

THE HEIGHTS AT HILLCREST, PHASE 1 (A PLANNED COMMUNITY)

LOCATED IN:
THE SW 1/4 OF SECTION 23, T37S, R1W, WM
CITY OF MEDFORD, JACKSON COUNTY, OREGON



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that HILLCREST HEIGHTS, L.L.C., an Oregon Limited Liability Company, is the owner in fee simple of the lands herein described and has subdivided the same into lots, common property (TRACT "B") and streets as shown hereon, and the number of each lot and the course and length of 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 right -of- way the streets, as shown hereon as public streets together with those easements labeled as public utility easements (PUE) and the additional 7.00 feet for right-of-way along Hillcrest Road as shown hereon and also hereby grants 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 street right-of-way, it thereby dedicates the street plug for public right-of-way purposes, and does also hereby create an easement for access over TRACT "B" (private alley) for the benefit of the owners, heirs and assigns of Lots 10-22, and does hereby create a 5 foot private storm drainage easement (PSDE) across lots 20 and 21 for the benefit of the owners, heirs and assigns of Lots 21 and 22, and does also hereby create easements for installation, maintenance and repair of public sanitary sewer and storm drainage facilities over TRACT "B" (private alley) and across Lot 19 as shown hereon for the benefit of the City of Medford and its assignees, and do also hereby create a 20.00 foot wide slope easement across Lots 1-9 and 22 for the benefit of the City of Medford and its assigns to maintain the slope along Hathaway Drive. HILLCREST HEIGHTS, L.L.C. does hereby dedicate said subdivision as THE HEIGHTS AT HILLCREST, PHASE 1.

*** 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 boundary lines.

Commencing at a brass disc marking the Southwest corner of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in Jackson County, Oregon; thence South 89°48'43" East (Record South 89°48'36" East) along the Southerly boundary of said Section 23, a distance of 1364.60 feet (Record 1364.87 feet) to a point for the Southeast corner of CRYSTAL HEIGHTS, PHASE III, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°11'04" East (Record North 00°11'24" East) along the Easterly boundary of said subdivision, 830.43 feet to a point on the Southerly right-of-way line of Hillcrest Road; thence South 78°57'26" East along said right-of-way line 373.63 feet; thence leaving said right-of-way line South 11°02'34" West 7.00 feet to a 5/8" rebar with a metal cap for the INITIAL POINT OF BEGINNING; thence North 11°02'34" East 7.00 feet to a point on the aforementioned Southerly right-of-way line of Hillcrest Road; thence South 78°57'26" East along said right-of-way line 792.51 feet; thence leaving said right-of-way line, South 11°02'34" West 7.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 57°53'55" West 27.35 feet) an arc distance of 30.12 feet; thence along the arc of a 127.50 foot radius curve to the right (the long chord to which bears South 24°33'07" West 43.39 feet) an arc distance of 43.60 feet; thence South 34°20'57" West 246.32 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 11°33'20" East 28.73 feet) an arc distance of 32.05 feet; thence along the arc of a 302.50 foot radius curve to the right (the long chord to which bears South 57°03'58" East 4.17 feet) an arc distance of 4.17 feet; thence South 33°19'43" West 55.00 feet; thence along the arc of a 247.50 foot radius curve to the left (the long chord to which bears North 63°32'49" West 59.26 feet) an arc distance of 59.40 feet; thence North 70°25'20" West 306.45 feet; thence along the arc of a 275.00 foot radius curve to the right (the long chord to which bears North 56°12'59" West 134.97 feet) an arc distance of 136.37 feet; thence along the arc of a 222.50 foot radius curve to the left (the long chord to which bears North 60°29'02" West 141.00 feet) an arc distance of 143.48 feet; thence North 78°57'26" West 31.64 feet; thence North 01°46'27" East 55.73 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 56°02'35" East 28.28 feet) an arc distance of 31.42 feet; thence North 11°02'34" East 113.00 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 33°57'25" West 28.28 feet) an arc distance of 31.42 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

HILLCREST HEIGHTS L.L.C.

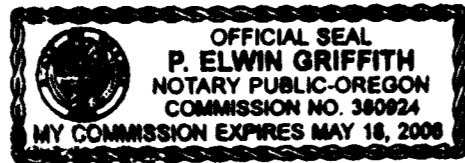
IN WITNESS HEREOF, signed this 17 day of June, 2005.

Steven L. Swartsley
Managing Member
HILLCREST HEIGHTS, L.L.C.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 17th day of June, 2005, by STEVEN L. SWARTSLEY, known to me as the person who executed the within instrument as managing member on behalf of HILLCREST HEIGHTS, L.L.C., an Oregon Limited Liability Company.

BEFORE ME: P. Elwin Griffith
NOTARY



UMPQUA BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED AND RECORDED SEPTEMBER 29, 2004, AS INSTRUMENT NO. 2004-057181, 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.

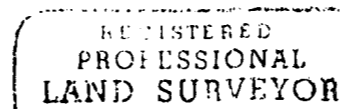
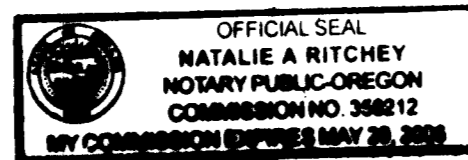
IN WITNESS HEREOF, SIGNED THIS 20th DAY OF June, 2005.

Jeff Benham
AUTHORIZED REPRESENTATIVE
UMPQUA BANK
SVP - Commercial Banking Manager
TITLE

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF June, 2005, BY Jeff Benham, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF UMPQUA BANK.

BEFORE ME: Natalie A. Ritchey
NOTARY



Darrell L. Huck
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DARRELL L. HUCK
2073
EXPIRES 6/30/05

MEDFORD CITY PLANNING

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

Phil O. Lutz
Planning Director

August 17, 2005
Date

Examined and approved this 12th day of July, 2005.

Paul D. Lewis
City Engineer
SURVEYOR

Lance B. Baskin
City Surveyor
ENGINEER

Examined and approved as required by O.R.S. 92.100 as of August 24th, 2005.

J. H. D. J.
Assessor, Department of Assessment

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

As of 8/24/05.

Jamce Clark
Deputy
Tax Collector

For order of the County Court approving this plat see Volume 214, page 530-532 of County Commissioners Journal of Proceedings.

RECORDER:

Filed for record this 30th day of August, 2005 at 11:30 Clock A.M. and recorded in Volume 31 of Plats at page 45 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Sonya S. Morgan
Deputy

(02012ph1s1.dwg)
Sheet 1 of 3

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

THE HEIGHTS AT HILLCREST, PHASE 1 (A PLANNED COMMUNITY)

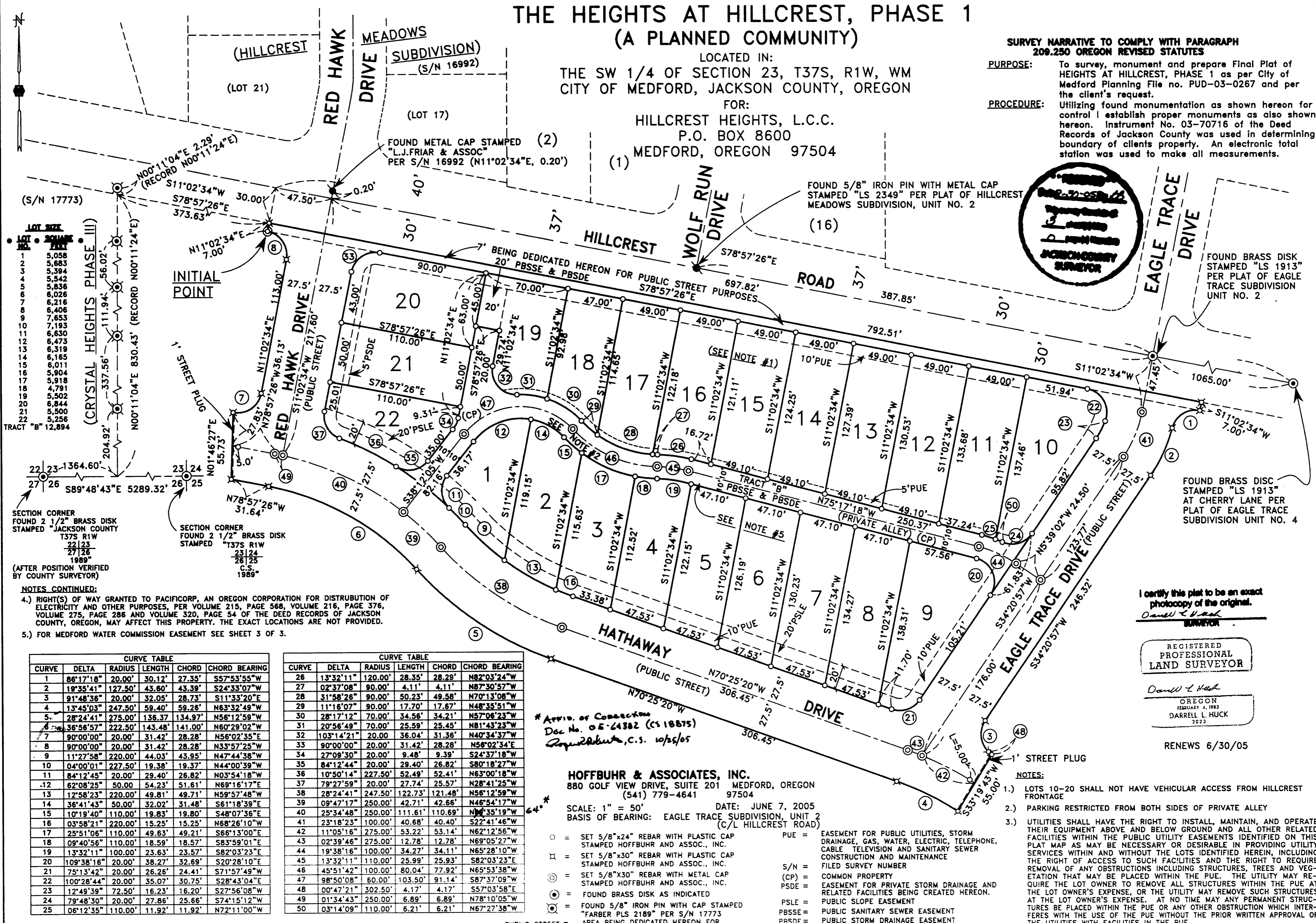
LOCATED IN:
THE SW 1/4 OF SECTION 23, T37S, R1W, WM
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
HILLCREST HEIGHTS, L.C.C.
P.O. BOX 8600
MEDFORD, OREGON 97504

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey, monument and prepare Final Plat of HEIGHTS AT HILLCREST, PHASE 1 as per City of Medford Planning File no. PUD-03-0267 and per the client's request.

PROCEDURE: Utilizing found monumentation as shown hereon for control | establish proper monuments as also shown hereon. Instrument No. 03-70716 of the Deed Records of Jackson County was used in determining boundary of clients property. An electronic total station was used to make all measurements.



- 1 5,058
- 2 5,583
- 3 5,394
- 4 5,542
- 5 5,836
- 6 8,026
- 7 6,216
- 8 6,406
- 9 7,653
- 10 7,193
- 11 6,630
- 12 4,473
- 13 6,319
- 14 6,165
- 15 6,011
- 16 5,904
- 17 5,918
- 18 7,991
- 19 5,502
- 20 5,500
- 21 5,256
- 22 12,894

SECTION CORNER
FOUND 2 1/2" BRASS DISK
STAMPED "JACKSON COUNTY
T37S R1W
22|23
27|26
1989"

(AFTER POSITION VERIFIED
BY COUNTY SURVEYOR)

NOTES CONTINUED:

4.) RIGHT(S) OF WAY GRANTED TO PACIFICORP, AN OREGON CORPORATION FOR DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES, PER VOLUME 215, PAGE 568, VOLUME 216, PAGE 376, VOLUME 275, PAGE 286 AND VOLUME 320, PAGE 54 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, MAY AFFECT THIS PROPERTY. THE EXACT LOCATIONS ARE NOT PROVIDED.

5.) FOR MEDFORD WATER COMMISSION EASEMENT SEE SHEET 3 OF 3.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	86°17'18"	20.00'	30.12'	27.35'	S57°53'55"W
2	19°35'41"	127.50'	43.60'	43.39'	S24°33'07"W
3	91°48'36"	20.00'	32.05'	28.73'	S11°33'20"E
4	13°45'03"	247.50'	59.40'	59.26'	N63°32'49"W
5	28°24'41"	275.00'	136.37'	134.97'	N56°12'59"W
6	36°56'57"	222.50'	143.48'	141.00'	N60°29'02"W
7	90°00'00"	20.00'	31.42'	28.28'	N56°02'35"E
8	90°00'00"	20.00'	31.42'	28.28'	N33°57'25"W
9	11°27'58"	220.00'	44.03'	43.95'	N47°44'38"W
10	04°00'01"	227.50'	19.36'	19.37'	N44°00'39"W
11	84°12'45"	20.00'	29.40'	26.82'	N03°54'18"W
12	62°08'25"	50.00'	54.23'	51.61'	N69°16'17"E
13	12°58'23"	220.00'	49.81'	49.71'	N59°57'48"W
14	36°41'43"	50.00'	32.02'	31.48'	S61°18'39"E
15	10°19'40"	110.00'	19.83'	19.80'	S48°07'36"E
16	03°58'21"	220.00'	15.25'	15.25'	N68°26'10"W
17	25°51'06"	110.00'	49.63'	49.21'	S66°13'00"E
18	09°40'56"	110.00'	18.59'	18.57'	S83°59'01"E
19	13°32'11"	100.00'	23.63'	23.57'	S82°03'23"E
20	109°38'16"	20.00'	36.27'	32.69'	S20°28'10"E
21	75°13'42"	20.00'	26.26'	24.41'	S71°57'49"W
22	100°28'44"	20.00'	35.07'	30.75'	S28°43'04"E
23	12°49'39"	72.50'	16.23'	16.20'	S27°56'08"W
24	79°48'39"	20.00'	27.86'	25.66'	S74°15'12"W
25	06°12'35"	110.00'	11.92'	11.92'	N72°11'00"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
26	13°32'11"	120.00'	28.35'	28.29'	N82°03'24"W
27	02°37'08"	90.00'	4.11'	4.11'	N87°30'57"W
28	31°58'26"	90.00'	50.23'	49.58'	N70°13'08"W
29	11°16'07"	90.00'	17.70'	17.67'	N48°35'51"W
30	28°17'12"	70.00'	34.56'	34.21'	N57°05'23"W
31	20°56'49"	70.00'	25.59'	25.45'	N81°43'23"W
32	103°14'21"	20.00'	36.04'	31.36'	N40°34'37"W
33	90°00'00"	20.00'	31.42'	28.28'	N56°02'34"E
34	27°09'30"	20.00'	9.48'	9.39'	S24°37'18"W
35	84°12'44"	20.00'	29.40'	26.82'	S80°18'27"W
36	10°50'14"	227.50'	52.49'	52.41'	N63°00'18"W
37	79°27'59"	20.00'	27.74'	25.57'	N28°41'25"W
38	28°24'41"	247.50'	122.73'	121.48'	N56°12'59"W
39	09°47'17"	250.00'	42.71'	42.66'	N46°54'17"W
40	25°34'48"	250.00'	111.61'	110.69'	N44°35'19"W
41	23°18'23"	100.00'	40.68'	40.40'	S22°41'46"W
42	11°05'16"	275.00'	53.22'	53.14'	N62°12'56"W
43	02°39'46"	275.00'	12.78'	12.78'	N69°05'27"W
44	19°38'16"	100.00'	34.27'	34.11'	N65°28'10"W
45	13°32'11"	110.00'	25.99'	25.93'	S82°03'23"E
46	45°51'42"	100.00'	80.04'	77.92'	N65°53'38"W
47	98°50'08"	60.00'	103.50'	91.14'	S87°37'09"W
48	00°47'21"	302.50'	4.17'	4.17'	S57°03'58"E
49	01°34'43"	250.00'	6.89'	6.89'	N78°10'05"W
50	03°14'09"	110.00'	6.21'	6.21'	N67°27'38"W

* Apprx. of Connection
Doc No. 05-4382 (CS 18875)
Rogers & Roberts, C.S. 10/25/05

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1" = 50'
DATE: JUNE 7, 2005
BASIS OF BEARING: EAGLE TRACE SUBDIVISION, UNIT 2
(C/L HILLCREST ROAD)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED HOFFBUHR AND ASSOC., INC.
- ⊕ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED HOFFBUHR AND ASSOC., INC.
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED HOFFBUHR AND ASSOC., INC.
- ⊗ = FOUND BRASS DISK AS INDICATED
- ⊘ = FOUND 5/8" IRON PIN WITH CAP STAMPED "FARBER PLS 2189" PER S/N 17773 AREA BEING DEDICATED HEREON FOR PUBLIC STREETS (RIGHT OF WAY)
- = PUBLIC STREET = JACKSON COUNTY DEED RECORDS
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- S/N = FILED SURVEY NUMBER
- (CP) = COMMON PROPERTY
- PSDE = EASEMENT FOR PRIVATE STORM DRAINAGE AND RELATED FACILITIES BEING CREATED HEREON.
- PSLE = PUBLIC SLOPE EASEMENT
- PBSSE = PUBLIC SANITARY SEWER EASEMENT
- PBSDE = PUBLIC STORM DRAINAGE EASEMENT

- NOTES:**
- 1.) LOTS 10-20 SHALL NOT HAVE VEHICULAR ACCESS FROM HILLCREST FRONTAGE
 - 2.) PARKING RESTRICTED FROM BOTH SIDES OF PRIVATE ALLEY
 - 3.) 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.
Darrell L. Huck
SURVEYOR

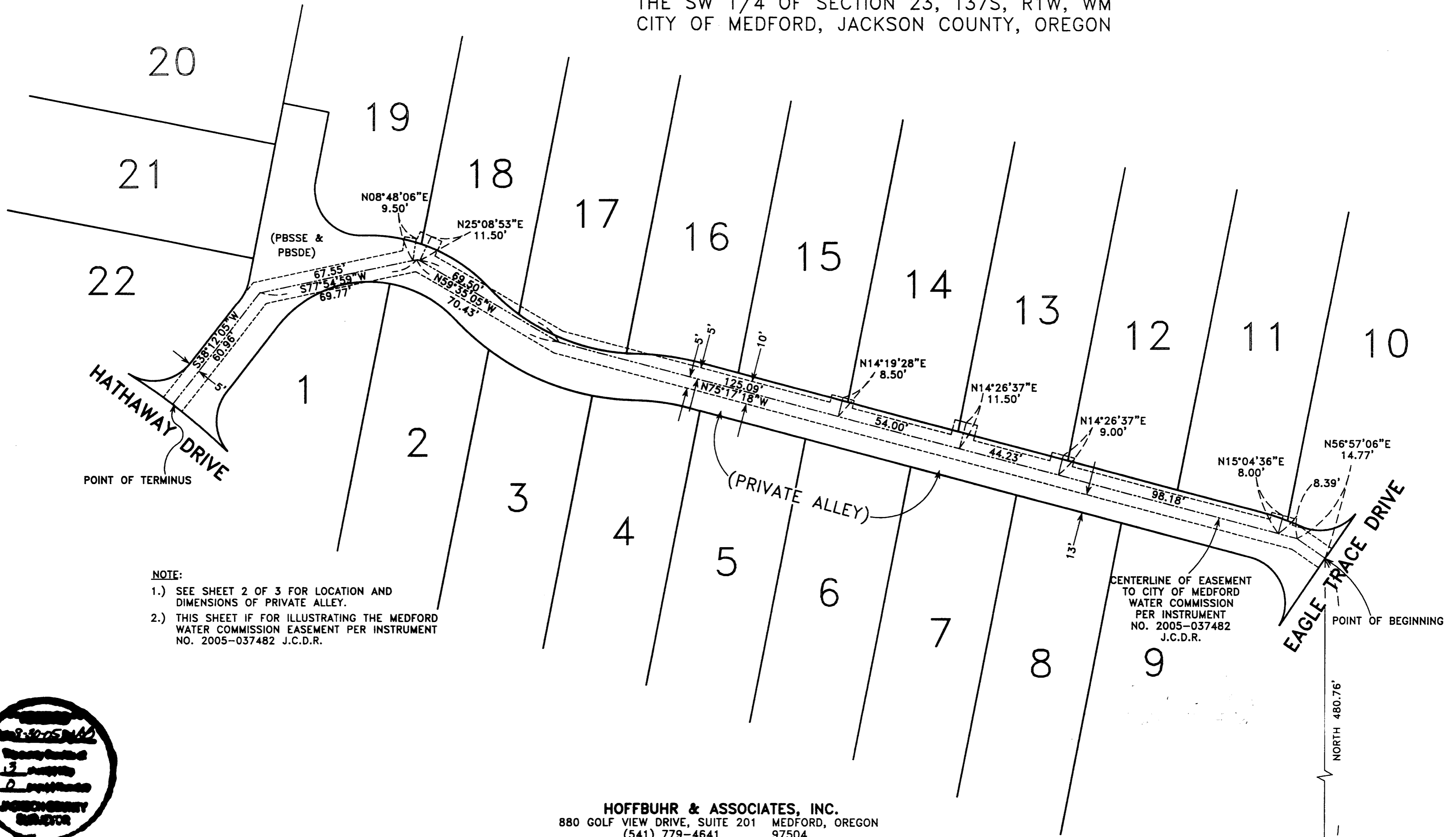
REGISTERED PROFESSIONAL LAND SURVEYOR

DARRELL L. HUCK
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

RENEWS 6/30/05

THE HEIGHTS AT HILLCREST, PHASE 1 (A PLANNED COMMUNITY)

LOCATED IN:
THE SW 1/4 OF SECTION 23, T37S, R1W, WM
CITY OF MEDFORD, JACKSON COUNTY, OREGON



NOTE:

- 1.) SEE SHEET 2 OF 3 FOR LOCATION AND DIMENSIONS OF PRIVATE ALLEY.
- 2.) THIS SHEET IS FOR ILLUSTRATING THE MEDFORD WATER COMMISSION EASEMENT PER INSTRUMENT NO. 2005-037482 J.C.D.R.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

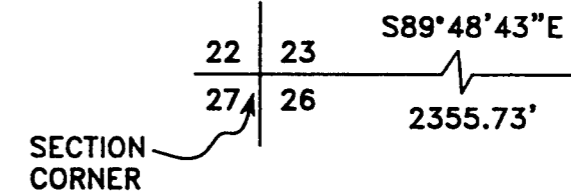
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

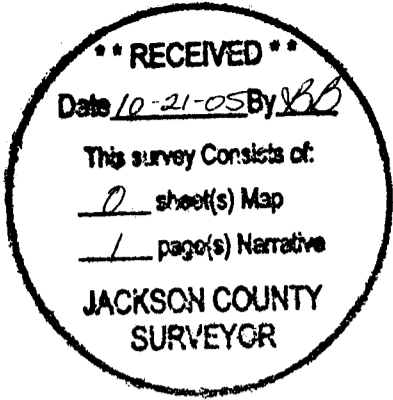
RENEWS 6/30/05

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1 inch = 30 feet DATE: JUNE 7, 2005

J.C.D.R. = JACKSON COUNTY DEED RECORDS
PBSSE = PUBLIC SANITARY SEWER EASEMENT
PBSDE = PUBLIC STORM DRAINAGE EASEMENT





Jackson County Official Records 2005-064382
R-ACO
Cnt=1 Str=6 HELMANCD 10/21/2005 09:19:57 AM
\$5.00 \$5.00 \$11.00 \$20.00 Total:\$41.00



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

HOFFBUHR & ASSOCIATES, INC.
880 Golf View Drive #201
Medford, Oregon 97504

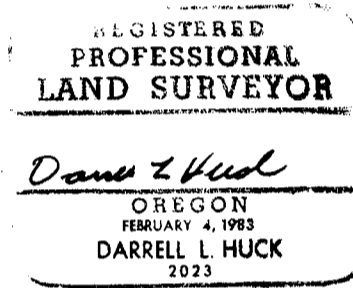
18875

(503) 779-4641

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.225

I, Darrell L. Huck, Registered Professional Land Surveyor of the State of Oregon, No. 2023, do hereby state that I have discovered drafting errors on my Plat of The Heights at Hillcrest, Phase 1, filed for record the 30th day of August, 2005, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 18875.

Darrell L. Huck, L.S. 2023



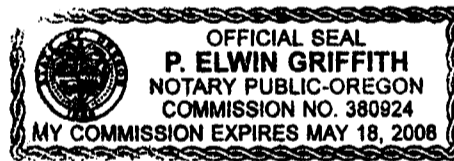
STATE OF OREGON)
County of Jackson) ss.

19 October A.D. 2005 Renews 6/30/07

Personally appeared the above named Darrell L. Huck, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me:

P. Elwin Griffith



The correction is: (On sheet 2)
Incorrect curve bearing in curve table for curve 40.

As filed: "N69°35'19"W"
Change to: "N64°35'19"W"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

October 20, 2005
Date

[Signature]

Jackson County Surveyor