

WESTVIEW HEIGHTS (A PLANNED COMMUNITY SUBDIVISION)

LOCATED IN:

LOT 7 AND LOT 8 OF JACKSON VILLAGE ESTATES SUBDIVISION,
UNIT NO. 1 AND LOT 3 AND LOT 4 OF WELLS FARGO HEIGHTS SUBDIVISION,
IN THE S.E. 1/4 OF SECTION 32, T.37S.. R.2W., W.M.,
IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that, ARCHERD AND DRESNER, LLC. an Oregon Limited Liability Company is the owner in fee simple of the land hereon described, and has subdivided the same into lots, public walkway 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 does hereby dedicate to the public for public use those easements labeled as public utility easements, and does also hereby create the easement for access, being Royal Lane a private street, across Lots 1-5 and Tract "A" for the benefit of the owners, heirs and assignees of Lots 1-5 as shown hereon, and does hereby designate said subdivision as WESTVIEW HEIGHTS.

IN WITNESS WHEREOF, We have set our hand and seal this 13th day of September, 2004.

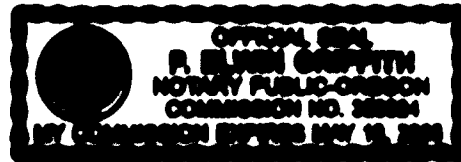
ARCHERD AND DRESNER, LLC.:

Evan Archerd
MANAGING MEMBER

State of Oregon }
County of Jackson } ss.
Date: Sept 13, 2004

Personally appeared before me the above named Evan Archerd and acknowledged the foregoing instrument to be his voluntary act and deed, on behalf of Archerd and Dresner, LLC.

Before Me: P. Elvin Duffin
Notary



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON }
County of Jackson } ss.

I, Darrell L. Huck, 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 brass disc marking the Southwest corner of WELLS FARGO HEIGHTS SUBDIVISION in the City of Jacksonville, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point also being in the most-Northerly corner of Lot 7 of JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County, said point being the INITIAL POINT OF BEGINNING: thence South 68°19'30" East along the Southerly boundary of said WELLS FARGO HEIGHTS SUBDIVISION, 333.57 feet to the Southeast corner of Lot 2 of said subdivision; thence North 20°47'07" East along the Southeasterly boundary of said Lot 2, a distance of 49.95 feet to the Southwesterly corner of tract described per instrument No. 02-66685 of the Deed Records of said Jackson County; thence South 68°19'30" East along the Southerly boundary of said tract, 156.00 feet to a point on the boundary of tract described per instrument No. 02-66684 said Deed Records; thence along said boundary South 20°47'07" West 14.73 feet; thence South 22°53'56" East 34.69 feet; thence South 68°19'30" East 93.50 feet; thence North 81°54'19" East 80.65 feet to a point on the Easterly boundary of Lot 8 of the aforementioned JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1; thence South 17°05'07" West along said Easterly boundary and the Easterly boundary of the aforementioned Lot 7 of said subdivision, a distance of 197.09 feet to the Southeast corner of said Lot 7; thence along the boundary of said Lot 7, North 89°50'56" West 731.72 feet; thence North 35°57'12" West 125.61 feet; thence North 28°30'12" West 15.19 feet; thence North 23°58'13" East 91.78 feet; thence along the arc of a 100.00 foot radius curve to the right (the long chord to which bears North 35°28'13" East 39.87 feet) an arc distance of 40.14 feet; thence North 48°58'13" East 140.00 feet; thence along the arc of a 775.00 foot radius curve to the left (the long chord to which bears North 43°44'33" East 87.27 feet) an arc distance of 87.32 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

CITY OF JACKSONVILLE PLANNING:

J. Scott Coy 9/22/04
PLANNER DATE

Examined and approved this 23rd day of September, 2004.

Roger Roberts
Jackson County Surveyor

Examined and approved as required by O.R.S. 92.100 as of SEPTEMBER 24th, 2004.

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 9-24, 2004.

Carol Applegate Deputy
Tax Collector

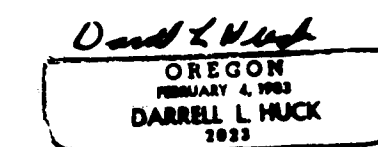
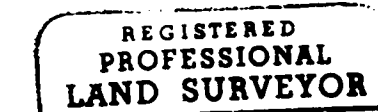
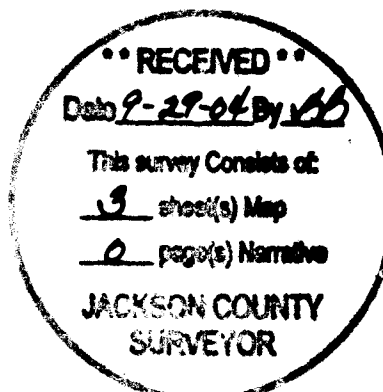
For order of the County Court approving this plat see Volume 208, Page 273-275 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 29 day of September, 2004 at 1:10 Clock P.M. and recorded in Volume 30 of Plats at Page 63 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Heraldise Cutting
Deputy



RENEWS 6/30/05

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

(03388s1.dwg)
SHEET 1 OF 3

WESTVIEW HEIGHTS (A PLANNED COMMUNITY SUBDIVISION)

LOCATED IN:

LOT 7 AND LOT 8 OF JACKSON VILLAGE ESTATES SUBDIVISION,
UNIT NO. 1 AND LOT 3 AND LOT 4 OF WELLS FARGO HEIGHTS SUBDIVISION,
IN THE S.E. 1/4 OF SECTION 32, T.37S., R.2W., W.M.,
IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

RECEIVED
Date 9-27-04
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CURVE TABLE (FOR THIS SHEET ONLY)					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	80°07'26"	20.00	27.97	25.74	S70°03'43"W
2	06°27'19"	775.00	87.32	87.32	S43°44'33"W
3	22°08'31"	100.00	38.64	38.40	S54°06'03"E
4	16°20'05"	50.00	14.26	14.21	N77°27'29"E
5	46°19'00"	50.00	40.42	39.33	S71°12'57"E
6	86°01'57"	50.00	75.08	68.22	S05°02'27"E
7	164°58'44"	55.00	158.37	109.06	S44°30'50"E
8	43°40'27"	90.00	68.60	66.95	N88°52'20"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

RENEWS 6/30/05

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1" = 60'
DATE: JULY 29, 2004
BASIS OF BEARING: JACKSON VILLAGE ESTATES SUBDIVISION,
UNIT NO.1 (EASTERLY BOUNDARY)

J.C.D.R. = JACKSON COUNTY DEED RECORDS

[Hatched Area] = ROGUE VALLEY SEWER SERVICES EASEMENT

[Dashed Line] = BUILDING ENVELOPE

NOTES:

- 1.) SEE SHEET 2 OF 3 FOR SURVEY CONTROL AND LOT INFORMATION.
- 2.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT(S) RECORDED JULY 24, 1952 IN VOLUME 369, PAGE 11 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, SPECIFIC LOCATION NOT GIVEN.
- 3.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT(S) RECORDED JUNE 26, 1990 AS NO. 90-15834 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS THAT PORTION LYING WITHIN LOTS 3 AND 4 OF WELLS FARGO HEIGHTS), SPECIFIC LOCATION NOT GIVEN.
- 4.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT(S) RECORDED JANUARY 19, 1996 AS NO. 96-01946 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS THAT PORTION LYING WITHIN LOTS 3 AND 4 OF WELLS FARGO HEIGHTS), SPECIFIC LOCATION NOT GIVEN.

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

Darrell L. Huck
SURVEYOR

(03388s3.dwg)
(SHEET 3 OF 3)

10' PUBLIC UTILITY EASEMENT
PER PLAT OF JACKSON VILLAGE
ESTATES SUBDIVISION UNIT NO. 1

HATCHED AREA IS A R.V.S.S.
EASEMENT FOR ACCESS
AND FOR CONSTRUCTION
AND MAINTENANCE OF
SANITARY SEWER
FACILITIES PER INSTRUMENT
NO. 2004-037550
J.C.D.R.

TRACT "A"
OPEN SPACE
20' R.V.S.S.
EASEMENT FOR
ACCESS AND
FOR CONSTRUCTION
MAINTENANCE OF
SANITARY SEWER
FACILITIES PER
INSTRUMENT NO.
2004-037550
J.C.D.R.

20' WIDE PUBLIC UTILITY EASEMENT
PER INSTRUMENT NO. 97-36308 J.C.D.R.

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN DEC. 31, 2004.

Darrell L. Huck
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 02-01016 (CS 18574)
OF OFFICIAL RECORDS THIS 22 DAY OF January, 2005

APPROVED: *[Signature]*
JACKSON COUNTY SURVEYOR

WESTVIEW HEIGHTS

(A PLANNED COMMUNITY SUBDIVISION)

LOCATED IN:

LOT 7 AND LOT 8 OF JACKSON VILLAGE ESTATES SUBDIVISION,
UNIT NO. 1 AND LOT 3 AND LOT 4 OF WELLS FARGO HEIGHTS SUBDIVISION,
IN THE S.E. 1/4 OF SECTION 32, T.37S., R.2W., W.M.,
IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR:

ARCHERD & DRESNER, L.L.C.

P.O. BOX 669

ASHLAND, OREGON 97520

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF WESTVIEW HEIGHTS, A PLANNED COMMUNITY.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION FROM PLATS OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1, WELLS FARGO HEIGHTS SUBDIVISION AND COACHMAN HILLS SUBDIVISION, FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON, AS PER THE CLIENTS' REQUEST. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 02-66886 J.C.D.R. WAS USED FOR THE CLIENT'S PROPERTY BOUNDARIES.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

RENEWS 6/30/05

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641
SCALE: 1" = 60' DATE: JULY 29, 2004
BASIS OF BEARING : JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO.1(EASTERLY BOUNDARY)

- = SET 5/8"x24" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913", PER PLAT OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO.1
- = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913", PER PLAT OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO.1
- ✱ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913", PER PLAT OF WELLS FARGO HEIGHTS SUBDIVISION.
- △ = DEFERRED MONUMENT
- ▲ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913", per plat of COACHMAN HILLS SUBDIVISION.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLAT OF WELLS FARGO HEIGHTS SUBDIVISION.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 17598.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- sf = SQUARE FEET
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- = BUILDING ENVELOPE (SEE SHEET 3 FOR LOCATION AND DIMENSIONS)

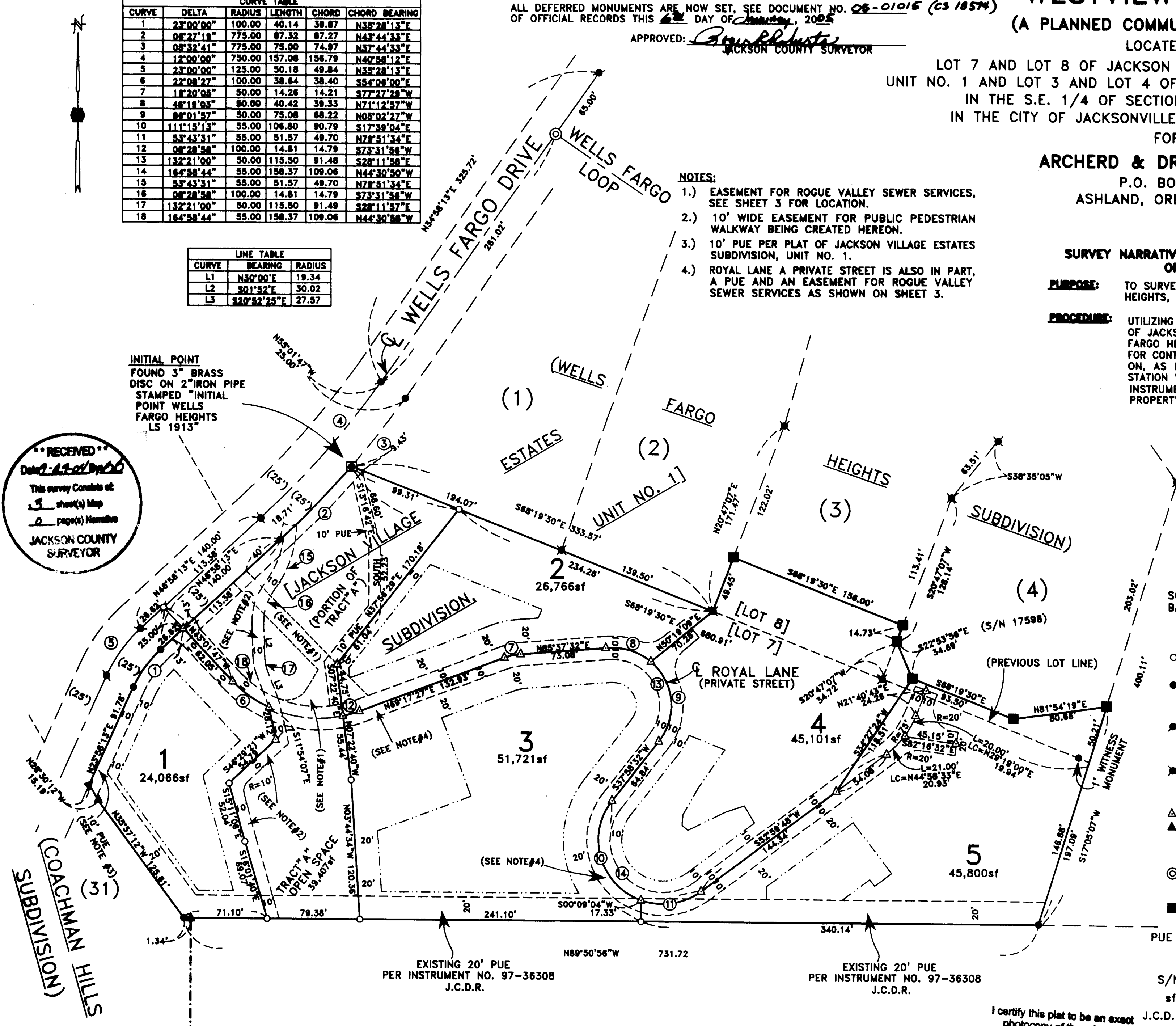
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	23°00'00"	100.00	40.14	38.87	N35°28'13"E
2	06°27'19"	775.00	87.32	87.27	N43°44'33"E
3	05°32'41"	775.00	75.00	74.97	N37°44'33"E
4	12°00'00"	750.00	157.08	156.79	N40°58'12"E
5	23°00'00"	125.00	50.18	48.84	N35°28'13"E
6	22°08'27"	100.00	38.64	38.40	S54°08'00"E
7	18°20'08"	50.00	14.26	14.21	S77°27'28"W
8	48°19'03"	50.00	40.42	39.33	N71°12'57"W
9	86°01'57"	50.00	75.08	68.22	N05°02'27"W
10	111°15'13"	55.00	106.80	90.79	S17°39'04"E
11	53°43'31"	55.00	51.57	48.70	N79°51'34"E
12	06°28'58"	100.00	14.81	14.79	S73°31'56"W
13	132°21'00"	50.00	115.50	91.48	S28°11'58"E
14	164°58'44"	55.00	158.37	108.06	N44°30'50"W
15	53°43'31"	55.00	51.57	48.70	N79°51'34"E
16	06°28'58"	100.00	14.81	14.79	S73°31'56"W
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18	164°58'44"	55.00	158.37	108.06	N44°30'58"W

LINE TABLE		
CURVE	BEARING	RADIUS
L1	N30°00'E	18.34
L2	S01°52'E	30.02
L3	S20°52'25"E	27.57

- NOTES:**
- EASEMENT FOR ROGUE VALLEY SEWER SERVICES, SEE SHEET 3 FOR LOCATION.
 - 10' WIDE EASEMENT FOR PUBLIC PEDESTRIAN WALKWAY BEING CREATED HEREON.
 - 10' PUE PER PLAT OF JACKSON VILLAGE ESTATES SUBDIVISION, UNIT NO. 1.
 - ROYAL LANE A PRIVATE STREET IS ALSO IN PART, A PUE AND AN EASEMENT FOR ROGUE VALLEY SEWER SERVICES AS SHOWN ON SHEET 3.

INITIAL POINT
FOUND 3" BRASS DISC ON 2" IRON PIPE
STAMPED "INITIAL POINT WELLS FARGO HEIGHTS LS 1913"

RECEIVED
Date: 7/29/04
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



EXISTING 20' PUE PER INSTRUMENT NO. 97-36308 J.C.D.R.

EXISTING 20' PUE PER INSTRUMENT NO. 97-36308 J.C.D.R.

I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR