


THE HEIGHTS AT HILLCREST, PHASE 3  
(A PLANNED COMMUNITY)  
LOCATED IN:  
THE SW 1/4 OF SECTION 23, T37S, R1W, WM  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

INDEX OF SHEETS	
SHEET 2 OF 3	LOT AND STREET LAYOUT AND NARRATIVE
SHEET 3 OF 3	MEDFORD WATER EASEMENT

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

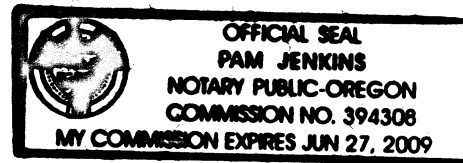
\*\*\* DECLARATION \*\*\*

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 "A", TRACT "B"-Dunthorpe Drive a private street, and TRACT "C") and a 7 foot wide area for street right-of-way purposes along the Hillcrest Road frontage, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public those easements labeled as public utility easements (PUE), and the additional 7.00 feet for right-of-way along Hillcrest Road for street right-of-way purposes, as shown hereon, and does also hereby grant to the City of Medford and its assignees an easement for access, and for installation and maintenance of a sanitary sewer line across TRACTS "A", "B" and "C", and Lot 78 as shown hereon.  
HILLCREST HEIGHTS, L.L.C. does hereby dedicate said subdivision as THE HEIGHTS AT HILLCREST, PHASE 3.


HILLCREST HEIGHTS L.L.C.  
IN WITNESS HEREOF, signed this 16<sup>th</sup> day of FEBRUARY, 2006.  
  
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 16<sup>th</sup> day of February, 2006, 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:   
NOTARY

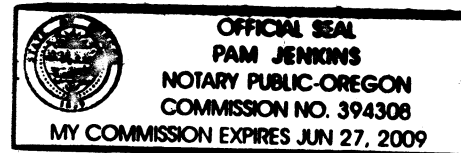


UMPQUA BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED AND RECORDED SEPTEMBER 29, 2004, AS INSTRUMENT NO. 2004-057181, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND MODIFIED PER INSTRUMENT NO. 2005-045118 RECORDED JULY 28, 2005, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.


IN WITNESS HEREOF, SIGNED THIS 16<sup>th</sup> DAY OF February, 2006.  
  
AUTHORIZED REPRESENTATIVE OF UMPQUA BANK  
SVP - Commercial Banking Manager  
TITLE

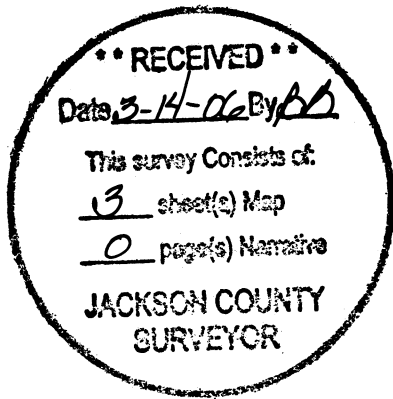
STATE OF OREGON }  
COUNTY OF JACKSON } ss.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF February, 2006, BY Jeff D. Benham KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF UMPQUA BANK.

BEFORE ME:   
NOTARY



APPROVED FOR RECORDING

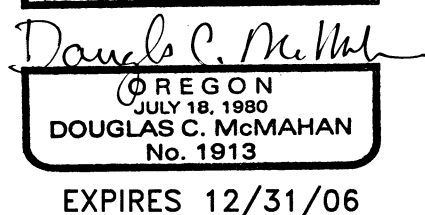
  
County Commissioner/Administrator  
3/14/06  
Date



RECORDER:

Filed for record this 14<sup>th</sup> day of March, 2006 at 2:08 P.M. and recorded in Volume 32 of Plats at page 25 of records of Jackson County, Oregon.

  
County Clerk  
  
Deputy

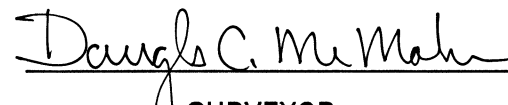


\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, 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.

INITIAL POINT OF BEGINNING being a point on the Southeasterly boundary of THE HEIGHTS AT HILLCREST, PHASE 1, a subdivision in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point bears South 11°02'34" West 7.00 feet from the Northeast corner of said subdivision; thence North 11°02'34" East along said boundary 7.00 feet to the Northeast corner thereof, said Northeast corner being on the Southerly right-of-way line of Hillcrest road; thence South 78°57'26" East along said right-of-way line, 411.78 feet to the Northeast corner of tract described per Instrument No. 71-06744 of the Official Records of said Jackson County; thence SOUTH, along the Easterly boundary of said tract, 316.44 feet to the most-Easterly Northeast corner of THE HEIGHTS AT HILLCREST, PHASE 2, according to the Official Plat thereof, now of record in said Jackson County; thence along the Northerly boundary of said THE HEIGHTS AT HILLCREST, PHASE 2, North 89°40'13" West 361.93 feet; thence along the arc of a 220.00 foot radius curve to the right (the long chord to which bears North 73°10'15" West 124.96 feet) an arc distance of 126.71 feet; thence North 56°40'17" West 113.58 feet to a point on the aforementioned Southeasterly boundary of THE HEIGHTS AT HILLCREST, PHASE 1; thence along said boundary, along the arc of a 302.50 foot radius curve to the left (the long chord to which bears North 57°03'58" West 4.17 feet) an arc distance of 4.17 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 11°33'20" West 28.73 feet); an arc distance of 32.05 feet; thence North 34°20'57" East 246.32 feet; thence along the arc of a 127.50 foot radius curve to the left (the long chord to which bears North 24°33'07" East 43.39 feet) an arc distance of 43.60 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 57°53'55" East 27.35 feet) an arc distance of 30.12 feet to the INITIAL POINT OF BEGINNING.

  
SURVEYOR



\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING

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

  
Planning Director  
March 13, 2006  
Date

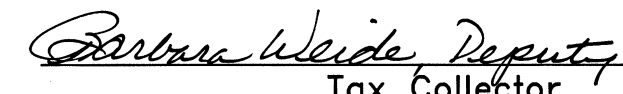
Examined and approved this 27<sup>th</sup> day of FEBRUARY, 2006.

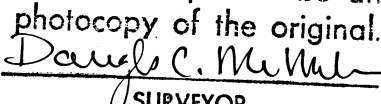
  
City Engineer  
  
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 14 MARCH, 2006.

  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.  
As of 3-14-06.

  
Tax Collector

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

# THE HEIGHTS AT HILLCREST, PHASE 3 (A PLANNED COMMUNITY)

LOCATED IN:  
THE SW 1/4 OF SECTION 23, T37S, R1W, WM  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON  
FOR:  
HILLCREST HEIGHTS, L.L.C.  
P.O. BOX 8600  
MEDFORD, OREGON 97504

LINE	LENGTH	BEARING
L1	14.01'	N54°50'45"W
L2	33.50'	S89°40'13"E
L3	24.00'	S89°40'13"E
L4	65.00'	N00°19'47"E
L5	28.81'	N52°42'43"W
L6	24.00'	N34°20'57"E
L7	68.00'	N55°39'03"W
L8	67.00'	N55°39'03"W
L9	33.50'	S56°40'17"E
L10	20.00'	S34°20'57"W
L11	65.00'	N55°39'03"W
L12	23.09'	N44°27'56"W
L13	14.55'	N12°33'32"E
L14	11.00'	N34°20'57"E
L15	15.26'	N09°51'29"E

LINE	LENGTH	BEARING
L16	17.28'	S56°40'17"E
L17	12.36'	S55°39'03"E
L18	17.00'	S34°20'57"W
L19	7.00'	N34°20'57"E
L20	13.05'	S08°08'07"E
L21	25.11'	N55°47'52"W
L22	16.57'	N32°43'14"E
L23	18.66'	N55°39'03"W
L24	41.85'	S51°44'04"W
L25	16.00'	S56°37'37"E
L26	16.00'	S55°39'03"E
L27	16.50'	N32°17'23"E
L28	67.00'	N33°19'43"E
L29	8.81'	N89°40'13"W
L30	14.36'	S88°07'52"E
L31	13.56'	S31°04'46"E
L32	10.58'	S46°14'17"E
L33	6.32'	S78°58'34"E

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN AUGUST 1, 2006.

*Douglas C. McMahon*  
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 2009-003274  
OF OFFICIAL RECORDS THIS 02 DAY OF FEBRUARY 2009.

APPROVED: *Kerry K. Bradshaw*  
JACKSON COUNTY SURVEYOR

**NOTES:**

- INITIAL POINT-FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF THE HEIGHTS AT HILLCREST PHASE 1.
- 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.
- SEE NOTES ON SHEET 3 OF 3.

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

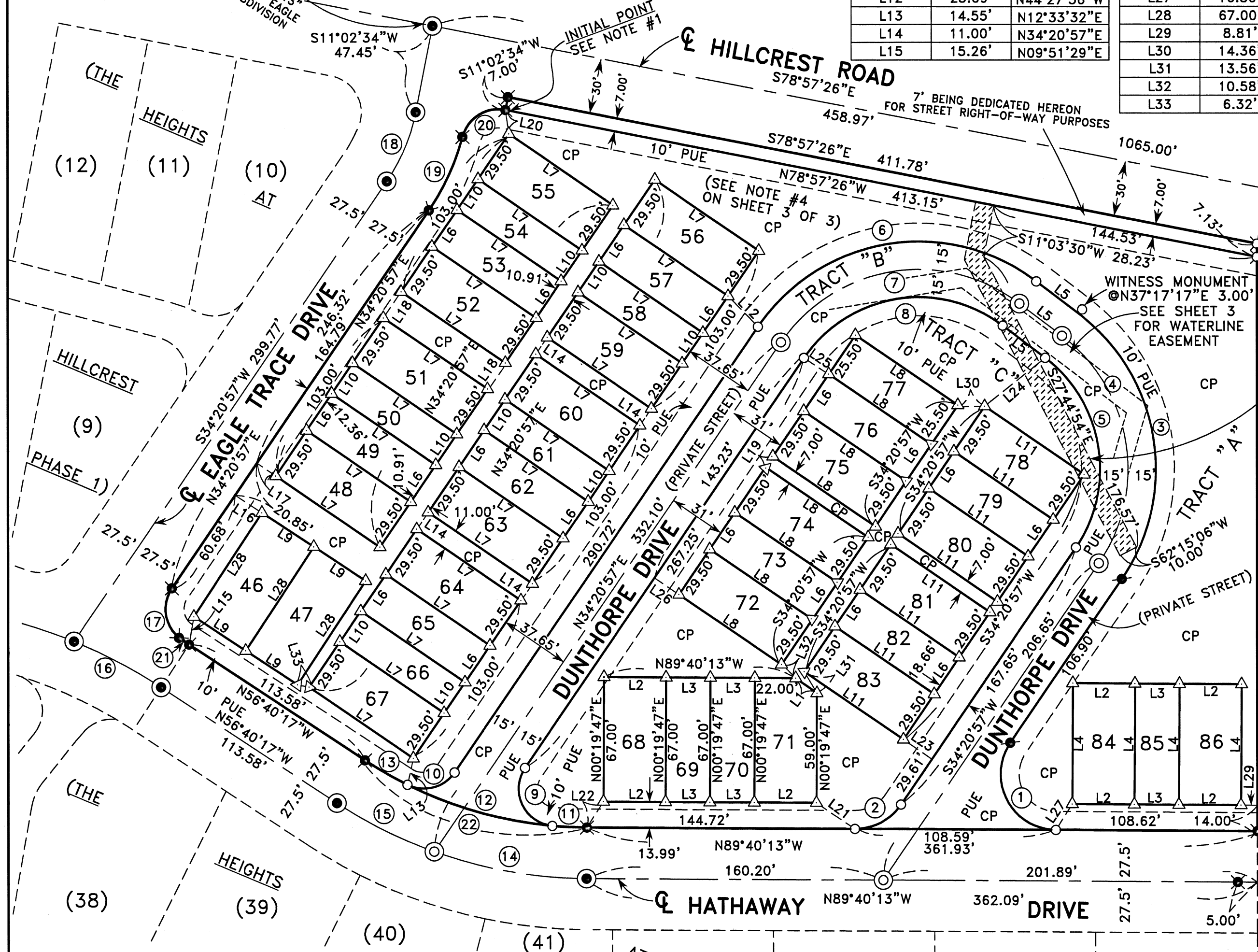
BY: DOUGLAS C. McMAHAN LS No. 1913  
SCALE: 1" = 50' DATE: FEBRUARY 2, 2006  
BASIS OF BEARING: EAGLE TRACE SUBDIVISION, UNIT 2  
(C/L HILLCREST ROAD)

- = 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 & ASSOC INC"
- △ = DEFERRED MONUMENT
- ⊛ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF HEIGHTS AT HILLCREST PHASE 1 AND PHASE 2
- ⊚ = FOUND 5/8" REBAR WITH METAL CAP "HOFFBUHR & ASSOC INC" PER PLAT OF HEIGHTS AT HILLCREST PHASE 1 AND PHASE 2, UNLESS OTHERWISE SHOWN
- = SET LEAD PLUG AND TACK WITH WASHER STAMPED "LS 1913".
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- CP = COMMON PROPERTY

**LOT SIZE**

LOT NO.	SQUARE FEET
46-47	2,245
48	2,006
49	1,632
50	1,360
51-52	2,006
53	1,632
54	1,360
55-56	2,006
57	1,632
58	1,360
59-60	2,006
61	1,360
62	1,632
63-64	2,006
65	1,632
66	1,360
67	2,006
68	2,245
69-70	1,608
71	2,199
72	1,977
73	1,608
74-75	1,977
76	1,608
77	1,709
78	1,918
79	1,560
80	1,918
81	1,918
82	1,560
83	1,918
84	2,178
85	1,560
86	2,178
TRACT "A"	55,072
TRACT "B"	24,704
TRACT "C"	25,045

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	124°01'09"	30.00	64.94	52.98	S27°39'38"E
2	55°58'50"	30.00	29.31	28.16	N62°20'22"E
3	87°03'40"	105.00	159.55	144.64	S09°10'53"E
4	87°03'40"	90.00	136.76	123.97	N09°10'53"W
5	87°03'40"	75.00	113.96	103.31	N09°10'53"W
6	92°56'20"	105.00	170.32	152.25	N80°49'07"E
7	92°56'20"	90.00	145.99	130.50	S80°49'07"W
8	92°56'20"	75.00	121.66	108.75	S80°49'07"W
9	119°10'07"	20.00	41.60	34.50	S25°14'07"E
10	82°06'11"	20.00	28.66	26.27	N75°24'03"E
11	4°51'01"	220.00	18.62	18.62	S87°14'42"E
12	21°16'20"	220.00	81.68	81.21	S74°11'02"E
13	6°52'34"	220.00	26.40	26.39	N60°06'34"W
14	19°23'52"	247.50	83.79	83.39	S79°58'17"E
15	13°36'02"	247.50	58.75	58.61	S63°28'19"E
16	11°05'16"	275.00	53.22	53.13	N62°12'56"W
17	91°48'36"	20.00	32.05	28.73	N11°33'20"W
18	23°18'23"	100.00	40.68	40.40	N22°41'46"E
19	19°35'41"	127.50	43.60	43.39	N24°33'07"E
20	86°17'18"	20.00	30.12	27.35	N57°53'55"E
21	00°47'21"	302.50	4.17	4.17	N57°03'58"W
22	32°59'55"	220.00	126.71	124.96	N73°10'15"W



**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 3, 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 PHASE 2, FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 03-70716 OF THE OFFICIAL RECORDS OF JACKSON COUNTY WAS USED IN DETERMINING THE BOUNDARY OF CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

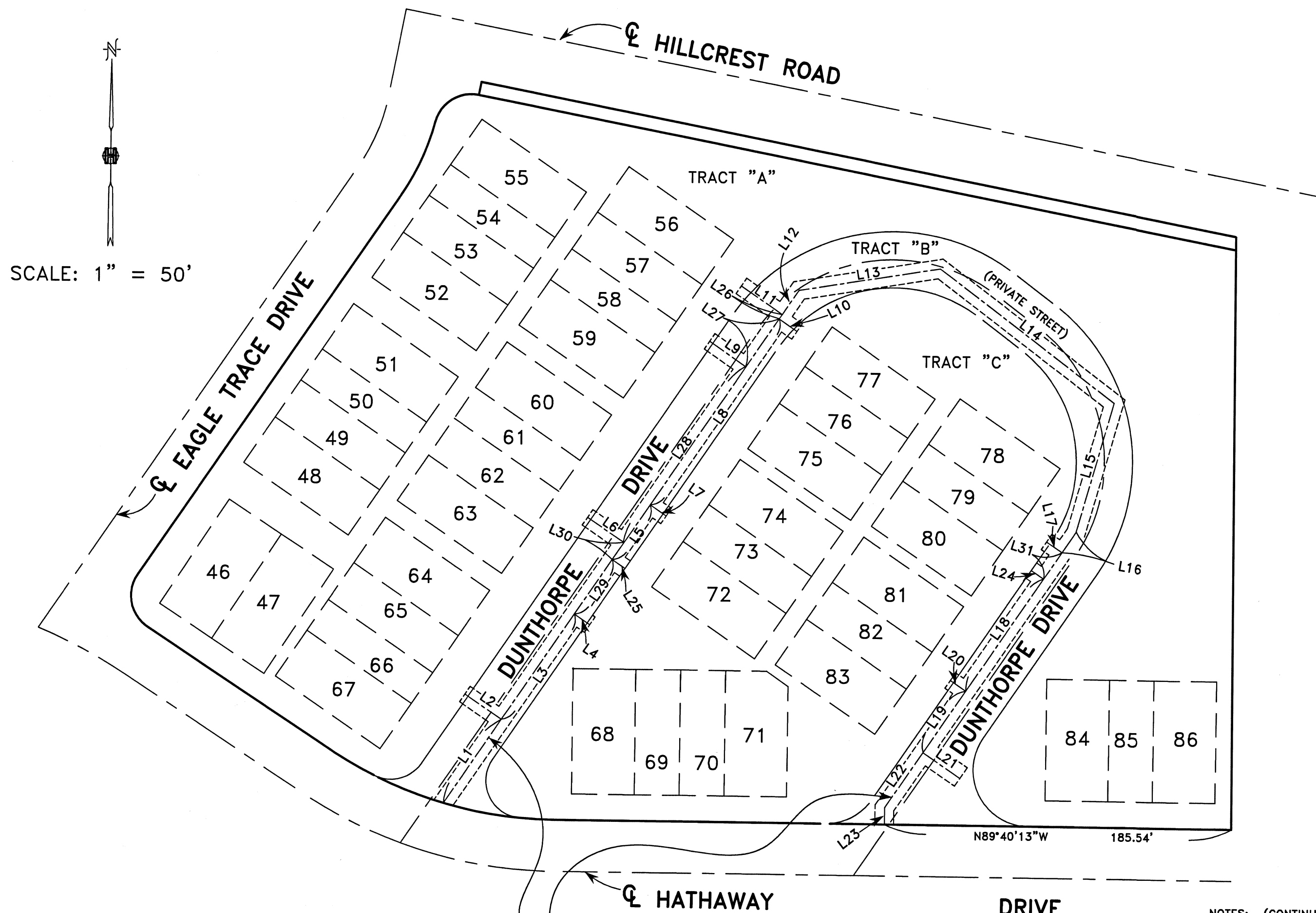
*Douglas C. McMahon*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/06

I certify this plat to be an  
exact photocopy of the original.  
*Douglas C. McMahon*  
SURVEYOR

### THE HEIGHTS AT HILLCREST, PHASE 3 (A PLANNED COMMUNITY)

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

NOTE: THIS SHEET IS FOR THE LOCATION OF CITY OF MEDFORD WATERLINE EASEMENT.



CENTER OF WATERLINE EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.47	N34°20'57"E
L2	23.68	N55°39'03"W
L3	68.37	N34°20'57"E
L4	10.00	S55°39'03"E
L5	35.56	N34°20'57"E
L6	23.66	N55°39'03"W
L7	10.34	S55°39'03"E
L8	120.74	N34°20'57"E
L9	23.66	N55°39'03"W
L10	11.63	S55°39'03"E
L11	26.39	N55°33'51"W
L12	15.68	N34°20'57"E
L13	76.53	N80°49'07"E
L14	117.01	S52°50'28"E
L15	72.19	S15°56'54"W
L16	12.92	S34°21'30"W
L17	10.03	N55°39'03"W
L18	72.81	S34°21'30"W
L19	40.07	S34°21'30"W
L20	10.02	N55°39'03"W
L21	23.99	S55°39'03"E
L22	35.94	S34°21'30"W
L23	8.98	S00°19'47"W
L24	8.03	S55°39'03"E
L25	8.34	S55°39'03"E
L26	2.28	N34°20'57"E
L27	31.04	N34°20'57"E
L28	89.70	N34°20'57"E
L29	35.39	N34°20'57"E
L30	11.02	N34°20'57"E
L31	17.19	S34°21'30"W

CENTER LINE OF 10.00' WIDE CITY OF MEDFORD  
WATER LINE EASEMENT PER INSTRUMENT NO. 2005-062244,  
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

- NOTES: (CONTINUED FROM SHEET 2 OF 3)
- 4.) NO VEHICULAR ACCESS SHALL BE ALLOWED FROM THE HILLCREST ROAD FRONTAGE.
  - 5.) RIGHT(S) OF WAY GRANTED TO PACIFICORP. AN OREGON CORPORATION FOR DISTRUBTION 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.
  - 6.) NO PARKING IS ALLOWED ON DUNTHORPE DRIVE, EXCEPT IN PARKING BAYS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahan*  
OREGON  
JULY 19, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/06

I certify this plat to be an  
exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR