

GREYSON HEIGHTS SUBDIVISION

Located in:

The S.E. 1/4 of Section 22, T. 37 S., R. 1 W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

We, KEY WEST PROPERTIES, a partnership, JACK SARGENT, WILLIAM STUMP, TRUSTEE OF THE ADAM C. SARGENT TRUST, dated March 1, 1989, and TRUSTEE OF THE JACOB D. SARGENT TRUST, dated March 1, 1989 are the owners in fee simple of the land hereon described, and 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 do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, we also hereby grant to the City of Medford in fee simple that area portrayed and designated hereon as pedestrian walkway and landscape area, we also hereby grant to the City of Medford in fee simple those areas portrayed and designated hereon as 1 foot street plugs, 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, and does also hereby create the 10 foot wide easement for the City of Medford for access and maintenance of the sanitary sewer line across Lots 40-45 as shown hereon, we also hereby create the access easements for ingress and egress, as shown hereon, across Lots 12 and 13 to benefit the owners, heirs, and assignees of Lots 12, 13 and 14, and across Lot 34 to benefit the owners, heirs, and assignees of Lot 33, we also hereby create the private sanitary sewer easements (PSSE) as shown hereon for installation and maintenance of private sanitary sewer services and the private storm drainage easements (PSDE) as shown hereon for installation and maintenance of private storm drainage facilities. We hereby designate said subdivision as GREYSON HEIGHTS SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 4th day of January, 2001.

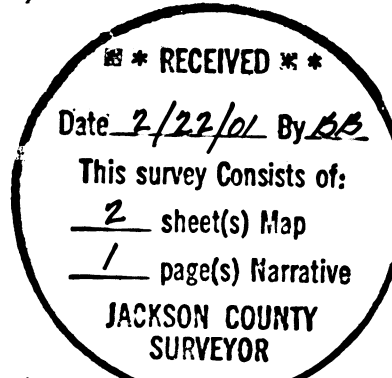
KEY WEST PROPERTIES

STATE OF OREGON)
County of Jackson)ss.

John Schleining
John Schleining
Larvan, Inc.

The foregoing instrument was acknowledged before me this 4th day of January, 2001, by John Schleining as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: Patricia L. Thomas
Notary



IN WITNESS WHEREOF, I have set my hand and seal this 4th day of January, 2001.

STATE OF OREGON)
County of Jackson)ss.

C.A. Galpin
C.A. Galpin
Galpin, L.L.C.

The foregoing instrument was acknowledged before me this 4th day of January, 2001, by C.A. Galpin, as an authorized member of GALPIN, L.L.C., an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

Before me: Patricia L. Thomas
Notary

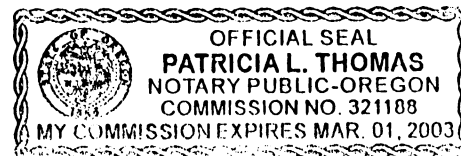


STATE OF OREGON)
County of Jackson)ss.

Jack Sargent by John Schleining AIF
Jack Sargent, by John Schleining
his attorney-in-fact

The foregoing instrument was acknowledged before me this 4th day of January, 2001, by John Schleining, attorney-in-fact for Jack Sargent, known to me as the person who executed the within instrument freely and voluntarily.

Before me: Patricia L. Thomas
Notary



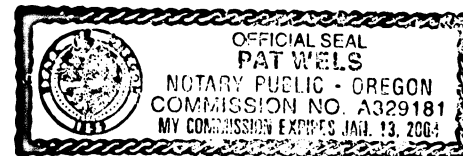
VALLEY OF THE ROGUE BANK, the undersigned beneficiary of a certain Trust Deed recorded July 14, 2000, as Document No. 00-29400 of the Official Records of Jackson County, Oregon, affecting the land described herein, releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.

By: Fred Moran
Title: VP - Mgr.

The foregoing instrument was acknowledged before me this 10th day of January, 2001, by FRED MORAN, as VICE PRESIDENT, on behalf of VALLEY OF THE ROGUE BANK, freely and voluntarily.

Before me: Pat Wells
Notary



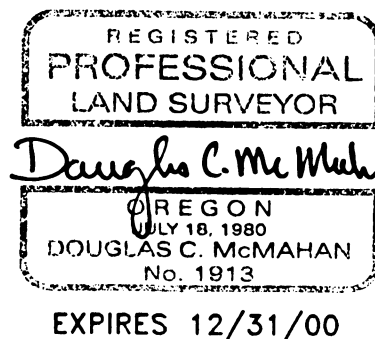
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 22 day of February, 2001 at 9:20 Clock A.M. and recorded in Volume 27 of Plats at Page 9 of records of Jackson County, Oregon.

Ruthleen S. Beckett
County Clerk

Robert Kelley
Deputy



STATE OF OREGON)
County of Jackson) ss.

*** SURVEYOR'S CERTIFICATE ***

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 tract.

Commencing at the Northeast corner of Donation Land Claim (D.L.C.) No. 60 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°04'37" West along the Easterly boundary of said D.L.C. No. 60, a distance of 3657.12 feet to a point on the Northwesterly right-of-way line of Hillcrest Road, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 00° 04' 37" East along said Easterly boundary of said D.L.C. No. 60, a distance of 1554.19 feet to a point which bears South 00°04'37" West 2102.93 feet from the Northeast corner of said D.L.C. No. 60, said point being the Southwest corner of tract described as Parcel 1, per Instrument No. 91-06869 of the Official Records of Jackson County, Oregon; thence, along the Southerly boundary of said tract, North 61°26'19" East (Record North 61°25'55" East) 448.96 feet; thence North 80°27'43" East (Record North 80°27'20" East) 70.00 feet; thence North 66°47'34" East (Record North 66°47'11" East) 93.00 feet; thence South 27°03'51" East (Record South 27°04'54" East) 28.62 feet; thence along the arc of a 325.00 foot radius curve to the left (the long chord to which bears South 33°05'16" East [Record South 33°06'19" East] 68.21 feet) an arc distance of 68.34 feet; thence North 50°52'39" East (Record North 50°52'16" East) 31.15 feet; thence, leaving said Southerly boundary, South 15°25'05" East 26.97 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 51°36'26" East 23.62 feet) an arc distance of 25.27 feet; thence along the arc of a 227.50 foot radius curve to the right (the long chord to which bears South 79°34'13" East 65.10 feet) an arc distance of 65.32 feet; thence along the arc of a 275.00 foot radius curve to the left (the long chord to which bears South 63°27'38" East 34.58 feet) an arc distance of 34.60 feet to the Southwest corner of Lot 80 of OREGON HILLS SUBDIVISION, UNIT NO. 3, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence, along the Westerly boundary of said Subdivision, South 33°08'04" West 50.68 feet; thence South 03°17'00" West 123.08 feet; thence South 78°44'26" East 129.85 feet; thence North 76°01'00" East 30.75 feet; thence South 03°41'57" East 101.84 feet; thence South 13°59'00" East 50.00 feet; thence North 76°01'00" East 6.84 feet; thence South 07°22'51" East 264.36 feet to a point for the Southwest corner of said Subdivision, said point being on the Northwesterly right-of-way line of the aforementioned Hillcrest Road; thence, along said right-of-way line, North 81°42'55" West 240.70 feet; thence along the arc of a 209.05 foot radius curve to the left (the long chord to which bears South 23°52'02" West 402.73 feet) an arc distance of 543.04 feet; thence South 50°33'02" East 262.39 feet; thence along the arc of a 174.63 foot radius curve to the right (the long chord to which bears South 17°06'59" West 323.06 feet) an arc distance of 412.48 feet; thence South 84°46'59" West 285.32 feet; thence along the arc of a 388.10 foot radius curve to the left (the long chord to which bears South 56°32'32" West 367.28 feet) an arc distance of 382.59 feet; thence South 28°14'46" West 11.24 feet; thence along the arc of a 160.99 foot radius curve to the right (the long chord to which bears South 40°23'21" West 58.94 feet) an arc distance of 59.27 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

MEDFORD CITY PLANNING:

*** APPROVALS ***

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

Robt O. DeSto
Planning Director

20 February 2001
Date

Examined and approved this 15th day of JANUARY, 2001.

Robert Dew
City Engineer

Paul Lewis
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of FEBRUARY 21, 2001.

Jed Allen Deport
Assessor Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Feb. 21, 2001.

Janice Clark, Deputy
Tax Collector

IN WITNESS WHEREOF, I have set my hand and seal this 4th day of January, 2001.

STATE OF OREGON)
County of Jackson) ss.

William Stump by John Schleining AIF
William Stump, Trustee of the Adam C. Sargent
Trust dated March 1, 1989 by John Schleining,
his attorney-in-fact

The foregoing instrument was acknowledged before me this 4th day of January, 2001, by John Schleining, attorney-in-fact for William Stump, Trustee of the ADAM C. SARGENT TRUST dated March 1, 1989 known to me as the person who executed the within instrument freely and voluntarily.

Before me: Patricia L. Thomas
Notary

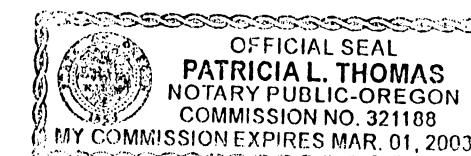


STATE OF OREGON)
County of Jackson) ss.

William Stump by John Schleining AIF
William Stump, Trustee of the Jacob D. Sargent
Trust dated March 1, 1989 by John Schleining,
his attorney-in-fact

The foregoing instrument was acknowledged before me this 4th day of January, 2001, by John Schleining, attorney-in-fact for William Stump, Trustee of the JACOB D. SARGENT TRUST dated March 1, 1989 known to me as the person who executed the within instrument freely and voluntarily.

Before me: Patricia L. Thomas
Notary



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

CURVE TABLE

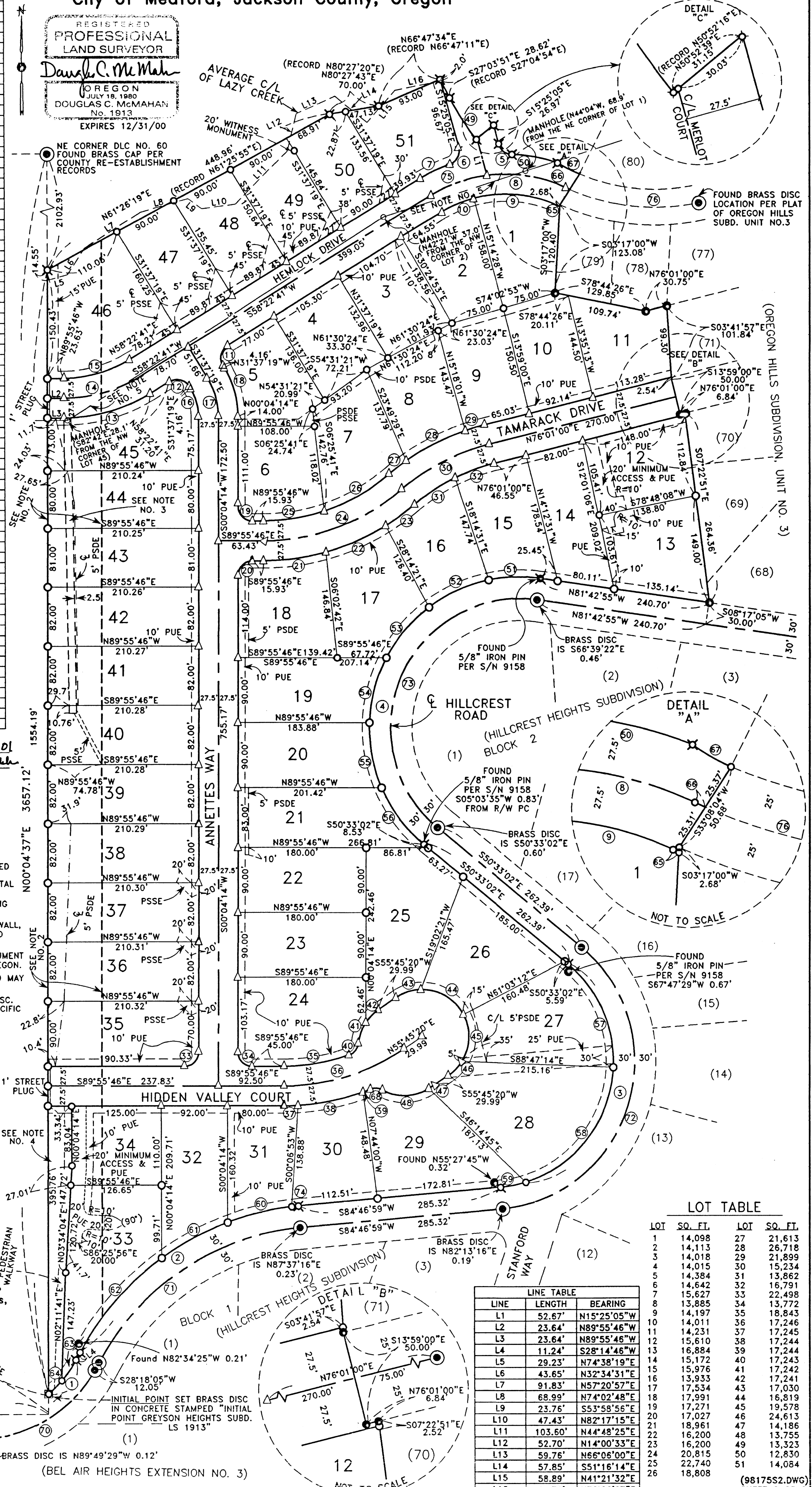
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	21°05'41"	160.99	59.27	58.94	S40°23'21"W
2	56°28'54"	388.10	382.59	367.28	S56°32'32"W
3	135°20'01"	174.63	412.48	323.06	S17°06'59"W
4	148°50'07"	209.05	543.04	402.73	S23°52'02"W
5	72°22'41"	20.00	25.27	23.62	S51°36'26"E
6	85°20'53"	20.00	29.79	27.11	S27°15'21"W
7	11°33'07"	227.50	45.87	45.79	S64°09'14"W
8	32°31'38"	200.00	113.54	112.02	N81°19'11"W
9	39°57'30"	172.50	120.30	117.88	S85°02'07"E
10	16°36'27"	172.50	50.00	49.83	N66°40'54"E
11	90°00'00"	20.00	31.42	28.28	N13°22'41"E
12	90°00'00"	20.00	31.42	28.28	N76°37'19"E
13	31°41'33"	227.50	125.84	124.24	N74°13'28"W
14	31°41'33"	200.00	110.63	109.22	S74°13'28"W
15	31°41'33"	172.50	95.42	94.21	S74°13'28"W
16	31°41'33"	72.50	40.10	39.59	S15°46'32"E
17	31°41'33"	100.00	55.31	54.61	S15°46'32"E
18	31°41'33"	127.50	70.53	69.63	N15°46'32"W
19	90°00'00"	20.00	31.42	28.28	N44°55'46"W
20	90°00'00"	20.00	31.42	28.28	N45°04'14"E
21	15°33'33"	327.50	88.94	88.66	N82°17'27"E
22	16°01'06"	327.50	91.56	91.26	N66°30'08"E
23	08°49'59"	327.50	50.49	50.44	N54°04'35"E
24	40°24'38"	300.00	211.59	207.23	N69°51'55"E
25	18°16'15"	272.50	86.90	86.53	S80°56'07"W
26	22°08'23"	272.50	105.30	104.64	S60°43'48"W
27	05°22'12"	327.50	30.69	30.68	S52°20'42"W
28	15°55'12"	327.50	91.00	90.71	S62°59'24"W
29	05°04'00"	327.50	28.96	28.95	S73°29'00"W
30	26°21'24"	300.00	138.00	136.79	N62°50'18"E
31	14°09'03"	272.50	67.30	67.13	N56°44'07"E
32	12°12'21"	272.50	58.05	57.94	N69°54'49"E
33	90°00'00"	20.00	31.42	28.28	S45°04'14"W
34	90°00'00"	20.00	31.42	28.28	N44°55'46"W
35	19°36'01"	272.50	93.22	92.77	S80°16'13"W
36	34°18'54"	300.00	179.67	177.00	N72°54'47"E
37	02°26'58"	327.50	14.00	14.00	N88°50'45"E
38	17°22'51"	327.50	99.35	98.97	N78°55'50"E
39	01°57'04"	327.50	11.15	11.15	N69°15'53"E
40	63°42'00"	20.00	22.24	21.11	S38°37'12"W
41	26°55'40"	65.00	30.55	30.27	S20°14'02"W
42	22°03'27"	65.00	25.02	24.87	S44°43'36"W
43	36°59'44"	65.00	41.97	41.25	S74°15'12"W
44	63°33'15"	65.00	72.10	68.46	N55°28'18"W
45	59°36'49"	65.00	67.63	64.62	N06°06'43"E
46	19°50'12"	65.00	22.50	22.39	N45°50'14"E
47	02°25'34"	65.00	2.75	2.75	N56°58'07"E
48	60°05'48"	65.00	68.18	65.10	N88°13'48"E
49	12°02'50"	325.00	68.34	68.21	S33°05'16"E
50	16°27'06"	227.50	65.32	65.10	S79°34'13"E
51	19°50'06"	209.05	72.37	72.01	S88°22'02"W
52	25°15'56"	209.05	92.18	91.44	S65°49'01"W
53	25°46'40"	209.05	94.05	93.26	S40°17'43"W
54	25°41'31"	209.05	93.74	92.96	S14°33'37"W
55	25°20'12"	209.05	92.44	91.69	S10°57'14"E
56	26°55'42"	209.05	98.25	97.35	S37°05'11"E
57	53°12'08"	174.63	162.15	156.39	S23°56'58"E
58	70°15'08"	174.63	214.12	200.96	S37°46'40"W
59	11°52'45"	174.63	36.21	36.14	S78°50'36"W
60	14°16'30"	388.10	96.69	96.44	S76°51'11"W
61	15°26'24"	388.10	104.59	104.27	S61°59'43"W
62	25°58'26"	388.10	175.94	174.44	S41°17'18"W
63	11°45'50"	160.99	33.04	32.98	S35°43'16"W
64	09°29'11"	160.99	26.23	26.20	S46°16'06"W
65	00°35'53"	327.50	3.42	3.42	S65°21'19"E
66	01°09'10"	300.00	6.04	6.04	N65°37'57"W
67	07°12'34"	275.00	34.80	34.58	S63°27'38"E
68	49°59'21"	20.00	17.45	16.90	S86°42'59"E
69	NOT USED				
70	60°20'00"	190.99	201.12	191.95	N60°01'31"E
71	56°28'54"	358.10	353.01	338.89	N56°32'32"E
72	135°20'01"	204.63	483.34	378.56	N17°06'59"E
73	148°50'07"	179.05	465.11	344.94	N23°52'02"E
74	00°47'33"	388.10	5.37	5.37	S84°23'13"W
75	24°02'19"	200.00	83.91	83.30	S70°23'50"W
76	34°57'47"	300.00	183.07	180.24	S83°41'28"E

GREYSON HEIGHTS SUBDIVISION

Located in:
The S.E. 1/4 of Section 22, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
OREGON
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/00



All deferred monuments will be set no later than June 20, 2001
Douglas C. McMah
SURVEYOR
All deferred monuments are now set, see Document No. 1913-27 of Official Records this 13th day of September, 2001.
Approved: *[Signature]*
JACKSON COUNTY SURVEYOR

- NOTES:
- NO VEHICULAR ACCESS WILL BE ALLOWED DIRECTLY FROM HILLCREST ROAD TO ANY LOTS SHOWN HEREON.
 - 75' STRUCTURE SETBACK REQUIRED FOR AGRICULTURAL BUFFER. THIS SUBDIVISION IS LOCATED WITHIN 200 FEET OF DESIGNATED AGRICULTURAL LAND. NEARBY RESIDENCES MAY BE SUBJECT TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF POLLUTION INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES.
 - 10' EASEMENT TO CITY OF MEDFORD FOR SANITARY SEWER LINE BEING CREATED HEREON.
 - 10,386 SQUARE FOOT AREA WITH PEDESTRIAN WALKWAY, RETAINING WALL, BLOCK WALL AND LANDSCAPING BEING GRANTED TO CITY OF MEDFORD HEREON.
 - C/L CITY OF MEDFORD 10' WIDE SANITARY SEWER EASEMENT, INSTRUMENT NO. 73-00266 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - A PACIFICORP ELECTRICAL EASEMENT PER INSTRUMENT NO. 94-19759 MAY AFFECT THIS PROPERTY (NO SPECIFIC LOCATION GIVEN).
 - A 16.00 FOOT RIGHT-OF-WAY PER VOLUME 1, PAGE 307 OF THE MISC. RECORDS OF JACKSON COUNTY MAY AFFECT THIS PROPERTY (NO SPECIFIC LOCATION GIVEN).

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 100 feet DECEMBER 6, 2000
BASIS OF BEARING: OREGON HILLS SUBD., UNIT NO.3 (WESTERLY BOUNDARY)

- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- = Found 5/8" rebar with plastic cap stamped "D.McMAHAN LS 1913" per Plat of OREGON HILLS SUBDIVISION, UNIT NO.3.
- ⊙ = Found 5/8" iron pin per S/N 9158
- ⊕ = Deferred monument
- ⊗ = Found City of Medford brass cap monument in monument case, unless otherwise shown.
- ⊙ = Found brass cap monument (flush) per Plats of BEL AIR HEIGHTS.

PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance.
S/N = Filed Survey Number
PSSE = Private Sanitary Sewer Easement
PSDE = Private Storm Drainage Easement
SECTION CORNER FOUND BRASS DISC PER COUNTY RE-ESTABLISHMENT RECORDS

LOT TABLE

LOT	SQ. FT.	LOT	SQ. FT.
1	14,098	27	21,613
2	14,113	28	26,718
3	14,018	29	21,899
4	14,015	30	15,234
5	14,384	31	13,862
6	14,642	32	16,791
7	15,627	33	22,498
8	13,885	34	13,772
9	14,197	35	18,843
10	14,011	36	17,246
11	14,231	37	17,245
12	15,610	38	17,244
13	16,884	39	17,244
14	15,172	40	17,243
15	15,976	41	17,242
16	13,933	42	17,241
17	17,534	43	17,030
18	17,991	44	16,819
19	17,271	45	16,578
20	17,027	46	24,613
21	18,961	47	14,186
22	16,200	48	13,755
23	16,200	49	13,323
24	20,815	50	12,830
25	22,740	51	14,084
26	18,808		

(98175S2.DWG)
SHEET 2 OF 2

12/2/00

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

SURVEY FOR: KEY WEST PROPERTIES
990 N. Phoenix Road
Medford, Oregon 97504

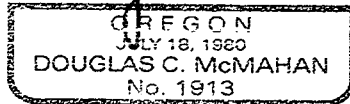
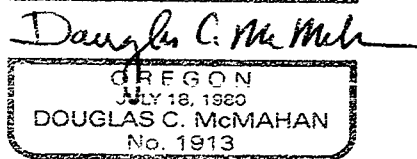
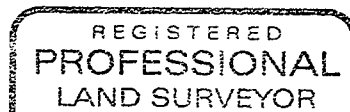
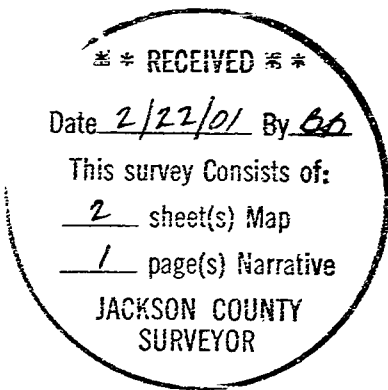
LOCATION: Southeast One-quarter (1/4) of Section 22, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat of GREYSON HEIGHTS SUBDIVISION, per City of Medford Planning Department File No. LDS-96-26 and per the client's request.

PROCEDURE: Utilizing information and found monumentation per Filed Survey No. 9158 and final plats of OREGON HILLS SUBDIVISION, UNIT NO. 3, BEL AIR HEIGHTS EXTENSIONS 1, 2 and 3, and City of Medford Centerline Monuments along Hillcrest Road for control I established monuments along boundary of client's property as shown hereon. Document No. 90-06869 of the Deed Records of Jackson County, Oregon was used to determine the Northerly boundary. I have attempted to use found monumentation as shown along Hillcrest Road to best determine the Northwesterly right-of-way line. An electronic total station was used to make all measurements.

BASIS OF BEARING: OREGON HILLS SUBDIVISION, UNIT NO. 3 (Westerly Boundary)

DATE: December 6, 2000



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504