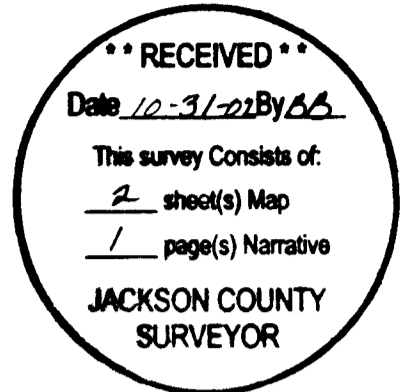


# HAMPTON PLACE SUBDIVISION, PHASE 1

LOCATED IN:

THE N.E. 1/4 OF SECTION 23, T.37S., R.2W., W.M.,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON



### DECLARATION

We, KEY WEST PROPERTIES, consisting of GALPIN, LLC and LARVAN, INC. 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 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. We hereby designate said subdivision as HAMPTON PLACE SUBDIVISION, PHASE 1.

### KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 17<sup>th</sup> day of October, 2002.

STATE OF OREGON )  
County of Jackson ) ss.

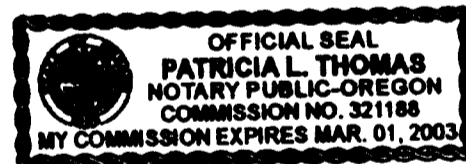
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2002, by John Schleining, President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).  
Before me: [Signature]  
Notary



IN WITNESS WHEREOF, I have set my hand and seal this 2<sup>nd</sup> day of October, 2002.

STATE OF OREGON )  
County of Jackson ) ss.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of October, 2002, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).  
Before me: [Signature]  
Notary



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

### RECORDING:

Filed for record this 31 day of October, 2002 at 4:07 O'Clock P.M. and recorded in Volume 28 of Plats at Page 58 of records of Jackson County, Oregon.

[Signature]  
County Clerk

[Signature]  
Deputy



RENEWS 12/31/02

### 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 tract.

Commencing at the Northeast corner of Donation Land Claim (DLC) No. 73 in Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon; thence South 00°02'32" West, along the Easterly boundary of said DLC No. 73, a distance of 2677.85 feet to a point on the centerline of Rossanley Drive; thence leaving said boundary, North 89°29'21" West along said centerline, 1582.87 feet; thence leaving said centerline North 00°30'39" East 49.30 feet to a point on the Northerly boundary of tract described in Instrument No. 00-09125 of the Deed Records of said Jackson County, said point being marked with a brass disk for the INITIAL POINT OF BEGINNING; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 45°19'57" East 28.45 feet) an arc distance of 31.66 feet; thence North 00°00'37" West 326.52 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 44°44'59" West 28.16 feet) an arc distance of 31.23 feet; thence North 00°23'22" West 55.01 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 45°15'01" East 28.41 feet) an arc distance of 31.60 feet; thence North 00°00'37" West 79.82 feet; thence South 89°29'21" East 950.69 feet; thence South 00°02'32" West 360.01 feet; thence North 89°29'21" West 90.00 feet; thence South 00°02'32" West 144.81 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 44°35'39" East 28.10 feet) an arc distance of 31.16 feet to a point on the aforementioned Northerly boundary of tract described in Instrument No. 00-09125; thence along said boundary North 89°13'50" West 734.63 feet; thence North 89°36'33" West 131.18 feet; thence North 89°19'29" West 34.41 feet to the INITIAL POINT OF BEGINNING.

[Signature]  
SURVEYOR

### APPROVALS

#### MEDFORD CITY PLANNING:

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

[Signature]  
Planning Director

24 October 2002  
Date

Examined and approved this 10<sup>th</sup> day of October, 2002.

[Signature]  
City Engineer

[Signature]  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of October 29<sup>th</sup>, 2002.

[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 OCTOBER 29, 2002.

[Signature]  
Tax Collector

UMPQUA BANK, the undersigned beneficiary of a certain Trust Deed recorded April 30, 2002, as Document No. 02-24128 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.

[Signature]  
Title: VICE PRESIDENT

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Oct, 2002, by F. MORAN, as VICE PRESIDENT, on behalf of UMPQUA BANK, freely and voluntarily.

Before me: [Signature]  
Notary

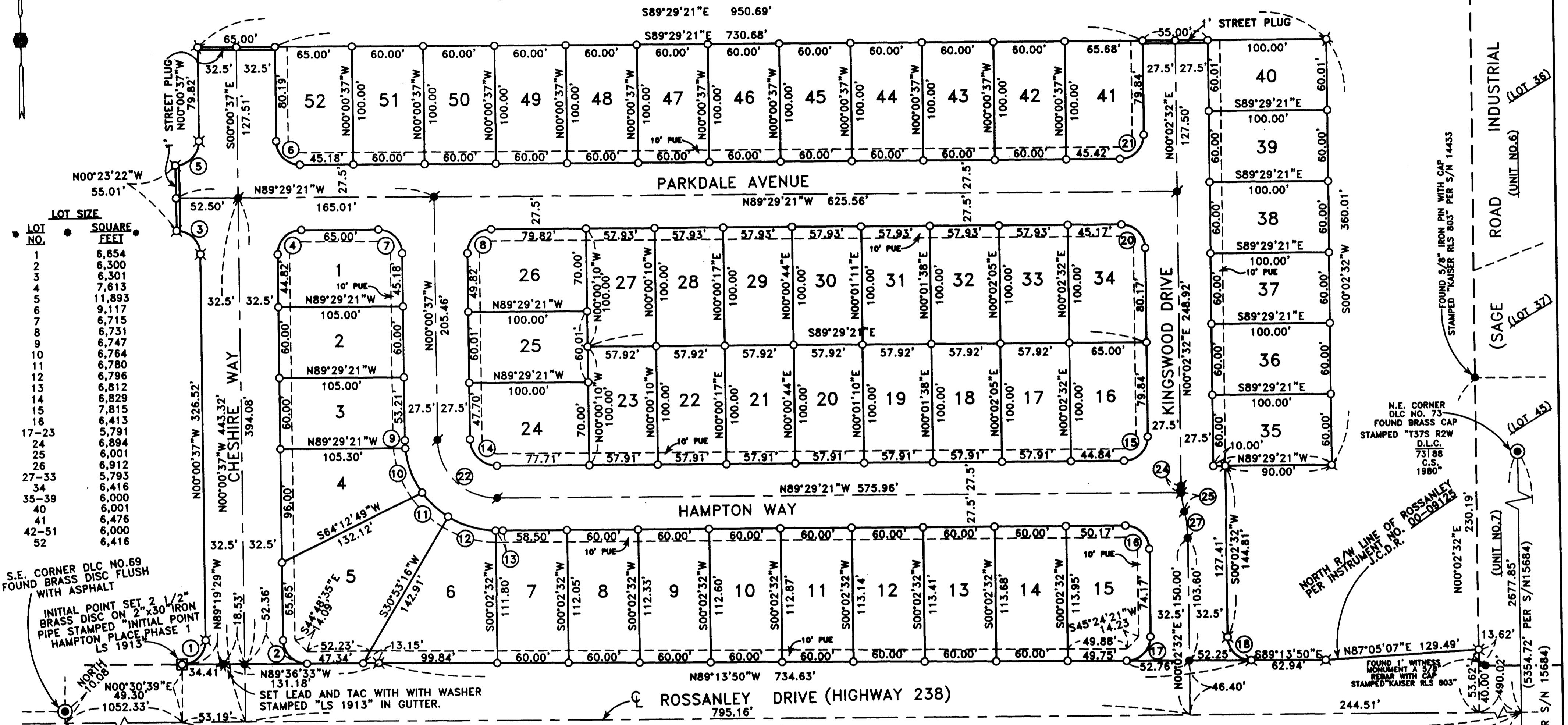


I certify this plat to be an exact photocopy of the original  
[Signature]  
SURVEYOR

# HAMPTON PLACE SUBDIVISION, PHASE 1

LOCATED IN:  
THE N.E. 1/4 OF SECTION 23, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

NOTES: 1.) THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS PER INSTRUMENT NO. 98-31317 J.C.D.R.  
2.) THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS PURSUANT TO THE PROVISIONS OF THE CITY OF MEDFORD PER INSTRUMENT NO. 98-50919 J.C.D.R.



**LOT SIZE**

LOT NO.	SQUARE FEET
1	6,654
2	6,300
3	6,301
4	7,613
5	11,893
6	9,117
7	6,715
8	6,731
9	6,747
10	6,764
11	6,780
12	6,796
13	6,812
14	6,829
15	7,815
16	6,413
17-23	5,791
24	6,894
25	6,001
26	6,912
27-33	5,793
34	6,416
35-39	6,000
40	6,001
41	6,476
42-51	6,000
52	6,416

S.E. CORNER DLC NO. 69 FOUND BRASS DISC FLUSH WITH ASPHALT  
INITIAL POINT SET 2 1/2" IRON BRASS DISC ON 2" x 30" IRON PIPE STAMPED "INITIAL POINT HAMPTON PLACE PHASE 1 LS 1913"

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., SUITE 201 MEDFORD, OREGON  
(541) 779-4641

BY: DOUGLAS C. McMAHAN LS No. 1913  
SCALE: 1 inch = 60 feet AUGUST 1, 2002  
BASIS OF BEARING: FILED SURVEY NO. 15684  
(EAST BOUNDARY DLC NO. 73)

- = 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".
- = Set 5/8" x30" rebar with metal cap stamped "LS 1913". Reference point information on file at City of Medford Engineering Department.
- ⦿ = Found 5/8" iron pin, unless otherwise shown.
- ⊙ = Found brass cap monument as shown.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

J.C.D.R. = Jackson County Deed Records  
S/N = Filed Survey Number

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°41'08"	20.00	31.66	28.45	N45°19'57"W
2	89°35'56"	20.00	31.28	28.19	S44°48'35"E
3	89°28'44"	20.00	31.23	28.16	N44°44'59"W
4	90°31'16"	20.00	31.60	28.41	S45°15'01"W
5	90°31'16"	20.00	31.60	28.41	N45°15'01"E
6	89°28'44"	20.00	31.23	28.16	S44°44'59"E
7	89°28'44"	20.00	31.23	28.16	N44°44'59"W
8	90°31'16"	20.00	31.60	28.41	S45°15'01"W
9	05°01'50"	77.50	6.80	6.80	S02°31'32"E
10	29°54'38"	77.50	40.46	40.00	S19°59'46"E
11	22°19'12"	77.50	30.19	30.00	S46°06'40"E
12	31°06'15"	77.50	42.07	41.56	S72°49'24"E
13	01°06'50"	77.50	1.51	1.51	S88°55'56"E
14	89°28'44"	22.50	35.14	31.68	S44°44'59"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
15	90°28'07"	20.00	31.58	28.40	N45°16'35"E
16	89°31'53"	20.00	31.25	28.17	N44°43'25"W
17	90°43'38"	20.00	31.67	28.46	N45°24'21"E
18	89°16'22"	20.00	31.16	28.10	S44°35'39"E
19	NOT IN USE				
20	89°31'53"	20.00	31.25	28.17	N44°43'25"W
21	90°28'07"	20.00	31.58	28.40	N45°16'35"E
22	89°28'44"	50.00	78.09	70.39	N44°44'59"W
23	90°28'07"	20.00	31.58	28.40	N45°16'35"E
24	03°29'30"	100.00	6.09	6.09	N01°42'13"W
25	09°20'49"	100.00	16.31	16.30	N08°07'23"W
26	NOT IN USE				
27	12°50'19"	100.00	22.41	22.36	N06°22'37"W

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Douglas C. McMah*  
OREGON  
DOUGLAS C. McMAHAN  
No. 1813  
RENEWS 12/31/02

S.E. CORNER DLC NO. 73 FOUND BRASS DISC IN MONUMENT CASE STAMPED "JACKSON COUNTY T37S R2W SE DLC COR 73 1970 CONTROL MONUMENT"