

LEGEND

- Indicates a set 5/8 inch diameter by 24 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- △ Indicates a set 5/8 inch diameter by 30 inch long iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface.
- Indicates a found 5/8 inch diameter iron pin with a red plastic cap marked "D. MINNECI LS 2344".
- Indicates a found 2-1/2 inch diameter brass cap, center punched, and marked "LS 2344", in a monument case, or as noted.
- Indicates a 38 caliber shell casing set in concrete curb as points referencing the cul-de-sac centerline monuments at Regal Avenue and Barons Avenue.
- Indicates an existing sanitary sewer manhole.
- Indicates a computed position, nothing found or set.
- S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Esmt. Indicates an easement of record or one being created hereon.
- FUE Indicates a public utility easement being created hereon.
- PVTSD Indicates a private storm drain easement being created hereon.
- SS ESMT Indicates a sanitary sewer easement pursuant to Document Number 99-54845, Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area such as a lot.
- — — — — Indicates an existing fence line.

KINGS VIEW SUBDIVISION, PHASE 2

Located In The Northeast One-quarter Of Section 1,
Township 38 South, Range 2 West, Willamette
Meridian, City of Medford, Jackson County, Oregon

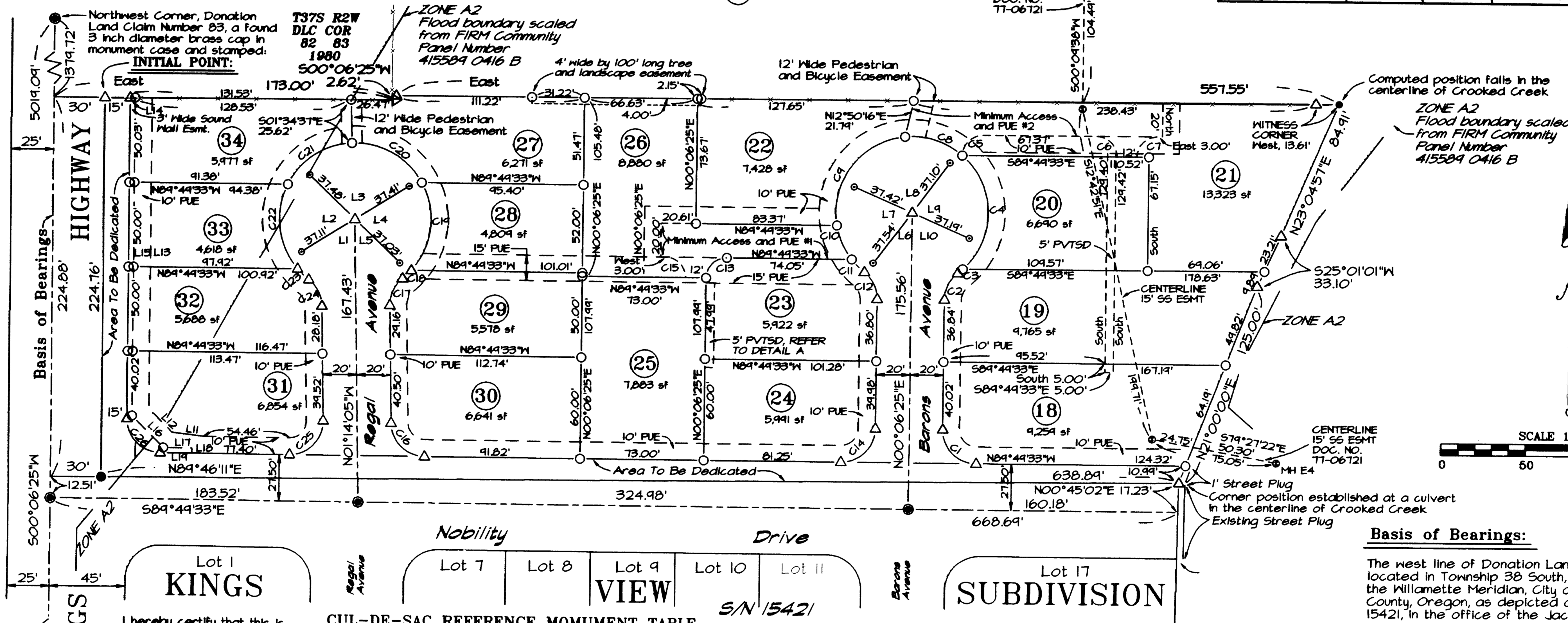
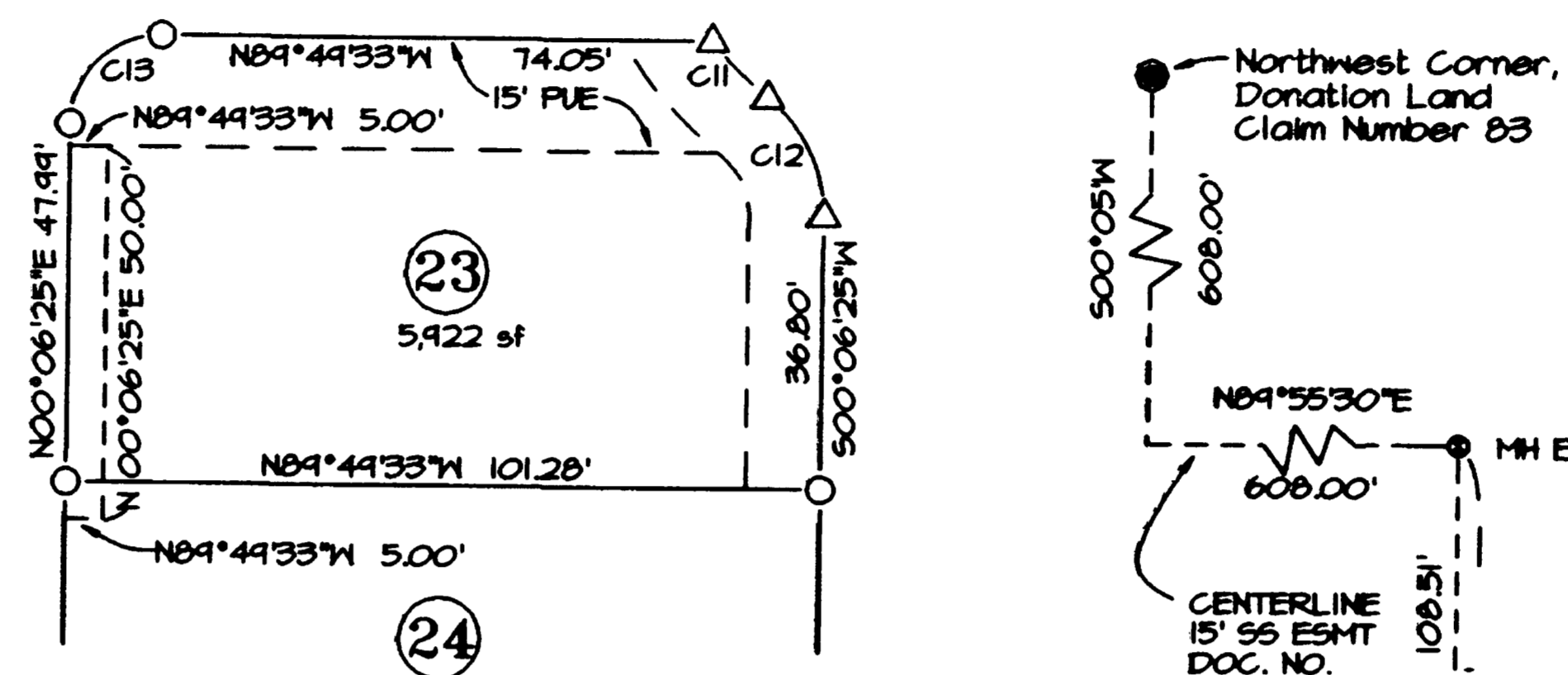
Prepared For:

SULLIVAN DEVELOPMENT, LLC
1985 Rossanley Drive
Medford, Oregon 97501

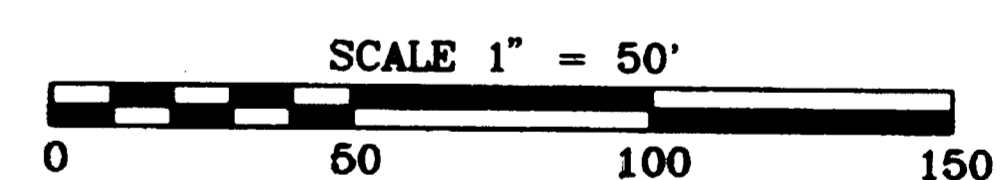
CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°55'58"	20.00'	31.39'	N44°51'34"W	28.27'
C2	52°01'12"	20.00'	18.16'	N26°07'01"E	17.54'
C3	04°40'57"	45.00'	3.68'	N49°47'09"E	3.68'
C4	96°31'07"	45.00'	75.81'	N00°48'53"W	67.15'
C5	90°00'00"	12.00'	18.85'	N45°00'00"E	16.97'
C6	90°00'00"	12.00'	18.85'	S45°00'00"E	16.97'
C7	90°00'00"	12.00'	18.85'	N45°00'00"E	16.97'
C8	46°56'44"	45.00'	36.87'	N72°32'48"W	35.85'
C9	94°07'06"	45.00'	73.92'	S36°55'17"W	65.84'
C10	28°15'24"	45.00'	22.19'	S24°15'59"E	21.97'
C11	13°31'07"	45.00'	10.62'	S45°09'14"E	10.59'
C12	52°01'12"	20.00'	18.16'	S25°54'11"E	17.54'
C13	90°04'02"	12.00'	18.86'	N45°08'26"E	16.98'
C14	90°04'02"	20.00'	31.44'	S45°08'26"W	28.30'
C15	89°55'58"	12.00'	18.84'	N44°51'34"W	16.96'
C16	88°35'28"	20.00'	30.92'	N45°31'49"W	27.93'
C17	52°01'12"	20.00'	18.16'	N24°46'31"E	17.54'
C18	09°00'05"	45.00'	7.07'	N46°17'05"E	7.06'
C19	71°02'57"	45.00'	55.80'	N06°15'34"E	52.29'
C20	63°35'05"	45.00'	49.94'	N61°03'27"W	47.42'
C21	60°25'15"	45.00'	47.45'	S56°56'23"W	45.29'
C22	68°09'53"	45.00'	53.54'	S07°21'12"E	53.54'
C23	11°49'09"	45.00'	9.28'	S47°20'43"E	9.27'
C24	52°01'13"	20.00'	18.16'	S27°14'41"E	17.54'
C25	91°24'32"	20.00'	31.91'	S44°28'11"W	28.63'
C26	89°55'58"	20.00'	31.39'	N44°51'34"W	28.27'

DETAIL A
5' PVTSD



**** RECEIVED ****
Dated April 1, 2000 By ASV
This survey consists of:
2 sheets Map
0 panels Narrative
JACKSON COUNTY
SURVEYOR



Basis of Bearings:

The west line of Donation Land Claim Number 37, located in Township 38 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, as depicted on filed Survey Number 15421, in the office of the Jackson County Surveyor.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

Southeast Corner, Donation Land Claim Number 38, a found 2 1/2 inch diameter brass cap stamped:
JACKSON COUNTY 1978
T38S R2W
SE
DLC 38

CUL-DE-SAC REFERENCE MONUMENT TABLE

REGAL AVENUE		BARONS AVENUE	
ARC	ARC	ARC	ARC
L1	59°15'29"	L6	36°56'10"
L2	75°48'35"	L7	76°24'56"
L3	104°11'09"	L8	103°24'12"
L4	75°48'08"	L9	76°30'11"
L5	44°56'39"	L10	66°34'31"

PUE AND SOUND WALL EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	N83°21'03"W	19.37'	L16	S44°52'31"E	26.49'
L12	N44°52'31"W	19.37'	L17	S89°49'33"E	17.06'
L13	N00°06'25"W	184.20'	L18	S00°10'27"W	3.00'
L14	West	10.00'	L19	N89°49'33"W	18.80'
L15	S00°06'25"E	188.32'			

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer

OREGON
JULY 18, 1984
ROBERT V. NEATHAMER
2578

Renewal Date 12/31/00

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99008 DATE: March 20, 2000
Sheet 2 of 2 © RVN

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that DENNIS B. SULLIVAN and DIANE K. SULLIVAN, dba SULLIVAN FAMILY DEVELOPMENT, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, hereby dedicate to the City of Medford for public use all streets, including additional right-of-way for Kings Highway, and public utility easements, shown hereon, and Minimum Access #1 is for ingress, egress and public utilities, and for the benefit of Lots 25 and 26, and Minimum Access #2 is for ingress, egress and public utilities and for the benefit of Lots 20 and 21. Further, Declarants convey in fee simple, to the City of Medford, those areas portrayed and designated hereon as a one-foot street plug. By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. Declarants hereby create, for those affected lots, private storm drain easements as shown hereon.

Declarants have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants, hereby designate this subdivision as KINGS VIEW SUBDIVISION, PHASE 2.

IN WITNESS WHEREOF, signed this 20 day of March, 2000.

Dennis B. Sullivan Dennis B. Sullivan
Diane K. Sullivan Diane K. Sullivan

STATE OF OREGON }
County of Jackson } 55

Personally appeared the above named Dennis B. Sullivan and Diane K. Sullivan known to me to be the equal partners of SULLIVAN FAMILY DEVELOPMENT, an Oregon partnership, and acknowledged the foregoing instrument, pursuant to authorization by the partners of said partnership, to be their voluntary act and deed.

WITNESS my hand and seal this 20 day of March, 2000.

Before me:

[Signature]
Notary Public - Oregon



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission, File Number LD5-99-75, on July 22, 1999.

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and monuments, Surveys Numbered 954, 3237, 15648 and 15762, the project boundaries and interior lots were computed and monumented as depicted hereon.

Kings View Subdivision, Phase 2, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 00-13375 recorded April 05, 2000, Official Records of Jackson County, Oregon.

38 211 IAA, Tax Lot 100

KINGS VIEW SUBDIVISION, PHASE 2

Located In The Northeast One-quarter Of Section 1, Township 38 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Prepared For:

SULLIVAN DEVELOPMENT, LLC
1985 Rossanley Drive
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE

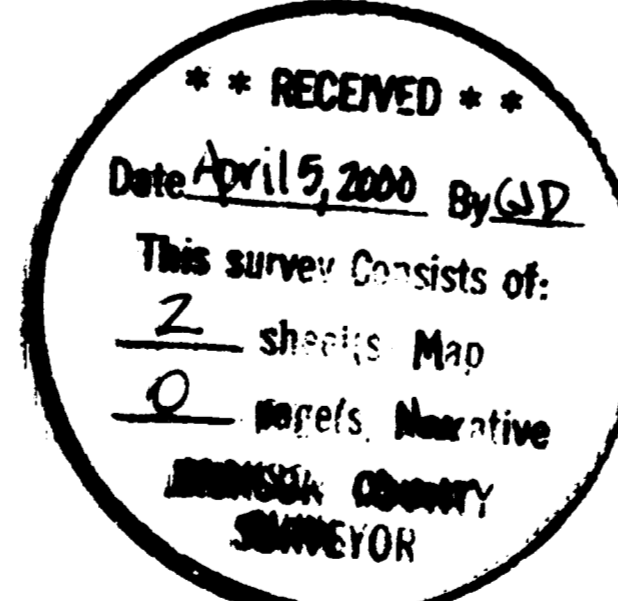
I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

Commencing at a point on the west line of Donation Land Claim Number 37 in Township 38 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said point being South 00°06'25" West, a distance of 1379.72 feet from the northwest corner of Donation Land Claim Number 83 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence East, a distance of 30.00 feet to the easterly right-of-way of Kings Highway, being the Initial Point, being the True Point of Beginning; thence South 00°06'25" West, along said right-of-way, a distance of 224.76 feet to a 5/8 inch diameter iron pin and red plastic cap marked "D.MINNECI L5 2349"; thence leaving said right-of-way, North 89°46'11" East, a distance of 638.89 feet to the center of Crooked Creek and a culvert; thence North 21°00'00" East, a distance of 125.0 feet; thence North 25°01'01" East, a distance of 33.11 feet; thence North 23°04'57" East, a distance of 84.91 feet to the center of Crooked Creek and the southeast corner of tract described in Volume 258, Page 281 of said deeds records; thence West, a distance of 557.55 feet; thence South 00°06'25" West, a distance of 2.62 feet; thence West, a distance of 173.00 feet to the Initial Point and the Point of Beginning.

Containing 3.54 acres, more or less.

Basis of Bearings for this description is the west line of Donation Land Claim Number 83 as depicted on Survey Number 15421, on file in the office of the Jackson county Surveyor.

Robert V. Neathamer
Surveyor



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
ROBERT V. NEATHAMER
2875
Retirement Date 12/31/00

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 99008 DATE: March 20, 2000
Sheet 1 of 2 © K.A.

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved.

Mark Gallegos Interim Planning Director
March 20, 2000 Date

Examined and approved this 21st day of MARCH, 2000.
Robert T. Paul City Engineer
Paul D. Lewis City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 29, 2000.

James Clark Tax Collector
James Clark Deputy

Examined and approved as required by O.R.S. 92.100 this 30 day of MARCH, 2000.

Michael Lumley Assessor
Deputy

RECORDING

FILED FOR RECORD THIS THE 05 DAY OF April, 2000 AT 4:00 O'CLOCK P.M. AND RECORDED IN VOLUME 26 OF PLATS AT PAGE 10 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____

Kathleen S. Beckett County Clerk
[Signature] Deputy

NOTES:

Easements and right-of-ways contained in Volume 224, Page 546, Volume 422, Page 367, of the Deed Records, and Documents Numbered 46-31284, 97-02571, and 97-04164, of the Official Records, all of Jackson County, Oregon, are located within the dedicated streets and public utility easements depicted hereon.

That portion of easement described in Document Number 77 06721, of the Official Records of Jackson County, Oregon, as it crosses this subdivision, is abandoned and replaced by easement described in Document Number 94-54845, of said official records.

The property depicted hereon is subject to a Restrictive Covenant as contained in Document Number 00-06210 of the Official Records of Jackson County, Oregon, affecting lots along Crooked Creek.

Electric Power easement as contained in Volume 349, Page 90 of the Deed Records of Jackson County, Oregon, is blanket in nature, along existing facilities, located in the Northwest One-quarter of the Northwest One-quarter of said Section 2, and is not definable.

No vehicular access permitted between the easterly right-of-way of Kings Highway and Lots 31, 32, 33 and 34.