

HAMPTON PLACE SUBDIVISION, PHASE 2

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, a partnership consisting of GALPIN, LLC, an Oregon limited liability company and LARVAN, INC., a New Jersey Corporation, 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 2.

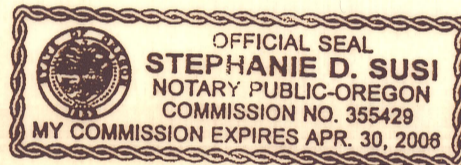
KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 3rd day of December, 2002.

STATE OF OREGON)
County of Jackson)ss.

The foregoing instrument was acknowledged before me this 3rd day of December, 2002 by John Schleining, President of LARVAN, INC., an New Jersey Corporation, (partner of KEY WEST PROPERTIES).

Before me: [Signature]
Notary

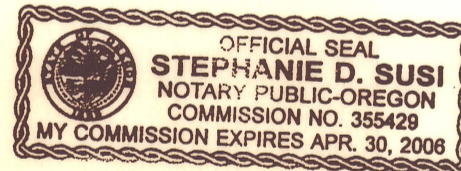


IN WITNESS WHEREOF, I have set my hand and seal this 3rd day of December, 2002.

STATE OF OREGON)
County of Jackson)ss.

The foregoing instrument was acknowledged before me this 3rd day of December, 2002 by C.A. Galpin, as an managing member of GALPIN, LLC, an Oregon Limited Liability Company, (partner of KEY WEST PROPERTIES).

Before me: [Signature]
Notary



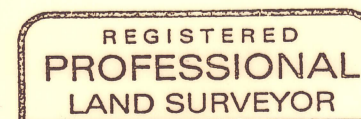
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 31 day of December, 2002 at 4:26 o'clock P.M. and recorded in Volume 28 of Plats at Page 68 of records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy



Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

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.

BEGINNING at the Southwest corner of HAMPTON PLACE SUBDIVISION, PHASE 1 in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being 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 disc for the INITIAL POINT OF BEGINNING; thence along said Northerly boundary North 89°19'29" West 494.80 feet; thence leaving said boundary North 00°00'37" West 532.11 feet; thence South 89°29'21" East 90.00 feet; thence South 77°12'06" East 56.40 feet; thence South 89°29'21" East 370.02 feet to the Northwest corner of the aforementioned HAMPTON PLACE SUBDIVISION, PHASE 1; thence along the Westerly boundary of said subdivision South 00°00'37" East 79.82 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 45°15'01" West 28.41 feet) an arc distance of 31.60 feet; thence South 00°23'22" East 55.01 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 44°44'59" East 28.16 feet) an arc distance of 31.23 feet; thence South 00°00'37" East 326.52 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 45°19'57" West 28.45 feet) an arc distance of 31.66 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.
[Signature] Planning Director 27 December 2002 Date

Examined and approved this 12th day of December, 2002
[Signature] City Engineer [Signature] City Surveyor

Examined and approved as required by O.R.S. 92.100 as of DECEMBER 30, 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 Dec. 30, 2002.
[Signature] Tax Collector

LANDAMERICA EXCHANGE COMPANY, the undersigned beneficiary of certain Trust Deeds recorded October 9, 2002, as Documents No. 02-53794 and 02-53795 of the Official Records of Jackson County, Oregon, affecting the land described herein, releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.

By: [Signature]
Title: Sen. Vice President

The foregoing instrument was acknowledged before me this 3rd day of Dec, 2002, by Stephen W. Conroy as Sen. Vice President on behalf of LANDAMERICA EXCHANGE COMPANY, freely and voluntarily.

Before me: [Signature]
Notary



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

HAMPTON PLACE SUBDIVISION, PHASE 2

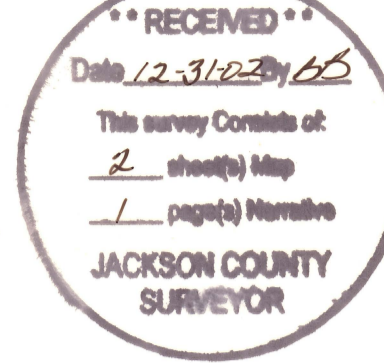
LOCATED IN:
THE N.E. 1/4 OF SECTION 23 SOUTH, T.37S., R.2W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN July 31 2003.

Douglas C. McMah
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 03-28196
OF OFFICIAL RECORDS THIS 2ND DAY OF May 2003
CS 17746

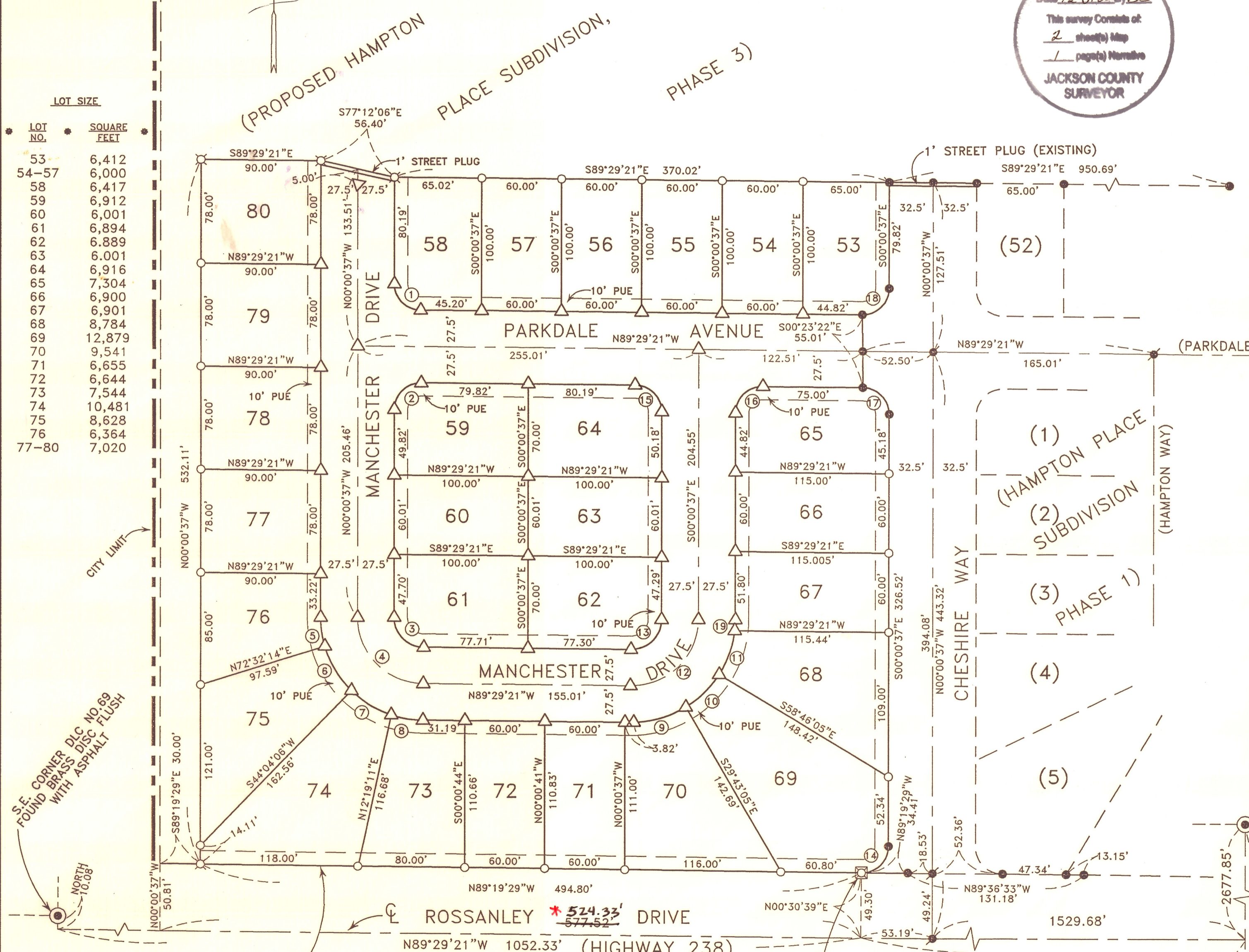
APPROVED: *Roger Roberts*
JACKSON COUNTY SURVEYOR



| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|-------|-----------|--------|--------|-------|---------------|
| 1 | 89°28'44" | 20.00 | 31.23 | 28.16 | S44°44'59"E |
| 2 | 90°31'16" | 20.00 | 31.60 | 28.41 | S45°15'01"W |
| 3 | 89°28'44" | 22.50 | 35.14 | 31.68 | N44°44'59"W |
| 4 | 89°28'44" | 50.00 | 78.09 | 70.39 | S44°44'59"E |
| 5 | 16°15'09" | 77.50 | 21.98 | 21.91 | S08°08'12"E |
| 6 | 29°08'45" | 77.50 | 39.42 | 39.00 | S30°50'09"E |
| 7 | 26°06'02" | 77.50 | 35.30 | 35.00 | S58°27'32"E |
| 8 | 17°58'48" | 77.50 | 24.32 | 24.22 | S80°29'57"E |
| 9 | 32°14'56" | 77.50 | 43.62 | 43.05 | N74°23'11"E |
| 10 | 26°06'02" | 77.50 | 35.30 | 35.00 | N45°12'41"E |
| 11 | 26°06'02" | 77.50 | 35.30 | 35.00 | N19°06'39"E |
| 12 | 90°31'16" | 50.00 | 78.99 | 71.03 | N45°15'01"E |
| 13 | 90°31'16" | 22.50 | 35.55 | 31.96 | N45°15'01"E |
| 14 | 90°41'08" | 20.00 | 31.66 | 28.45 | N45°19'57"E |
| 15 | 89°28'44" | 20.00 | 31.23 | 28.16 | N44°44'59"W |
| 16 | 90°31'16" | 20.00 | 31.60 | 28.41 | S45°15'01"W |
| 17 | 89°28'44" | 20.00 | 31.23 | 28.16 | N44°44'59"W |
| 18 | 90°31'16" | 20.00 | 31.60 | 28.41 | N45°15'01"E |
| 19 | 06°04'15" | 77.50 | 8.21 | 8.21 | N03°01'30"E |

LOT SIZE

| LOT NO. | SQUARE FEET |
|---------|-------------|
| 53 | 6,412 |
| 54-57 | 6,000 |
| 58 | 6,417 |
| 59 | 6,912 |
| 60 | 6,001 |
| 61 | 6,894 |
| 62 | 6,889 |
| 63 | 6,001 |
| 64 | 6,916 |
| 65 | 7,304 |
| 66 | 6,900 |
| 67 | 6,901 |
| 68 | 8,784 |
| 69 | 12,879 |
| 70 | 9,541 |
| 71 | 6,655 |
| 72 | 6,644 |
| 73 | 7,544 |
| 74 | 10,481 |
| 75 | 8,628 |
| 76 | 6,364 |
| 77-80 | 7,020 |



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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 60 feet DATE: SEPTEMBER 5, 2002
BASIS OF BEARING: SAGE ROAD INDUSTRIAL PARK (EAST LINE OF 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".
- = Found 5/8" rebar with plastic cap stamped "D.McMAHAN LS 1913" per plat of HAMPTON PLACE SUBDIVISION, PHASE 1.
- ⊗ = Found 5/8" rebar with metal cap stamped "LS 1913" per plat of HAMPTON PLACE SUBDIVISION, PHASE 1
- △ = Deferred monument
- = Found brass cap monument
- ⊗ = Set 5/8" X24" rebar with metal cap stamped "LS 1913".
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number

NORTH R/W LINE OF ROSSANLEY PER INSTRUMENT NO. 00-09125 J.C.D.R.

NORTH 10.08'

S.E. CORNER DLC NO. 69 FOUND BRASS DISC FLUSH WITH ASPHALT

**Affidavit of Correction
Doc. 2008-017424
5/7/08 CS R. Roberts*

INITIAL POINT FOUND 3" BRASS DISC ON 2" IRON PIPE DISC ON 2" IRON PIPE STAMPED "INITIAL POINT HAMPTON PLACE, PHASE 1 LS 1913"

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

N.E. CORNER DLC NO. 73 FOUND BRASS CAP STAMPED "T37S R2W D.L.C. 73188 C.S. 1980"

N00°02'32"E 5354.56' (5354.72' PER S/N15684) (BASIS OF BEARING PER S/N 15684)

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
JULY 18, 1990
DOUGLAS C. McMAHAN No. 1913
EXPIRES 12/31/02

* See Att. of Post Mon

SURVEY NO. 17608

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

SURVEY FOR: Key West Properties
990 North Phoenix Road, Suite G #105
Medford, Oregon 97504

LOCATION: The Northeast one-quarter (1/4) of Section 23, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

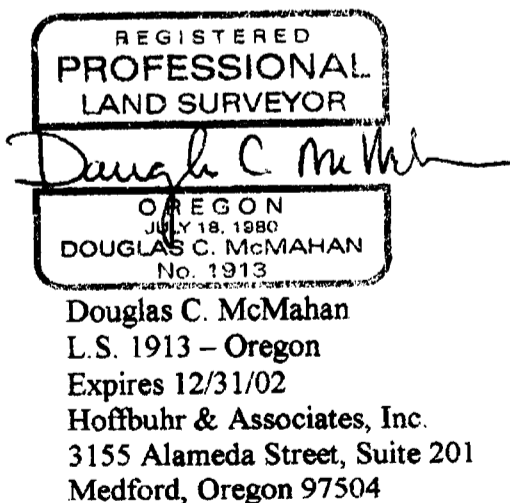
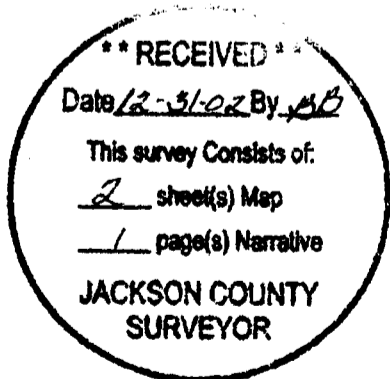
PURPOSE: To survey, monument and prepare final plat of HAMPTON PLACE SUBDIVISION, PHASE 2 as per City of Medford Planning Department File No. LDS-00-78 and as per the client's request.

PROCEDURE: Utilizing found monumentation per Filed Surveys No. 14433 and No. 15684 and Final Plat of HAMPTON PLACE SUBDIVISION, PHASE 1, for control, I set proper monuments as shown on the accompanying drawing. Instrument No. 00-09125 was used in determining the Southerly boundary of the client's property. An electronic total station was used to make all measurements.

Vol. 28 Pg. 68
Book 14 Pg. 80
13L/47

BASIS OF BEARING: Filed Survey No. 15684 (East Line of DLC No. 73)

DATE: September 5, 2002



(01-163)
(hmptn2nrr.dcm)



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

HOFFBUHR & ASSOCIATES, INC.
880 Golf View Drive #201
Medford, Oregon 97504

17608

(503) 779-4641

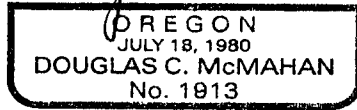
AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.225

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of HAMPTON PLACE SUBDIVISION, PHASE 2, filed for record the 31st day of December, 2002, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 17608.

Douglas C. McMahan, L.S. 1913



Douglas C. McMahan



Renews 12/31/08

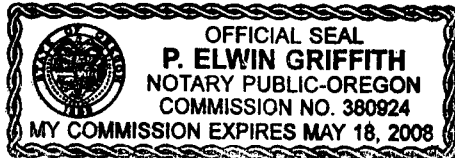
STATE OF OREGON)
County of Jackson) ss.

April 29, _____ A.D. 2008

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me:

P. Elwin Griffith



The correction is: (On sheet 2 the distance between the words "ROSSANLEY" and "DRIVE" to the west of Cheshire Way)

As filed: "577.52"
Change to: "524.33"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

May 1, 2008
Date

Robert Robert
Jackson County Surveyor

14/20
134/47

(ham2affcor.dcm)

