

See Aff. of Post Mon.

SURVEY NO. 18051

**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 5 as per City of Medford Planning Department File No. LDS-00-78 and as per the client's request.

PROCEDURE: Utilizing found monumentation Final Plats of HAMPTON PLACE SUBDIVISION, PHASE 3 and PHASE 4, for control, I set proper monuments as shown on the accompanying drawing. An electronic total station was used to make all measurements.

Vol. 30 Pg. 1  
Book 15 pg. 46  
132/13

BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 4  
(NORTHERLY BOUNDARY)

DATE: June 20, 2003

**\*\* RECEIVED \*\***  
Date 1-8-04 By BB  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

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

Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/04  
Hoffbuhr & Associates, Inc.  
3155 Alameda Street, Suite 201  
Medford, Oregon 97504

(02-249)  
(hmpn5nrr.dcm)

2W-23

# HAMPTON PLACE SUBDIVISION, PHASE 5

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

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN June 1 2004

*Douglas C. McMah*  
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 209633  
OF OFFICIAL RECORDS THIS 25<sup>th</sup> DAY OF Feb. 2004 CS 18146

APPROVED: *[Signature]*  
JACKSON COUNTY SURVEYOR

LOT NO.	SQUARE FEET
168	6,535
169-178	6,000
179	6,412
180	6,416
181-184	6,000
185	6,414
186	6,301
187-189	6,300
190	6,417
191-194	6,000
195	6,412
196	6,416
197-206	6,000
207	6,546
208-211	5,800

FOR: KEY WEST PROPERTIES  
990 N. PHOENIX ROAD, SUITE G105  
MEDFORD, OREGON 97504

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 5, AS PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDS-00-78 AND AS PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION PER FINAL PLATS OF HAMPTON PLACE SUBDIVISION, PHASE 3 AND 4 FOR CONTROL. I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

NOTES:

- INITIAL POINT SET 2 1/2" BRASS DISC ON 2" X30" IRON PIPE IN LOCATION OF FOUND 5/8" REBAR PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 1, STAMPED "INITIAL POINT HAMPTON PLACE PHASE 5 LS 1913"
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

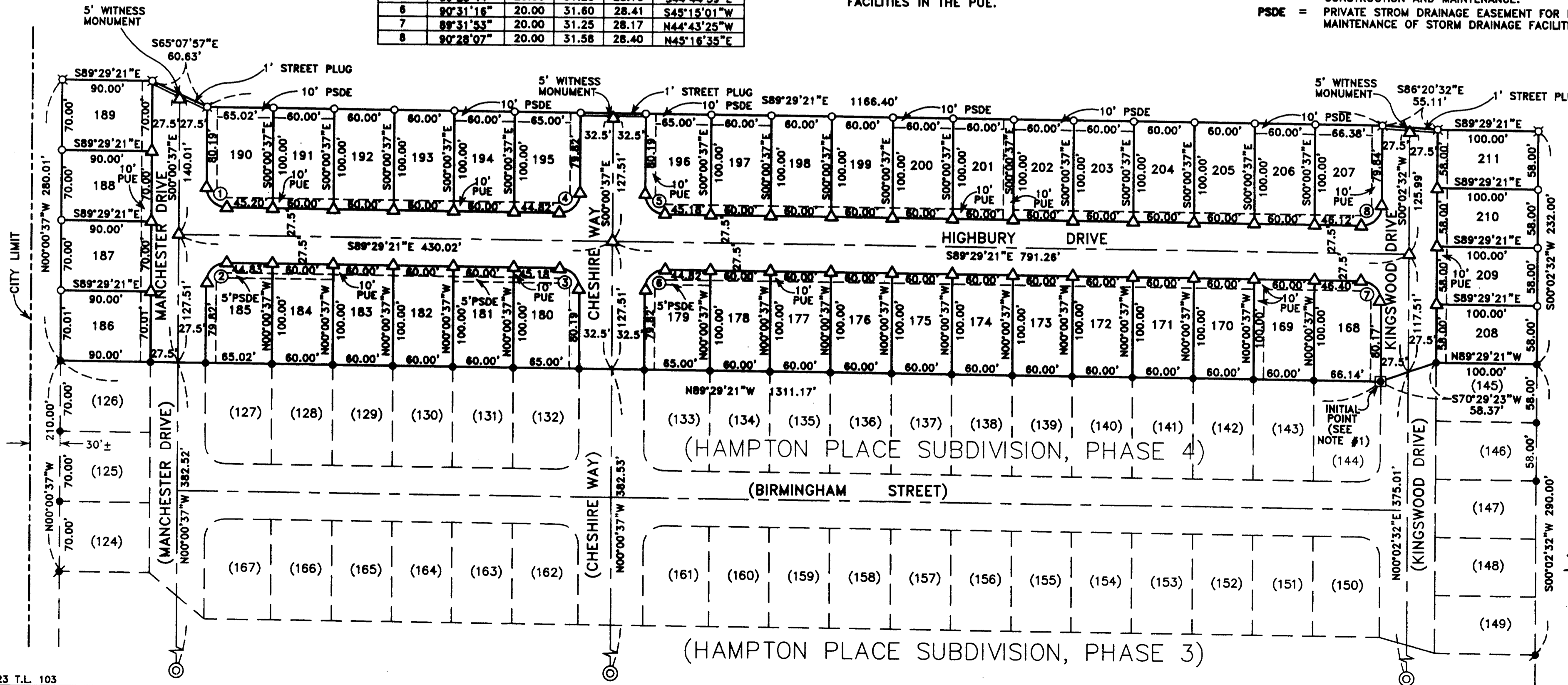
HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA STREET #201 MEDFORD, OREGON  
(541) 779-4841

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 80 feet DATE: OCTOBER 10, 2003  
BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 4 (NORTH 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 HAMPTON PLACE SUBDIVISION, PHASE 4.
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 1913" PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 3.
- △ = DEFERRED MONUMENT - See CS 18146 - PLS, c.s. 2/03/04
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913," PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 3.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR INSTALLATION, AND MAINTENANCE OF STORM DRAINAGE FACILITIES.

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMah*  
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"	20.00	31.23	28.16	N44°44'59"W
4	90°31'16"	20.00	31.60	28.41	N45°15'01"E
5	89°28'44"	20.00	31.23	28.16	S44°44'59"E
6	90°31'16"	20.00	31.60	28.41	S45°15'01"W
7	89°31'53"	20.00	31.25	28.17	N44°43'25"W
8	90°28'07"	20.00	31.58	28.40	N45°16'35"E

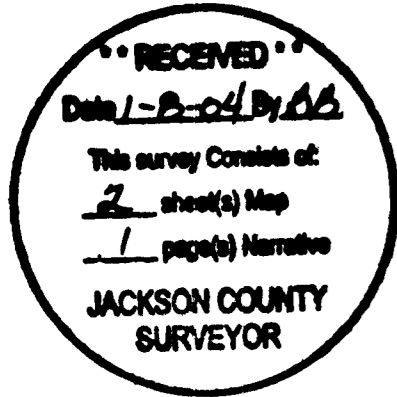


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMah*  
OREGON  
JULY 15, 1990  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/04

# HAMPTON PLACE SUBDIVISION, PHASE 5

LOCATED IN:

THE N.W. 1/4 OF SECTION 23 ~~SOUTH~~, 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 also hereby create the private storm drainage easements for installation and maintenance of storm drainage facilities across Lot 179, for the benefit of the owners, heirs, and assignees of Lot 178, across Lots 180 and 181, for the benefit of the owners, heirs, and assignees of Lots 181 and 182, across Lots 184 and 185, for the benefit of the owners, heirs and assignees of Lots 183 and 184, across Lots 190 and 191, for the benefit of the owners, heirs and assignees of Lots 191 and 192, across Lots 194 and 195, for the benefit of the owners, heirs and assignees of Lots 193 and 194, across Lots 196 and 197, for the benefit of the owners, heirs and assignees of Lots 197 and 198, across Lots 200 and 201, for the benefit of the owners of Lots 199 and 200, and across Lots 202-207, for the benefit of the owners, heirs and assignees of Lots 203-207, as shown hereon. We hereby designate the subdivision as HAMPTON PLACE SUBDIVISION, PHASE 5.

*John Schleinig*  
John Schleinig  
Larvan, Inc.

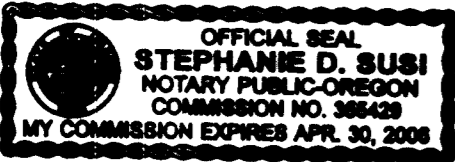
### KEY WEST PROPERTIES:

IN WITNESS WHEREOF, I have set my hand and seal this 19th day of November, 2003.

STATE OF OREGON )  
County of Jackson)ss.

The foregoing instrument was acknowledged before me this 19th day of November, 2003, by John Schleinig, as President of LARVAN, INC., an Oregon Corporation (partner of KEY WEST PROPERTIES).

Before me: *Stephanie D. Susi*  
Notary



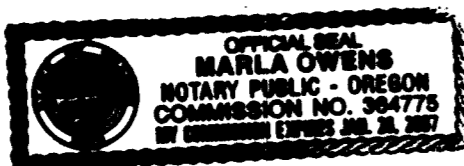
*C.A. Galpin*  
C.A. Galpin  
Galpin, L.L.C.

IN WITNESS WHEREOF, I have set my hand and seal this 18th day of November, 2003.

STATE OF OREGON )  
County of Jackson)ss.

The foregoing instrument was acknowledged before me this 18th day of November, 2003 by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of KEY WEST PROPERTIES).

*Marla Owens*  
Notary



For order of the County Court approving this plat see Volume 206, Page 1886-1888 of County Commissioners Journal of Proceedings.

### RECORDING:

Filed for record this 8th day of January, 2004 at 12:30 Clock P.M. and recorded in Volume 20 of Plats at Page 1 of records of Jackson County, Oregon.

*KATHLEEN S. BECKET*  
County Clerk

*CHERYL ANGERIS*  
Deputy



*Douglas C. McMahan*  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/04

### \*\*\* 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 144 of HAMPTON PLACE SUBDIVISION, PHASE 4 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 along the Northerly boundary of said subdivision, North 89°29'21" West 1311.17 feet to the Northwest Corner thereof; thence leaving said boundary North 00°00'37" West 280.01 feet; thence South 89°29'21" East 90.00 feet; thence South 65°07'57" East 60.63 feet; thence South 89°29'21" East 1166.40 feet; thence South 86°20'32" East 55.11 feet; thence South 89°29'21" East 100.00 feet; thence South 00°02'32" West 232.00 feet to the Northeast Corner of the aforementioned HAMPTON PLACE SUBDIVISION, PHASE 4; thence along the Northerly boundary of said subdivision, North 89°29'21" West 100.00 feet; thence South 70°29'23" West 58.37 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.

*John O. Smith*  
Planning Director

December 31, 2003  
Date

Examined and approved this 11th day of December, 2003

*Laurie Banker*  
City Engineer

*Paul D. Lewis*  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of JANUARY 6th, 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 Jan. 6, 2004

*Janice Clark, Deputy*  
Tax Collector

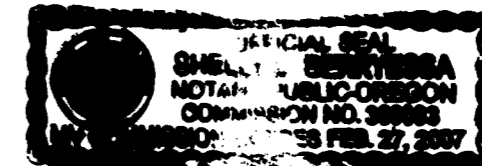
LANDAMERICA EXCHANGE COMPANY, the undersigned beneficiary of certain Trust Deeds recorded September 16, 2003 as Documents No. 03-63329 and 03-63330 of the Official Records of Jackson County, Oregon, affecting the land described herein, release from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss.

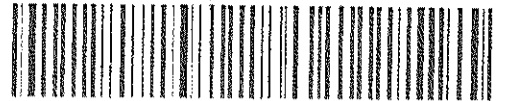
By: *Cheryl A. Spruay*  
Title: Vice President

The foregoing instrument was acknowledged before me this 24th day of November, 2003 by *Cheryl A. Spruay*, as Vice President, on behalf of LAND AMERICA EXCHANGE COMPANY, freely and voluntarily.

Before me: *Shelley B. ...*  
Notary



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



01010405200400096330010014

AFFIDAVIT OF MONUMENTAT  
FOR  
DEFERRED MONUMENTS

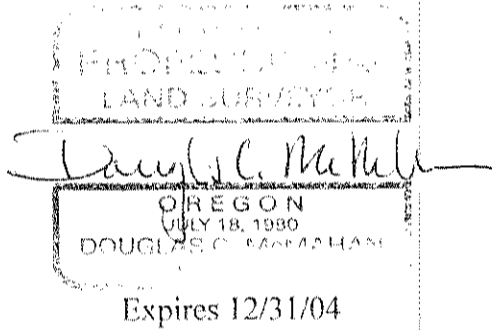
I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Kathleen S. Beckett - County Clerk

18146

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established with proper monuments as required by law those monuments shown as deferred on the Official Plat of HAMPTON PLACE SUBDIVISION, PHASE 5, as recorded in Volume 30, Page 1 of Plats in Jackson County, Oregon. The deferred street center monuments consist of a 5/8 inch x 24 inch rebar with metal cap stamped "LS 1913". The deferred lot corners are 5/8 inch x 24 inch rebar with yellow plastic caps marked "D.MCMAHAN LS 1913".

This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

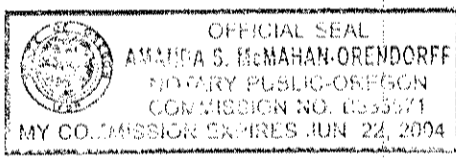
IN WITNESS HEREOF, signed this 22nd day of January, 2004.



STATE OF OREGON)  
County of Jackson ) ss.

This instrument was acknowledged before me on this 22nd day of January, 2004, by Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Amelia S. McMahan-Orendorff  
Notary

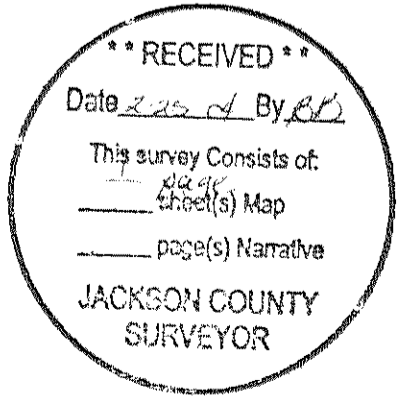


Approved: Paul L...  
Medford City Surveyor

2-25-04  
Date

Examined and approved this 25th day of February, 2004.

George Roberts  
Jackson County Surveyor



(hampton5.dcm)