

**GRAEAGLE ESTATES**  
A PLANNED COMMUNITY  
CITY OF MEDFORD PLANNING ACTION LDS-96-008

LOCATED IN  
THE SOUTHEAST QUARTER OF SECTION 22, T37S, R1W, W.M.  
CITY OF MEDFORD  
JACKSON COUNTY, OREGON

**\*\*\* DECLARATION \*\*\***

JANUARY, 2003

KNOW ALL MEN BY THESE PRESENTS, that Michael S. Winters and Toni R. Winters, as tenants by the entirety, and the City of Medford, a municipal corporation, acting by and through its Board of Water Commissioners, are the owners in fee simple of the lands hereon described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into common area, lots, a private street, and public utility easements as set forth hereon, and that 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 this planned community. We do hereby dedicate to the public, for public use, those areas designated hereon as public utility easements (P.U.E.'s). Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through the public utility easement as shown hereon, as long as it does not interfere with the installation and maintenance of their utilities. We also hereby create a private ingress-egress easement shown hereon and labeled as "Barbara Jean Way" for the mutual benefit of each lot shown hereon with the condition that emergency vehicles and personnel shall have the right to use said easement at all times and as necessary. Graeagle Estates, A Planned Community, shall be subject to a Declaration of Covenants, Conditions and Restrictions as well as By-Laws of the Graeagle Estates Homeowner's Association to be recorded simultaneously with this plat. We do hereby designate said subdivision as GRAEAGLE ESTATES, A Planned Community.

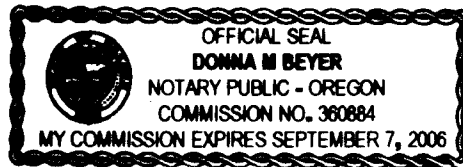
Michael S. Winters  
Michael S. Winters, Owner  
Toni R. Winters  
Toni R. Winters, Owner

Jack Day, Chairman  
Medford Water Commission

STATE OR OREGON }ss  
County of Jackson

Personally appeared the above named Michael S. Winters and Toni R. Winters, to me personally known, who being duly sworn, did say that they acknowledge the foregoing instrument to be their voluntary act and deed.  
Before me on the 30 day of September, 2003.

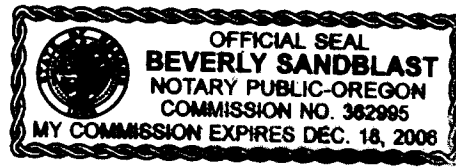
BY: Donna M. Buyer  
Notary Public for Oregon  
My Commission Expires: Sept. 7, 2006



STATE OR OREGON }ss  
County of Jackson

Personally appeared the above named Jack Day, to me personally known, who being duly sworn, did say that he is the Chairman of the Medford Water Commission and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me on the 15 day of October, 2003.

BY: Beverly Sandblast  
Notary Public for Oregon  
My Commission Expires: 12-18-06



**APPROVALS:**

Medford City Planning

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

John O. Scott  
Planning Director

December 22, 2003  
Date

Medford City Engineer & Surveyor

Examined and approved this 30th day of October, 2003.

Lauren Burkan  
City Engineer

Paul L. Linn  
City Surveyor

**ASSESSOR / TAX COLLECTOR:**

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

Christopher Francis Deputis  
Assessor

1/6/04  
Date

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 6, 2004.

Janice Clark, Deputy  
Tax Collector

1/6/04  
Date

37-1W-22DC TAX LOT 100 & PORTION OF TAX LOT 200

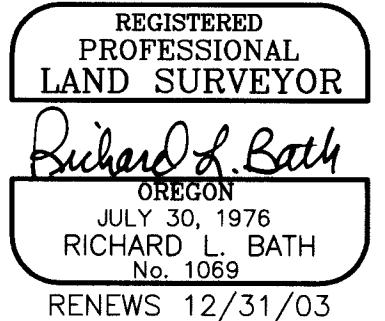
**\*\*\* SURVEYORS CERTIFICATE \*\*\***

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Beginning at the initial point being a 5/8 inch rebar & orange plastic cap stamped "HARDEY ENG & ASSOC" monumenting the northeast corner of Hillcrest Heights Subdivision, according to the official plat thereof, now of record in Jackson County, Oregon, for the initial point of beginning; thence along the south right-of-way line of Hillcrest Road the following courses:  
South 76°17'08" East 32.19 feet (record South 76°16'10" East 32.48 feet); 325.47 feet (record 325.49 feet) along the arc of a 507.46 foot radius curve to the left (the long chord to which bears North 85°20'26" East 319.92 feet [record North 85°21'20" East 319.94 feet]); North 66°58'01" East 11.97 feet (record North 66°58'50" East 11.92 feet); 21.73 feet along the arc of a 924.42 foot radius curve to the right (the long chord to which bears North 67°38'22" East 21.73 feet) to the northwest corner of the tract described in deed recorded as No. 71-02670 of the Official Records of Jackson County, Oregon;  
thence, leaving said right-of-way line along the boundary of said tract the following courses:  
South 15°38'39" East 171.38 feet (record South 15°27'50" East 171.20 feet); North 74°38'26" East 145.40 feet (record North 74°49'15" East 145.68 feet); North 49°24'22" East 70.72 feet (record North 49°55'59" East 70.63 feet); North 07°12'21" East (record North 07°23'10" East), 64.59 feet;  
thence leaving said tract boundary, 80.82 feet along the arc of 75.00 foot radius curve to the right (the long chord to which bears North 51°49'25" West 76.966 feet) to a point of reverse curve; thence 30.83 feet along the arc of a 21.75 foot radius curve to the left (the long chord to which bears North 61°33'52" West 28.316 feet) to a point situated on the aforesaid south right-of-way line of Hillcrest Road; thence along said south right-of-way line the following courses:  
77.17 feet along said right-of-way line along the arc of a 924.42 foot radius curve to the right (the long chord to which bears North 80°12'54" East 77.149 feet) to a point of tangent; North 82°36'24" East 350.31 feet (record North 82°36'50" East 350.27 feet); 131.58 feet (record 131.83 feet) along the arc of a 410.74 foot radius curve to the right (the long chord to which bears South 88°12'58" East 131.02 feet [record South 88°11'30" East 131.26 feet]) to the east line of Donation Land Claim No. 62 in Township 37 South, Range 1 West of the Willamette Meridian in said Jackson County, Oregon;  
thence leaving said south right-of-way, South 00°07'41" West, along said east line, 625.37 feet (record South 00°08'40" West 625.05 feet) to the northeast corner of High Oaks Subdivision, according to the official plat thereof, now of record in said Jackson County, Oregon; thence along said north line of said High Oaks Subdivision the following courses:  
North 68°40'48" West 303.66 feet (record North 68°41'56" West 303.95 feet) to a found 5/8 inch rebar; North 84°59'05" West 132.08 feet (record North 85°04'40" West 132.12 feet) to a found 5/8 inch rebar; South 76°54'49" West 135.03 feet (record South 76°39'29" West 135.23 feet) to a found 5/8 inch rebar; North 87°30'26" West 260.00 feet (record North 87°28'05" West 260.00 feet) to a found 5/8 inch rebar at the northwest corner of said High Oaks Subdivision; thence continuing North 87°30'26" West 312.18 feet (record North 87°28'05" West 312.67 feet) to intersect the southerly extension of the most eastern line of aforesaid Hillcrest Heights Subdivision; thence North 05°32'24" East, along said most eastern line and its southerly extension, 380.83 feet (record North 05°30'40" East 380.55 feet) to the initial point of beginning.

**AFFIDAVIT of DECLARATION APPROVAL:**

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s). 2004-000919  
Official Records, Jackson County, Oregon.



**NARRATIVE**

PURPOSE: To survey, monument, and plat lots within the exterior boundary of the tract described in 97-34665 of the Official Records of Jackson County, Oregon, and a portion of the Medford Water Commission property described in deed recorded as No. 71-02670 of said Official Records.

PROCEDURE: Our firm has worked on this project for over four years. We located and tied in boundary survey monuments initially and have monitored their movement over the time period indicated and have observed considerable movement in our control network as well as the boundary monuments as much as 0.4 feet displacement. There is no consistency in the movement and we have tried our professional best to monument the boundary of the tract of land as intended by the subject property's legal description and evidence from plats or maps of survey adjacent to or adjoining the property's boundary.

NORTH BOUNDARY: Monuments along the centerline of Hillcrest Road set by the City of Medford in 1988. The data provided indicates that these monuments represent the centerline of the 60 foot right of way except for the curve at the northeast corner of this property which is called the "construction centerline" in FB 1447. This is called "Curve #8" in the City field book and the results of our monumented right of way line are shown on the plat. Oregon Hills Subdivision Units No. 1 and 2 also used the City of Medford centerline monuments to control the north right of way of Hillcrest Road. Also included within the north boundary would be the area around the Medford Water Commission property. This property was surveyed and described in 1970-71 which was prior to the monuments being set on Hillcrest Road. The three monuments along the south boundary were originally located but lost during construction. They were replaced in their found positions.

EAST BOUNDARY: East line of DLC No. 62 as evidenced by found monuments as shown.

SOUTH BOUNDARY: Found monuments along the north boundary of High Oaks Subdivision and Filed Survey No. 5466 were held in their found positions as shown and were fairly consistent with their record locations.

WEST BOUNDARY: Much research and analysis went into determining the position of this boundary. Monuments along this line were located and analyzed but there were inconsistencies between the record and found locations of these monuments and ground movement was apparent in this area. Decision was made to hold the monumented boundary of Hillcrest Heights Subdivision as shown. Using this method produced a mathematical location for the calculated southwest corner of the subject property which was reasonably consistent with record ties to the Southeast corner of DLC No. 62 as shown.

BASIS OF BEARINGS: Monumented centerline of Hillcrest Road, Oregon Hills Subdivision, Unit No. 1.

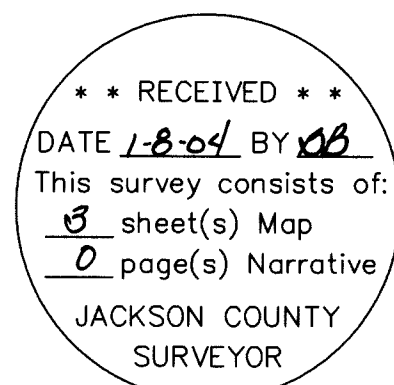
**RECORDER'S CERTIFICATE:**

Filed for record this 08 day of January, 2004 at 1:39 O'Clock, P M. and recorded in Volume 30 of PLATS at Page 3 of Records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Stephany Wilcox  
Deputy

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOL. 206, PAGE 1383-1385 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

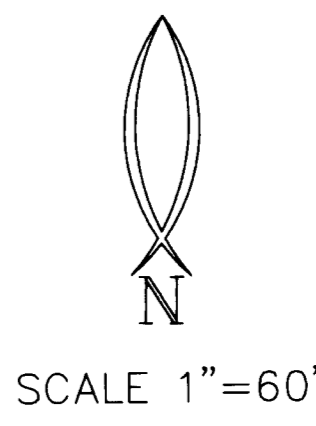
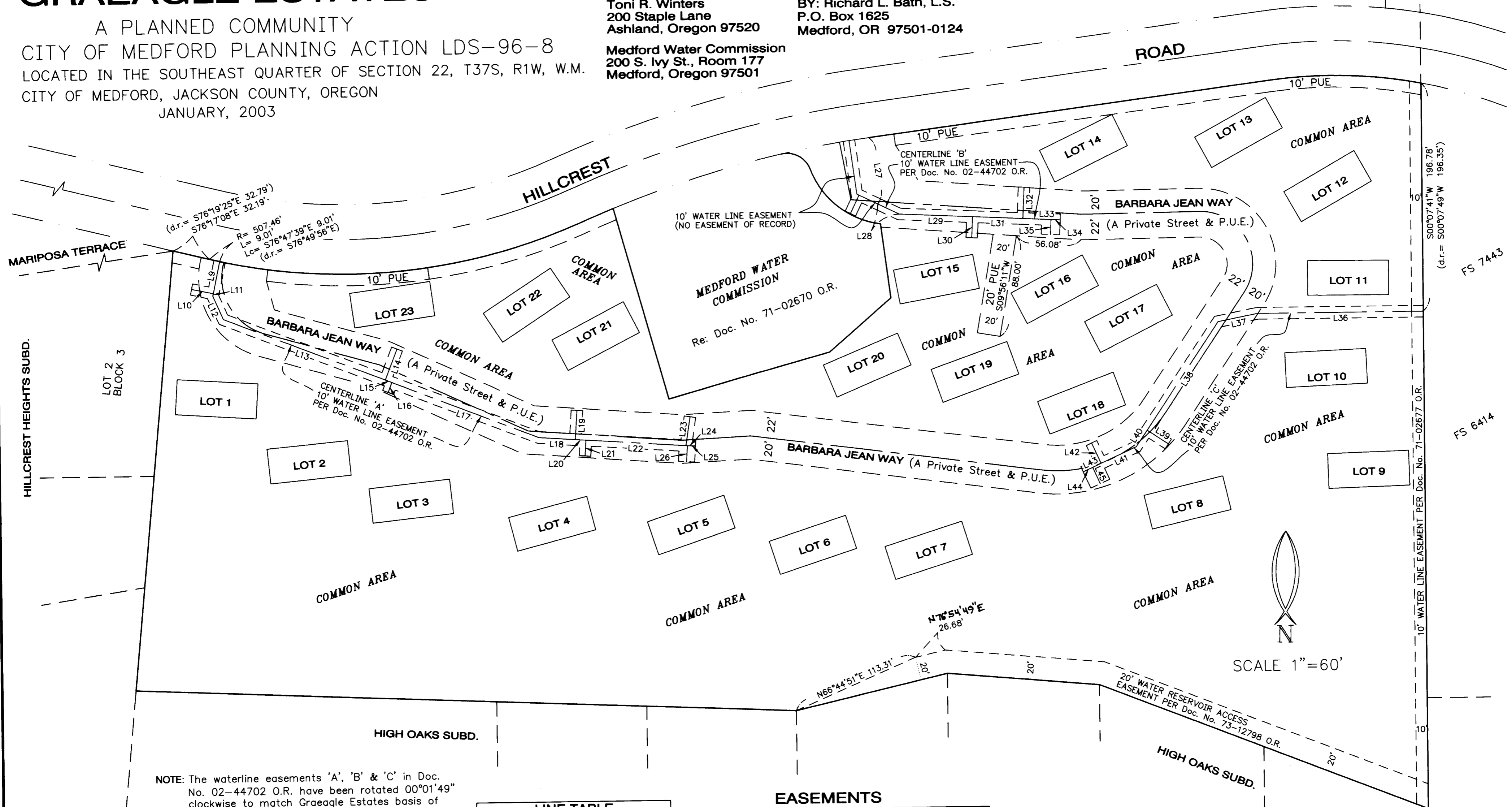


# GRAEAGLE ESTATES

A PLANNED COMMUNITY  
 CITY OF MEDFORD PLANNING ACTION LDS-96-8  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, T37S, R1W, W.M.  
 CITY OF MEDFORD, JACKSON COUNTY, OREGON  
 JANUARY, 2003

**SURVEY FOR:**  
 Michael S. Winters and  
 Toni R. Winters  
 200 Staple Lane  
 Ashland, Oregon 97520  
 Medford Water Commission  
 200 S. Ivy St., Room 177  
 Medford, Oregon 97501

**SURVEY BY:**  
 Hardey Engineering & Assoc., Inc.  
 BY: Richard L. Bath, L.S.  
 P.O. Box 1625  
 Medford, OR 97501-0124



NOTE: The waterline easements 'A', 'B' & 'C' in Doc. No. 02-44702 O.R. have been rotated 00°01'49" clockwise to match Graeagle Estates basis of bearings.

LINE	BEARING	LENGTH
L9	S11°49'20"W	28.29'
L10	N78°10'40"W	19.17'
L11	S11°49'20"W	2.29'
L12	S23°46'35"E	22.08'
L13	S68°46'35"E	149.69'
L14	N21°13'25"E	28.69'
L15	S68°46'35"E	5.95'
L16	S21°13'25"W	9.06'
L17	S68°46'35"E	135.74'
L18	S86°04'09"E	31.63'
L19	N03°55'51"E	25.33'
L20	S86°04'09"E	9.23'
L21	S03°55'51"W	13.70'
L22	S86°04'09"E	86.80'
L23	N08°35'27"E	25.20'
L24	S86°04'09"E	8.27'
L25	N86°04'09"W	7.00'
L26	S03°55'51"W	13.83'

LINE	BEARING	LENGTH
L27	S07°12'20"E	57.50'
L28	S64°18'40"E	20.46'
L29	S87°08'28"E	63.64'
L30	S02°51'32"W	18.18'
L31	S87°08'28"E	43.70'
L32	N02°51'32"E	27.10'
L33	S87°08'28"E	32.41'
L34	N87°08'28"W	8.00'
L35	S02°51'32"W	12.87'
L36	N89°58'11"W	143.46'
L37	S78°56'35"W	35.02'
L38	S33°56'35"W	111.73'
L39	S56°03'25"E	21.78'
L40	S33°56'35"W	17.21'
L41	S65°31'23"W	33.59'
L42	N24°28'37"W	19.38'
L43	S65°31'23"W	17.08'
L44	N65°31'23"E	9.00'
L45	S24°28'37"E	15.49'

### EASEMENTS

- EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER Vol. 164 Pg. 242 DOES NOT AFFECT SUBJECT PROPERTY.
- 100' EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER Vol. 237 Pg. 400 DOES NOT AFFECT SUBJECT PROPERTY.
- Vol. 244 Pg. 636 RESERVES A ROYALTY OF \$10 PER TON FOR ALL COMMERCIAL COAL REMOVED FROM PROPERTY.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

*Richard L. Bath*  
 SURVEYOR

\*\* RECEIVED \*\*  
 DATE 1-8-04 BY *RLB*  
 This survey consists of:  
 3 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Richard L. Bath*  
 OREGON  
 JULY 30, 1976  
 RICHARD L. BATH  
 No. 1069  
 RENEWS 12/31/03

**Hardey Engineering & Associates, Inc.**  
**HEA**  
 ENGINEERING INTEGRITY  
 P.O. BOX 1625  
 MEDFORD, OREGON 97501-0063  
 VOICE: 541-772-6880  
 FAX: 541-772-9573  
 EMAIL: info@hea-inc.com

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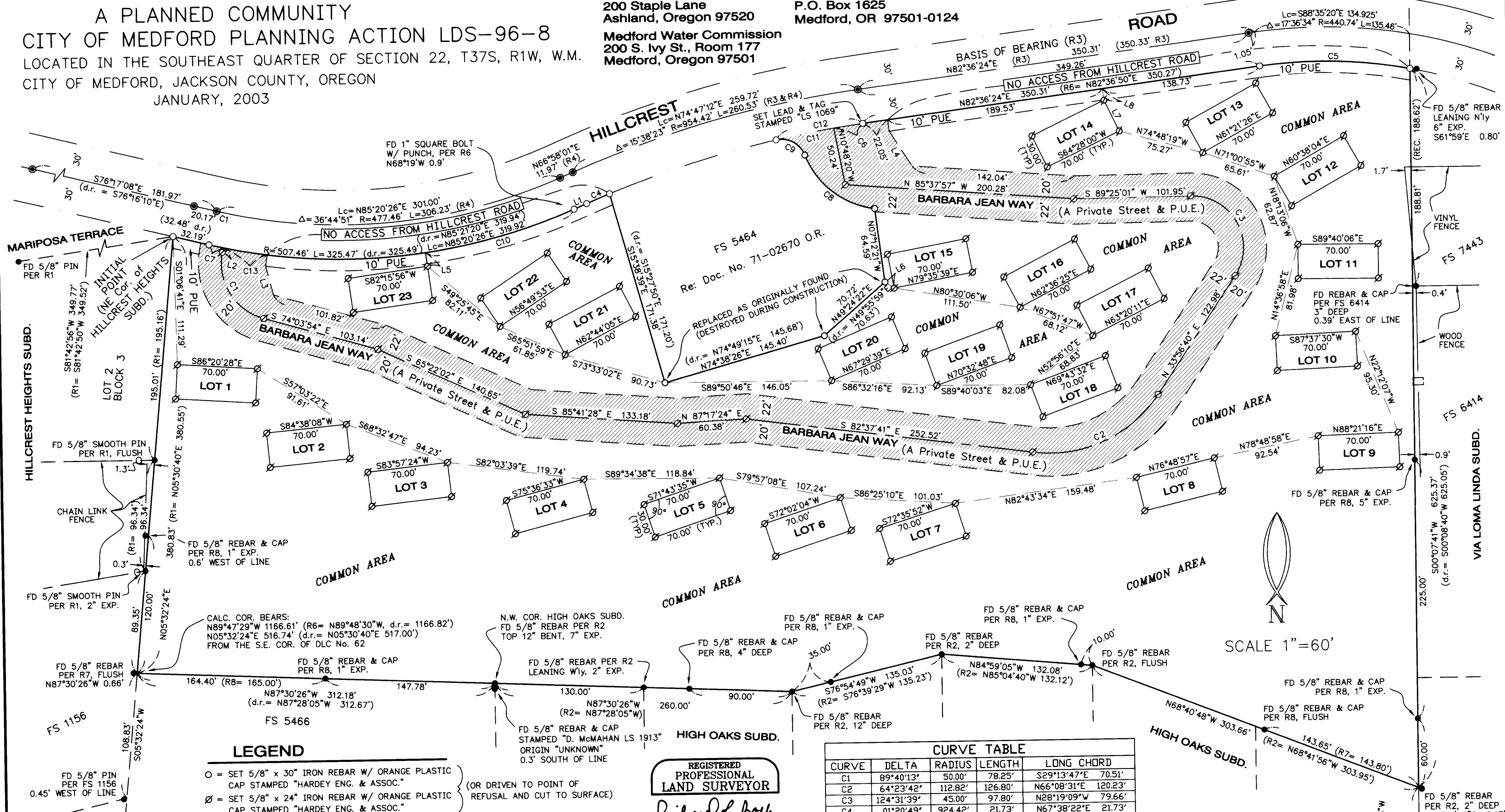
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 CITY OF MEDFORD, JACKSON COUNTY, OREGON  
 JANUARY, 2003

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 Toni R. Winters  
 200 Staple Lane  
 Ashland, Oregon 97520  
 Medford Water Commission  
 200 S. Ivy St., Room 177  
 Medford, Oregon 97501

**SURVEY BY:**  
 Hardey Engineering & Assoc., Inc.  
 BY: Richard L. Bath, L.S.  
 P.O. Box 1625  
 Medford, OR 97501-0124

SE COR. LOT 27  
 OREGON HILLS SUBD.  
 UNIT NO. 1  
 FD 5/8" REBAR & CAP  
 PER R3  
 30.00' WEST OF LINE



HILLCREST HEIGHTS SUBD.  
 MARIPOSA TERRACE  
 LOT 2 BLOCK 3  
 INITIAL POINT (NE COR. HILLCREST HEIGHTS SUBD.)  
 FD 5/8" PIN PER R1  
 S81°42'56"W 349.77'  
 (R1= S81°42'50"W 349.52')

FD 5/8" SMOOTH PIN PER R1, FLUSH  
 CHAIN LINK FENCE  
 FD 5/8" SMOOTH PIN PER R1, 2" EXP.  
 FD 5/8" REBAR & CAP PER R7, FLUSH  
 N87°30'26"W 0.66'  
 FS 1156  
 108.83'  
 S05°32'24"W

RECEIVED  
 DATE 1-8-04 BY [Signature]  
 This survey consists of:  
 3 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

### LEGEND

- = SET 5/8" x 30" IRON REBAR W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
- ∅ = SET 5/8" x 24" IRON REBAR W/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." (OR DRIVEN TO POINT OF REFUSAL AND CUT TO SURFACE)
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND BRASS DISK IN MONUMENT WELL PER R5
- d.r. = DEED RECORD MEASUREMENT
- D.R. = DEED RECORDS, JACKSON COUNTY, OREGON
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- EXP. = EXPOSED
- FD = FOUND
- FS = FILED SURVEY No.
- P.U.E. = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, AND STORM DRAIN

- R1 = HILLCREST HEIGHTS SUBDIVISION
- R2 = HIGH OAKS SUBDIVISION
- R3 = OREGON HILLS SUBDIVISION, UNIT NO. 1
- R4 = OREGON HILLS SUBDIVISION, UNIT NO. 2
- R5 = CITY OF MEDFORD UNRECORDED SURVEY OF HILLCREST ROAD
- R6 = FS 951
- R7 = FS 5464
- R8 = FS 14776
- TYP = TYPICAL DIMENSIONS FOR EACH LOT

### NOTES

- 1) ALL LOTS ARE RECTANGULAR UNITS 70.00' LONG BY 30.00' WIDE.
- 2) NO ACCESS IS ALLOWED FROM OR TO HILLCREST ROAD EXCEPT FOR BARBARA JEAN WAY (A PRIVATE STREET).
- 3) PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRICAL UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard L. Bath*  
 OREGON  
 JULY 30, 1976  
 RICHARD L. BATH  
 No. 1069  
 RENEWS 12/31/03

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD
C1	89°40'13"	50.00'	78.25'	S29°13'47"E 70.51'
C2	64°23'42"	112.82'	126.80'	N66°08'31"E 120.23'
C3	124°31'39"	45.00'	97.80'	N28°19'09"W 79.66'
C4	01°20'49"	924.42'	21.73'	N67°38'22"E 21.73'
C5	18°21'17"	410.74'	131.58'	S88°12'58"E 131.02'
C6	01°35'41"	924.42'	25.73'	N81°48'32"E 25.73'
C7	01°26'48"	507.46'	12.81'	S77°00'32"E 12.81'
C8	61°44'32"	75.00'	80.82'	N51°49'25"W 76.966'
C9	81°13'26"	21.75'	30.83'	N61°33'52"W 28.316'
C10	15°16'57"	507.46'	135.35'	S74°36'29"W 134.95'
C11	03°10'57"	924.42'	51.35'	N79°25'14"E 51.34'
C12	04°46'59"	924.42'	77.17'	N80°12'54"E 77.149'
C13	04°22'10"	507.46'	38.70'	S79°55'02"E 38.69'

LINE	BEARING	LENGTH
L1	N66°58'01"E	11.97'
L2	S15°36'19"W	0.43'
L3	N14°38'54"W	25.79'
L4	N32°44'41"W	36.10'
L5	S07°45'03"E	11.99'
L6	S56°00'15"E	9.68'
L7	N25°32'00"W	30.00'
L8	N07°23'36"W	10.18'

SCALE 1"=60'

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.  
*Richard L. Bath*  
 SURVEYOR

**Hardey Engineering & Associates, Inc.**  
**HEA**  
 P.O. BOX 1625  
 MEDFORD, OREGON 97501-0063  
 VOICE: 541-772-8880  
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 ENGINEERING INTEGRITY

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South 15°38'39" East 171.38 feet (record South 15°27'50" East 171.20 feet); North 74°38'26" East 145.40 feet (record North 74°49'15" East 145.68 feet); North 49°24'22" East 70.72 feet (record North 49°55'59" East 70.63 feet); North 07°12'21" East (record North 07°23'10" East), 64.59 feet;  
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77.17 feet along said right-of-way line along the arc of a 924.42 foot radius curve to the right (the long chord to which bears North 80°12'54" East 77.149 feet) to a point of tangent; North 82°36'24" East 350.31 feet (record North 82°36'50" East 350.27 feet); 131.58 feet (record 131.83 feet) along the arc of a 410.74 foot radius curve to the right (the long chord to which bears South 88°12'58" East 131.02 feet [record South 88°11'30" East 131.26 feet]) to the east line of Donation Land Claim No. 62 in Township 37 South, Range 1 West of the Willamette Meridian in said Jackson County, Oregon;  
thence leaving said south right-of-way, South 00°07'41" West, along said east line, 625.37 feet (record South 00°08'40" West 625.05 feet) to the northeast corner of High Oaks Subdivision, according to the official plat thereof, now of record in said Jackson County, Oregon; thence along said north line of said High Oaks Subdivision the following courses:  
North 68°40'48" West 303.66 feet (record North 68°41'56" West 303.95 feet) to a found 5/8 inch rebar; North 84°59'05" West 132.08 feet (record North 85°04'40" West 132.12 feet) to a found 5/8 inch rebar; South 76°54'49" West 135.03 feet (record South 76°39'29" West 135.23 feet) to a found 5/8 inch rebar; North 87°30'26" West 260.00 feet (record North 87°28'05" West 260.00 feet) to a found 5/8 inch rebar at the northwest corner of said High Oaks Subdivision; thence continuing North 87°30'26" West 312.18 feet (record North 87°28'05" West 312.67 feet) to intersect the southerly extension of the most eastern line of aforesaid Hillcrest Heights Subdivision; thence North 05°32'24" East, along said most eastern line and it's southerly extension, 380.83 feet (record North 05°30'40" East 380.55 feet) to the initial point of beginning.

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that Michael S. Winters and Toni R. Winters, as tenants by the entirety, and the City of Medford, a municipal corporation, acting by and through its Board of Water Commissioners, are the owners in fee simple of the lands hereon described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into common area, lots, a private street, and public utility easements as set forth hereon, and that 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 this planned community. We do hereby dedicate to the public, for public use, those areas designated hereon as public utility easements (P.U.E.'s). Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through the public utility easement as shown hereon, as long as it does not interfere with the installation and maintenance of their utilities. We also hereby create a private ingress-egress easement shown hereon and labeled as "Barbara Jean Way" for the mutual benefit of each lot shown hereon with the condition that emergency vehicles and personnel shall have the right to use said easement at all times and as necessary. Graeagle Estates, A Planned Community, shall be subject to a Declaration of Covenants, Conditions and Restrictions as well as By-Laws of the Graeagle Estates Homeowner's Association to be recorded simultaneously with this plat. We do hereby designate said subdivision as GRAEAGLE ESTATES, A Planned Community.

Michael S. Winters  
Michael S. Winters, Owner

Toni R. Winters  
Toni R. Winters, Owner

Jack Day  
Jack Day, Chairman  
Medford Water Commission

STATE OR OREGON }  
County of Jackson }ss

Personally appeared the above named Michael S. Winters and Toni R. Winters, to me personally known, who being duly sworn, did say that they acknowledge the foregoing instrument to be their voluntary act and deed. Before me on the 30 day of September, 2003.

BY: Donna M. Buyer  
Notary Public for Oregon  
My Commission Expires: Sept. 7, 2006

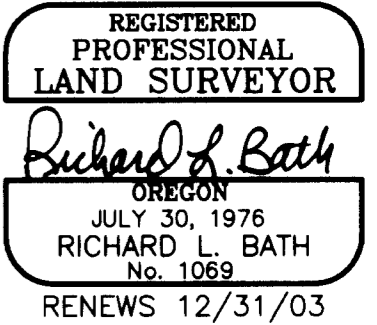


I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath  
SURVEYOR

### AFFIDAVIT of DECLARATION APPROVAL:

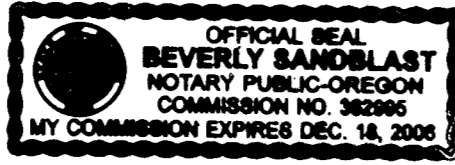
For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s). 2004-000919  
Official Records, Jackson County, Oregon.



STATE OR OREGON }  
County of Jackson }ss

Personally appeared the above named Jack Day, to me personally known, who being duly sworn, did say that he is the Chairman of the Medford Water Commission and acknowledged the foregoing instrument to be his voluntary act and deed. Before me on the 15 day of October, 2003.

BY: Beverly Sandblast  
Notary Public for Oregon  
My Commission Expires: 12-18-06



### NARRATIVE

PURPOSE: To survey, monument, and plat lots within the exterior boundary of the tract described in 97-34665 of the Official Records of Jackson County, Oregon, and a portion of the Medford Water Commission property described in deed recorded as No. 71-02670 of said Official Records.

PROCEDURE: Our firm has worked on this project for over four years. We located and tied in boundary survey monuments initially and have monitored their movement over the time period indicated and have observed considerable movement in our control network as well as the boundary monuments as much as 0.4 feet displacement. There is no consistency in the movement and we have tried our professional best to monument the boundary of the tract of land as intended by the subject property's legal description and evidence from plats or maps of survey adjacent to or adjoining the property's boundary.

NORTH BOUNDARY: Monuments along the centerline of Hillcrest Road set by the City of Medford in 1988. The data provided indicates that these monuments represent the centerline of the 60 foot right of way except for the curve at the northeast corner of this property which is called the "construction centerline" in FB 1447. This is called "Curve #8" in the City field book and the results of our monumented right of way line are shown on the plat. Oregon Hills Subdivision Units No. 1 and 2 also used the City of Medford centerline monuments to control the north right of way of Hillcrest Road. Also included within the north boundary would be the area around the Medford Water Commission property. This property was surveyed and described in 1970-71 which was prior to the monuments being set on Hillcrest Road. The three monuments along the south boundary were originally located but lost during construction. They were replaced in their found positions.

EAST BOUNDARY: East line of DLC No. 62 as evidenced by found monuments as shown.

SOUTH BOUNDARY: Found monuments along the north boundary of High Oaks Subdivision and Filed Survey No. 5466 were held in their found positions as shown and were fairly consistent with their record locations.

WEST BOUNDARY: Much research and analysis went into determining the position of this boundary. Monuments along this line were located and analyzed but there were inconsistencies between the record and found locations of these monuments and ground movement was apparent in this area. Decision was made to hold the monumented boundary of Hillcrest Heights Subdivision as shown. Using this method produced a mathematical location for the calculated southwest corner of the subject property which was reasonably consistent with record ties to the Southeast corner of DLC No. 62 as shown.

BASIS OF BEARINGS: Monumented centerline of Hillcrest Road, Oregon Hills Subdivision, Unit No. 1.

### APPROVALS:

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

Paul O. Latta  
Planning Director

December 22, 2003  
Date

Medford City Engineer & Surveyor

Examined and approved this 30th day of October, 2003.

Leann Burkow  
City Engineer

Paul O. Latta  
City Surveyor

### ASSESSOR / TAX COLLECTOR:

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

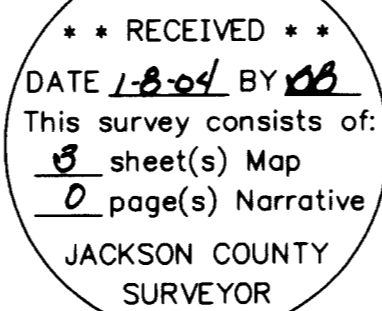
Christopher Francis Dupuis  
Assessor

1/6/04  
Date

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 6, 2004.

Janice Clark, Deputy  
Tax Collector

1/6/04  
Date



### RECORDER'S CERTIFICATE:

Filed for record this 08 day of January, 2004 at 1:39 O'Clock, P. M. and recorded in Volume 30 of PLATS at Page 03 of Records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Christopher Dupuis  
Deputy

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOL. 206, PAGE 1383-1385 OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.