

OWNER
MICHAEL T. MAHAR
815 ALDER CREEK DRIVE
MEDFORD, OREGON 97504
(541) 776-1200

MT. BALDY RANCH SUBDIVISION
(A MEASURE 49 SUBDIVISION)

Located in:
Section 31 & the S.E. 1/4 of Section 30,
Township 37 South, Range 1 East, W.M.,
Jackson County, Oregon

| INDEX OF SHEETS | |
|-----------------|---|
| SHEET 1 OF 3 | - DECLARATION, SIGNATURES, CONSENTS APPROVALS, SURVEYOR'S CERTIFICATE |
| SHEET 2 OF 3 | - MAP, NOTES & GENERAL EASEMENTS |
| SHEET 3 OF 3 | - ROAD CENTERLINE, NOTES, & PACIFIC POWER EASEMENT |

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL T. MAHAR, HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AND A PRIVATE ROAD (HILLCREST RIDGE DRIVE) AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNER, HIS HEIRS AND ASSIGNS, OF LOTS 1, 2, 3, 4 & 5, A PRIVATE ROAD, 60.00 FEET IN WIDTH WITH A 50.00 FOOT RADIUS TURN-AROUND, OVER AND ACROSS LOT 6 AS SHOWN HEREON. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNER, HIS HEIRS AND ASSIGNS OF LOT 5, A 20.00 FOOT INGRESS/EGRESS EASEMENT OVER AND ACROSS LOT 6 AS SHOWN HEREON. DECLARANT DOES HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC UTILITY EASEMENT PURPOSES, THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS MT. BALDY RANCH SUBDIVISION.

IN WITNESS WHEREOF, SIGNED THIS 29th DAY OF April, 2013.

[Signature]
MICHAEL T. MAHAR

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL T. MAHAR AND ACKNOWLEDGED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS DAY OF April 2012,

Kimberly J. Kindred PRINTED NAME

Kimberly J. Kindred NOTARY PUBLIC - OREGON

COMMISSION NO. 456304

MY COMMISSION EXPIRES Feb. 24, 2015

APPROVALS:

JACKSON COUNTY PLANNING
(FILE NO. SUB2011-00036_S)

[Signature]
PLANNER

MAY 20th, 2013
DATE

JACKSON COUNTY SURVEYOR

[Signature]
JACKSON COUNTY SURVEYOR

5/13/13
DATE

FILED FOR RECORD THIS 5TH DAY OF JUNE, 2013 AT 1:40 O'CLOCK P.M. AND RECORDED

IN VOLUME 39 OF PLATS AT PAGE 2 OF RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE D. WALKER
COUNTY CLERK

[Signature]
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 4TH DAY OF JUNE, 2013.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

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

4th DAY OF June 2013, 2012.

[Signature]
TAX COLLECTOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
DARRELL L. HUCK
2023
EXPIRES 06/30/2013

I certify this plat to be an exact copy of the original
[Signature]
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, DARRELL L. HUCK, A 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 AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THE NORTHWEST ONE-QUARTER, THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, OF SECTION 31 IN TOWNSHIP 37 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

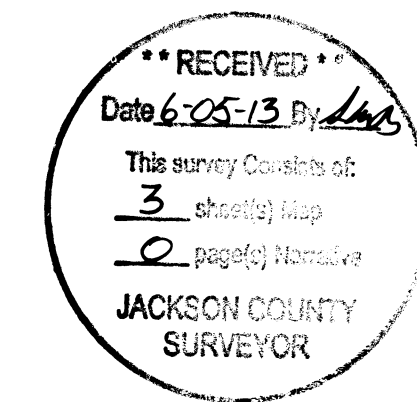
TOGETHER WITH: THE SOUTHERLY 163.77 FEET OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 1 EAST.

[Signature]
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument Mt. Baldy Ranch Subdivision, a measure 49 subdivision, as approved by the Jackson County Planning Department (File No. SUB2011-00036-S)

PROCEDURE: The property being subdivided is described in deed Instrument No. 2011-004836. Utilizing a Trimble S6 robotic instrument a control traverse was run, tying monuments per filed Survey No. 11372, Survey No. 20955 and monuments as placed per Jackson County Surveyor re-establs. Monuments, as found, were held for control. The location of the subdivision Lot corners was computed according client's direction and monuments were set as shown.



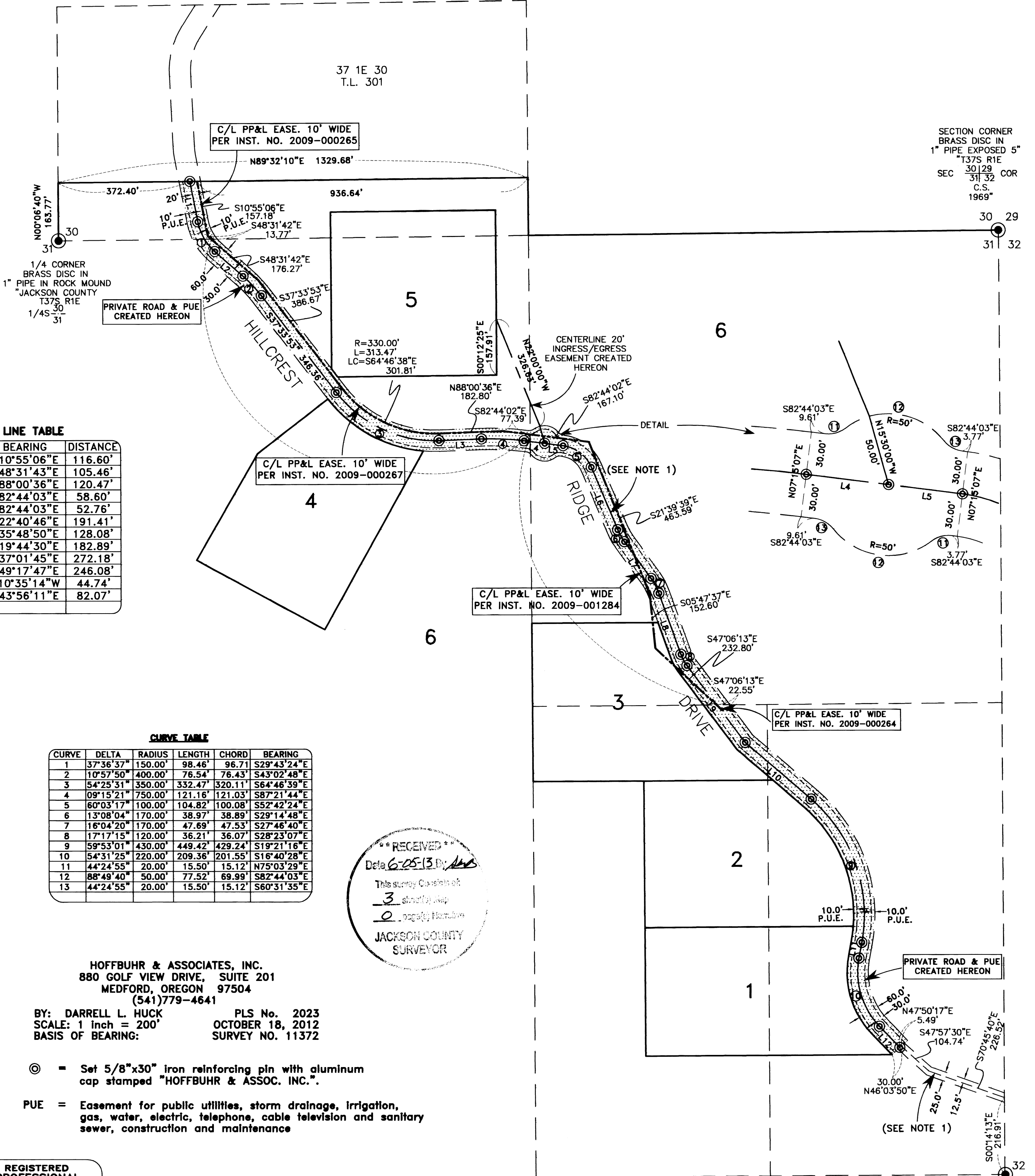
APPROVAL FOR RECORDING

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

6/5/13
DATE

MT. BALDY RANCH SUBDIVISION (A MEASURE 49 SUBDIVISION)

Located in:
Section 31, Township 36 South,
Range 1 West, W.M., Jackson County, Oregon



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S10°55'06"E | 116.60' |
| L2 | S48°31'43"E | 105.46' |
| L3 | N88°00'36"E | 120.47' |
| L4 | S82°44'03"E | 58.60' |
| L5 | S82°44'03"E | 52.76' |
| L6 | S22°40'46"E | 191.41' |
| L7 | S35°48'50"E | 128.08' |
| L8 | S19°44'30"E | 182.89' |
| L9 | S37°01'45"E | 272.18' |
| L10 | S49°17'47"E | 246.08' |
| L11 | S10°35'14"W | 44.74' |
| L12 | S43°56'11"E | 82.07' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-------|-----------|---------|---------|---------|-------------|
| 1 | 37°36'37" | 150.00' | 98.46' | 96.71' | S29°43'24"E |
| 2 | 10°57'50" | 400.00' | 76.54' | 76.43' | S43°02'48"E |
| 3 | 54°25'31" | 350.00' | 332.47' | 320.11' | S64°46'39"E |
| 4 | 09°15'21" | 750.00' | 121.16' | 121.03' | S87°21'44"E |
| 5 | 60°03'17" | 100.00' | 104.82' | 100.08' | S52°42'24"E |
| 6 | 13°08'04" | 170.00' | 38.97' | 38.89' | S29°14'48"E |
| 7 | 16°04'20" | 170.00' | 47.69' | 47.53' | S27°46'40"E |
| 8 | 17°17'15" | 120.00' | 36.21' | 36.07' | S28°23'07"E |
| 9 | 59°53'01" | 430.00' | 449.42' | 429.24' | S19°21'16"E |
| 10 | 54°31'25" | 220.00' | 209.36' | 201.55' | S16°40'28"E |
| 11 | 44°24'55" | 20.00' | 15.50' | 15.12' | N75°03'29"E |
| 12 | 88°49'40" | 50.00' | 77.52' | 69.99' | S82°44'03"E |
| 13 | 44°24'55" | 20.00' | 15.50' | 15.12' | S60°31'35"E |

****RECEIVED****
Date 6-25-13
This survey consists of
3 sheets of map
0 pages of notes
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 200' OCTOBER 18, 2012
BASIS OF BEARING: SURVEY NO. 11372

- ⊙ = Set 5/8"x30" iron reinforcing pin with aluminum cap stamped "HOFFBUHR & ASSOC. INC."
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2013

1.) CENTERLINE OF 25' RIGHT-OF-WAY ROAD
EASEMENT PER SURVEY NO. 19392 &
CENTERLINE OF 25' EASEMENT FOR INGRESS,
EGRESS AND UTILITIES PER INSTS. NO.
2008-004654 & 2008-023920

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR

37 1E 30 TL 302
37 1E 31 TL 100 THRU 109

SECTION CORNER
BRASS DISC IN
1" PIPE EXPOSED 5"
"T37S R1E
SEC 30 | 29 COR
31 | 32
C.S.
1969"

1/4 CORNER
BRASS
DISC
"T37S R1E
1/4 S
31 | 32
C.S.
1988"

(11014 s3.dwg)
SHEET 3 OF 3

MT. BALDY RANCH SUBDIVISION

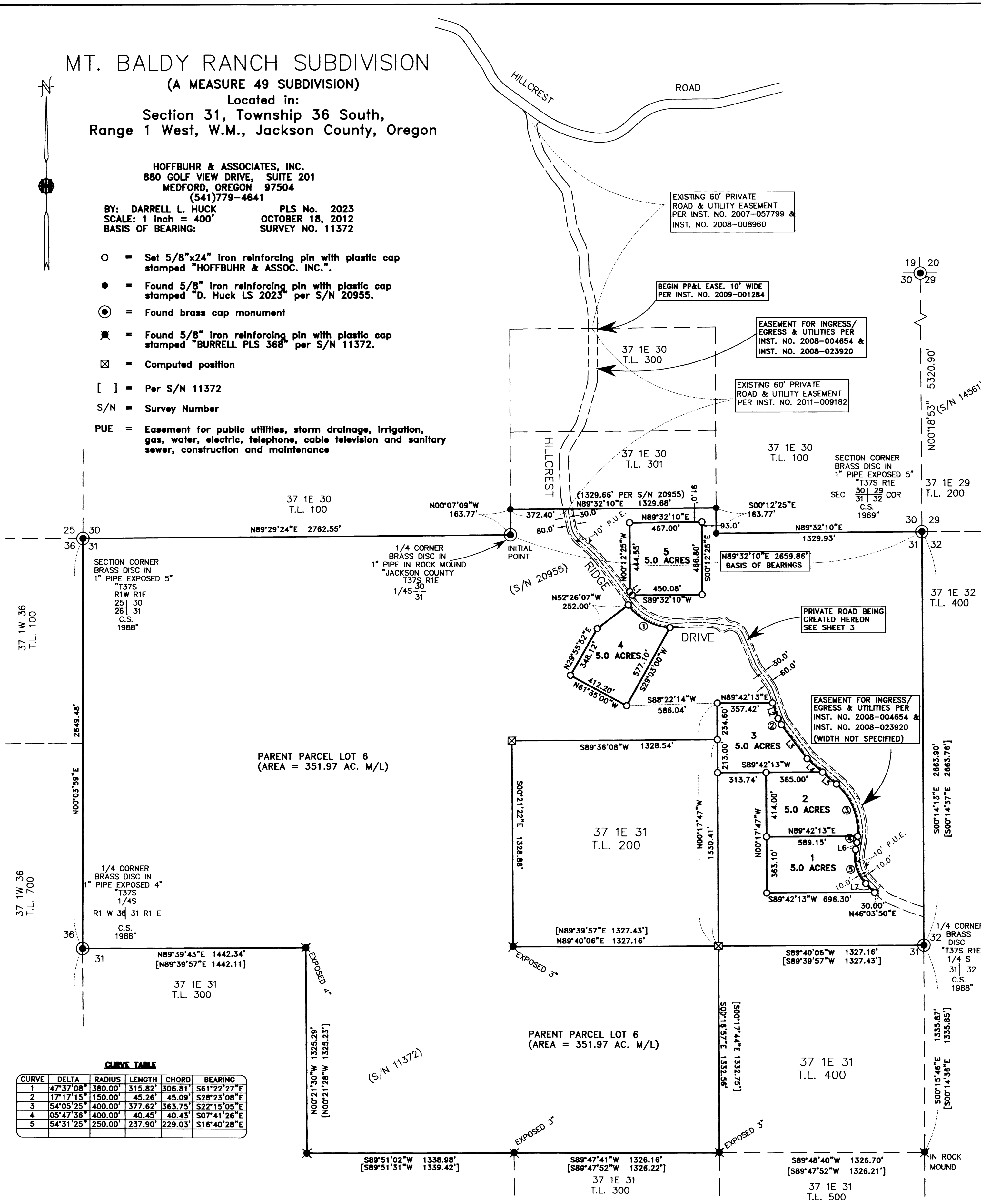
(A MEASURE 49 SUBDIVISION)

Located in:
Section 31, Township 36 South,
Range 1 West, W.M., Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 400' OCTOBER 18, 2012
BASIS OF BEARING: SURVEY NO. 11372

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "HOFFBUHR & ASSOC. INC."
- = Found 5/8" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023" per S/N 20955.
- ⊙ = Found brass cap monument
- ✕ = Found 5/8" Iron reinforcing pin with plastic cap stamped "BURRELL PLS 368" per S/N 11372.
- ⊠ = Computed position
- [] = Per S/N 11372
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance



CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-------|-----------|---------|---------|---------|-------------|
| 1 | 47°37'08" | 380.00' | 315.82' | 306.81' | S61°22'27"E |
| 2 | 17°17'15" | 150.00' | 45.26' | 45.09' | S28°23'08"E |
| 3 | 54°05'25" | 400.00' | 377.62' | 363.75' | S22°15'05"E |
| 4 | 05°47'36" | 400.00' | 40.45' | 40.43' | S07°41'26"E |
| 5 | 54°31'25" | 250.00' | 237.90' | 229.03' | S16°40'28"E |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N37°33'53"W | 27.89' |
| L2 | S19°44'30"E | 106.23' |
| L3 | S37°01'45"E | 275.40' |
| L4 | S49°17'47"E | 132.51' |
| L5 | S49°17'47"E | 116.80' |
| L6 | S10°35'14"W | 44.74' |
| L7 | S43°56'11"E | 82.07' |

**** RECEIVED ****
Date 6-05-13 By [Signature]
This survey consists of:
3 sheet(s) map
0 page(s) narrative
JACKSON COUNTY
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2013
(11014 s2 r1.dwg)
SHEET 2 OF 3

I certify this plat to be an exact copy of the original
[Signature]
SURVEYOR

TAX LOT 302 (37 1E 30)
TAX LOTS 100 thru 109 (37 1E 31)