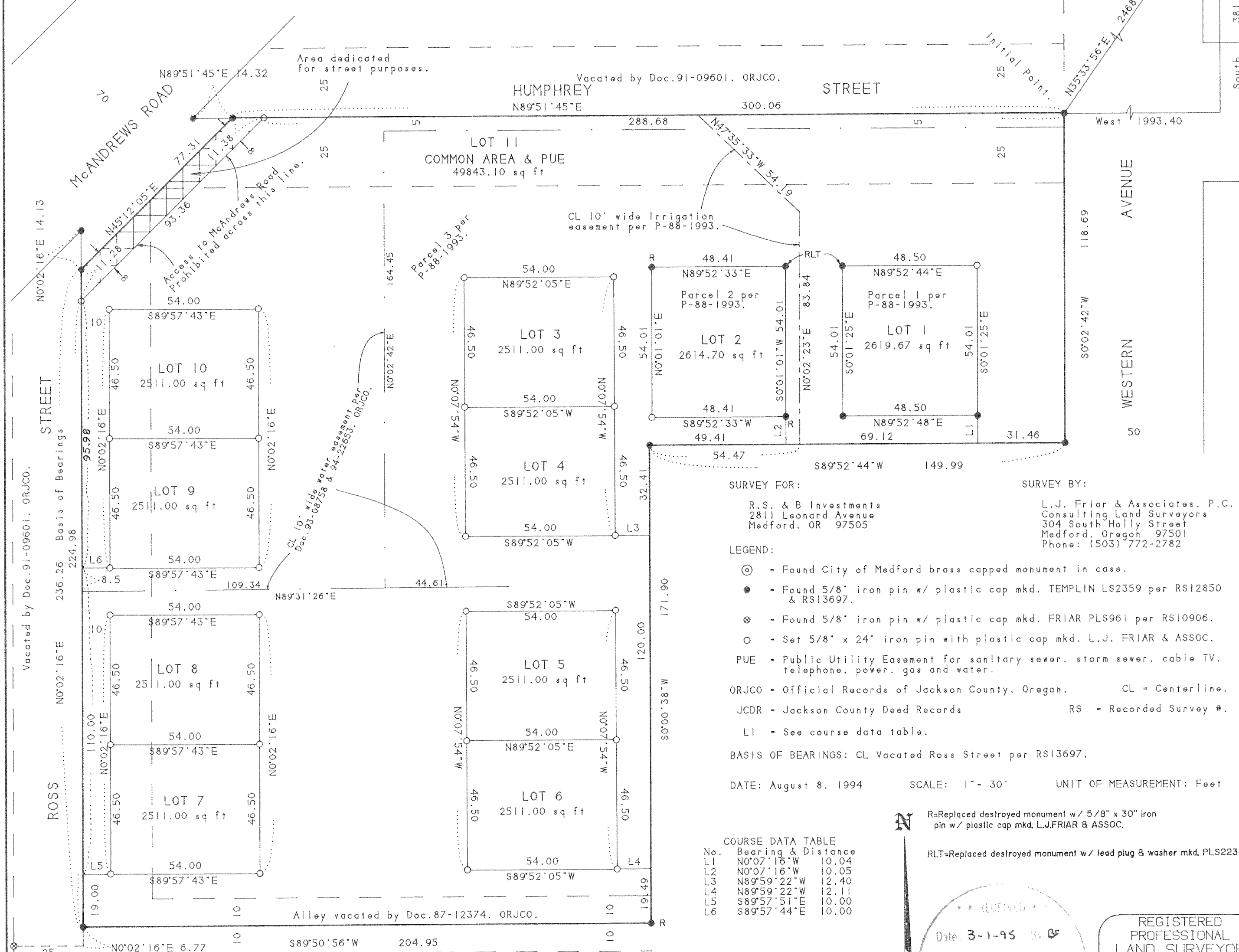


WESTERN HILLS SUBDIVISION

A REPLAT OF PARCELS 1-3 OF PARTITION PLAT P-88-1993 in the N.W. 1/4 of Sec. 25, T.37 S., R 2 W., W.M. City of Medford

"SAGE" NAD83\91
Fd. brass disk in conc.
N=77102.344m
E=1303278.328m
e=-1'38"00"



SURVEY FOR:
R.S. & B Investments
2811 Leonard Avenue
Medford, OR 97505

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:
 ⊙ - Found City of Medford brass capped monument in case.
 ● - Found 5/8" iron pin w/ plastic cap mkd. TEMPLIN LS2359 per RS12850 & RS13697.
 ⊗ - Found 5/8" iron pin w/ plastic cap mkd. FRIAR PLS961 per RS10906.
 ○ - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
 PUE - Public Utility Easement for sanitary sewer, storm sewer, cable TV, telephone, power, gas and water.
 ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
 JCDR - Jackson County Deed Records RS - Recorded Survey #.
 LI - See course data table.

BASIS OF BEARINGS: CL Vacated Ross Street per RS13697.

DATE: August 8, 1994 **SCALE:** 1" = 30' **UNIT OF MEASUREMENT:** Feet

COURSE DATA TABLE

No.	Bearing & Distance
L1	N0°07'16"W 10.04
L2	N0°07'16"W 10.05
L3	N89°59'22"W 12.40
L4	N89°59'22"W 12.11
L5	S89°57'51"E 10.00
L6	S89°57'44"E 10.00

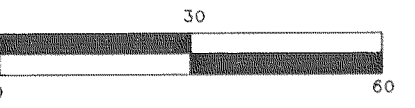
EASEMENTS OF RECORD

- 1) Irrigation ditch easement per V.202, P.569. JCDR is unlocatable.
- 2) PUE's per Doc.91-09601. ORJCO are not applicable to this tract.
- 3) PUE's per Partition Plat P-88-1993 falls within the Common Area & PUE as shown hereon.

AFFIDAVIT OF CONSENT from Bank of Southern Oregon recorded as Doc. 95-04847 ORJCO.

AFFIDAVIT OF CONSENT from Robert L. Goodrich & Daniel L. Goodrich recorded as Doc.Nos. 95-04848 & 95-04849 ORJCO, respectively.

AFFIDAVIT OF CONSENT from Klamath First Federal Savings & Loan Association recorded as Doc.No. 95-04850 ORJCO.



372W25BB TL3100, 3101 & 3102

..... SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON. THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcels 1, 2 and 3 per Partition Plat No. P-88-1993, according to the official plat thereof, now of record, in Volume 4, Page 88 of Record of Partition Plats of Jackson County, Oregon.

James E. Hibbs
SURVEYOR

..... RECORDER'S CERTIFICATE

For order of the County Court approving this Plat see Volume _____, Page _____ of the County Commissioner's Journal of Proceedings.

Filed for record this 1 day of March, 1995, at 8:25 o'clock A.M., and recorded in Volume 20 of Plats on Page 14 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Jay A. Ramets Deputy

..... WATER RIGHTS STATEMENT

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

..... DECLARATION

Know all men by these presents that R.S. & B. Investments, an Oregon General Partnership, is the owner in fee of the real property shown hereon, more particularly described in the Surveyor's Certificate, and has subdivided the same into the lots shown hereon and that it hereby dedicates to the public for public use that area shown hereon labeled as Dedicated for Street Purposes as well as those easements shown hereon labeled as Public Utility Easement (PUE) and that it hereby designates said Subdivision as WESTERN HILLS SUBDIVISION and that it hereby grants Lot 11, being that area shown hereon labeled as Common Area, to the WESTERN HILLS SUBDIVISION Owner's Association.

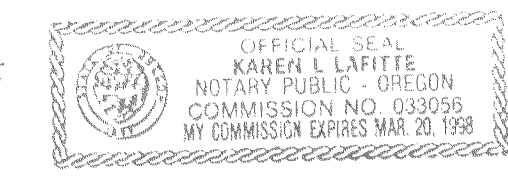
R.B. Rogers R.B. Rogers
Jim D. Saylor Jim D. Saylor
Terry L. Buntin Terry L. Buntin

STATE OF OREGON
COUNTY OF JACKSON

PERSONALLY appeared the above named R.B. Rogers, Jim D. Saylor and Terry L. Buntin and acknowledged the foregoing instrument to be their voluntary act and deed and that they further acknowledge the foregoing instrument was signed on behalf of R.S. & B. Investments, Inc.

Dated this 16th day of September, 1994.

Before me: Karen L. Lafitte Notary Public of Oregon



..... APPROVALS

WE CERTIFY THAT PURSUANT to authority granted in Ordinance No. 5785 this Plat is hereby approved.

James M. Easland Planning Director
File No. LDS-93440. Date NOV 16, 1994

EXAMINED AND APPROVED this 8th day of NOVEMBER, 1994.

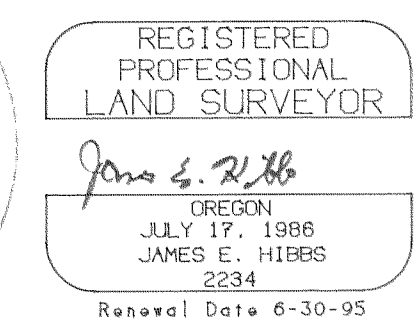
Robert Reed City Engineer
Paul D. Lewis City Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of Feb 23, 1995.

Ron Lindsey Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92-095 have been paid as of February 23, 1995.

Lynnda Adsett Deputy Tax Collector



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

James E. Hibbs
SURVEYOR

14416

SURVEY NO. _____

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: R.S.& B. Investments
2811 Leonard Avenue
Medford, OR 97504

LOCATION: In the N.W. 1/4 of Sec.25, T.37 S., R.2 W., W.M., City
of Medford, Jackson County, Oregon.

PURPOSE: To survey and monuments the lots of WESTERN HILLS
SUBDIVISION.

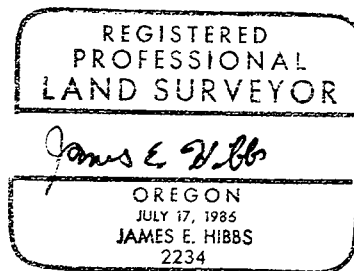
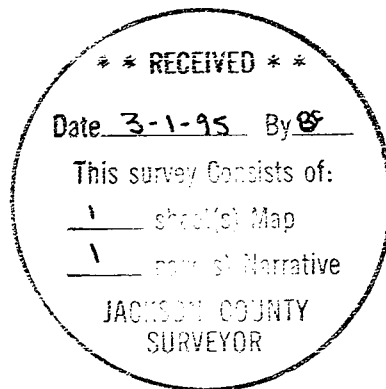
PROCEDURE: Tied to monuments set by RS13697 for control of the
exterior of the Subdivision and exterior of Lots 1 & 2.
Calculated the position of and set the corners of the
remaining Lots per the Tentative Plat. Those monuments
found as well as those set are as shown hereon.

BASIS OF BEARINGS: RS13697

DATE: August 8, 1994

37S R2W SEC25BB TL'S 3100,3101 & 3102

James E, Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782



Expires 6-30-95