

THE HEIGHTS AT HILLCREST, PHASE 2 (A PLANNED COMMUNITY)

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

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

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 "A") 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, 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 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 right-of-way, and does also hereby create the 20.00 foot wide slope easement across Lots 23-27 and the 15.00 foot slope easement across Lot 23 for the benefit of the City of Medford and its assignees and does also hereby create the private storm drainage easements (PSDE) across lots 24-26 for the benefit of the owners, heirs and assignees of Lots 23-25, across Lots 41-45 for the benefit of the owners, heirs and assignees of Lots 41-45 and of the adjacent property lying East of Lot 45 and also across Lot 28 for the benefit of the owners, heirs and assignees of TRACT "A". HILLCREST HEIGHTS, L.L.C. does hereby dedicate said subdivision as THE HEIGHTS AT HILLCREST, PHASE 2.

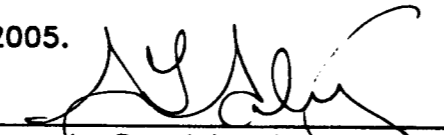
STATE OF OREGON }
County of Jackson) ss.

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 373.63 feet along said right-of-way line to the Northwest corner of THE HEIGHTS AT HILLCREST, PHASE 1, according to the Official Plat thereof, now of record in said Jackson County; thence leaving said right-of-way line South 11°02'34" West along the Westerly boundary of said subdivision, 7.00 feet to a 5/8" rebar with a metal cap for the INITIAL POINT OF BEGINNING; thence continue along the boundary of said subdivision, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 33°57'25" East 28.28 feet) an arc distance of 31.42 feet; thence South 11°02'34" West 113.00 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 56°02'35" West 28.28 feet) an arc distance of 31.42 feet; thence South 01°46'27" West 55.73 feet; thence South 78°57'26" East 31.64 feet; thence along the arc of a 222.50 foot radius curve to the right (the long chord to which bears South 60°29'02" East 141.00 feet) an arc distance of 143.48 feet; thence along the arc of a 275.00 foot radius curve to the left (the long chord to which bears South 56°12'59" East 134.97 feet) an arc distance of 136.37 feet; thence South 70°25'20" East 306.45 feet; thence along the arc of a 247.50 foot radius curve to the right (the long chord to which bears South 63°32'49" East 59.26 feet) an arc distance of 59.40 feet; thence North 33°19'43" East 55.00 feet; thence leaving said subdivision boundary, South 56°40'17" East 113.58 feet; thence along the arc of a 220.00 foot radius curve to the left (the long chord to which bears South 73°10'15" East 124.96 feet) an arc distance of 126.71 feet; thence South 89°40'13" East 361.93 feet to a point on the Easterly boundary of tract described per Instrument No. 71-06744 of the Deed Records of said Jackson County; thence SOUTH along said boundary 216.83 feet to a point on the aforementioned Southerly boundary of Section 23; thence North 89°48'43" West, along said Section line, 1551.39 feet to the aforementioned Southeast corner of CRYSTAL HEIGHTS, PHASE III; 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 aforementioned Southerly right-of-way line of Hillcrest Road; thence South 78°57'26" East, along said right-of-way line, 373.63 feet to the aforementioned Northwest corner of THE HEIGHTS AT HILLCREST PHASE 1; thence South 11°02'34" West along the Westerly boundary of said subdivision, 7.00 feet to the INITIAL POINT OF BEGINNING.

HILLCREST HEIGHTS L.L.C.

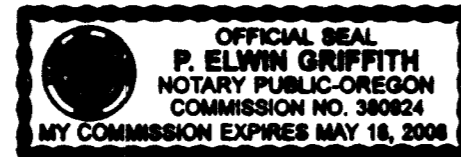
IN WITNESS HEREOF, signed this 17 day of June, 2005.


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 17 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.

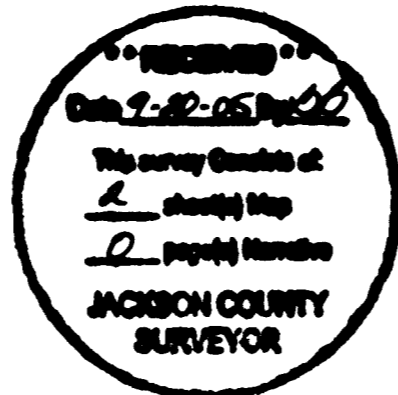
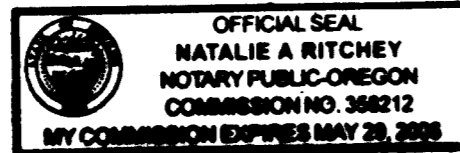
IN WITNESS HEREOF, SIGNED THIS 20th DAY OF June, 2005.


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

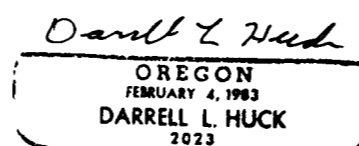
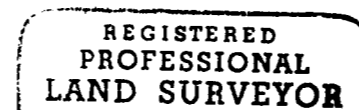


For order of the County Court approving this plat see Volume 214, page 1411-1413 of County Commissioners Journal of Proceedings.

RECORDER: Filed for record this 20th day of SEPTEMBER, 2005 at 11:10 O'Clock A.M. and recorded in Volume 31 of Plats at page 49 of records of Jackson County, Oregon.

Kathleen S Beckett
County Clerk

Barbara Johnson
Deputy



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

Darrell L. Huck
SURVEYOR

*** APPROVALS ***

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

Paul O. Latta
Planning Director

September 13, 2005
Date

Examined and approved this 8th day of September, 2005.

Laurie Benham
City Engineer

Paul D. Latta
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of September 15, 2005.

Kristen York, 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 Sept. 15, 2005

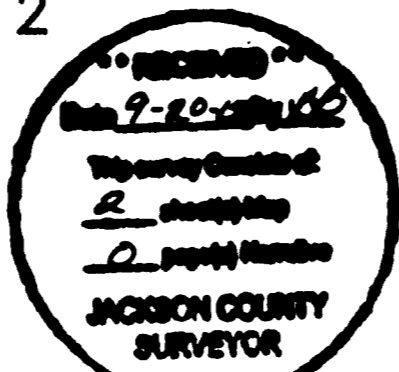
Patty Budson, Deputy
Tax Collector

THE HEIGHTS AT HILLCREST, PHASE 2 (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

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



UTILITY STATEMENT:

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.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF THE HEIGHTS AT HILLCREST, PHASE 2, PER CITY OF MEDFORD FILE NO. PUD-03-267 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER PLATS OF THE HEIGHTS AT HILLCREST, PHASE 1 AND OF CRYSTAL HEIGHTS PHASE 111, FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 03-70716 OF THE DEED RECORDS OF JACKSON COUNTY WAS USED IN DETERMINING THE BOUNDARY OF CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

LINE	LENGTH	BEARING
L1	30.27'	S78°57'26"E
L2	33.55'	N42°16'12"E
L3	49.73'	N09°58'52"E
L4	32.23'	N38°53'10"E
L5	39.52'	S42°05'45"W
L6	49.73'	S09°58'52"W
L7	17.50'	N38°53'10"E
L8	35.30'	N27°51'40"E
L9	14.42'	N30°33'10"E
L10	10.67'	N13°20'10"W
L11	10.67'	S13°20'12"E
L12	14.42'	S30°33'10"W
L13	38.22'	S27°51'41"W
L14	17.49'	S11°19'12"E
L15	17.49'	N11°19'12"W
L16	37.82'	N78°54'19"W
L17	14.10'	S89°40'12"E
L18	31.64'	S78°57'26"E
L19	32.51'	S78°54'19"E
L20	55.73'	S01°46'27"W
L21	43.12'	S78°54'19"E

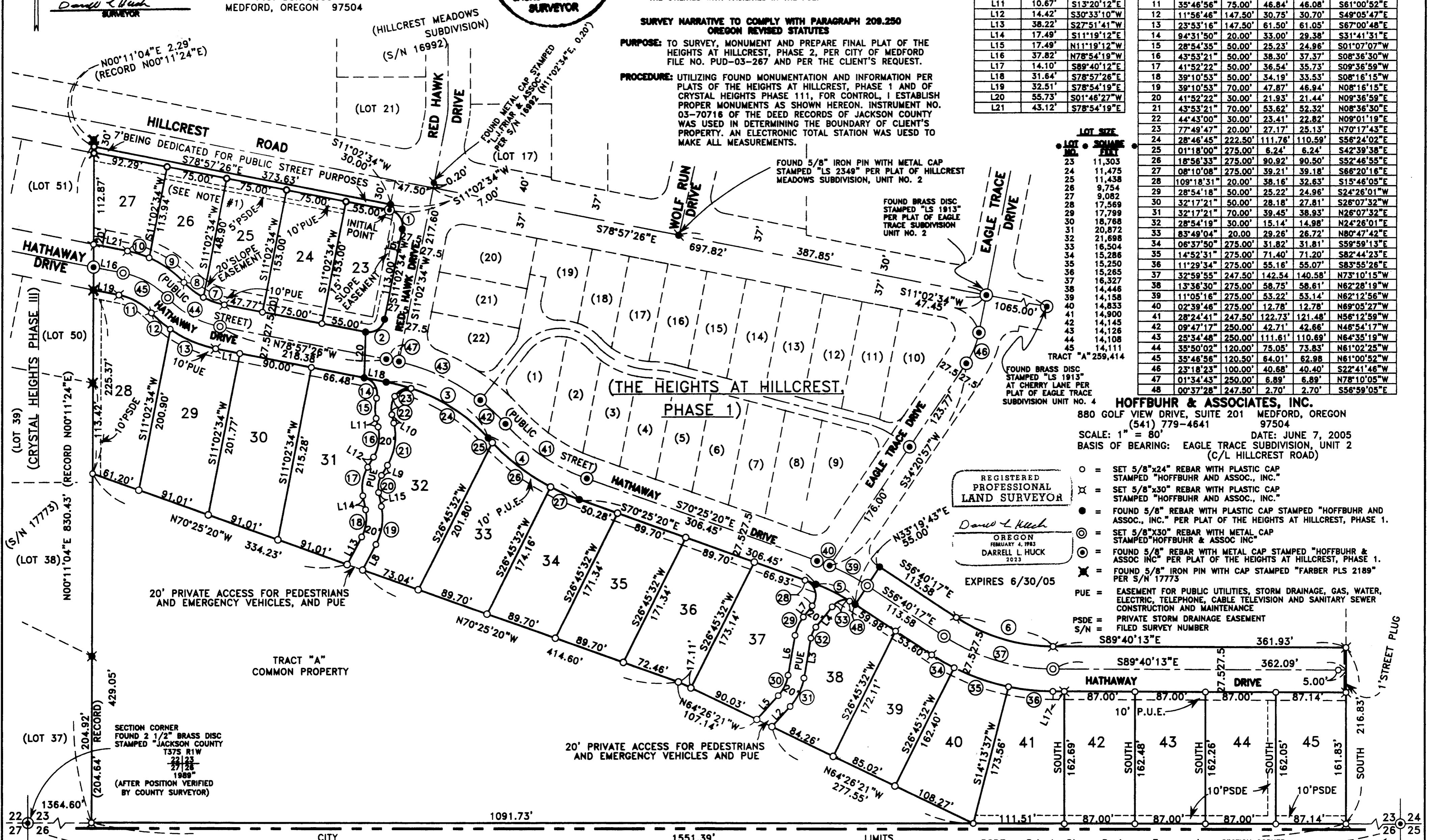
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°00'00"	20.00'	31.42'	28.28'	S33°57'25"E
2	90°00'00"	20.00'	31.42'	28.28'	S56°02'35"W
3	36°56'47"	222.50'	143.48'	141.00'	S60°29'02"E
4	28°24'41"	275.00'	136.37'	134.97'	S56°12'59"E
5	13°45'03"	247.50'	59.40'	59.26'	S63°32'49"E
6	32°59'55"	220.00'	126.71'	124.96'	S73°10'15"E
7	17°07'11"	92.50'	27.64'	27.54'	N70°23'50"W
8	18°42'50"	92.50'	30.21'	30.08'	N52°28'49"W
9	23°22'55"	130.00'	53.05'	52.69'	N54°48'51"W
10	12°24'00"	130.00'	28.14'	28.08'	N72°42'19"W
11	35°46'56"	75.00'	46.84'	46.08'	S61°00'52"E
12	11°56'46"	147.50'	30.75'	30.70'	S49°05'47"E
13	23°53'16"	147.50'	61.50'	61.05'	S67°00'48"E
14	94°31'50"	20.00'	33.00'	29.38'	S31°41'31"E
15	28°54'35"	50.00'	25.23'	24.96'	S01°07'07"W
16	43°53'21"	50.00'	38.30'	37.37'	S08°36'30"W
17	41°52'22"	50.00'	36.54'	35.73'	S09°36'59"W
18	39°10'53"	50.00'	34.19'	33.53'	S08°16'15"W
19	39°10'53"	70.00'	47.87'	46.94'	N08°16'15"E
20	41°52'22"	30.00'	21.93'	21.44'	N09°36'59"E
21	43°53'21"	70.00'	53.62'	52.32'	N08°36'30"E
22	44°43'00"	30.00'	23.41'	22.82'	N09°01'19"E
23	77°49'47"	20.00'	27.17'	25.13'	N70°17'43"E
24	28°46'45"	222.50'	111.76'	110.59'	S56°24'02"E
25	01°18'00"	275.00'	6.24'	6.24'	S42°39'38"E
26	18°56'33"	275.00'	90.92'	90.50'	S52°46'55"E
27	08°10'08"	275.00'	39.21'	39.18'	S66°20'16"E
28	109°18'31"	20.00'	38.16'	32.63'	S15°46'05"E
29	28°54'18"	50.00'	25.22'	24.96'	S24°26'01"W
30	32°17'21"	50.00'	28.18'	27.81'	S26°07'32"W
31	32°17'21"	70.00'	39.45'	38.93'	N26°07'32"E
32	28°54'19"	30.00'	15.14'	14.98'	N24°26'01"E
33	83°49'04"	20.00'	29.26'	26.72'	N80°47'42"E
34	08°57'50"	275.00'	31.82'	31.81'	S59°59'13"E
35	14°52'31"	275.00'	71.40'	71.20'	S82°44'23"E
36	11°29'34"	275.00'	55.16'	55.07'	S83°55'26"E
37	32°59'55"	247.50'	142.54'	140.58'	N73°10'15"W
38	13°36'30"	275.00'	58.75'	58.61'	N62°28'19"W
39	11°05'16"	275.00'	53.22'	53.14'	N62°12'56"W
40	02°39'46"	275.00'	12.78'	12.78'	N89°05'27"W
41	28°24'41"	247.50'	122.73'	121.48'	N56°12'59"W
42	09°47'17"	250.00'	42.71'	42.66'	N46°54'17"W
43	25°34'48"	250.00'	111.61'	110.69'	N64°35'19"W
44	35°50'02"	120.00'	75.05'	73.83'	N61°02'25"W
45	35°46'56"	120.00'	64.01'	62.98'	N61°00'52"W
46	23°18'23"	100.00'	40.68'	40.40'	S22°41'46"W
47	01°34'43"	250.00'	6.89'	6.89'	N78°10'05"W
48	00°37'28"	247.50'	2.70'	2.70'	S56°59'05"E

LOT NO.	SQ. FEET
23	11,303
24	11,475
25	11,458
26	9,754
27	9,082
28	17,589
29	17,789
30	18,768
31	20,872
32	21,698
33	16,504
34	15,286
35	15,250
36	15,255
37	16,327
38	14,466
39	14,158
40	14,833
41	14,900
42	14,145
43	14,126
44	14,108
45	14,111

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641
SCALE: 1" = 80'
DATE: JUNE 7, 2005
BASIS OF BEARING: EAGLE TRACE SUBDIVISION, UNIT 2 (C/L HILLCREST ROAD)

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON FEBRUARY 4, 1983
DARRELL L. HUCK 2033
EXPIRES 6/30/05

- = 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."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF THE HEIGHTS AT HILLCREST, PHASE 1.
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC"
- ⊕ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER PLAT OF THE HEIGHTS AT HILLCREST, PHASE 1.
- ⊗ = FOUND 5/8" IRON PIN WITH CAP STAMPED "FARBER PLS 2189" PER S/N 17773
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- S/N = FILED SURVEY NUMBER



NOTES:
1.) LOTS 23-27 SHALL NOT HAVE VEHICULAR ACCESS FROM HILLCREST ROAD FRONTAGE

2.) 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.

PSDE = Private Storm Drainage Easement being created hereon for storm-drainage and related facilities.

SECTION CORNER FOUND 2 1/2" BRASS DISC STAMPED "T37S R1W 23/24 26/25 C.S. 1989"