

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S33°01'47"E	437.67'
L2	N89°48'42"E	139.24'
L3	N89°48'42"E	327.53'
L4	N34°28'44"E	52.21'
L5	S74°32'27"W	35.48'
L6	S00°11'18"E	159.96'
L7	S74°32'27"W	95.40'
L8	S50°24'12"W	143.07'
L9	S11°57'21"W	104.24'
L10	S01°27'01"E	140.94'
L11	S16°51'15"E	262.13'
L12	S79°31'47"E	89.54'
L13	S67°46'28"W	346.21'
L14	S22°13'32"E	47.35'
L15	S22°13'32"E	90.64'
L16	S00°40'32"E	31.96'
L17	S23°58'13"W	81.82'
L18	S23°58'13"W	19.20'
L19	S27°22'49"E	161.99'
L20	S33°01'47"E	184.12'
L21	S33°01'47"E	372.18'
L22	S33°01'47"E	131.05'
L23	S15°27'33"E	83.14'
L24	S56°58'13"W	61.01'
L25	S56°58'13"W	25.00'
L26	S20°38'18"W	36.44'

LOT AREAS (SQ. FT.)

LOT	AREA
1	44,010
2	47,412
3	40,768
4	40,407
5	40,859
6	43,541
7	40,361
8	40,008
9	40,099
10	41,266
11	52,994
12	57,997
13	56,053
14	40,292
15	41,000
16	41,000
17	41,365
18	66,500
19	54,492
20	56,542
21	40,780
22	41,655
23	52,008

NOTES:

- 20' WIDE PEDESTRIAN WALKWAY EASEMENT
- An easement for access and utilities per Instrument No. 96-23729 J.C.D.R.
- Easement for ingress, egress and utilities per Instrument No. 90-17878 (specific location not given)
- Easement for Pacific Power and Light Co. per Instrument 70-09575 (specific location not given)
- 20' WIDE ACCESS EASEMENT (See Declaration) and PUE

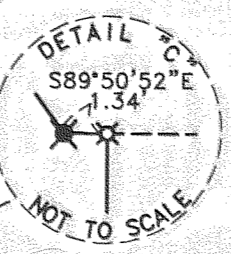
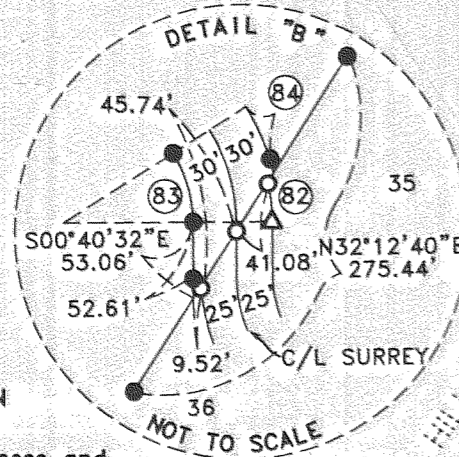
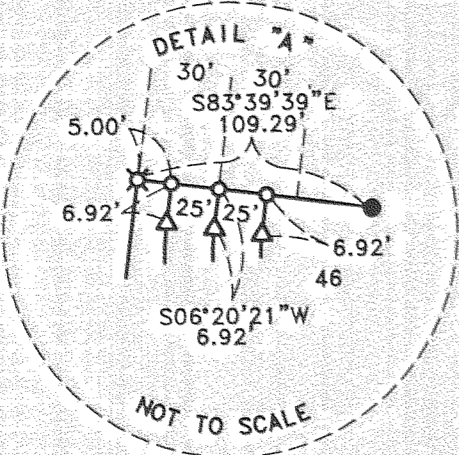
COACHMAN HILLS SUBDIVISION

Located in:
The S.E. 1/4 of Section 32, T37S., R2W., W.M.
City of Jacksonville,
Jackson County, Oregon

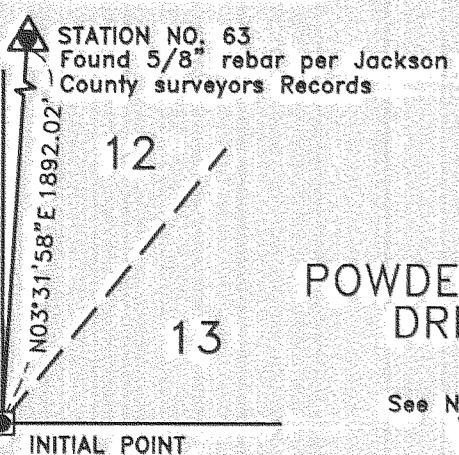
All deferred monuments will be set no later than
June 1, 1998
Dwight C. McMahan
Surveyor
All deferred monuments are now set, see Document
No. 98-30690 of Official Records this 7th day of
July, 1998
Approved: Roger Roberts (SN 15819)
Jackson County Surveyor

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	39°22'08"	150.00'	103.07'	101.05'	S13°20'43"E
2	39°22'08"	125.00'	85.89'	84.21'	S13°20'43"E
3	39°22'08"	100.00'	68.71'	67.37'	N13°20'43"W
4	22°30'00"	295.00'	115.85'	115.10'	S44°16'47"E
5	22°30'00"	270.00'	106.03'	105.35'	S44°16'47"E
6	22°30'00"	245.00'	96.21'	95.59'	N44°16'47"W
7	05°56'14"	295.00'	30.57'	30.56'	N52°33'40"W
8	22°30'00"	245.00'	96.21'	95.59'	S44°16'47"E
9	22°30'00"	270.00'	106.03'	105.35'	S44°16'47"E
10	16°33'46"	295.00'	85.28'	84.98'	N41°18'40"W
11	05°38'58"	75.00'	7.40'	7.39'	S30°12'18"E
12	05°38'58"	100.00'	9.86'	9.86'	S30°12'18"E
13	05°38'58"	125.00'	12.33'	12.32'	N30°12'18"W
14	86°14'09"	20.00'	30.10'	27.34'	S27°39'32"W
15	90°00'00"	20.00'	31.42'	28.28'	N60°27'33"W
16	70°57'55"	125.00'	154.82'	145.11'	S35°17'39"W
17	74°43'46"	100.00'	130.43'	121.38'	S37°10'34"W
18	74°43'46"	75.00'	97.82'	91.03'	N37°10'34"E
19	24°08'16"	175.00'	73.72'	73.18'	S62°28'19"W
20	38°26'51"	125.00'	83.88'	82.31'	S31°10'46"W
21	38°26'51"	150.00'	100.66'	98.78'	S31°10'46"W
22	18°27'13"	175.00'	56.36'	56.12'	N41°10'35"E
23	19°59'38"	175.00'	61.07'	60.76'	N21°57'10"E
24	13°24'22"	375.00'	87.74'	87.54'	S05°15'10"W
25	13°24'22"	400.00'	93.59'	93.38'	S05°15'10"W
26	08°10'22"	425.00'	60.82'	60.57'	N02°38'09"E
27	15°24'14"	375.00'	100.82'	100.51'	S09°09'08"E
28	15°24'14"	400.00'	107.54'	107.22'	S09°09'08"E
29	12°32'54"	425.00'	93.08'	92.89'	N07°43'29"W
30	02°51'19"	425.00'	21.18'	21.18'	N15°25'36"W
31	41°14'02"	75.00'	53.98'	52.82'	S37°28'16"E
32	21°26'29"	75.00'	28.07'	27.90'	S68°48'32"E
33	62°40'32"	100.00'	109.39'	104.02'	S48°11'31"E
34	62°40'32"	125.00'	136.74'	130.02'	N48°11'31"W
35	42°49'32"	175.00'	130.80'	127.78'	S58°07'01"E
36	14°28'43"	175.00'	44.22'	44.11'	S29°27'54"E
37	57°18'15"	150.00'	150.02'	143.85'	S50°52'40"E
38	57°18'15"	125.00'	125.02'	119.87'	N50°52'40"W
39	90°00'00"	20.00'	31.42'	28.28'	N22°46'28"E
40	18°35'36"	125.00'	40.56'	40.39'	S12°55'44"E
41	21°33'00"	100.00'	37.61'	37.39'	S11°27'02"E
42	21°33'00"	75.00'	28.21'	28.04'	N11°27'02"W
43	90°00'00"	20.00'	31.42'	28.28'	N67°13'32"W
44	43°48'15"	265.00'	202.60'	197.70'	S45°52'21"W
45	43°48'15"	290.00'	221.71'	216.35'	S45°52'21"W
46	28°46'27"	315.00'	158.19'	156.54'	N53°23'15"E
47	15°01'48"	315.00'	82.63'	82.40'	N31°29'07"E
48	22°00'00"	125.00'	48.00'	47.70'	S12°58'13"W
49	22°00'00"	150.00'	57.60'	57.24'	S12°58'13"W
50	22°00'00"	175.00'	67.20'	66.78'	N12°58'13"E
51	05°50'06"	175.00'	17.82'	17.81'	S04°53'16"W
52	16°09'54"	175.00'	49.37'	49.21'	S15°53'16"W
53	22°00'00"	150.00'	57.60'	57.24'	S12°58'13"W
54	22°00'01"	125.00'	48.00'	47.70'	N12°58'13"E
55	90°00'00"	20.00'	31.42'	28.28'	N45°11'18"W
56	69°10'24"	75.00'	90.55'	85.15'	S55°13'30"W
57	24°50'13"	60.00'	26.01'	25.81'	S33°03'25"W
58	78°27'44"	60.00'	82.17'	75.89'	S84°42'24"W
59	54°29'03"	60.00'	57.06'	54.93'	N28°49'13"W
60	49°53'52"	60.00'	52.25'	50.62'	N23°22'15"E
61	41°29'31"	125.00'	90.52'	88.56'	N69°03'56"E
62	55°19'58"	100.00'	96.57'	92.86'	N62°08'43"E
63	19°36'35"	225.00'	77.01'	76.63'	S80°23'01"E
64	57°09'31"	200.00'	199.52'	191.35'	S61°36'33"E
65	90°00'00"	20.00'	31.42'	28.28'	S44°48'42"W
66	28°17'53"	225.00'	111.13'	110.00'	S56°25'46"E
67	57°09'31"	175.00'	174.58'	167.43'	N61°36'33"W
68	24°08'16"	200.00'	84.26'	83.63'	S62°28'19"W
69	09°15'03"	225.00'	36.33'	36.29'	S37°39'18"E
70	73°23'54"	20.00'	25.62'	23.90'	S69°43'44"E
71	106°12'31"	50.00'	92.68'	79.97'	S53°19'26"E
72	21°04'06"	270.00'	99.28'	98.72'	N42°46'20"E
73	09°57'14"	270.00'	46.91'	46.85'	N58°17'00"E
74	31°01'20"	270.00'	146.19'	144.41'	N47°44'57"E
75	05°35'49"	390.00'	38.10'	38.08'	N03°44'04"E
76	20°52'51"	225.00'	82.00'	81.55'	N60°50'37"E
77	03°15'25"	225.00'	12.79'	12.79'	N72°54'45"E
78	11°55'16"	125.00'	26.01'	25.96'	S21°25'11"E
79	11°55'16"	150.00'	31.21'	31.15'	S21°25'11"E
80	11°55'16"	175.00'	36.41'	36.35'	N21°25'11"W
81	05°14'01"	425.00'	38.82'	38.81'	N09°20'21"E
82	11°04'02"	145.00'	28.01'	27.97'	N06°12'33"W
83	31°55'04"	90.00'	50.14'	49.49'	N16°38'05"W
84	18°48'38"	150.00'	49.25'	49.03'	N23°11'18"W



GEODETIC TIE:

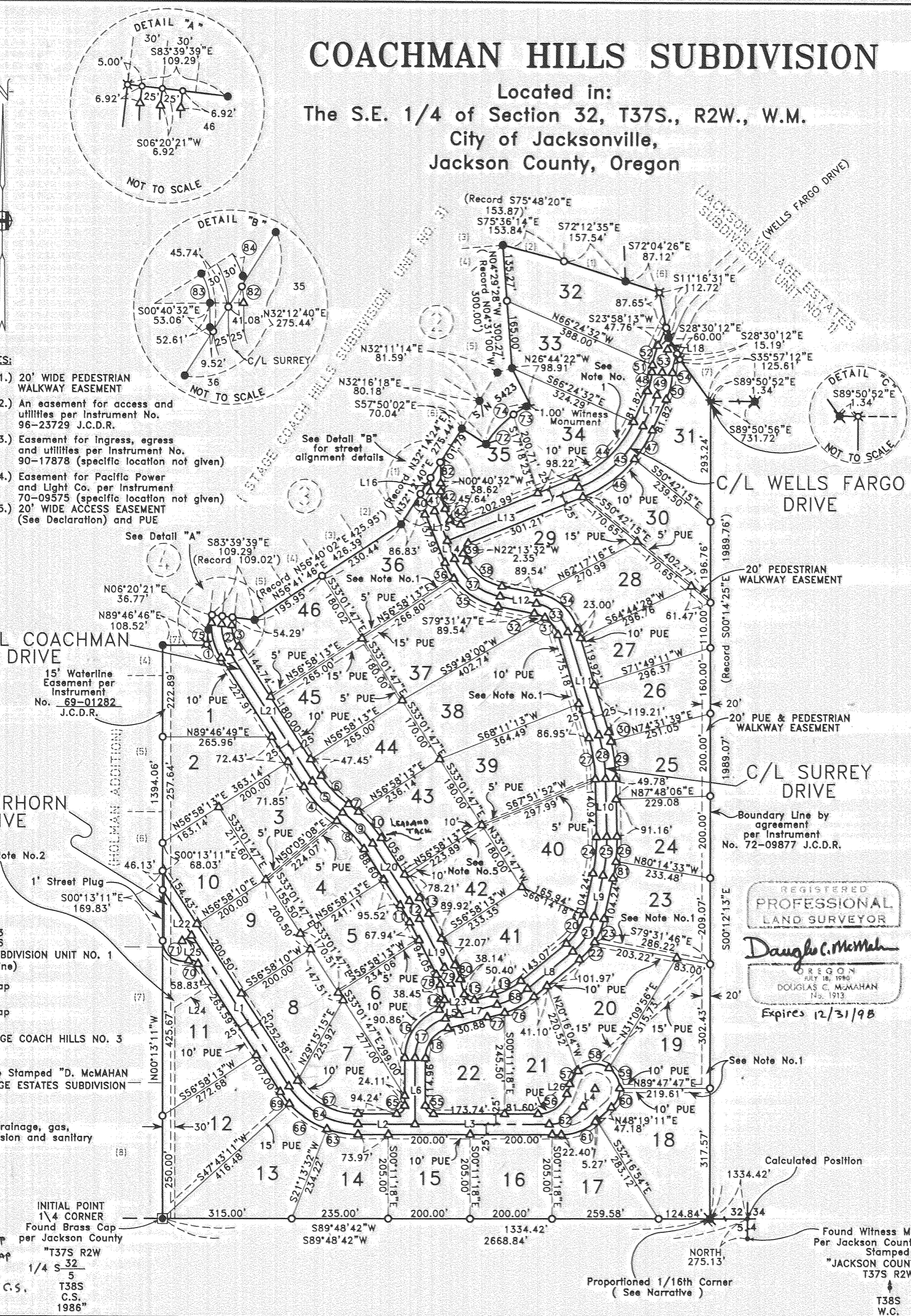


HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 200'
BASIS OF BEARING: JACKSON VILLAGE ESTATES SUBDIVISION UNIT NO. 1 (Southerly 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 Plat of STAGE COACH HILLS NO. 3
- ⊙ = Found 5/8" Iron pin per S/N 5423
- ⊕ = Found 5/8" Iron pin with Plastic Cap Stamped "D. McMahan LS 1913" per Plat of JACKSON VILLAGE ESTATES SUBDIVISION UNIT NO. 1
- △ = Deferred Monument (SEE BELOW)
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number
- J.C.D.R. = Jackson County Deed Records
- L = Bearing & Distance in Line Table

DEFERRED MONUMENTS:
S.E. CORNERS = 5/8"x30" IRON PIN WITH METAL CAP per Jackson County
Lot CORNERS = 5/8"x24" IRON PIN WITH PLASTIC CAP
Lot 43: POINT OF CURVE IS LEAD AND TACK.
R.R.C.S.
1/4 S 32
T38S
C.S.
1986"



REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/98

Found Witness Monument Per Jackson County Records Stamped "JACKSON COUNTY 1979 T37S R2W" T38S W.C.

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

15275 TR/31

COACHMAN HILLS SUBDIVISION

Located in:
The S.E. 1/4 of Section 32, T37S., R2W., W.M.
City of Jacksonville,
Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, GALPIN L.L.C., an Oregon Limited Liability Company, is the owner 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 together with those easements labeled as pedestrian walkway easements affecting lots 18-20, 23-30, 32-37, 45 and 46, and We hereby grant to the City of Jacksonville in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Jacksonville declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. I hereby grant the use of the easement for ingress and egress as shown hereon over lots 42 and 43 for the benefit of the owners, heirs and assignees of lots 39 and 40. I hereby designate said subdivision as COACHMAN HILLS SUBDIVISION.

GALPIN L.L.C.

IN WITNESS HEREOF, signed this 30th day of January, 1997.

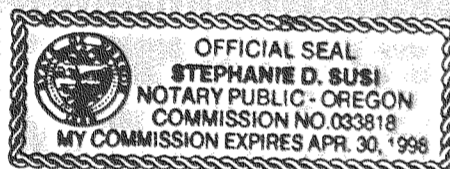
C. A. Galpin by Attorney in fact
C. A. GALPIN as attorney in fact

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 30th day of January, 1996, by C. A. GALPIN, a member of GALPIN L.L.C. known to me as the person who executed the within instrument on behalf of GALPIN L.L.C., an Oregon Limited Liability Company.

Before me:

Stephanie D. Susi



*** APPROVALS ***

I certify that, pursuant to authority granted to us by the JACKSONVILLE PLANNING COMMISSION in open meeting of October 9, 1996. The above Plat is here by approved by the JACKSONVILLE PLANNING COMMISSION dated this 30th day of January, 1997.

Debbi Sharp
PRESIDENT

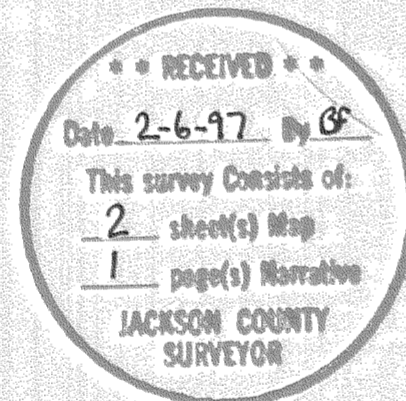
Debbi Sharp
SECRETARY

Examined and approved this 23 day of January, 1997.

Keith A. Lutz, P.E.
City Engineer

Examined and approved this 16th day of January, 1997.

Roger Roberts
County Surveyor



I certify this plat to be an exact photocopy of the original.

I certify this plat to be an exact photocopy of the original.

Douglas C. McMahan
SURVEYOR

*** 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 brass cap monumenting the South one-quarter (1/4) corner of Section 32 of Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence North 00°13'11" West 1394.06 feet to a 5/8 inch iron pin marking the Southwest corner of STAGE COACH HILLS SUBDIVISION, UNIT NO. 3, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence, along the Southerly and Easterly boundaries of said Subdivision, North 89°46'46" East 108.52 feet; thence along the arc of a 390.00 foot radius curve to the right (the long chord to which bears North 03°44'04" East 38.08 feet) an arc distance of 38.10 feet (Record 38.18 feet) to a 5/8 inch iron pin; thence North 06°20'21" East 36.77 feet (Record 36.83 feet); thence South 83°39'39" East 109.29 feet (Record 109.02 feet) to a 5/8 inch iron pin; thence North 56°41'46" East 426.39 feet (Record North 56°40'02" West 425.95 feet) to a 5/8 inch iron pin; thence North 32°12'40" East (Record North 32°14'24" East) 275.44 feet to the Southwest corner of tract described in Jackson County Instrument No. 73-17864; thence along the Southwesterly line of said tract South 57°50'02" East 70.04 feet (Record South 57°45'36" East 70.00 feet); thence along the Southeasterly line of said tract, along the arc of a 270.00 foot radius curve to the right (the long chord to which bears North 47°44'57" East 144.41 feet) an arc distance of 146.19 feet; thence along the Easterly line of said tract North 26°44'22" West 98.91 feet to a 5/8 inch iron pin on the Easterly boundary of the aforementioned STAGE COACH HILLS SUBDIVISION, UNIT NO. 3; thence, continue along the Easterly and Southerly boundaries of said Subdivision, North 04°29'28" West 300.27 feet (Record North 04°31'00" West 300.00 feet); thence South 75°36'14" East 153.84 feet (Record South 75°48'20" East 153.87 feet); thence South 72°12'35" East 157.54 feet to a 5/8 inch iron pin on the Westerly boundary of JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record; thence along said Westerly boundary South 72°04'26" East 87.12 feet to a 5/8 inch iron pin; thence South 11°16'31" East 112.72 feet to a 5/8 inch iron pin; thence South 28°30'12" East 60.00 feet to a 5/8 inch iron pin; thence South 35°57'12" East 125.61 feet to the Southerly line of said JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1; thence South 89°50'56" East along said Southerly line, 1.34 feet to a certain line as described in a boundary line agreement as recorded per Jackson County Instrument No. 72-09877; thence along said line, South 00°12'13" East 1989.07 feet (Record South 00°14'25" East 1989.76 feet) to the East one-sixteenth (1/16th) Section Corner on the South line of the aforementioned Section 32; thence, along the South line of said Section 32, South 89°48'42" West 1334.42 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

Examined and approved as required by O.R.S. 92.100 as of Jan 31st, 1997.

Ron Lundberg
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

As of 1-31-97.

Lynnda Admitt
Deputy
Tax Collector

We, KEY BANK OF OREGON, are the undersigned beneficiary of certain Trust Deed recorded July 23, 1996 as Document No. 96-24571, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to public for public use.

IN WITNESS HEREOF, signed this 15 day of JANUARY, 1997.

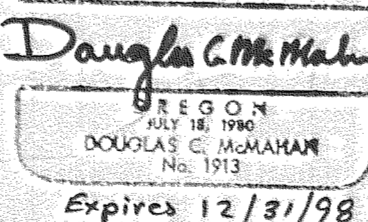
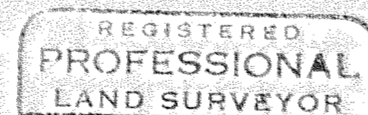
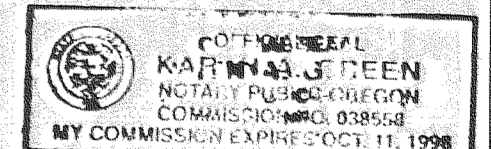
By: Dennis P. Davis
Title: VICE PRESIDENT

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged before me this 15th day of JANUARY, 1997, by DENNIS P. DAVIS, known to me as the person who executed the within instrument as, VICE PRESIDENT, on behalf of KEY BANK OF OREGON freely and voluntarily.

Before me this 15th day of JANUARY, 1997.

Karen A. Deen



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

Filed for record this 6 day of February, 1997 at 11:06 o'clock A.M. and recorded in Volume 22 of Plats at page 5 of records of Jackson County, Oregon.

Kathleen L. Beckett
County Clerk

Hilenda E. Bartlett
Deputy

SURVEY NO. 15275

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

Survey for: Key West Properties, Inc.
P.O. Box 8271
Medford, Oregon 97501

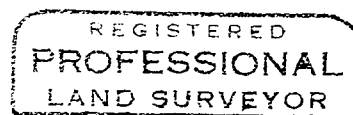
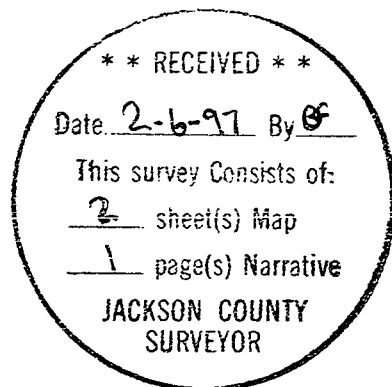
Location: Southeast One-Quarter (1/4) of Section 32, Township
37 South, Range 2 West, Willamette Meridian, City
of Jacksonville, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of
COACHMAN HILLS SUBDIVISION per City of Jacksonville
approval and as requested by client.

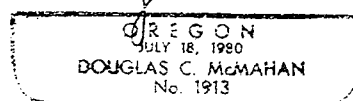
Procedure: Utilizing found monumentation per plats of STAGE
COACH HILLS SUBDIVISION, UNIT NO. 3 and JACKSON
VILLAGE ESTATES SUBDIVISION, UNIT NO. 1 and other
monuments for control, I established monuments as
shown on the accompanying map. The position com-
puted for Southeast corner of this subdivision was
calculated from ties to the South One-Quarter (1/4)
corner and the reference monument for the Southeast
section corner as shown on accompanying map. A 5/8
inch iron pin with a plastic cap stamped "PLS 961"
per filed Survey No. 12422 was found at this posi-
tion.

Basis of
Bearing: JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1
(Southerly line)

Date: October 3, 1996



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/98
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504