIZING LEICA TCRA 1203 ROBOTIC TOTAL STATIONS AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF TOLMAN MEADOWS, PHASE I, FILED AS SURVEY NO. 21144 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED THE LAND AS SHOWN ON THIS PLAT. THE SUBJECT PROPERTY WAS PREVIOUSLY A PORTION OF PARCEL NO. 2 OF A MINOR LAND PARTITION RECORDED ON JULY 30, 1986 IN VOLUME 7, PAGE 18 OF THE MINOR LAND PARTITION PLAT RECORDS IN SAID COUNTY, AND FILED AS SURVEY NO. 10621 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE RECOVERED FROM SAID SURVEY WHICH ARE DENOTED ON THE PLAT FOR TOLMAN MEADOWS WHICH WERE THE BASIS FOR DETERMINING THE RIGHT OF WAY FOR TOLMAN CREEK ROAD. THIS SURVEY ALSO DEDICATES ADDITIONAL RIGHT OF WAY FOR BLUE SKY LANE ALONG THE SOUTHERLY PORTION OF SAID DESCRIBED TRACT TO INCREASE THE WIDTH TO 47.00 FEET. MONUMENTS WERE ESTABLISHED AT THE NEW PARCEL CORNERS AS SHOWN ON THIS PLAT.

** RECEIVED **
Date 5-03-13 By *Shawn Kampmann*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVALS:

Shawn Kampmann
ASHLAND PLANNING DEPARTMENT
PA - #2013-00036/ LAND PARTITION
DATE 5/02/2013

EXAMINED AND APPROVED THIS 29th DAY OF April, 2013

Bradley F. Beane
CITY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 10 DAY OF May, 2013 AT 2:34 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P- 10 -2013 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 24, PAGE 10.

Christine D. Walker COUNTY CLERK
April Beane DEPUTY

COUNTY SURVEYOR FILE NO. 212587

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MAY 10, 2013.

Patty Budzary, Deputy 5-10-13
TAX COLLECTOR DATE
William Johnson, Deputy 5-10-2013
ASSESSOR DATE

SURVEY NOTES:

THE FOLLOWING EASEMENTS ARE BLANKET IN NATURE AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- RIGHT-OF-WAY EASEMENT TO PACIFICORP, RECORDED IN VOLUME 326, PAGE 177 AND VOLUME 332, PAGE 314 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- BUILDING HEIGHT RESTRICTION OF 18 FEET AS RECORDED ON INSTRUMENT NO. 2004-053550 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- INFRASTRUCTURE AGREEMENT AS RECORDED ON INSTRUMENT NO. 2012-003587 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

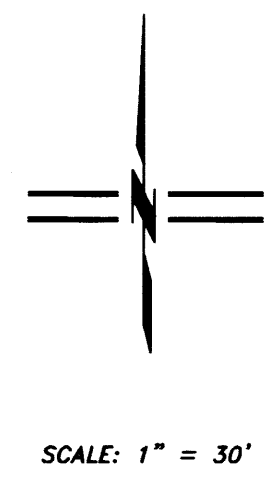
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MARCH 21, 2013
PROJECT NO. 600-10

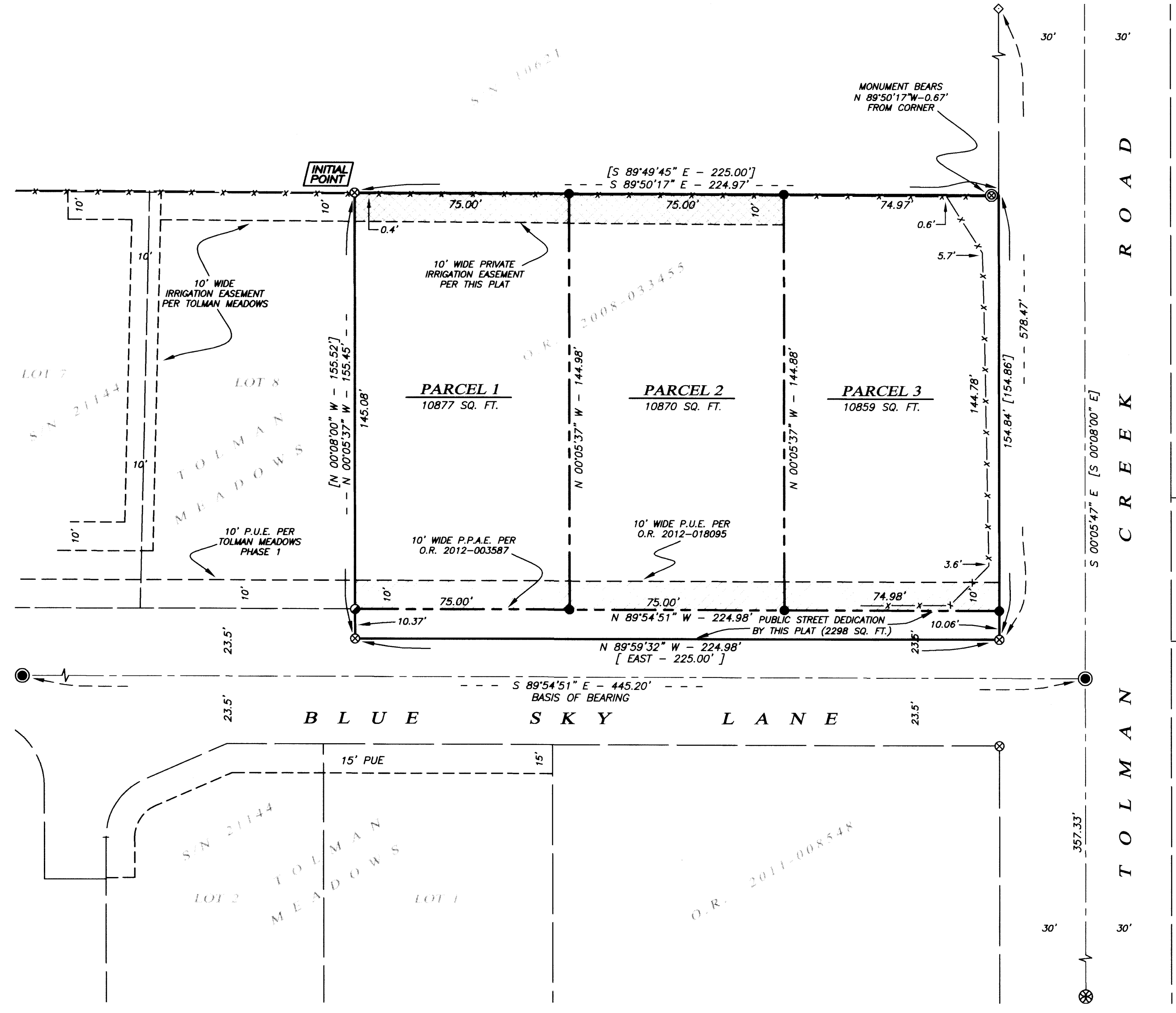
**** RECEIVED ****
 Date 5-03-13 By [Signature]
 This survey consists of
2 sheet(s) Map
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 JACKSON COUNTY
 SURVEYOR



PARTITION PLAT NO. P - 10 - 2013

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 23
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
SUNCREST HOMES
 P.O. Box 1313
 Talent, Oregon 97540



- LEGEND**
- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL STAMPED "PLS 2883 - 2012" PER S/N 21144 (RECORD)
 - ⊗ 5/8" IRON PIN IN MONUMENT WELL PER BRIGGS SUBDIVISION UNIT NO. 1, 2 & 4 AND S/N 21144 (RECORD)
 - ⊗ 3/4" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER BRIGGS SUBDIVISION UNIT NO. 3 (RECORD)
 - ⊗ 1-1/4" IRON PIPE, PER S/N 10621 & 21144 (RECORD)
 - ◇ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 11632 & 21144 (RECORD)
 - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21144 (RECORD)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - - - NEW LOT LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - x - x - FENCE LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.P.A.E. PUBLIC PEDESTRIAN & BICYCLE ACCESS EASEMENT
 - [] DEED RECORD PER O.R. 2008-033455

BASIS OF BEARING
 TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 23 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE CENTERLINE OF BLUE SKY LANE, HAVING A RECORD PLAT BEARING OF NORTH 89°54'51" WEST, AS REFERENCED ON SURVEY NO. 21144, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

[Signature]
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: MARCH 21, 2013
 PROJECT NO. 600-10