

* See Aff. of Past Mon

SURVEY NO. 17609

**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.

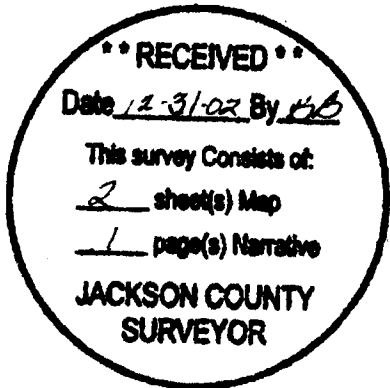
PURPOSE: To survey, monument and prepare final plat of HAMPTON PLACE SUBDIVISION, PHASE 3 as per City of Medford Planning Department File No. LDS-00-78 and as per the client's request.

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. 69
Book 14 pg. 81
13L/48*

BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 1
(CENTERLINE PARKDALE AVENUE)

DATE: September 5, 2002



(01-164)
(hmptn3nrr.dcm)

HAMPTON PLACE SUBDIVISION, PHASE 3

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

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

Douglas C. McMahon
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 03-28195
OF OFFICIAL RECORDS THIS 20 DAY OF May 2003

CS 17747

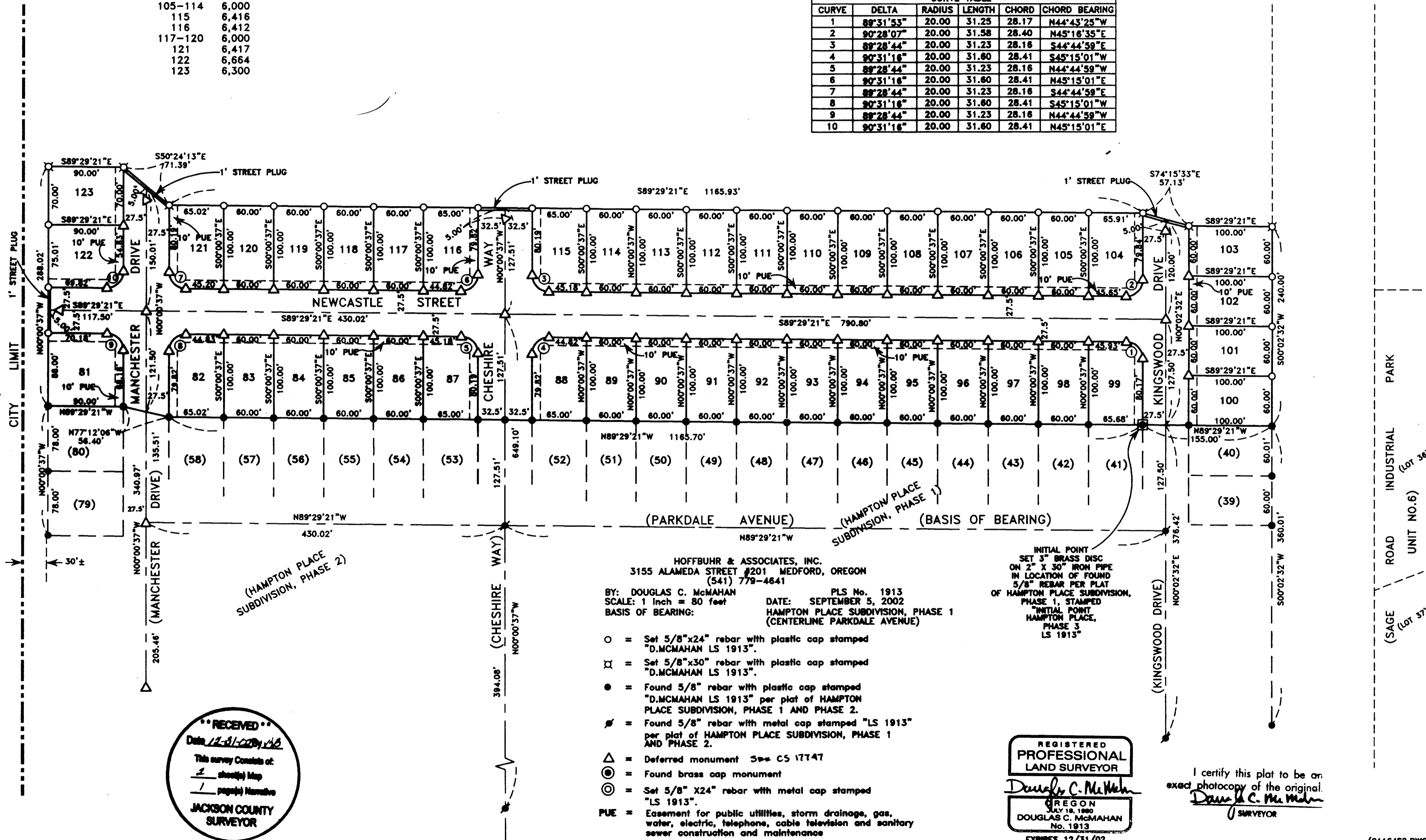
APPROVED: *Ronald Roberts*
JACKSON COUNTY SURVEYOR

LOT SIZE

LOT NO.	SQUARE FEET
81	7,836
82	6,414
83-86	6,000
87	6,416
88	6,412
89-98	6,000
99	6,488
100-103	6,000
104	6,499
105-114	6,000
115	6,416
116	6,412
117-120	6,000
121	6,417
122	6,664
123	6,300

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°31'53"	20.00	31.25	28.17	N44°43'25"W
2	90°28'07"	20.00	31.58	28.40	N45°16'35"E
3	89°28'44"	20.00	31.23	28.18	S44°44'59"E
4	90°31'16"	20.00	31.60	28.41	S45°15'01"W
5	89°28'44"	20.00	31.23	28.18	N44°44'59"W
6	90°31'16"	20.00	31.60	28.41	N45°15'01"E
7	89°28'44"	20.00	31.23	28.18	S44°44'59"E
8	90°31'16"	20.00	31.60	28.41	S45°15'01"W
9	89°28'44"	20.00	31.23	28.18	N44°44'59"W
10	90°31'16"	20.00	31.60	28.41	N45°15'01"E



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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 80 feet DATE: SEPTEMBER 5, 2002
BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 1
(CENTERLINE PARKDALE AVENUE)

- = 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 AND PHASE 2.
- ⊙ = Found 5/8" rebar with metal cap stamped "LS 1913" per plat of HAMPTON PLACE SUBDIVISION, PHASE 1 AND PHASE 2.
- △ = Deferred monument S# CS 17747
- ⊕ = 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

INITIAL POINT
SET 3" BRASS DISC
ON 2" X 30" IRON PIPE
IN LOCATION OF FOUND
5/8" REBAR PER PLAT
OF HAMPTON PLACE SUBDIVISION,
PHASE 1, STAMPED
"INITIAL POINT
HAMPTON PLACE,
PHASE 3
LS 1913"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahon
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/02

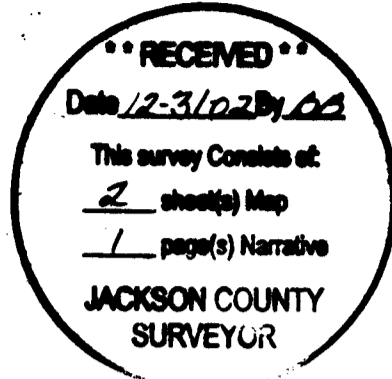
I certify this plat to be an
exact photocopy of the original.
Douglas C. McMahon
SURVEYOR

RECEIVED
Date 12-11-2002
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HAMPTON PLACE SUBDIVISION, PHASE 3

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 3.

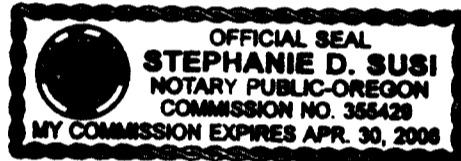
KEY WEST PROPERTIES:

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 Schleinings as President of LARVAN, INC., a New Jersey Corporation, (partner of KEY WEST PROPERTIES).

Before me: Stephanie D. Susi
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 managing member of GALPIN, LLC, an Oregon Limited Liability Company, (partner of KEY WEST PROPERTIES).

Before me: Stephanie D. Susi
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 4:30 o'clock P.M. and recorded in Volume 28 of Plats at Page 69 of records of Jackson County, Oregon.

Kathleen S. Robert
County Clerk

Stephanie D. Susi
Notary



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 a point for the Northeast corner of Lot 41 in 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 marked with a brass disc for the INITIAL POINT OF BEGINNING; thence North 89°29'21" West along the Northerly boundary of said subdivision and the Northerly boundary of HAMPTON PLACE SUBDIVISION, PHASE 2, according to the Official Plat thereof, now of record in said Jackson County, 1165.70 feet; thence North 77°12'06" West 56.40 feet; thence North 89°29'21" West 90.00 feet to the Northwest corner of said HAMPTON PLACE SUBDIVISION, PHASE 2; thence leaving said boundary, North 00°00'37" West 288.02 feet; thence South 89°29'21" East 90.00 feet; thence South 50°24'13" East 71.39 feet; thence South 89°29'21" East 1165.93 feet; thence South 74°15'33" East East 57.13 feet; thence South 89°29'21" East 100.00 feet; thence South 00°02'32" West 240.00 feet to the Northeast Corner of the aforementioned HAMPTON PLACE SUBDIVISION, PHASE 1; thence North 89°29'21" West along the Northerly boundary of said subdivision, 155.00 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.

Scott O. Lutz
Planning Director

27 December 2002
Date

Examined and approved this 16th day of December, 2002

Robert Steul
City Engineer

Paul D. Lutz
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of Dec 30, 2002.

Christopher Francis Deputy
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.

Lynnda Admitt Deputy
Tax Collector

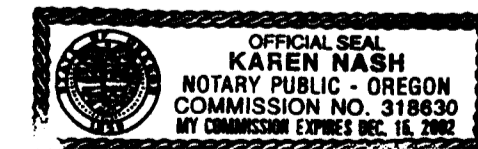
LANDAMERICAN EXCHANGE COMPANY, the undersigned beneficiary of certain Trust Deeds recorded October 9, 2002 as Documents No. 02-53794 and No. 02-53795 of the Official Records of Jackson County, Oregon, affecting the land described herein, releases from the lien of said Trust Deeds all property shown hereon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

STATE OF OREGON)
County of Jackson) ss.

By: SM
Title: Sr. Vice President

The foregoing instrument was acknowledged before me this 3rd day of Dec, 2002, by Stephen M. Connor, as Sr. Vice President on behalf of LANDAMERICAN EXCHANGE COMPANY, freely and voluntarily.

Before me: Karen Nash
Notary



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