

*** APPROVALS ***

File No. LDS-99-78

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

Planning Director 28 September 2000 Date

EXAMINED AND APPROVED this 6th day of September, 2000.

City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of October 2, 2000.

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 10-2-00.

Tax Collector

*** DECLARATION ***

Know all men by these presents that C.A. GALPIN, ADAMS GROUP, LLC, JAMES S. FAWCETT and WAYNA F. FAWCETT are the owners in fee of the lands shown on the Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into Lots and Street as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same. We do hereby dedicate to the public for public use the Street and those easements shown on Sheets 2 labeled as Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. We do hereby make and establish the Irrigation Canal Easement shown on Sheet 2 for the benefit of the Rogue River Valley Irrigation District for the purpose of maintaining the existing canal structure. We do hereby designate said Subdivision as WESTIN HEIGHTS SUBDIVISION.

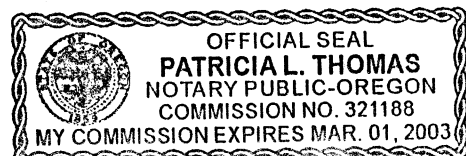
C. A. GALPIN, GREGG ADAMS, MEMBER ADAMS GROUP, LLC, JAMES S. FAWCETT, WAYNA F. FAWCETT

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named C.A. Galpin and Gregg Adams, Member of Adams Group, LLC and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 1st day of September, 2000.

Before me: Patricia L. Thomas, Notary Public of Oregon.

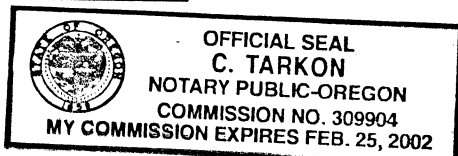


STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named James S. Fawcett and Wayna F. Fawcett and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 1st day of September, 2000.

Before me: C. Tarkon, Notary Public of Oregon.



*** AFFIDAVIT OF CONSENT ***

From COUNTRYWIDE HOME LOANS, INC. recorded as Document No. 00-40409, ORJCO.

From BANK OF SOUTHERN OREGON recorded as Document No. 00-40408, ORJCO.

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

James E. Hibbs, Surveyor

WESTIN HEIGHTS SUBDIVISION A Re-Plat of a portion of Lots 16 & 17, Block 1 of ROGUE VALLEY HEIGHTS in the S.E. 1/4 of Section 18, T.37S., R.1W., W.M. in the City of Medford, Jackson County, Oregon

SURVEY FOR:

ADAMS/GALPIN 990 N. PHOENIX ROAD, SUITE 105 MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

DATE: AUGUST 31, 2000

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY March 1, 2001.

James E. Hibbs, Surveyor

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 02-33124. ORJCO, THIS 19th DAY OF June, 2002. SEE CS 17378

APPROVED: Roger Roberts, Jackson County Surveyor

*** RECORDER'S CERTIFICATE ***

Filed for record this 04 day of October, 2000, at

12:22 o'clock P.M., and recorded in Volume 26 of Plats at

Page 37 of the records of Jackson County, Oregon.

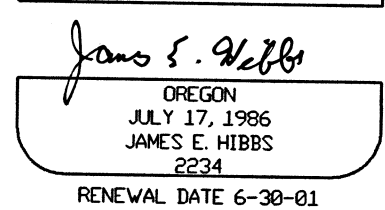
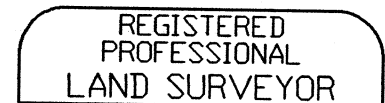
Kathleen S. Beckwith, County Clerk; Christina D. Wells, Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. Official Records of Jackson County, Oregon.

*** 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, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Northwest corner of Parcel 3 of Partition Plat No. P-16-1995, according to the official plat thereof, now of record, in Volume 6, Page 16 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 14405 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the West line of Lots 16 and 17 in Block 1 of ROGUE VALLEY HEIGHTS, according to the official plat thereof, now of record, in Jackson County, Oregon, North 00°03'07" East, 235.15 feet to the Northwest corner of that tract described in Volume 533, Page 353, Jackson County Deed Records; thence along the North line thereof, South 89°52'01" East, 400.00 feet to the Northeast corner thereof; thence along the East line thereof, South 00°03'07" West, 87.00 feet to the North line of those tracts described in Document No. 92-34935, said Official Records; thence along said North line, South 89°52'01" East, 87.60 feet to the Northeast corner thereof; thence along the Easterly line thereof, South 13°22'19" East, 144.13 feet to the Southeast corner thereof; thence along the South line of said tracts and the South line of that tract described in Document No. 92-34936, said Official Records, North 89°52'01" West, 313.06 feet to an angle point; thence South 00°03'07" West, 8.00 feet; thence North 89°52'01" West, 208.00 feet to the INITIAL POINT OF BEGINNING.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior corners and depict the interior Lots & Streets of WESTIN HEIGHTS SUBDIVISION. (Medford Planning File No. LDS-99-78)

PROCEDURE: Made ties to monuments per FS9055 & 14405 as shown. Computed the Southwest corner of Lot 16 by proportion as shown. Held the South line of said Lot parallel to Roberts Road per RVH Plat. Held the North & East lines of V.533, P.353, JCDR parallel to the South and West lines of said Lot 16 per deed and held Deed record distances. The South line of this Subdivision was computed at deed record distance North of Roberts Road. The Easterly line of this Subdivision was held at deed record distance from points being 100 feet from the East line of Lot 17, Block 1 RVH. To compute these latter points I held plat record distance minus 100.00 feet as shown on Sheet 2. This line falls in the RVID Irrigation Canal so witness monuments were set. Computed the position of the Lot and Street R/W corner per the approved Tentative Plat. Set exterior monuments as shown on Sheet 2 with the interior being deferred until street and utility construction is complete.

For order of the County Court approving this plat see Volume

Page of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

SURVEY FOR:
ADAMS/GALPIN
990 N. PHOENIX ROAD, SUITE 105
MEDFORD, OR 97504

WESTIN HEIGHTS SUBDIVISION

A Re-Plat of a portion of Lots 16 & 17,
Block 1 of ROGUE VALLEY HEIGHTS
in the S.E. 1/4 of Section 18, T.37S., R.1W., W.M.
in the City of Medford, Jackson County, Oregon

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

LEGEND:

- = F.D. 2" BRASS CAP CENTERLINE MONUMENT OR AS NOTED.
- = F.D. 5/8" IRON PIN W/ PLASTIC CAP MKD. FARBER PLS2189 PER FS14405.
- ⊙ = F.D. IRON PIPE AS NOTED PER FS9055.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- * ⊙ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S. (DEFERRED)
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1 C1 = SEE COURSE DATA TABLE.
- () = RECORD DATA AS SHOWN.
- PI = POINT OF INTERSECTION.
- RVH = ROGUE VALLEY HEIGHTS.
- RRVID = ROGUE RIVER VALLEY IRRIGATION DISTRICT.
- X-X- = FENCE LINE.
- WC = WITNESS CORNER.

BASIS OF BEARINGS: SURVEY NO. 14405 AS SHOWN.
DATE: AUGUST 31, 2000 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'
* SEE AFFID. OF DEFERRED MON. DOC. NO. 02-33124 (CS 17378)

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

(11)

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	22°37'11"	31.58	80.00	S78°49'23"W	31.38
C2	43°54'01"	53.63	70.00	N67°55'00"W	52.33
C3	47°03'56"	36.97	45.00	S69°29'57"E	35.93
C4	277°53'20"	218.25	45.00	N45°54'45"E	59.11
C5	94°43'25"	66.13	40.00	N42°30'18"W	58.85
C6	22°37'11"	19.74	50.00	S78°49'23"W	19.61
C7	22°37'11"	31.58	80.00	N78°49'23"E	31.38
C8	22°37'11"	31.58	80.00	S78°33'25"E	31.38
C9	22°37'11"	19.74	50.00	N78°33'25"W	19.61
C10	22°37'11"	31.58	80.00	N78°33'25"W	31.38
C11	22°37'11"	19.74	50.00	S78°33'25"E	19.61
C12	22°37'11"	19.74	50.00	N78°49'23"E	19.61
C13	89°55'08"	31.39	20.00	S44°54'27"E	28.26
C14	90°04'52"	31.44	20.00	S45°05'33"W	28.30

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C15	22°37'11"	25.66	65.00	N78°33'25"W	25.50
C16	22°37'11"	25.66	65.00	S78°33'25"E	25.50
C17	22°37'11"	25.66	65.00	N78°49'23"E	25.50
C18	22°37'11"	25.66	65.00	S78°49'23"W	25.50
C19	8°06'49"	11.33	80.00	S71°34'12"W	11.32
C20	14°30'22"	20.25	80.00	S82°52'48"W	20.20
C21	18°47'42"	16.40	50.00	S76°54'38"W	16.33
C22	3°49'29"	3.34	50.00	S88°13'14"W	3.34
C23	33°05'21"	40.43	70.00	N73°19'20"W	39.87
C24	10°48'40"	13.21	70.00	N51°22'19"W	13.19
C25	8°17'27"	6.51	45.00	N88°53'12"W	6.51
C26	65°24'10"	51.37	45.00	N52°02'23"W	48.62
C27	109°28'16"	85.98	45.00	N35°23'51"E	73.48
C28	94°43'25"	74.40	45.00	S42°30'18"E	66.21
C29	45°02'38"	43.24	55.00	N67°20'42"W	42.13

NUM	DISTANCE	BEARING
L1	18.54	N33°13'21"E
L2	10.00	S0°07'59"W
L3	20.00	S89°52'01"E
L4	20.00	S89°52'01"E
L5	20.00	S89°52'01"E
L6	26.00	S67°14'49"E
L7	26.00	N67°30'47"E
L8	8.00	S00°03'07"W

