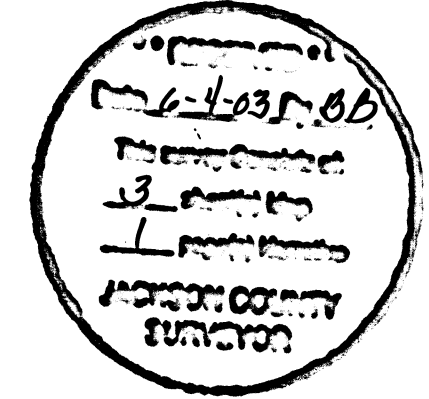


MOUNTAIN GATE VILLAGE (A Planned Community)

located in:
the Southwest 1/4 of Section 8,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, VIEWCREST CONSTRUCTION, INC., AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS 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. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT AREA DESIGNATED FOR PUBLIC STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THAT AREA PORTRAYED AND DESIGNATED AS A 1-FOOT STREET PLUG, BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. WE HEREBY CREATE FOR THE BENEFIT OF THE MEDFORD WATER COMMISSION, A PERPETUAL EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND RELATED FACILITIES IN THE AREAS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE A 15-FOOT EASEMENT FOR THE BENEFIT OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT FOR ACCESS TO AND INSTALLATION OF IRRIGATION FACILITIES AND FOR THE BENEFIT OF THE CITY OF MEDFORD FOR STORM DRAINAGE IN THE AREA SHOWN HEREON. WE HEREBY CREATE FOR THE CITY OF MEDFORD A 10-FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE AREA SHOWN HEREON. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1-87 AND TRACT A, PRIVATE STREETS AS SHOWN, PRIVATE STORM DRAIN AND OTHER PRIVATE UTILITY EASEMENTS OVER AND ACROSS LOTS 1-87 AND TRACT A. WE HEREBY DESIGNATE SAID SUBDIVISION AS MOUNTAIN GATE VILLAGE.

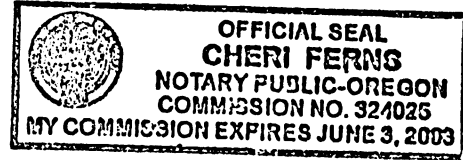
VIEWCREST CONSTRUCTION, INC.

BY: *Brian Reed*
TITLE: Secretary

STATE OF OREGON }
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 6TH DAY OF MAY, 2003, BY BRIAN L. REED, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF VIEWCREST CONSTRUCTION INC., AN OREGON CORPORATION.

BEFORE ME:
Cheri Jerns
NOTARY



SCOTT VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED AUGUST 13, 2002 AND RECORDED AUGUST 21, 2002 AS DOCUMENT NO. 02-44343, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

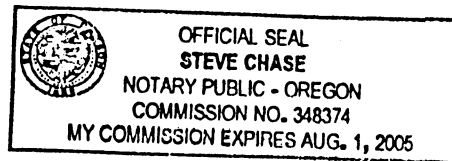
IN WITNESS WHEREOF, SIGNED THIS 6TH DAY OF MAY, 2003.
BY: *Ukman*
TITLE: Relationship Banker

STATE OF Oregon }
COUNTY OF Jackson)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, 2003, BY Mike Birgamin, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SCOTT VALLEY BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

Steve Chase
NOTARY



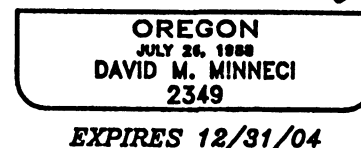
I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 204, PAGE 1776-1778 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 4TH DAY OF JUNE, 2003 AT 3:46 O'CLOCK P.M. AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 30 OF RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT
COUNTY CLERK

CHERYL ANGERIS
DEPUTY



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON)SS

I, DAVID M. MINNECI, 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 BOUNDARY LINES:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, SAID POINT BEING SOUTH 00°06'40" EAST 1324.42 FEET FROM THE ONE-QUARTER CORNER COMMON TO SECTIONS 7 AND 8, SAID TOWNSHIP AND RANGE; THENCE, ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER, SOUTH 89°54'54" EAST 700.00 FEET TO THE INITIAL POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL I DESCRIBED IN DOCUMENT NO. 99-39883, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF PARCELS I AND II OF THE AFORESAID DOCUMENT AS FOLLOWS: SOUTH 89°54'54" EAST 624.18 FEET (RECORD SOUTH 89°55'05" EAST 624.25 FEET); THENCE SOUTH 00°06'40" EAST 662.22 FEET (RECORD SOUTH 0°06'30" EAST 662.26 FEET); THENCE NORTH 89°54'53" WEST 1284.48 FEET TO THE EAST LINE OF CRATER LAKE AVENUE; THENCE NORTH 00°05'10" WEST 48.71 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89°54'53" EAST 530.00 FEET; THENCE NORTH 00°05'10" WEST 294.60 FEET; THENCE SOUTH 89°39'00" EAST 70.01 FEET; THENCE NORTH 00°05'10" WEST 100.00 FEET; THENCE SOUTH 89°39'00" EAST 60.00 FEET; THENCE NORTH 00°05'10" WEST 219.50 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

Scott O. Lester
PLANNING DIRECTOR

May 28, 2003
DATE

EXAMINED AND APPROVED THIS 15TH DAY OF May, 2003.

Lanham Burkow
CITY ENGINEER

Paul D. Lewis
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 30 DAY OF MAY, 2003.

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 THIS 30 DAY OF May, 2003.

Patty Budson, Deputy
TAX COLLECTOR

WILLIAM ALAN SMITH, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED JUNE 30, 2000 AND RECORDED AUGUST 02, 2000 AS DOCUMENT NO. 00-31973, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 6TH DAY OF May, 2003.

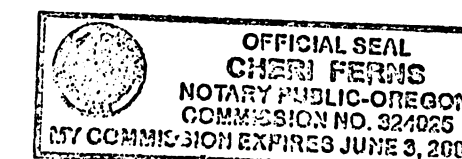
William A. Smith
WILLIAM ALAN SMITH

STATE OF OREGON }
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF MAY, 2003, BY WILLIAM ALAN SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Cheri Jerns
NOTARY



MOUNTAIN GATE VILLAGE (A Planned Community) Located in: the Southwest 1/4 of Sec. 8, Township 37, South, Range 1 West, W.M., City of Medford, Jackson County, Oregon

LOT SIZE table with columns: LOT NUMBER, SQUARE FEET, LOT NUMBER, SQUARE FEET

Table listing lot numbers 1 through 44 and their corresponding square footages.

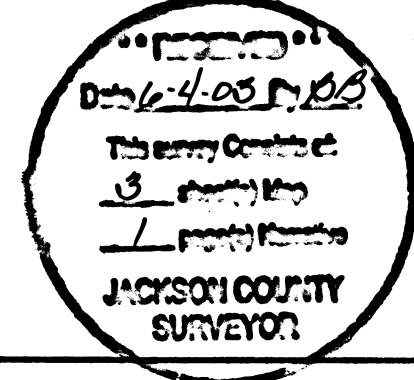
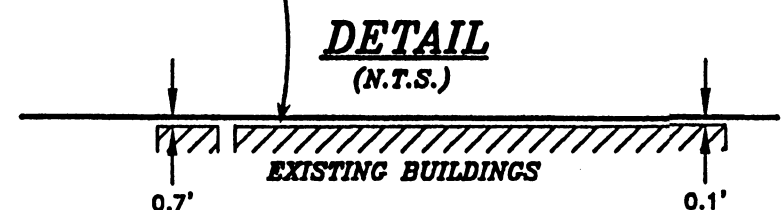
LINE TABLE with columns: LINE, BEARING, DISTANCE

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

- Legend for symbols: SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349", SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349", SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE DRIVEWAY, SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349", ORIGINAL MONUMENT DESTROYED, FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R. BATH LS 1069" PER S/N 10944, FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 17045, FOUND MONUMENT AS NOTED, FOUND BRASS CAP MONUMENT AS NOTED, SET 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" IN ASPHALT, S/N = SURVEY NUMBER, PUE = EASEMENT FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION, TELEPHONE AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE, [] = RECORD PER DOC. NO. 99-39883, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CURVE TABLE S/N 17637 with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING

CURVE TABLE S/N 5025 & 17367 with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING



I certify this plat to be an exact photocopy of the original. David M. Minnecci SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR David M. Minnecci OREGON JULY 26, 1988 DAVID M. MINNECCI 2349 EXPIRES 12/31/04

- NOTES: 1.) COMMON AREA INCLUDES PRIVATE ROADS. 2.) SEE SHEET 3 FOR EASEMENTS.

Crater Lake Avenue (2648.84' PER S/N 10944) (2648.92' PER S/N 13739) (2648.84' PER S/N 10944) (2648.92' PER S/N 13739) (2648.84' PER S/N 10944) (2648.92' PER S/N 13739)

MOUNTAIN GATE VILLAGE
 (A Planned Community)
 Located In:
 the Southwest 1/4 of Sec. 8,
 Township 37, South, Range 1 West, W.M.,
 City of Medford, Jackson County, Oregon
 (Sheet for Depiction of Easements)

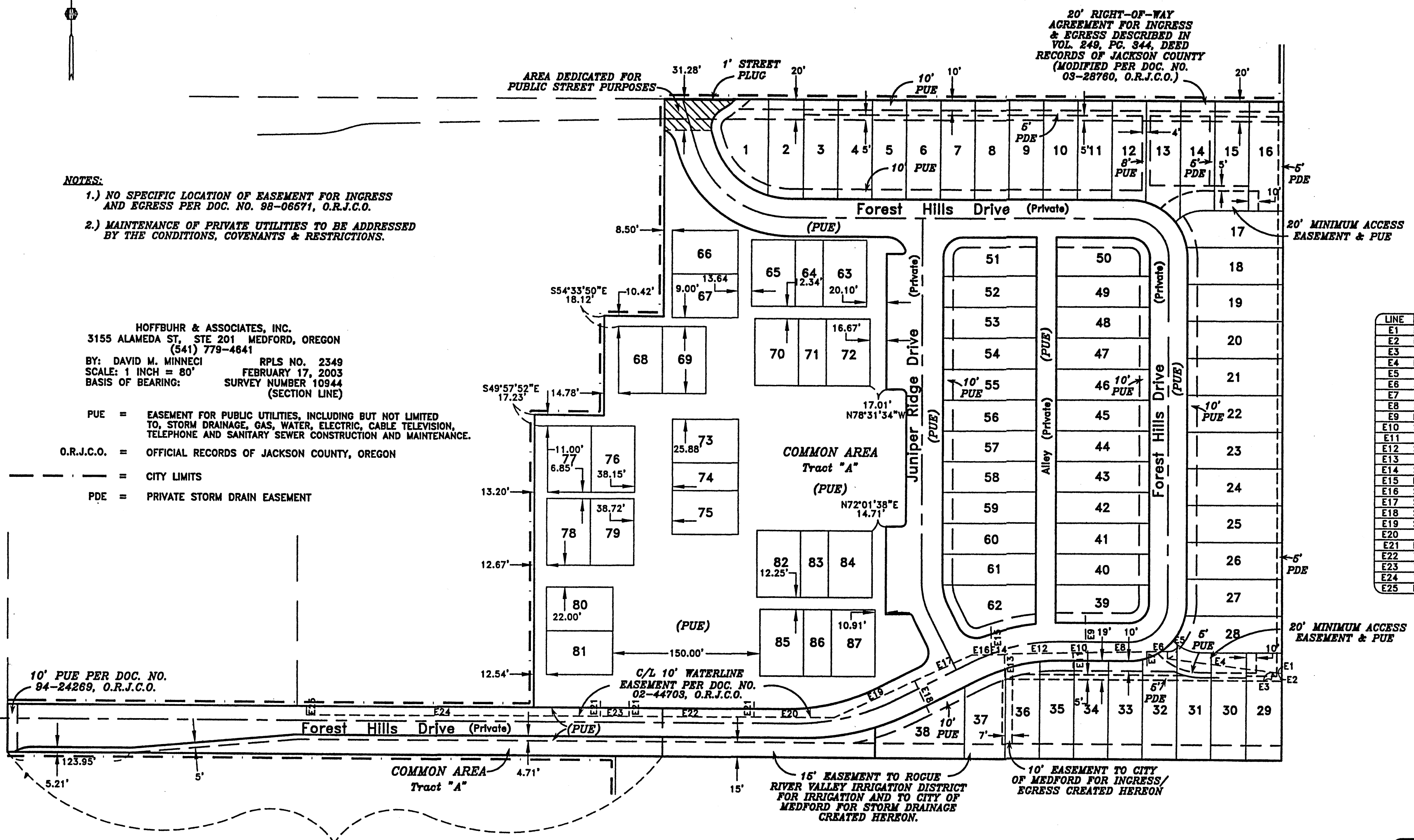


NOTES:

- 1.) NO SPECIFIC LOCATION OF EASEMENT FOR INGRESS AND EGRESS PER DOC. NO. 98-06671, O.R.J.C.O.
- 2.) MAINTENANCE OF PRIVATE UTILITIES TO BE ADDRESSED BY THE CONDITIONS, COVENANTS & RESTRICTIONS.

HOFFBUHR & ASSOCIATES, INC.
 3155 ALAMEDA ST., STE 201 MEDFORD, OREGON
 (541) 779-4841
 BY: DAVID M. MINNECI RPLS NO. 2349
 SCALE: 1 INCH = 80' FEBRUARY 17, 2003
 BASIS OF BEARING: SURVEY NUMBER 10944
 (SECTION LINE)

PUE = EASEMENT FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION, TELEPHONE AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
 O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 --- = CITY LIMITS
 PDE = PRIVATE STORM DRAIN EASEMENT



WATERLINE TABLE

LINE	BEARING	DISTANCE
E1	N89°48'06"W	3.23'
E2	N83°01'47"W	6.44'
E3	S06°58'13"W	7.50'
E4	N83°01'47"W	106.36'
E5	NORTH	7.28'
E6	S88°52'00"W	20.94'
E7	S01°08'00"E	14.00'
E8	S88°52'00"W	61.27'
E9	N01°08'00"W	37.00'
E10	S88°52'00"W	12.94'
E11	S01°08'00"E	15.00'
E12	S88°52'00"W	69.15'
E13	S01°08'00"E	22.50'
E14	S88°52'00"W	13.15'
E15	N01°08'00"W	28.00'
E16	S88°52'00"W	19.14'
E17	S65°12'16"W	62.95'
E18	S24°47'44"W	35.00'
E19	S65°12'16"W	89.63'
E20	WEST	80.39'
E21	NORTH	15.00'
E22	WEST	125.54'
E23	WEST	29.02'
E24	WEST	296.03'
E25	NORTH	8.87'

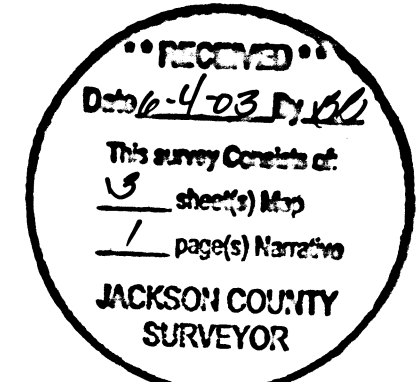
10' PUE PER DOC. NO. 84-24269, O.R.J.C.O.

C/L 10' WATERLINE EASEMENT PER DOC. NO. 02-44703, O.R.J.C.O.

15' EASEMENT TO ROGUE RIVER VALLEY IRRIGATION DISTRICT FOR IRRIGATION AND TO CITY OF MEDFORD FOR STORM DRAINAGE CREATED HERSON.

10' EASEMENT TO CITY OF MEDFORD FOR INGRESS/EGRESS CREATED HERSON

AREA 48.71' X 860.03' FOR DEDICATION OF RIGHT OF WAY AND PUBLIC UTILITY EASEMENT PER DOC. NO. 93-44452, O.R.J.C.O. (BENEFICIARY NOT STATED) AND ROAD IMPROVEMENT AND MAINTENANCE AGREEMENT FOR ACCESS AND PUBLIC UTILITIES PER DOC. NO. 98-06669, O.R.J.C.O. (PORTION RELEASED PER DOC. NO. 03-07193, O.R.J.C.O.)



REGISTERED PROFESSIONAL LAND SURVEYOR
 David M. Minnecci
 OREGON
 JULY 28, 1988
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/04

I certify this plat to be an exact photocopy of the original.
 David Minnecci
 SURVEYOR

SURVEY NO 17789

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

Survey for: VIEWCREST CONSTRUCTION
529 Edwards Street
Medford, Oregon 97501

Location: Located in the Southwest $\frac{1}{4}$ of Section 8, Township 37
South, Range 1 West, Willamette Meridian, City of
Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for
MOUNTAIN GATE VILLAGE, PHASES 1 AND 2, A
Planned Unit Development.

Procedure: Utilizing control and found monumentation from Surveys
No. 5025, 10944, 17045 and 17637, and deed descrip-
tion per Document No. 99-39883, I set pins as shown on
the accompanying Subdivision Plat. The North line of
this Survey represents the one-sixteenth (1/16) line and
was established at proportioned distance from the com-
puted Section corner and one-Quarter corner of Section
8 and the positioning of the found monuments along the
East line of Surveys No. 5025 and 10944.

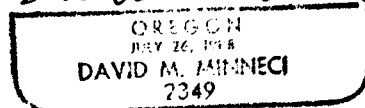
Basis of
Bearing: Section line per Survey No. 10944.

Date: February 17, 2003

Vol. 29 Pg. 20
Book 15 Pg. 1
134/67



David M. Minneci



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/04
3155 Alameda St., Ste. 201
Medford, Oregon 97504

