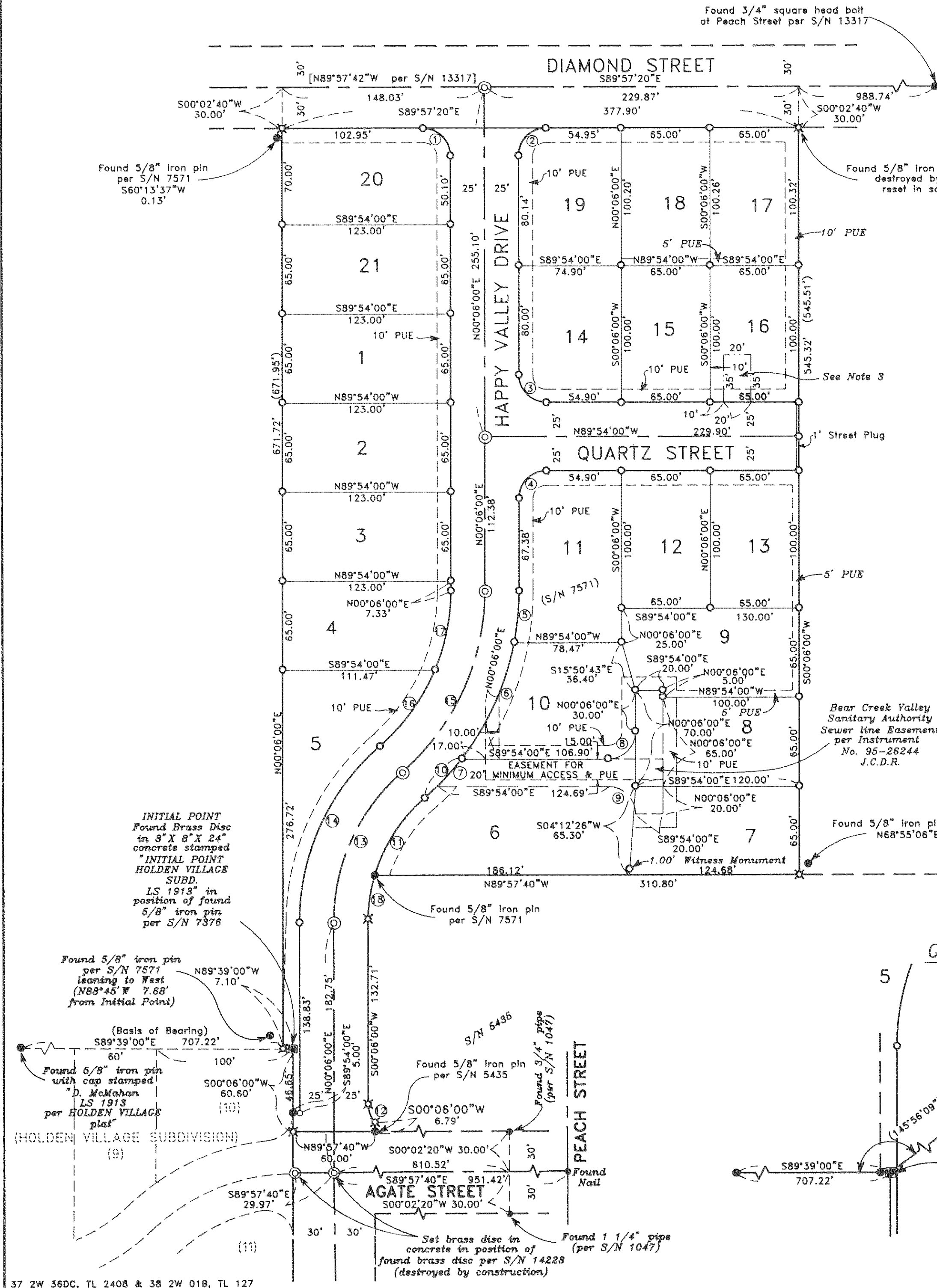


HAPPY VALLEY ESTATES SUBDIVISION

Located in:
 The S.W. 1/4 and S.E. 1/4 of Section 36, T37S., R2W., W.M.
 and The N.W. 1/4 and N.E. 1/4 of Section 1, T38S., R2W., W.M.
 City of Medford, Jackson County, Oregon.



- NOTES:**
- 1.) Declaration of Restrictive Covenants per Document No. 94-14918, Official Records of Jackson County, Oregon, pertains to public street improvements.
 - 2.) There are California Oregon Power Company easements per Volume 440, Page 277 and Volume 441, Page 456 of Jackson County Deed Records, which exact locations are not determinable.
 - 3.) The 20' X 35' area shown on Lot 16 is designated for temporary fire truck turnaround only. There shall be no parking in this area. The temporary turnaround shall be terminated when an alternate turnaround area is recorded or when Quartz Street is extended to the East.

CURVE TABLE

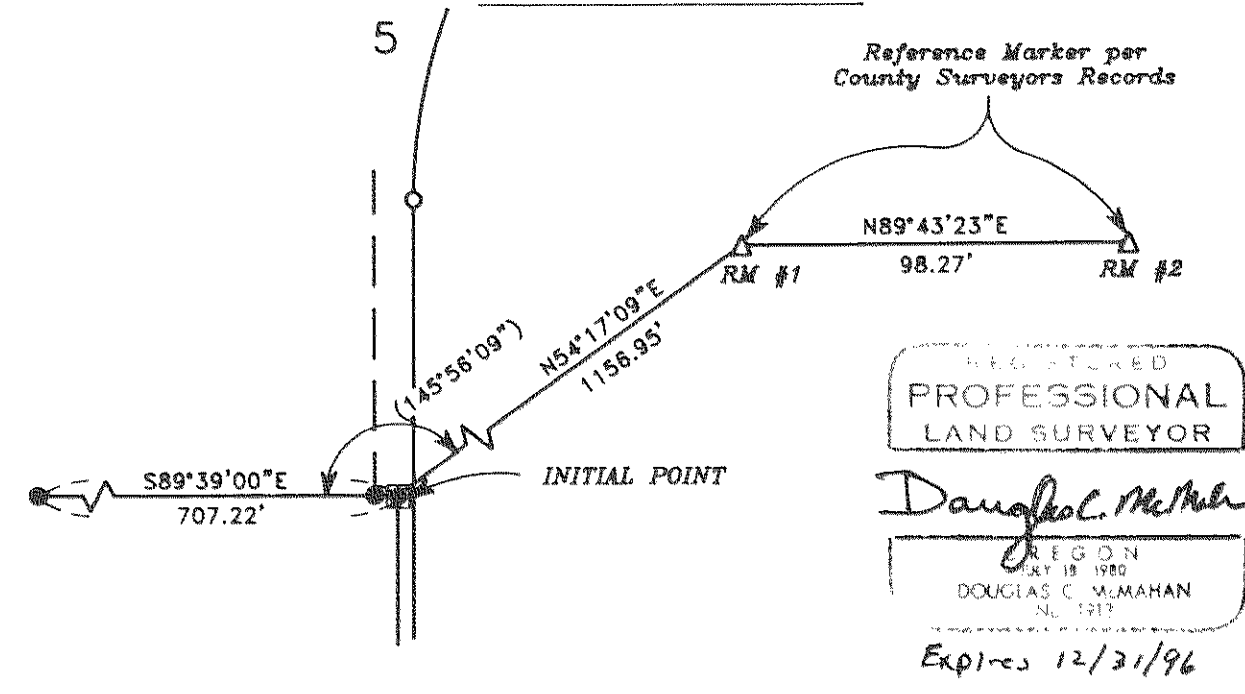
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°08'40"	20.00'	31.47'	28.32'	S44°58'20"E
2	89°51'20"	20.00'	31.37'	28.25'	N45°01'40"E
3	90°00'00"	20.00'	31.42'	28.28'	N44°54'00"W
4	90°00'00"	20.00'	31.42'	28.28'	N45°06'00"E
5	10°50'35"	200.00'	37.85'	37.79'	N05°31'18"E
6	26°58'20"	200.00'	94.15'	93.28'	S24°25'45"W
7	07°40'26"	200.00'	26.79'	26.77'	N41°45'09"E
8	90°00'00"	20.00'	31.42'	28.28'	N45°06'00"E
9	90°00'00"	20.00'	31.42'	28.28'	N44°54'00"W
10	11°23'00"	200.00'	39.74'	39.67'	N43°36'26"E
11	32°36'03"	120.00'	68.28'	67.36'	S32°59'54"E
12	41°24'34"	20.00'	14.46'	14.14'	S20°36'17"E
13	49°11'55"	145.00'	124.51'	120.72'	N24°41'58"E
14	49°11'55"	170.00'	145.98'	141.53'	S24°41'58"W
15	49°11'55"	175.00'	150.27'	145.69'	N24°41'58"E
16	26°35'21"	150.00'	69.61'	68.99'	N36°00'15"E
17	22°38'35"	150.00'	59.19'	58.81'	N11°24'17"E
18	16°35'52"	120.00'	34.76'	34.64'	S08°23'56"W

LOT TABLE

LOT #	SQ. FEET
1	7,995
2	7,995
3	7,995
4	7,777
5	10,511
6	13,906
7	7,960
8	7,900
9	8,125
10	8,549
11	9,321
12	6,500
13	6,500
14	7,404
15	6,500
16	6,500
17	6,519
18	6,515
19	7,416
20	8,531
21	7,995

I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
 SURVEYOR

GEODETIC TIE:



- HOFFBUHR & ASSOCIATES, INC.
 1082 E. JACKSON STREET MEDFORD, OREGON
 779-4641
- BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1 inch = 60' September 15, 1995
 BASIS OF BEARING: HOLDEN VILLAGE SUBDIVISION (North line)
- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
 - ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
 - = Found 5/8" iron pin per S/N 7571 unless otherwise shown.
 - ⊙ = Set Brass Disc in concrete stamped "D. McMahan LS 1913".
 - J.C.D.R. = Jackson County Deed Records
 - △ = Found 7" square concrete monument w/ marked 3" brass cap reference marker for National Geodetic Survey Station "DIAMOND" per County Surveyor's Records
 - S/N = Filed Survey Number
 - () = Filed Survey No. 7571
 - PUE = Easement for public utilities, storm drainage, gas, water electric, telephone, cable television Bear Creek Valley Sanitary Authority and sanitary sewer construction and maintenance

HAPPY VALLEY ESTATES SUBDIVISION

Located in:

The S.W. 1/4 and the S.E. 1/4 of Section 36, T37S., R2W., W.M.
and The N.W. 1/4 and the N.E. 1/4 of Section 1, T38S., R2W., W.M.
City of Medford, Jackson County, Oregon.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, INDEPENDENT INVESTMENTS INC., an Oregon Corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets 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, and we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plug for public street purposes. We hereby grant the use of the 20 foot wide minimum access as an easement for ingress and egress, and for public utilities as shown hereon, over Lot 6, 7 and 8 for the benefit of the owners, heirs and assignees of Lots 7, 8 and 9. We hereby designate said Subdivision as HAPPY VALLEY ESTATES SUBDIVISION.

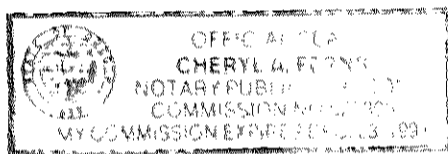
INDEPENDENT INVESTMENTS INC.:

IN WITNESS HEREOF, signed this 6th day of October, 1995.

Gerald A. Schatz
Gerald A. Schatz, President

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 6th day of October, 1995, by Gerald A. Schatz who executed the within instrument as his voluntary act and deed.
Before me:



Cheryl A. Ferns

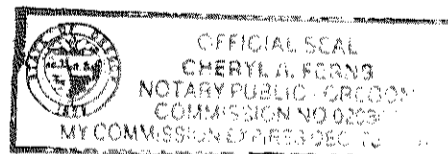
INDEPENDENT INVESTMENTS INC.:

IN WITNESS HEREOF, signed this 6th day of October, 1995.

Nettie J. Schatz
Nettie J. Schatz, Secretary

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 6th day of October, 1995, by Nettie J. Schatz who executed the within instrument as her voluntary act and deed.
Before me:



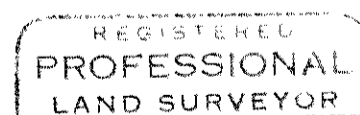
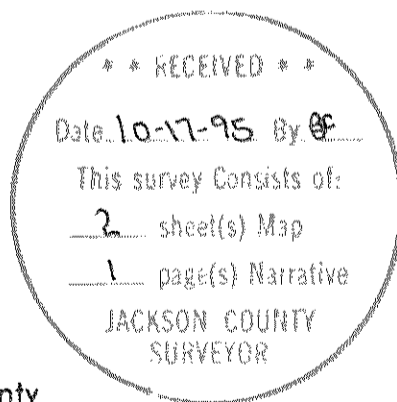
Cheryl A. Ferns

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

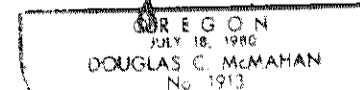
Filed for record this 17 day of October, 1995 at 11:40 Clock A.M. and recorded in Volume 20 of Plats at page 53 of records of Jackson County, Oregon.

Kathleen S. Becken
County Clerk

Cheryl A. Ferns
Deputy



Douglas C. McMahan



Expires 12/31/96

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, 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.

BEGINNING at a point for the Northeast corner of HOLDEN VILLAGE SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°39'00" West, along the Northerly boundary of said Subdivision, 7.10 feet; thence North 00°06'00" East 671.72 feet to a point on the Southerly right-of-way line of Diamond Street; thence South 89°57'20" East, along said right-of-way line, 377.90 feet; thence South 00°06'00" West 545.32 feet; thence North 89°57'40" West 310.80 feet; thence along the arc of a 120.00 foot radius curve to the left (the long chord to which bears South 08°23'56" West 34.64 feet) an arc distance of 34.76 feet; thence South 00°06'00" West 132.71 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 20°36'17" East 14.14 feet) and arc distance of 14.46 feet; thence South 00°06'00" West 6.79 feet to a point on the Northerly right-of-way line of Agate Street; thence North 89°57'40" West, along said right-of-way line, 60.00 feet to a point on the Easterly boundary of the aforementioned HOLDEN VILLAGE SUBDIVISION; thence North 00°06'00" East, along said boundary, 60.60 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James McEwen
Planning Director

OCT 12, 1995
Date

Examined and approved this 9 day of October, 1995.

Laurance J. Becken
Acting City Engineer

Paul D. Lewis
City Surveyor

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of OCTOBER 13, 1995.

Jh [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 Oct 13 1995

Colleen Stanford
Tax Collector

SURVEY NO. 14696

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Independent Investments, Inc.
P.O. Box 718
Medford, Oregon 97501

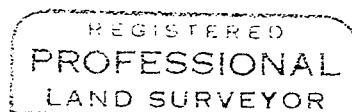
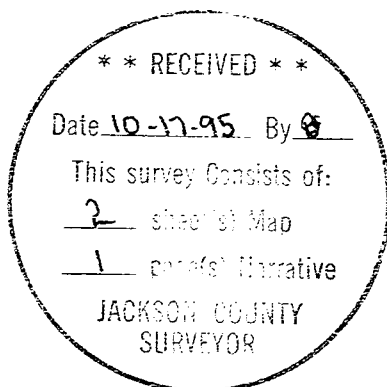
Location: Southwest one-quarter (1/4) and the Southeast one-quarter (1/4) of Section 36, Township 37 South, Range 2 West and the Northwest one-quarter (1/4) and the Northeast one-quarter (1/4) of Section 1, Township 38 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for *HAPPY VALLEY ESTATES SUBDIVISION* per City of Medford File No. LDS-94-25 and the client's request

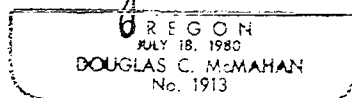
Procedure: Utilizing found monumentation per filed Surveys No. 7571 and 13317 and Holden Village Subdivision plat for control, I established monuments as shown on the accompanying map.

Basis of Bearing: Holden Village Subdivision (North line)

Date: September 15, 1995



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504