

# HILLCREST MEADOWS SUBDIVISION, UNIT NO. 2

Located in:  
the Southwest 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS THAT PACIFIC CREST PROPERTIES INC., AN OREGON CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON DESCRIBED, AND 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 THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE FOR THE CITY OF MEDFORD, A STORM DRAINAGE EASEMENT OVER LAZY CREEK AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 58, 59, 61, 62, 63 AND 64 OF EAGLE TRACE SUBDIVISION, UNIT 2, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 7, 8, 9 AND 10. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 1, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 2. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOT 2, A 20-FOOT MINIMUM ACCESS EASEMENT OVER AND ACROSS LOT 1. WE HEREBY DESIGNATE SAID SUBDIVISION AS HILLCREST MEADOWS SUBDIVISION, UNIT NO. 2.

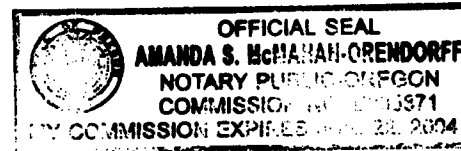
PACIFIC CREST PROPERTIES INC.

STATE OF OREGON ) SS  
COUNTY OF JACKSON )

BY: Gary T. Whittle - Pres.  
GARY T. WHITTLE, PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 4th DAY OF March, 2004, BY GARY T. WHITTLE, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PACIFIC CREST PROPERTIES INC., AN OREGON CORPORATION.

BEFORE ME:  
Amanda M. Mahan-Sandeff  
NOTARY



PEOPLE'S BANK OF COMMERCE, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED MAY 1, 2003 AND RECORDED JULY 2, 2003 AS DOCUMENT NO. 03-43333, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

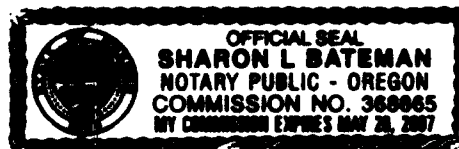
IN WITNESS WHEREOF, SIGNED THIS 4th DAY OF March, 2004.

STATE OF Oregon } SS  
COUNTY OF Jackson }

Betty Kennedy  
AUTHORIZED REPRESENTATIVE  
PEOPLE'S BANK OF COMMERCE  
Vice President  
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March, 2004, BY Betty Kennedy, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PEOPLE'S BANK OF COMMERCE.

WITNESS MY HAND AND OFFICIAL SEAL.  
Sharon L. Bateman  
NOTARY



MILTON R. FRANKLIN AND SHIRLEY E. FRANKLIN, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED JANUARY 15, 2002 AND RECORDED JANUARY 18, 2002 AS DOCUMENT NO. 02-03045, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

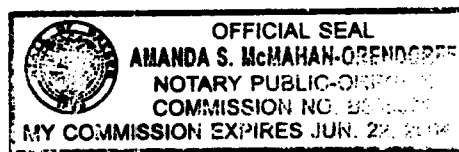
IN WITNESS WHEREOF, SIGNED THIS 4 DAY OF March, 2004.

STATE OF Oregon } SS  
COUNTY OF Jackson }

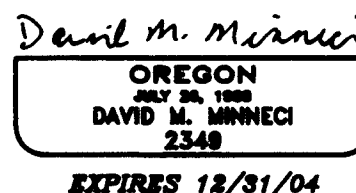
Milton R. Franklin  
MILTON R. FRANKLIN  
Shirley E. Franklin  
SHIRLEY E. FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March, 2004, BY MILTON R. FRANKLIN AND SHIRLEY E. FRANKLIN, WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.  
Amanda M. Mahan-Sandeff  
NOTARY



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



\*\*\* 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:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 61 OF EAGLE TRACE SUBDIVISION, UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT BEING MARKED BY A BRASS DISC IN CONCRETE FOR THE INITIAL POINT OF BEGINNING OF HILLCREST MEADOWS SUBDIVISION, UNIT NO. 2; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID EAGLE TRACE SUBDIVISION UNIT 2 AND ITS SOUTHERLY PROLONGATION, SOUTH 00°08'31" WEST 600.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HILLCREST ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 78°57'26" WEST 315.78 FEET TO SOUTHEAST CORNER OF HILLCREST MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, NORTH 00°08'31" EAST 540.58 (PLAT 540.31 FEET) TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THE AFORESAID EAGLE TRACE SUBDIVISION, UNIT 2; THENCE, ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°51'29" EAST 310.08 FEET TO THE INITIAL 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.

J. Main  
CITY PLANNING DIRECTOR

MARCH 23, 2004  
DATE

EXAMINED AND APPROVED THIS 8th DAY OF March, 2004.

Laura Barkow  
CITY ENGINEER

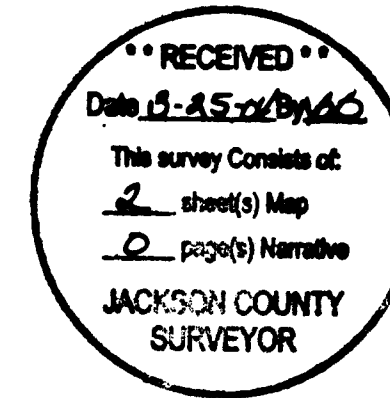
Paul D. Linn  
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 24th DAY OF MARCH, 2004.

William Johnson 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 24th DAY OF March, 2004.

Carol Applegate Deputy  
TAX COLLECTOR



FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 306, PAGE 18 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

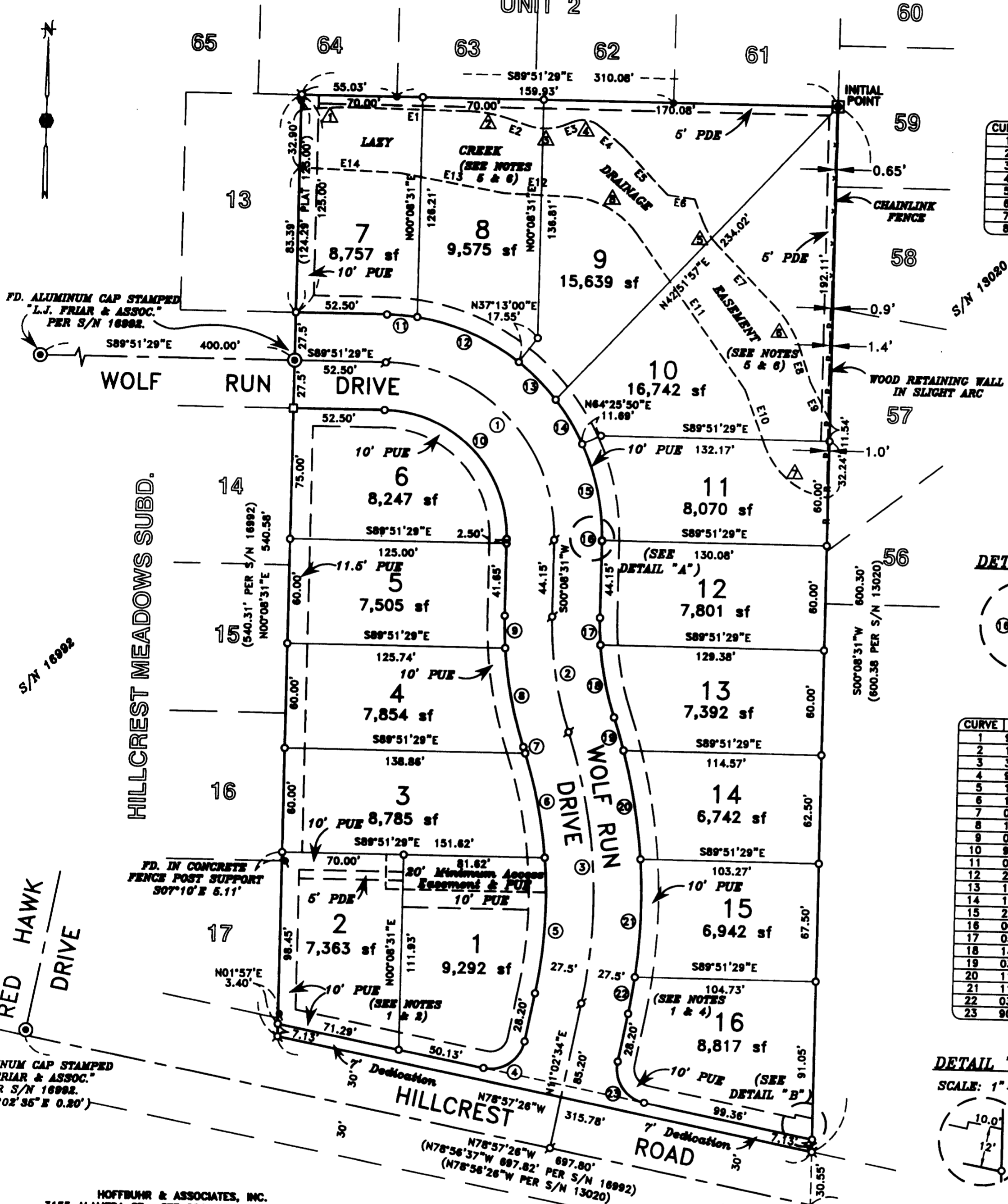
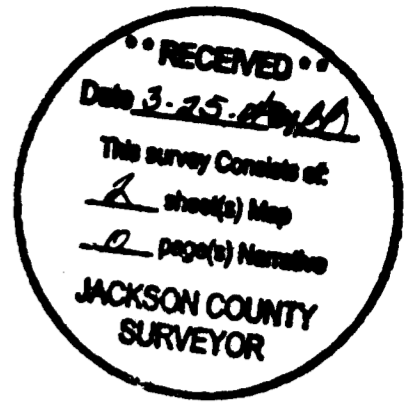
FILED FOR RECORD THIS 25th DAY OF MARCH, 2004 AT 11:50 O'CLOCK A. M. AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 18 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett  
COUNTY CLERK

Barbara J Shaw  
DEPUTY

# HILLCREST MEADOWS SUBDIVISION, UNIT NO. 2

Located in:  
the Southwest 1/4 of Section 23,  
Township 37 South, Range 1 West, W.M.,  
City of Medford, Jackson County, Oregon  
EAGLE TRACE SUBDIVISION,  
UNIT 2

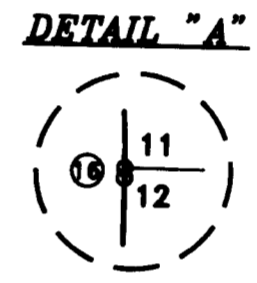


**EASEMENT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	0°04'37"	230.00'	32.42'	32.40'	N86°43'10"E
2	17°39'29"	80.00'	24.66'	24.58'	S77°41'27"E
3	39°36'49"	30.00'	20.74'	20.33'	N86°36'32"E
4	60°59'33"	15.00'	15.97'	15.22'	S80°42'06"E
5	23°15'09"	40.00'	16.23'	16.12'	S33°10'06"E
6	25°59'17"	65.00'	29.48'	29.23'	S31°48'03"E
7	48°48'37"	45.00'	39.12'	37.90'	N52°24'25"W
8	51°47'44"	50.00'	45.20'	43.66'	N62°09'41"W

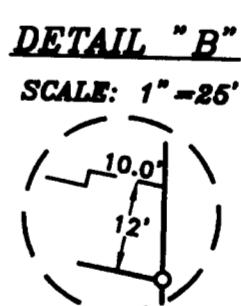
**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	S89°14'32"E	64.47'
E2	S71°35'03"E	10.96'
E3	N68°48'07"E	6.41'
E4	S50°12'20"E	18.13'
E5	S44°13'02"E	37.37'
E6	S82°31'59"E	15.73'
E7	S44°47'41"E	48.02'
E8	S18°48'24"E	19.64'
E9	S28°08'48"E	25.12'
E10	N20°58'28"W	34.68'
E11	N36°15'49"W	109.45'
E12	N88°03'33"W	36.23'
E13	N80°11'15"W	61.73'
E14	N87°57'51"W	57.67'



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	100.00'	157.08'	141.42'	N44°51'29"W
2	18°13'27"	200.00'	87.12'	86.81'	N08°28'23"W
3	30°07'50"	300.00'	157.76'	155.95'	N04°01'21"W
4	90°00'00"	20.00'	31.42'	28.28'	S56°02'34"W
5	16°28'43"	272.50'	77.95'	78.21'	S02°49'12"W
6	12°55'31"	272.50'	61.47'	61.34'	S11°51'54"E
7	00°45'36"	272.50'	3.62'	3.62'	N18°42'29"W
8	14°36'12"	227.50'	57.98'	57.83'	N11°47'10"W
9	04°37'35"	227.50'	18.37'	18.37'	S02°10'16"E
10	90°00'00"	72.50'	113.88'	102.53'	N44°51'29"W
11	07°53'21"	127.50'	17.58'	17.54'	S85°54'49"E
12	29°12'59"	127.50'	65.02'	64.31'	N67°21'39"W
13	13°31'40"	127.50'	30.47'	30.40'	S45°54'18"E
14	13°29'18"	127.50'	30.02'	29.95'	S32°18'40"E
15	25°32'16"	127.50'	56.83'	56.36'	N12°48'01"W
16	00°10'25"	127.50'	0.39'	0.39'	S00°00'43"W
17	05°08'35"	172.50'	15.48'	15.48'	S02°25'47"E
18	14°05'12"	172.50'	42.41'	42.30'	N12°02'40"W
19	03°25'18"	327.50'	19.58'	19.56'	N17°22'02"W
20	11°07'45"	327.50'	63.61'	63.51'	S10°06'17"E
21	11°49'58"	327.50'	67.64'	67.52'	N01°22'48"E
22	03°44'48"	327.50'	21.42'	21.41'	N09°10'09"E
23	90°00'00"	20.00'	31.42'	28.28'	S33°57'26"E



HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 778-4641  
BY: DAVID M. MINNICI RPLS NO. 2348  
SCALE: 1 INCH = 50' FEBRUARY 20, 2004  
BASIS OF BEARING: SURVEY NUMBER 13768  
(CENTERLINE HILLCREST ROAD.)

- 1.) NO VEHICULAR ACCESS SHALL BE ALLOWED FROM LOTS 1, 2 AND 16 TO HILLCREST ROAD.
- 2.) NO PARKING SHALL BE ALLOWED ALONG THE 20' MINIMUM ACCESS EASEMENT AND PUE.
- 3.) UNABLE TO LOCATE RIGHT(S) OF WAY GRANTED PACIFICORP PER VOLUME 577, PAGE 438, DEED RECORDS OF JACKSON COUNTY, OREGON.
- 4.) THE DRIVEWAY TO LOT 16 SHALL BE LOCATED NEAR THE NORTHERLY PROPERTY LINE.
- 5.) LOTS 7-12 SUBJECT TO AN OPERATION AND MAINTENANCE AGREEMENT FOR LASY CREEK PER DOCUMENT NO. 04-15575 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 6.) NO STRUCTURES SHALL BE BUILT WITHIN THE LASY CREEK DRAINAGE EASEMENT.

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.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnici*  
OREGON  
DAVID M. MINNICI  
2348  
EXPIRES 12/31/04

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNICI LS 2348".
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348".
- = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "LS 2348" IN CONCRETE SIDEWALK.
- = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "LS 1913." PER S/N 13020.
- ⊖ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 18992.
- ⊕ = SET 1 1/2" BRASS CAP STAMPED "INITIAL POINT LS 2348" ON 2" IRON PIPE.
- ⊙ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- PDE = EASEMENT FOR PRIVATE STORM DRAINAGE & SANITARY SEWER.