

BELLA VISTA HEIGHTS PHASES 1 AND 2

Located in:
the Northeast 1/4 of Section 21
& the Northwest 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

INDEX OF SHEETS

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SHEET 7 OF 7	PRIVATE & PUBLIC UTILITIES

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT BELLA VISTA HEIGHTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED INTO LOTS, TRACTS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND TRACT 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 PUBLIC STREET RIGHTS-OF-WAY SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF MEDFORD IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED AS 1-FOOT STREET PLUGS. BY ITS ACCEPTANCE OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES. WE HEREBY GRANT TO THE CITY OF MEDFORD TEMPORARY EASEMENTS FOR EMERGENCY VEHICULAR TURNAROUND OVER THE AREAS SHOWN HEREON. BY ACCEPTANCE OF THESE EASEMENTS, THE CITY OF MEDFORD DECLARES SAID EASEMENTS, UNLESS OTHERWISE QUITCLAIMED, SHALL AUTOMATICALLY TERMINATE AND EXTINGUISH IF (A) EXTENSION OF THE AFFECTED STREETS HAS BEEN DEDICATED, IMPROVED AND ACCEPTED BY THE CITY, OR (B), ALTERNATE TURNAROUNDS HAVE BEEN PROVIDED. WE HEREBY GRANT TO THE CITY OF MEDFORD EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF AND ACCESS TO PUBLIC SANITARY SEWER FACILITIES OVER AND ACROSS LOTS 4, 5, 8, 9, 42, 53, 61 AND TRACTS A, B, C, D, E, F AND G. WE HEREBY GRANT TO THE CITY OF MEDFORD AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF AND ACCESS TO STORM DRAIN FACILITIES OVER AND ACROSS ALL OF TRACT D. WE HEREBY GRANT TO THE CITY OF MEDFORD SLOPE EASEMENTS FOR THE PURPOSE OF EXCAVATING OR PLACING FILL AS REQUIRED TO MAKE A STABLE SLOPE FOR THE TRANSITION FROM THE GRADE OF THE ADJACENT PUBLIC STREET TO THE GRADE OF THE GRANTOR'S PROPERTY OVER LOTS 80, 81, 90-92 AND 98-102. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 2, 3, 5-9, 23-25, 28-33, 35-38, 40-95, 98, 105-107, AND TRACTS A, E AND G, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 4, 5, 8, 9, 24-26, 29-34, 36-39, 41-44, 49, 52, 60, 63-94, 96, 99, 105, 106 AND TRACTS A, B, E, F AND G. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 7, 41, 44-46, 71 AND 72, PRIVATE SANITARY SEWER EASEMENTS OVER AND ACROSS LOTS 5, 42, 50, 53 AND 70. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 1-107, A PRIVATE PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS LOT 64, WE HEREBY DESIGNATE SAID SUBDIVISION AS BELLA VISTA HEIGHTS, PHASES 1 AND 2.

BELLA VISTA HEIGHTS, LLC

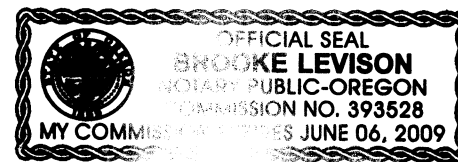
STATE OF OREGON)
COUNTY OF JACKSON) SS

BY: Jeffery L. Chamberlain
JEFFERY L. CHAMBERLAIN, MANAGER

ON THIS THE 16th DAY OF January, 2007, PERSONALLY APPEARED JEFFERY L. CHAMBERLAIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON BEHALF OF BELLA VISTA HEIGHTS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Burdick
NOTARY



CONSENTS

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2007-000827, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING BANK OF THE CASCADES RECORDED AS DOC. NO. 2006-031151, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2007-000828, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PACIFIC INTERNATIONAL ENTERPRISES RECORDED AS DOC. NO. 2006-000678, MODIFIED BY DOC. NO. 2006-030858, SUBORDINATED BY DOCS. NO. 2006-031151 AND 2006-031152 AND MODIFIED BY DOC. NO. 2006-032554, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2007-000826, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING EXCELSIOR DEVELOPMENT COMPANY RECORDED AS DOC. NO. 2006-022719 AND SUBORDINATED BY DOCS. NO. 2006-031151 AND 2006-031154, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2007-002268, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING PACIFIC INTERNATIONAL ENTERPRISES RECORDED AS DOC. NO. 2006-048439, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. 044695

*** APPROVALS ***

MEDFORD CITY PLANNING:

EXAMINED AND APPROVED THIS 7 DAY OF February, 2007.

Phil O. Letts
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24th DAY OF January, 2007.

Lianne Beskow
CITY ENGINEER

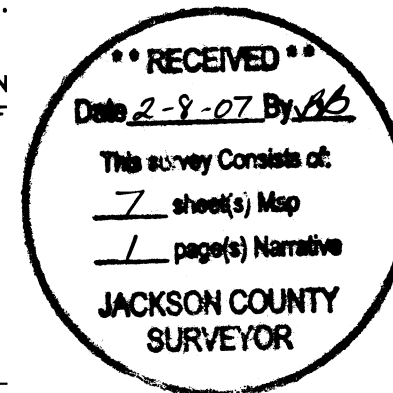
Paul D. Linn
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 8th DAY OF FEBRUARY, 2007.

Wallace 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 8th DAY OF February, 2007.

Jamie Clark, Deputy
TAX COLLECTOR



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



David M. Minneci
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/08

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:

*** SURVEYOR'S CERTIFICATE ***

TRACT I - (PHASE 1-SOUTHERLY OF MCANDREWS ROAD)

BEGINNING AT THE EAST, SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 63 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 00°12'52" EAST, ALONG THE EAST LINE OF SAID CLAIM, 288.07 FEET; THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°30'58" WEST 148.61 FEET; THENCE NORTH 20°00'00" EAST 85.50 FEET; THENCE NORTH 06°00'00" WEST 38.00 FEET; THENCE NORTH 70°28'00" WEST 70.49 FEET; THENCE NORTH 56°51'00" WEST 56.64 FEET; THENCE NORTH 11°11'00" WEST 47.03 FEET; THENCE NORTH 20°00'00" EAST 53.05 FEET TO THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 99-49164, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 89°32'10" WEST 14.75 FEET; THENCE NORTH 40°58'30" EAST 127.76 FEET; THENCE NORTH 29°52'32" EAST 81.81 FEET; THENCE NORTH 41°21'08" WEST 120.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MCANDREWS ROAD; THENCE, ALONG SAID SOUTHERLY LINE AS FOLLOWS: NORTH 60°34'40" EAST 222.95 FEET; THENCE NORTH 63°18'32" EAST 205.84 FEET; THENCE, ALONG THE ARC OF A 437.46 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 66°15'25" EAST 45.00 FEET), AN ARC DISTANCE OF 45.02 FEET; THENCE SOUTH 20°47'41" EAST 2.00 FEET; THENCE, ALONG THE ARC OF A 435.46 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 80°36'19" EAST 172.15 FEET), AN ARC DISTANCE OF 173.29 FEET; THENCE SOUTH 34°28'16" EAST 29.05 FEET; THENCE SOUTH 81°23'40" EAST 60.42 FEET; THENCE NORTH 51°40'53" EAST 29.05 FEET; THENCE, ALONG THE ARC OF A 435.46 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 70°31'06" EAST 64.94 FEET), AN ARC DISTANCE OF 65.00 FEET; THENCE SOUTH 66°14'32" EAST 118.75 FEET; THENCE NORTH 23°45'28" EAST 2.00 FEET; THENCE SOUTH 66°14'32" EAST 413.18 FEET; THENCE, ALONG THE ARC OF A 676.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 51°34'09" EAST 342.56 FEET), AN ARC DISTANCE OF 346.34 FEET; THENCE SOUTH 53°06'13" WEST 2.00 FEET; THENCE, ALONG THE ARC OF A 674.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 36°37'05" EAST 6.55 FEET), AN ARC DISTANCE OF 6.55 FEET; THENCE SOUTH 36°20'23" EAST 168.04 FEET; THENCE SOUTH 08°39'37" WEST 28.28 FEET; THENCE SOUTH 36°20'23" EAST 60.00 FEET; THENCE SOUTH 81°20'23" EAST 28.28 FEET; THENCE SOUTH 36°20'23" EAST 161.16 FEET; THENCE, ALONG THE ARC OF A 519.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 38°22'15" EAST 36.82 FEET), AN ARC DISTANCE OF 36.83 FEET; THENCE NORTH 49°35'54" EAST 2.00 FEET; THENCE, ALONG THE ARC OF A 517.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 65°10'45" EAST 433.73 FEET), AN ARC DISTANCE OF 447.55 FEET; THENCE SOUTH 89°57'24" EAST 82.52 FEET TO THE EASTERLY LINE OF THAT TRACT DESCRIBED IN VOLUME 590, PAGE 369 OF THE DEED RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID EASTERLY LINE, SOUTH 00°11'48" WEST (RECORD SOUTH 0°09' WEST) 18.08 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°50'40" WEST (RECORD 89°35'20" WEST), 566.59 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 89-29457, SAID OFFICIAL RECORDS; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°50'40" WEST 504.01 FEET (RECORD 89°35'20" WEST 504.97 FEET); THENCE SOUTH 00°11'48" WEST (RECORD SOUTH 0°09' WEST) 10.00 FEET; THENCE NORTH 89°36'37" WEST 995.56 FEET (RECORD NORTH 89°35'20" WEST 997.19 FEET) TO THE POINT OF BEGINNING.

TRACT II - (PHASE 2-NORTHERLY OF MCANDREWS ROAD)

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 63 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°12'52" WEST, ALONG THE EAST LINE OF SAID CLAIM, 305.24 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 99-49164, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°12' 52" WEST 139.42 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 89-29457, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT, SOUTH 89°36'37" EAST (RECORD SOUTH 89°35'20" EAST) 55.00 FEET FOR THE INITIAL POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°36'37" EAST 1444.21 FEET TO THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT, SOUTH 00°11'48" WEST (RECORD SOUTH 0°09' WEST) 664.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCANDREWS ROAD; THENCE, ALONG SAID NORTHERLY LINE AS FOLLOWS: NORTH 81°20'23" WEST 18.86 FEET; THENCE NORTH 36°20'23" WEST 168.04 FEET; THENCE, ALONG THE ARC OF A 763.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 38°37'05" WEST 7.42 FEET), AN ARC DISTANCE OF 7.42 FEET; THENCE SOUTH 53°06'13" WEST 2.00 FEET; THENCE, ALONG THE ARC OF A 761.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 51°34'09" WEST 385.62 FEET), AN ARC DISTANCE OF 389.87 FEET; THENCE NORTH 66°14'32" WEST 413.18 FEET; THENCE NORTH 23°45'28" EAST 2.00 FEET; THENCE NORTH 66°14'32" WEST 118.75 FEET; THENCE, ALONG THE ARC OF A 524.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 70°49'01" WEST 83.66 FEET), AN ARC DISTANCE OF 83.75 FEET; THENCE NORTH 38°50'57" WEST 34.11 FEET; THENCE NORTH 81°27'06" WEST 60.52 FEET; THENCE SOUTH 54°49'00" WEST 33.24 FEET; THENCE, ALONG THE ARC OF A 524.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 80°54'24" WEST 212.74 FEET), AN ARC DISTANCE OF 214.22 FEET; THENCE SOUTH 20°47'41" EAST 2.00 FEET; THENCE, ALONG THE ARC OF A 522.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 66°15'25" WEST 53.74 FEET), AN ARC DISTANCE OF 53.77 FEET; THENCE SOUTH 63°18'32" WEST 7.91 FEET; THENCE, LEAVING SAID NORTHERLY LINE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 74°30'23" WEST 26.86 FEET), AN ARC DISTANCE OF 29.45 FEET; THENCE, ALONG THE ARC OF A 127.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 40°57'32" WEST 38.29 FEET), AN ARC DISTANCE OF 38.44 FEET; THENCE, ALONG THE ARC OF A 72.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 24°41'25" WEST 61.06 FEET), AN ARC DISTANCE OF 63.03 FEET; THENCE NORTH 00°12'52" EAST 0.95 FEET TO THE POINT OF BEGINNING.

APPROVAL FOR RECORDING

David M. Minneci
COUNTY COMMISSIONER/ADMINISTRATOR

David M. Minneci
SURVEYOR

2/9/07
DATE

FILED FOR RECORD THIS 08 DAY OF FEBRUARY, 2007 AT 11:53 O'CLOCK A.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 10 OF RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT
COUNTY CLERK

CHERYL ANGERIS
DEPUTY

BELLA VISTA HEIGHTS PHASES 1 AND 2

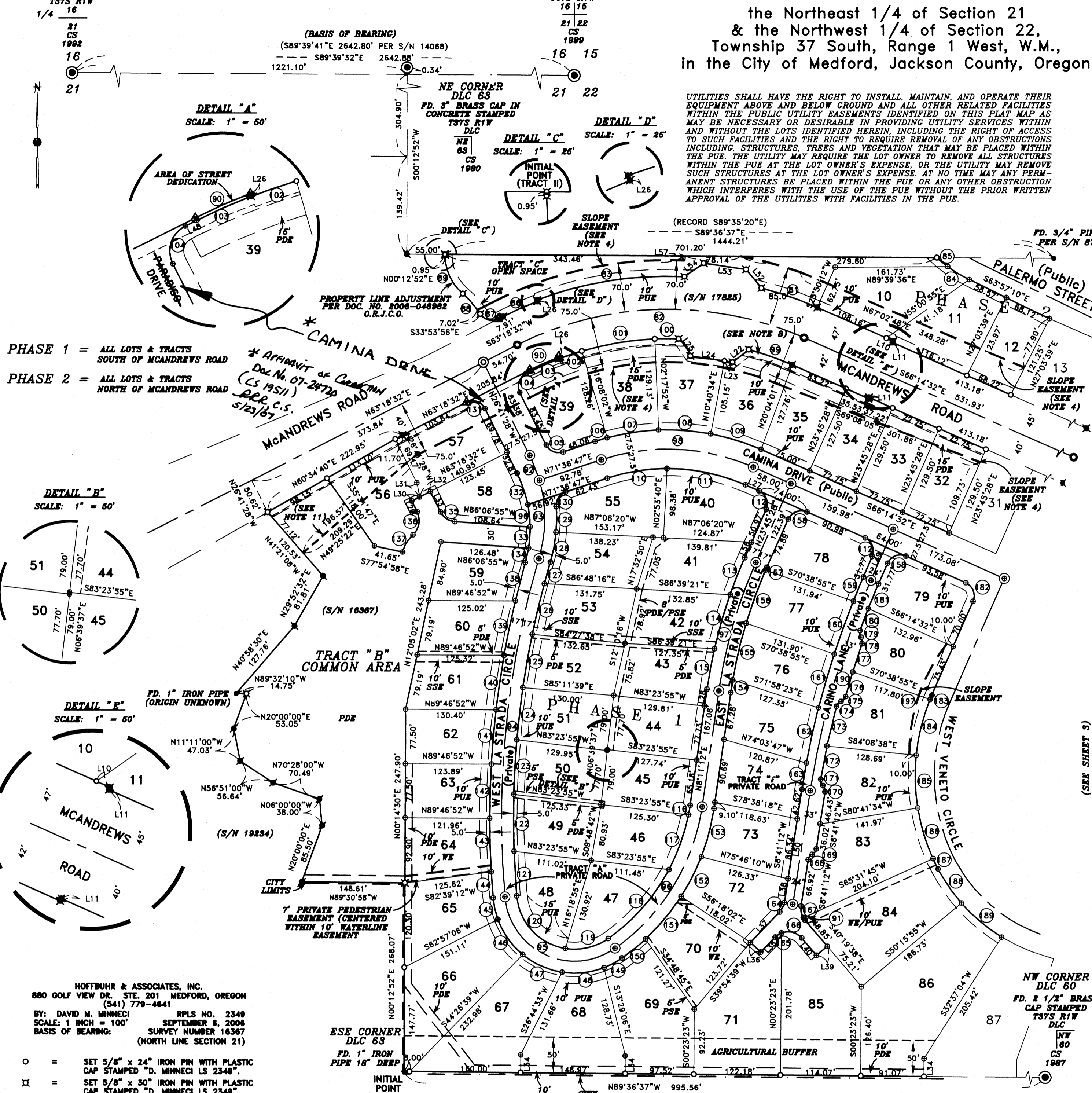
Located in:

the Northeast 1/4 of Section 21
& the Northwest 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

(SEE SHEETS 5, 6 & 7 FOR
ADDITIONAL EASEMENT DETAILS)

FD. 2 1/2" BRASS CAP
IN MONUMENT CASE STAMPED
T375 R1W

FD. 2 1/2" BRASS CAP
IN CONCRETE STAMPED
T375 R1W

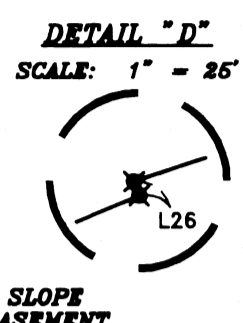
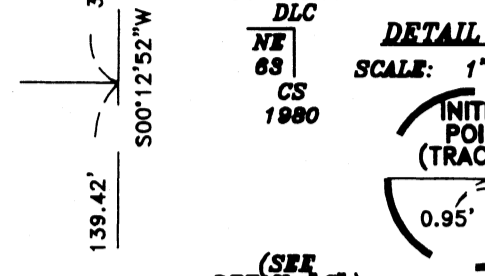
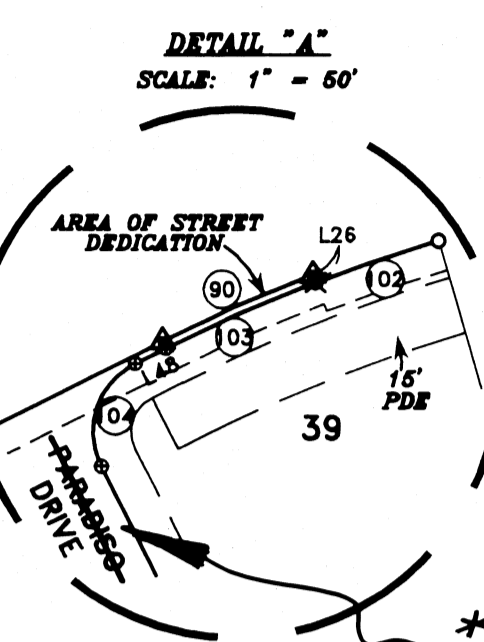
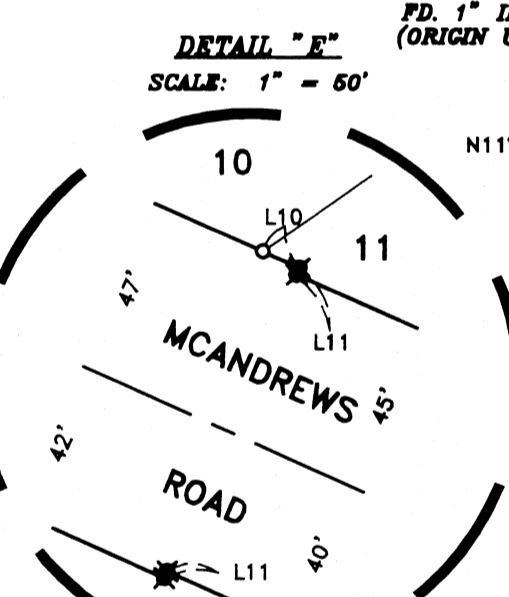
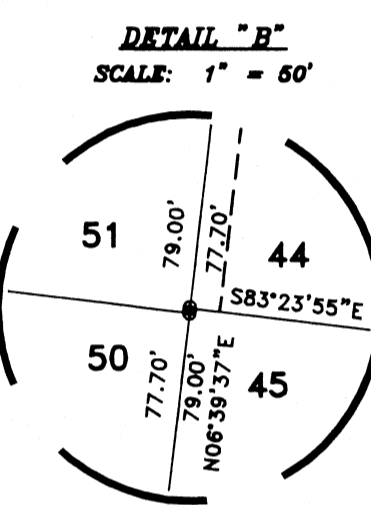


PHASE 1 = ALL LOTS & TRACTS
SOUTH OF MCANDREWS ROAD

PHASE 2 = ALL LOTS & TRACTS
NORTH OF MCANDREWS ROAD

* Affirmant of Constitution
Doc. No. 07-24729
(S 19511)
D.M.M.
5/23/07

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.



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4841

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' SEPTEMBER 6, 2006
BASIS OF BEARING: SURVEY NUMBER 16367
(NORTH LINE SECTION 21)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
- △ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349".
- = DEFERRED INTERIOR MONUMENT
- ⊙ = DEFERRED CENTERLINE MONUMENT
- = FOUND MONUMENT AS NOTED.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 16367.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 19234.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 17825.
- = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" PER S/N 17825.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- WE = EASEMENT TO MEDFORD WATER COMMISSION PER DOC. NO. 2006-032197, OFFICIAL RECORDS OF JACKSON COUNTY.
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- SSE = PUBLIC SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
L10	N66°14'32"W	10.59'	10	13970	60	9669
L11	N23°45'28"E	2.00'	11	11674	61	9879
L22	N51°40'56"E	29.05'	12	8351	62	9824
L23	S81°23'40"E	11.69'	32	9421	63	9497
L24	N81°23'40"W	48.72'	33	9421	64	10412
L25	N34°28'16"W	29.05'	34	9350	65	12259
L26	S20°47'41"E	2.00'	33	10087	66	17712
L27	S66°14'32"E	21.00'	35	10440	67	17245
L28	S08°11'12"W	24.17'	36	10056	68	16191
L29	S26°41'28"E	19.05'	37	11544	69	17033
L30	S63°18'32"W	12.50'	38	11755	70	11743
L31	S11°01'43"E	20.82'	39	12371	71	19116
L32	S63°18'32"W	17.50'	40	10198	72	10838
L33	S26°41'28"E	32.57'	41	10086	73	10038
L34	N00°23'23"E	25.00'	42	10086	74	10213
L35	S43°17'02"W	29.60'	44	10006	75	10196
L36	N46°42'58"W	20.00'	45	10007	76	10530
L37	N43°17'02"E	59.94'	46	9733	77	10580
L38	N08°41'12"E	34.37'	47	10523	78	12168
L39	S49°40'21"W	20.00'	48	10471	79	11843
L40	N40°19'38"W	12.55'	49	9584	80	10912
L48	S63°18'32"W	7.20'	50	9948	81	11825
L49	S23°45'28"W	79.27'	51	10028	82	12425
L50	S08°41'12"W	163.92'	52	10023	83	17126
L52	N38°0'57"W	34.11'	53	10003	84	19454
L53	N81°27'06"W	60.52'	54	9932	85	19934
L54	S54°49'00"W	33.24'	55	12326	86	27123
L56	S23°45'28"W	23.52'	56	12893	87	50,682
L57	N02°36'30"E	6.53'	57	12117	88	101,891
L58			58	9719	89	27,652
L59			59	10018	90	17,703

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
JULY 15, 2007.

David M. Minnecci
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
NO. 08-23930 OF OFFICIAL RECORDS THIS 30th DAY OF
July, 2008

APPROVED: *David M. Minnecci*
JACKSON COUNTY SURVEYOR

RECEIVED
Date 2-8-07 By *DB*

This survey consists of:
7 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349

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

David M. Minnecci
SURVEYOR

EXPIRES 12/31/08

BELLA VISTA HEIGHTS PHASES 1 AND 2

Located in:

the Northeast 1/4 of Section 21
& the Northwest 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

RECEIVED
Date 2-8-07 By *ES*

This survey consists of:
7 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

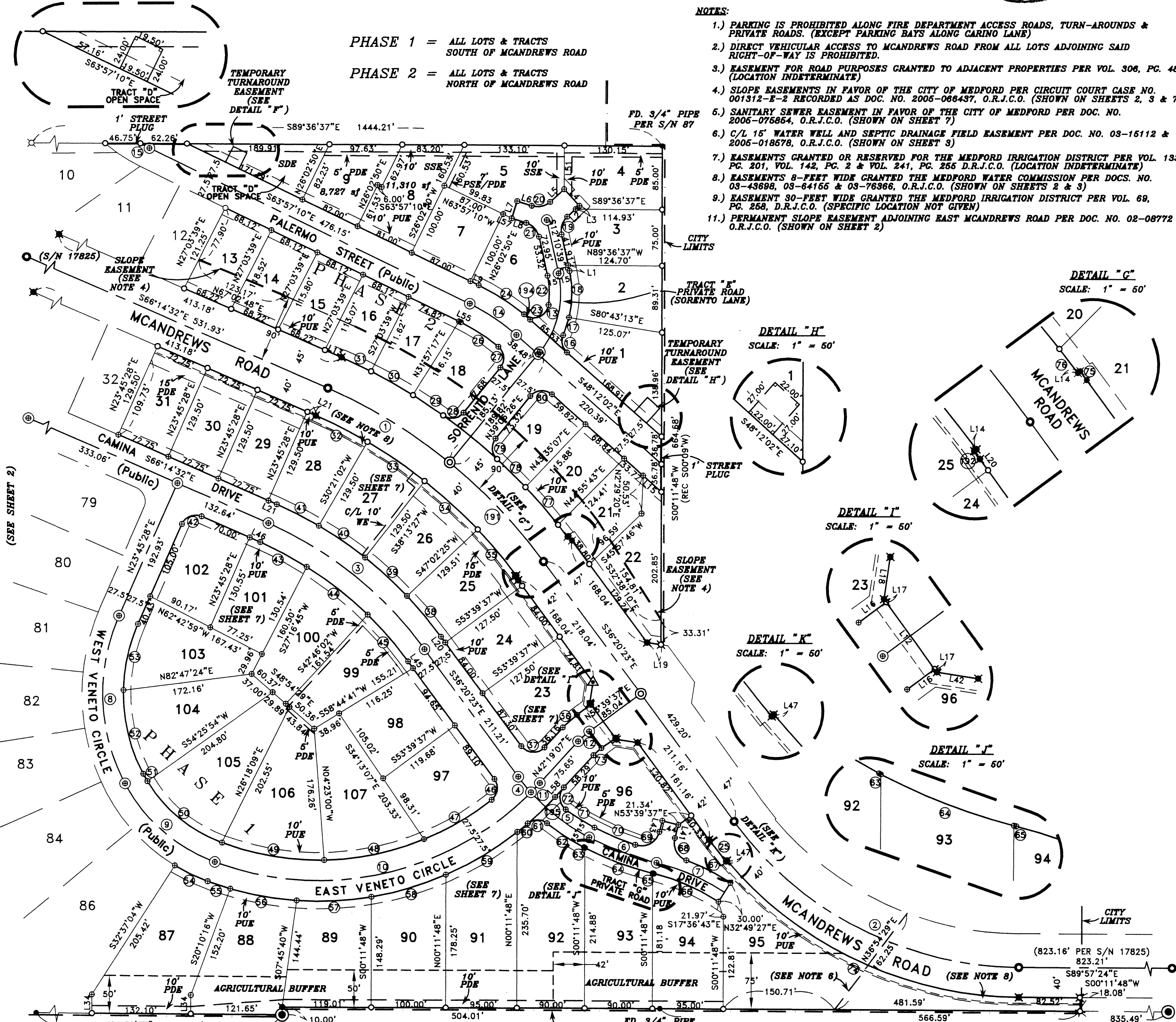
(SEE SHEETS 5, 6 & 7 FOR
ADDITIONAL EASEMENT DETAILS)

DETAIL "F"
SCALE: 1" = 60'

PHASE 1 = ALL LOTS & TRACTS
SOUTH OF MCANDREWS ROAD
PHASE 2 = ALL LOTS & TRACTS
NORTH OF MCANDREWS ROAD

NOTES:

- 1.) PARKING IS PROHIBITED ALONG FIRE DEPARTMENT ACCESS ROADS, TURN-AROUNDS & PRIVATE ROADS. (EXCEPT PARKING BAYS ALONG CARINO LANE)
- 2.) DIRECT VEHICULAR ACCESS TO MCANDREWS ROAD FROM ALL LOTS ADJOINING SAID RIGHT-OF-WAY IS PROHIBITED.
- 3.) EASEMENT FOR ROAD PURPOSES GRANTED TO ADJACENT PROPERTIES PER VOL. 306, PG. 481, (LOCATION INDETERMINATE)
- 4.) SLOPE EASEMENTS IN FAVOR OF THE CITY OF MEDFORD PER CIRCUIT COURT CASE NO. 001312-E-2 RECORDED AS DOC. NO. 2005-066437, O.R.J.C.O. (SHOWN ON SHEETS 2, 3 & 7)
- 5.) SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF MEDFORD PER DOC. NO. 2006-076864, O.R.J.C.O. (SHOWN ON SHEET 7)
- 6.) C/L 15' WATER WELL AND SEPTIC DRAINAGE FIELD EASEMENT PER DOC. NO. 03-16112 & 2006-018578, O.R.J.C.O. (SHOWN ON SHEET 3)
- 7.) EASEMENTS GRANTED OR RESERVED FOR THE MEDFORD IRRIGATION DISTRICT PER VOL. 193, PG. 201, VOL. 142, PG. 2 & VOL. 241, PG. 256 D.R.J.C.O. (LOCATION INDETERMINATE)
- 8.) EASEMENTS 8-FOOT WIDE GRANTED THE MEDFORD WATER COMMISSION PER DOCS. NO. 03-43698, 03-64155 & 03-76366, O.R.J.C.O. (SHOWN ON SHEETS 2 & 3)
- 9.) EASEMENT 30-FOOT WIDE GRANTED THE MEDFORD IRRIGATION DISTRICT PER VOL. 69, PG. 258, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- 11.) PERMANENT SLOPE EASEMENT ADJOINING EAST MCANDREWS ROAD PER DOC. NO. 02-08772 O.R.J.C.O. (SHOWN ON SHEET 2)



ESE CORNER
DLC 63
FD. 1" IRON
PIPE 18" DEEP

NW CORNER
DLC 60
FD. 2 1/2" BRASS
CAP STAMPED
TS7S R1W
DLC
NW
60
CS
1987

NE CORNER
DLC 60
FD. 2 1/2" BRASS
CAP EXPOSED 8"
STAMPED
JACKSON COUNTY 1999
CS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S12°10'39"E	7.94'
L2	N47°49'21"E	15.14'
L3	N47°49'21"E	6.77'
L4	N42°10'39"W	30.00'
L5	S47°49'21"W	25.37'
L6	N72°10'39"W	20.17'
L7	S17°49'21"W	24.00'
L8	N72°10'39"W	20.17'
L9	N63°57'10"W	12.83'
L12	S36°20'23"E	55.00'
L13	S66°14'32"E	24.16'
L14	N53°06'13"E	2.00'
L15	S48°12'02"E	32.58'
L16	N53°39'37"E	23.04'
L17	N36°20'23"W	2.50'
L18	N08°39'37"E	28.28'
L19	N81°20'23"W	18.86'
L20	N36°20'23"W	9.23'
L21	N66°14'32"W	12.20'
L34	N00°23'23"E	25.00'
L41	S14°40'02"W	18.30'
L42	N81°20'23"W	28.28'
L43	N14°40'02"E	15.58'
L44	S75°19'58"E	22.00'
L45	S36°20'23"E	11.19'
L46	N66°14'32"W	15.14'
L47	S49°35'54"W	2.00'
L51	S00°11'48"W	58.33'
L55	N63°57'10"W	2.65'
L58	N42°19'07"E	17.36'

LOT NUMBER	LOT SIZE	
	SQUARE FEET	SQUARE FEET
1	11880	87
2	9878	88
3	9674	89
4	10758	90
5	11469	91
6	9077	92
7	8700	93
8	11060	94
9	8725	95
13	8165	96
14	7980	97
15	7794	98
16	7627	99
17	7914	100
18	8634	101
19	8526	102
20	8062	103
21	8038	104
22	11085	105
23	12545	106
24	10710	107
25	11352	TRACT "D"
26	11140	TRACT "E"
27	10872	TRACT "G"
28	10705	
29	9421	
30	9421	
31	9421	

- HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
- BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' SEPTEMBER 6, 2006
BASIS OF BEARING: SURVEY NUMBER 16367
(NORTH LINE SECTION 21)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
 - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
 - ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349"
 - △ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349"
 - = DEFERRED INTERIOR MONUMENT
 - ⊖ = DEFERRED CENTERLINE MONUMENT
 - = FOUND MONUMENT AS NOTED.
 - ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 16367.
 - ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 17825.
 - ⊖ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" PER S/N 17825.
 - ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
 - S/N = SURVEY NUMBER
 - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
 - SSE/SDE = PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT
 - SSE = PUBLIC SANITARY SEWER EASEMENT
 - PSE/PDE = PRIVATE SANITARY SEWER AND STORM DRAIN EASEMENT
 - PDE = PRIVATE STORM DRAIN EASEMENT
 - D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON
 - O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
JULY 15, 2007.

David M. Minnecci
SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
NO. _____ OF OFFICIAL RECORDS THIS _____ DAY OF
_____, 200__.

APPROVED: _____ JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci
DAVID M. MINNECCI
2349

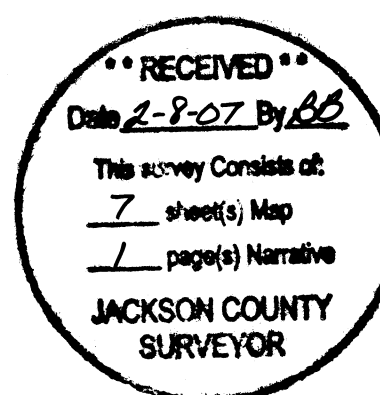
EXPIRES 12/31/08
371W21A
TL 200, 201, 1001, 1002 & 1003
371W22, 404

This plat to be an exact
copy of the original.
David M. Minnecci
SURVEYOR

BELLA VISTA HEIGHTS PHASES 1 & 2

Located in:

the Northeast 1/4 of Section 21
& the Northwest 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	LONG CHORD
1	15°21'05"	716.20	191.89'	191.32'	S58°33'59"E
2	53°37'01"	477.46	446.80	430.68	S63°08'53"E
3	29°54'08"	519.20	270.97	267.90	N51°17'27"W
4	5°33'48"	275.00	26.70	26.69	S39°07'17"E
5	20°34'43"	275.00	98.77	98.24	S52°11'33"E
6	13°42'43"	400.00	95.73	95.50	S69°20'16"E
7	19°01'04"	300.00	99.58	99.12	S66°41'05"E
8	51°33'52"	257.50	231.74	224.00	S02°01'28"E
9	41°55'48"	222.50	162.83	159.22	N48°46'22"W
10	65°29'39"	400.00	457.24	432.75	S77°30'54"W
11	2°26'57"	400.00	17.10	17.10	N43°32'36"E
12	11°20'30"	100.00	19.79	19.76	S47°59'22"W
13	51°17'05"	125.00	111.89	108.19	N13°27'54"E
14	15°45'08"	272.50	74.92	74.68	N56°04'36"W
15	4°32'37"	172.50	13.68	13.68	N61°40'51"W
16	71°54'32"	20.00	25.10	23.49	S12°14'46"E
17	10°12'07"	140.00	24.93	24.90	N18°36'27"E
18	25°41'02"	140.00	62.76	62.23	S00°39'52"E
19	60°00'00"	25.00	26.18	25.00	S17°49'21"W
20	60°00'00"	25.00	26.18	25.00	N77°49'21"E
21	60°00'00"	25.00	26.18	25.00	N42°10'39"W
22	20°37'25"	110.00	39.59	39.38	N01°51'57"W
23	121°18'53"	20.00	42.35	34.87	N69°06'13"E
24	13°42'49"	300.00	71.80	71.63	S57°05'45"E
25	4°03'43"	519.46	36.83	36.82	S38°22'15"W
26	14°00'37"	245.00	59.91	59.76	S56°56'51"E
27	89°02'58"	20.00	31.08	28.05	N05°25'03"W
28	86°30'56"	20.00	30.20	27.41	N82°21'54"E
29	3°39'42"	761.20	48.65	48.64	N56°12'28"W
30	4°53'27"	761.20	64.98	64.96	N60°29'02"W
31	3°18'46"	761.20	44.01	44.01	N64°35'09"W
32	6°36'06"	676.20	77.91	77.87	N62°56'29"W
33	7°52'03"	676.20	92.85	92.78	N55°42'25"W
34	8°07'58"	676.20	95.98	95.90	N47°42'24"W
35	6°44'38"	676.20	79.59	79.54	N40°16'06"W
36	11°20'30"	127.50	25.24	25.20	S47°59'23"W
37	101°20'29"	20.00	35.37	30.94	S87°00'38"E
38	7°27'42"	546.70	71.20	71.15	S40°04'14"E
39	7°58'16"	546.70	76.06	76.00	N47°47'13"W
40	7°51'58"	546.70	75.06	75.00	S55°42'20"E
41	6°36'13"	546.70	63.01	62.97	N62°56'25"W
42	90°00'00"	20.00	31.42	28.28	S68°45'28"W
43	8°11'00"	491.70	70.23	70.17	N62°09'02"W
44	12°05'23"	491.70	103.75	103.56	N52°00'50"W
45	9°37'46"	491.70	82.64	82.54	N41°09'16"W
46	87°52'51"	20.00	30.68	27.76	N07°36'02"E
47	16°08'44"	372.50	104.97	104.62	N59°36'48"E
48	21°11'52"	372.50	137.81	137.03	N78°17'06"E
49	21°22'41"	372.50	138.99	138.18	N80°25'39"W
50	38°35'51"	195.00	131.36	128.89	N50°26'19"W
51	3°19'57"	195.00	11.34	11.34	S29°28'22"E
52	28°58'17"	230.00	116.30	115.06	S13°19'15"E
53	22°35'35"	230.00	90.69	90.11	S12°27'41"W
54	11°09'34"	250.00	48.69	48.62	N64°09'39"W
55	4°14'45"	427.50	31.68	31.67	N71°51'39"W
56	12°04'13"	427.50	90.06	89.89	S80°01'08"E
57	13°27'02"	427.50	100.36	100.13	N87°13'14"E
58	14°01'44"	427.50	104.67	104.41	N73°28'51"E
59	14°55'35"	427.50	111.37	111.06	N59°00'12"E
60	2°25'00"	427.50	18.03	18.03	N50°19'54"E
61	80°02'48"	20.00	27.94	25.72	S89°08'49"W
62	11°39'07"	290.00	58.98	58.87	N56°39'21"W
63	00°10'42"	415.00	1.29	1.29	N62°34'22"W
64	13°17'42"	415.00	96.30	96.08	N69°18'27"W
65	00°14'19"	415.00	1.73	1.73	N76°04'22"W
66	19°01'04"	285.00	94.60	94.16	N66°41'06"W
67	12°06'36"	315.00	66.58	66.45	S63°13'51"E
68	83°57'10"	25.00	36.63	33.44	S27°18'34"E
69	94°05'19"	25.00	41.05	36.59	N61°42'41"E
70	8°45'46"	385.00	58.88	58.82	S66°51'47"E
71	9°58'38"	260.00	45.28	45.22	S57°29'35"E
72	94°49'23"	20.00	33.10	29.45	S05°05'35"E
73	11°20'30"	72.50	14.35	14.33	S47°59'23"W
74	49°33'18"	517.46	447.55	433.73	S65°10'45"E
75	0°33'24"	763.20	7.42	7.42	N36°37'04"W
76	1°31'35"	761.20	20.28	20.28	N37°39'34"W
77	4°59'03"	761.20	66.22	66.20	N40°54'53"W
78	3°59'53"	761.20	53.12	53.11	N45°24'21"W
79	86°30'45"	20.00	30.20	27.41	S04°08'56"E
80	92°41'32"	20.00	32.36	28.94	S85°27'13"W
81	9°08'59"	524.46	83.75	83.66	N70°49'01"W
82	50°26'57"	477.46	420.40	406.96	S88°32'00"W
83	23°24'11"	524.46	214.22	212.74	S80°54'24"W
84	10°20'51"	200.00	36.12	36.07	N58°47'03"W
85	5°42'37"	200.00	19.93	19.92	S50°45'19"E
86	5°53'47"	522.46	53.77	53.74	S66°15'25"W
87	84°22'10"	20.00	29.45	26.86	S74°30'23"E
88	17°16'23"	127.50	38.44	38.29	N40°57'30"W
89	49°48'35"	72.50	63.03	61.06	N24°41'25"W
90	5°53'47"	437.46	45.02	45.00	N66°15'25"E
91	9°49'20"	25.00	4.29	4.28	N35°24'53"W
92	10°54'07"	200.00	38.06	38.00	N21°14'24"W
93	32°17'16"	200.00	112.71	111.22	N00°21'17"E
94	21°27'40"	1300.00	486.94	484.09	S05°46'05"W
95	120°26'58"	100.00	210.22	173.60	S65°11'14"E
96	46°24'05"	300.00	242.96	236.37	N31°23'15"E
97	15°34'17"	705.00	190.24	189.65	S15°58'20"W

CURVE TABLE

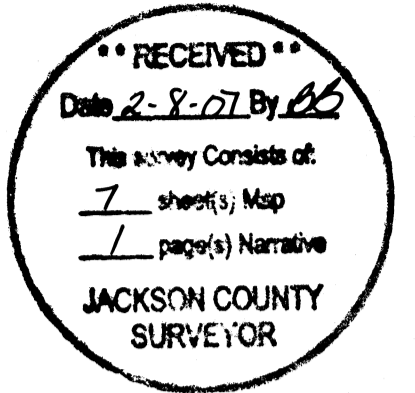
CURVE	DELTA	RADIUS	LENGTH	CHORD	LONG CHORD
98	42°08'41"	300.00	220.67	215.73	N87°18'52"W
99	8°33'09"	435.46	65.00	64.94	N70°31'06"W
100	4°27'11"	435.46	33.85	33.84	S89°46'44"W
101	13°50'23"	435.46	105.18	104.93	S80°37'57"W
102	4°30'27"	435.46	34.26	34.25	S71°27'32"W
103	5°53'47"	435.46	44.81	44.79	S66°15'25"W
104	90°00'00"	20.00	31.42	28.28	S18°18'32"W
105	81°41'44"	20.00	28.52	26.16	S67°32'21"E
106	3°08'15"	327.50	17.93	17.93	S73°10'54"W
107	12°57'40"	327.50	74.09	73.93	S81°13'52"W
108	12°58'23"	327.50	74.15	74.00	N85°48'06"W
109	13°04'23"	327.50	74.72	74.56	N72°46'43"W
110	18°10'19"	272.50	86.43	86.06	S80°41'56"W
111	23°58'23"	272.50	114.02	113.19	N78°13'43"W
112	90°00'00"	20.00	31.42	28.28	N21°14'32"W
113	4°29'23"	717.00	56.19	56.17	S21°30'47"W
114	6°23'30"	717.00	79.99	79.94	S16°04'20"W
115	4°41'23"	717.00	58.69	58.67	S10°31'53"W
116	2°48'27"	283.00	13.87	13.87	N09°35'25"E
117	16°50'12"	283.00	83.16	82.86	N19°24'45"E
118	26°45'26"	283.00	132.16	130.96	N41°12'34"E
119	44°30'17"	83.00	64.47	62.86	N76°50'26"E
120	75°56'41"	83.00	110.02	102.14	S42°56'05"E
121	2°50'51"	1283.00	63.76	63.76	S03°32'19"E
122	3°38'07"	1283.00	81.40	81.39	S00°17'50"E
123	3°28'35"	1283.00	77.84	77.83	S03°15'30"W
124	3°20'48"	1283.00	74.94	74.93	S06°40'12"W
125	3°26'55"	1283.00	77.23	77.21	S10°04'03"W
126	3°17'30"	1283.00	73.71	73.70	S13°26'16"W
127	1°24'54"	1283.00	31.69	31.69	S15°47'28"W
128	11°28'13"	217.00	43.44	43.37	N10°45'49"E
129	9°36'26"	217.00	36.39	36.34	N00°13'29"E
130	76°11'32"	20.00	26.60	24.68	S33°31'01"W
131	90°00'00"	20.00	31.42	28.28	N71°41'28"W
132	15°30'11"	175.00	47.35	47.21	N18°56'23"W
133	9°50'04"	175.00	30.04	30.00	N04°09'56"E
134	6°56'46"	175.00	21.22	21.20	N12°33'22"E
135	59°25'27"	25.00	25.93	24.78	N56°24'12"W
136	75°47'47"	25.00	33.07	30.71	S11°12'26"W
137	34°38'30"	50.00	30.23	29.77	S31°47'04"W
138	2°26'25"	1317.00	56.10	56.09	S14°48'32"W
139	3°26'35"	1317.00	79.14	79.13	S11°52'02"W
140	3°24'26"	1317.00	78.32	78.31	S08°26'31"W
141	3°23'03"	1317.00	77.79	77.78	S05°02'47"W
142	3°22'23"	1317.00	77.54	77.52	S01°40'04"W
143	3°19'27"	1317.00	76.41	76.40	S01°40'51"E
144	1°37'10"	1317.00	37.22	37.22	S04°09'10"E
145	15°21'44"	117.00	31.37	31.28	S12°38'37"E
146	30°37'08"	117.00	62.52	61.78	S35°38'02"E
147	30°29'00"	117.00	62.25	61.52	S66°11'07"E
148	29°44'56"	117.00	60.75	60.07	N83°41'56"E
149	14°14'10"	117.00	29.07	29.00	S61°42'23"W
150	7°46'02"	317.00	42.97	42.94	N50°42'16"E
151	14°19'00"	317.00	79.21	79.00	N39°39'45"E
152	11°28'01"	317.00	63.44	63.34	N26°46'15"E
153	12°51'03"	317.00	71.10	70.95	N14°36'43"E
154	1°32'20"	683.00	18.35	18.34	S08°57'22"W
155	6°57'17"	683.00	82.90	82.85	S13°12'11"W
156	6°42'55"	683.00	80.05	80.01	S20°02'17"W
157	0°21'44"	683.00	4.32	4.32	S23°34'33"W
158	90°00'00"	20.00	31.42	28.28	N68°45'29"E
159	1°46'52"	1200.00	37.30	37.30	S22°52'02"W
160	3°49'15"	1200.00	80.02	80.01	S20°03'59"W
161	3°47'56"	1200.00	79.56	79.55	S16°15'24"W
162	3°50'19"	1200.00	80.40	80.38	S12°26'16"W
163	1°49'54"	1200.00	38.36	38.35	S09°36'09"W
164	34°35'50"	25.00	15.10	14.87	N25°59'08"E
165	24°21'09"	25.00	10.63	10.55	S55°27'36"W
166	72°02'11"	25.00	31.43	29.40	N76°20'43"W
167	39°11'31"	25.00	17.10	16.77	S10°54'34"E
168	56°38'18"	10.00	9.89	9.49	S37°00'21"W
169					

(PRIVATE AND PUBLIC UTILITIES AND EASEMENTS)

BELLA VISTA HEIGHTS PHASES 1 & 2

Located in:

the Northeast 1/4 of Section 21
& the Northwest 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

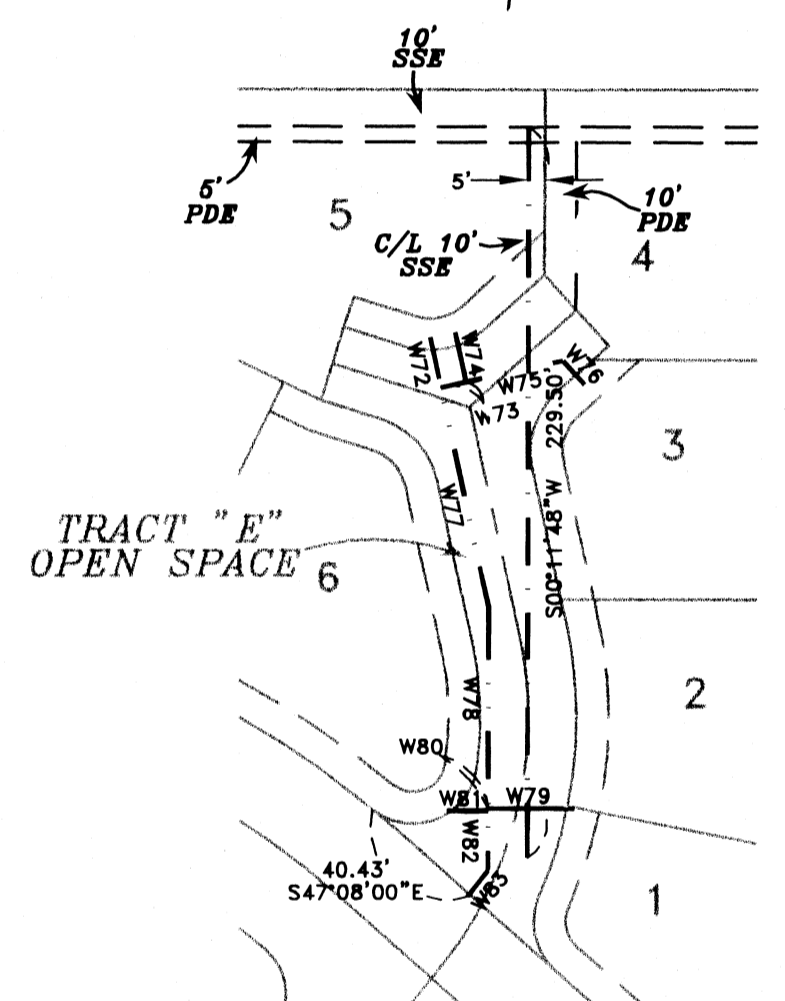
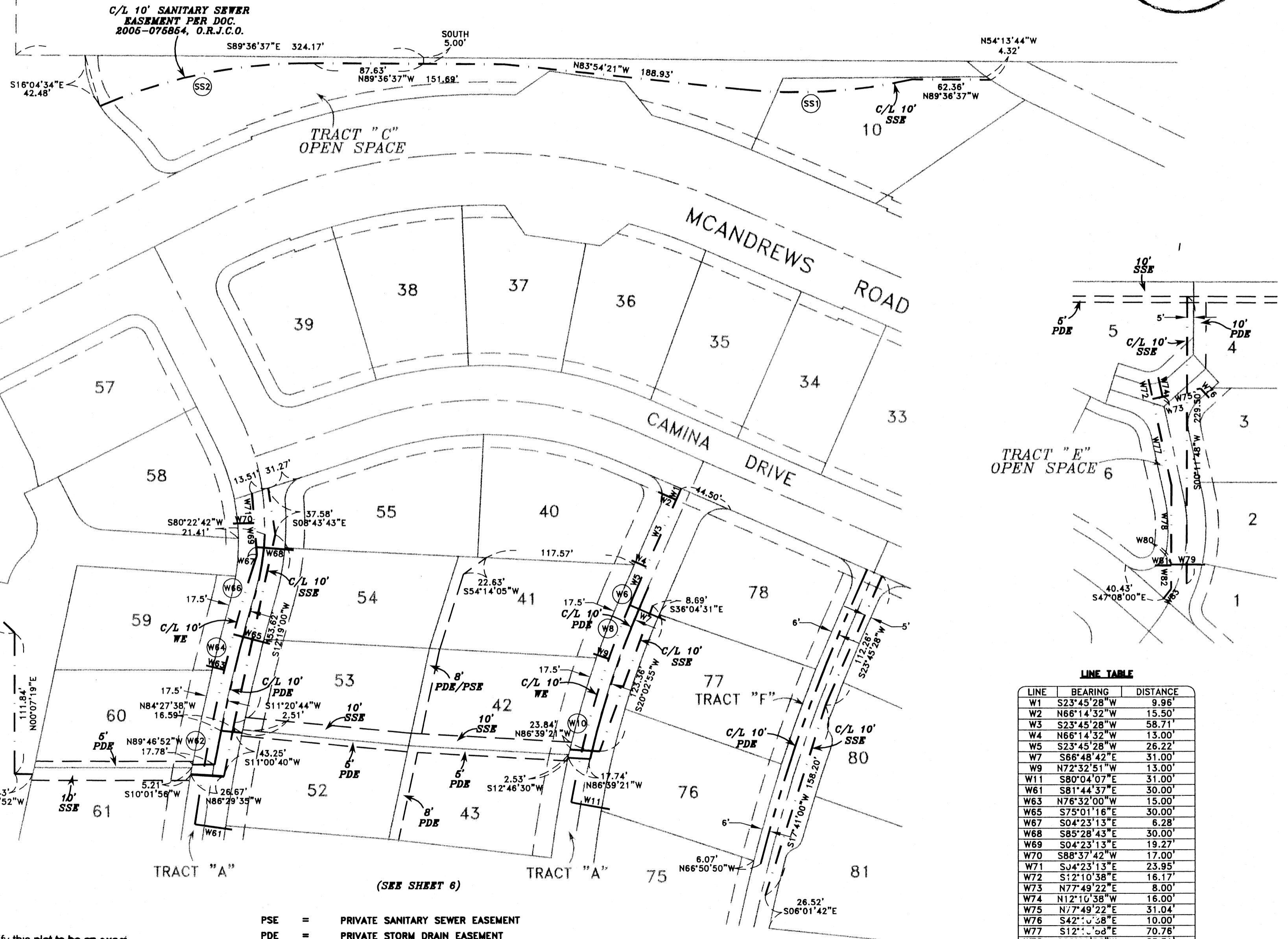


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
W6	00°34'10"	707.50'	7.03'	7.03'	S23°28'25"W
W8	03°44'08"	707.50'	46.13'	46.12'	S21°19'14"W
W10	09°31'17"	707.50'	117.57'	117.44'	S14°41'32"W
W62	05°27'20"	1307.50'	124.50'	124.45'	S10°57'44"W
W64	01°17'20"	1307.50'	29.41'	29.41'	S14°20'04"W
W66	02°53'36"	1307.50'	66.03'	66.03'	S16°25'32"W
W24	04°41'30"	292.50'	23.95'	23.94'	S29°42'41"W
W26	01°17'48"	292.50'	6.62'	6.62'	S32°42'22"W
W33	12°55'22"	292.50'	65.97'	65.83'	S39°48'56"W
W55	00°13'09"	1307.50'	5.00'	5.00'	S00°06'20"W
W56	04°40'08"	1307.50'	106.54'	106.51'	S02°32'57"W
W58	01°57'33"	1307.50'	44.71'	44.71'	S05°51'48"W
W60	01°23'30"	1307.50'	31.76'	31.76'	S07°32'19"W
SS1	18°45'41"	420.00'	137.53'	136.91'	S86°42'49"W
SS2	23°48'22"	420.00'	174.51'	173.26'	S78°29'12"W



SCALE: 1" = 60'



LINE TABLE

LINE	BEARING	DISTANCE
W1	S23°45'28"W	9.96'
W2	N66°14'32"W	15.50'
W3	S23°45'28"W	58.71'
W4	N66°14'32"W	13.00'
W5	S23°45'28"W	26.22'
W7	S66°48'42"E	31.00'
W9	N72°32'51"W	13.00'
W11	S80°04'07"E	31.00'
W61	S81°44'37"E	30.00'
W63	N76°32'00"W	15.00'
W65	S75°01'16"E	30.00'
W67	S04°23'13"E	6.28'
W68	S85°28'43"E	30.00'
W69	S04°23'13"E	19.27'
W70	S88°37'42"W	17.00'
W71	S04°23'13"E	23.95'
W72	S12°10'38"E	16.17'
W73	N77°49'22"E	8.00'
W74	N12°10'38"W	16.00'
W75	N77°49'22"E	31.04'
W76	S42°10'38"E	10.00'
W77	S12°10'38"E	70.76'
W78	S00°11'36"W	63.31'
W79	S87°10'24"E	27.00'
W80	S00°11'36"W	0.70'
W81	N89°48'24"W	13.00'
W82	S00°11'36"W	18.60'
W83	S38°54'36"W	10.48'

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/06

I certify this plat to be an exact copy of the original.
David M. Minnecci
SURVEYOR

- PSE = PRIVATE SANITARY SEWER EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- SSE = PUBLIC SANITARY SEWER EASEMENT
- WE = EASEMENT TO MEDFORD WATER COMMISSION PER DOC. NO. 2006-032197, OFFICIAL RECORDS OF JACKSON COUNTY.

371W21A
TL 200, 201, 1001, 1002 & 1003
371W22, 404

(PRIVATE AND PUBLIC UTILITIES AND EASEMENTS)

BELLA VISTA HEIGHTS PHASES 1 & 2

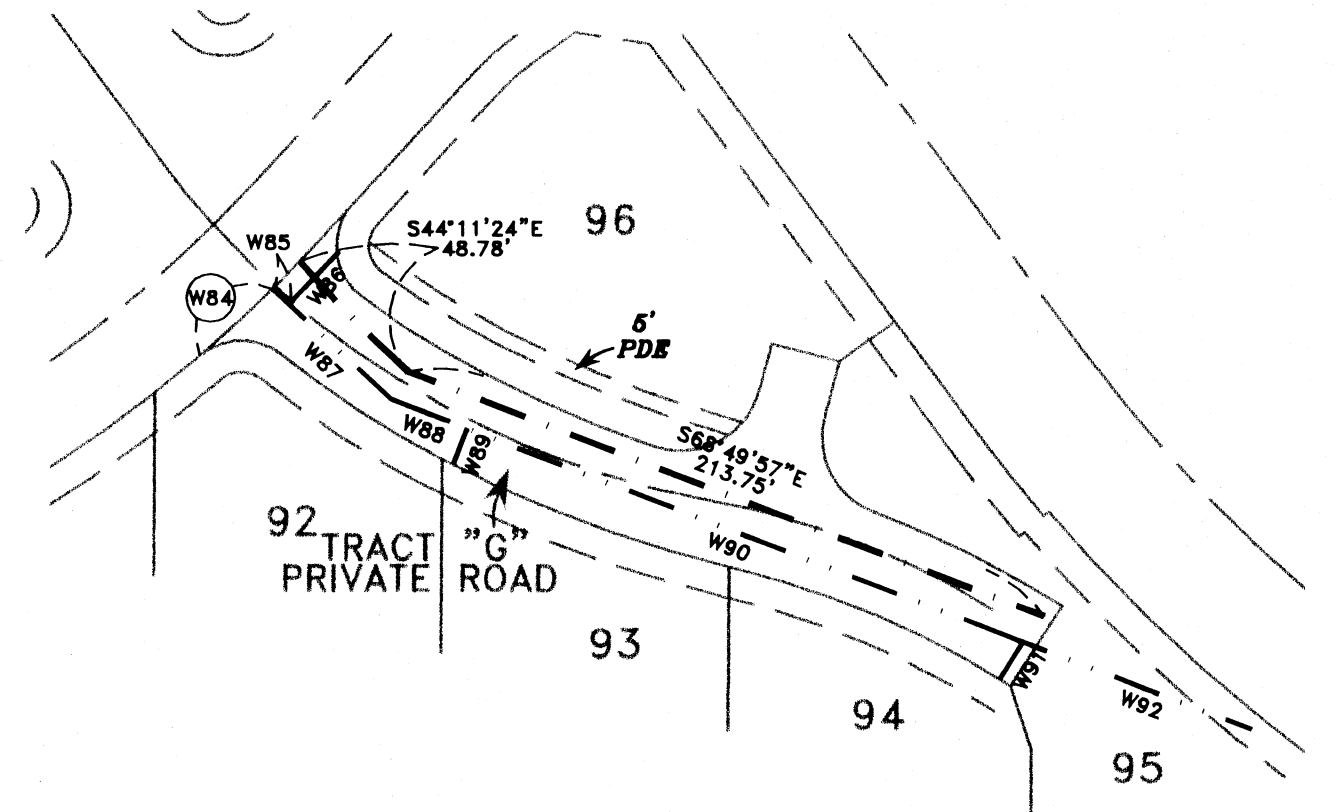
Located in:

the Northeast 1/4 of Section 21 & the Northwest 1/4 of Section 22, Township 37 South, Range 1 West, W.M., in the City of Medford, Jackson County, Oregon

RECEIVED
 Date 2-2-07 By BB
 This survey consists of:
 7 sheet(s) Map
 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
W12	01°44'42"	707.50'	21.55'	21.55'	S09°03'32"W
W20	03°19'58"	292.50'	17.01'	17.01'	S09°51'11"W
W22	15°50'47"	292.50'	80.90'	80.64'	S19°26'34"W
W24	04°41'30"	292.50'	23.95'	23.94'	S29°42'41"W
W26	01°17'48"	292.50'	6.62'	6.62'	S32°42'22"W
W33	12°55'22"	292.50'	65.97'	65.83'	S39°48'56"W
W49	02°47'58"	1307.50'	63.89'	63.88'	S04°29'45"E
W51	01°09'55"	1307.50'	26.59'	26.59'	S02°30'48"E
W53	01°55'35"	1307.50'	43.96'	43.96'	S00°57'18"E
W55	00°13'09"	1307.50'	5.00'	5.00'	S00°06'20"W
W56	04°40'08"	1307.50'	106.54'	106.51'	S02°32'57"W
W58	01°57'33"	1307.50'	44.71'	44.71'	S05°51'48"W
W60	01°23'30"	1307.50'	31.76'	31.76'	S07°32'19"W
W84	04°09'41"	427.50'	31.05'	31.04'	N46°53'16"E
SS3	14°04'30"	1290.50'	317.02'	316.22'	S03°00'48"W
SD1	04°43'22"	699.50'	57.66'	57.64'	S10°32'53"E
SD2	25°40'57"	40.50'	18.15'	18.00'	S56°07'30"W
SD3	16°15'47"	1299.50'	368.86'	366.63'	S02°14'20"E

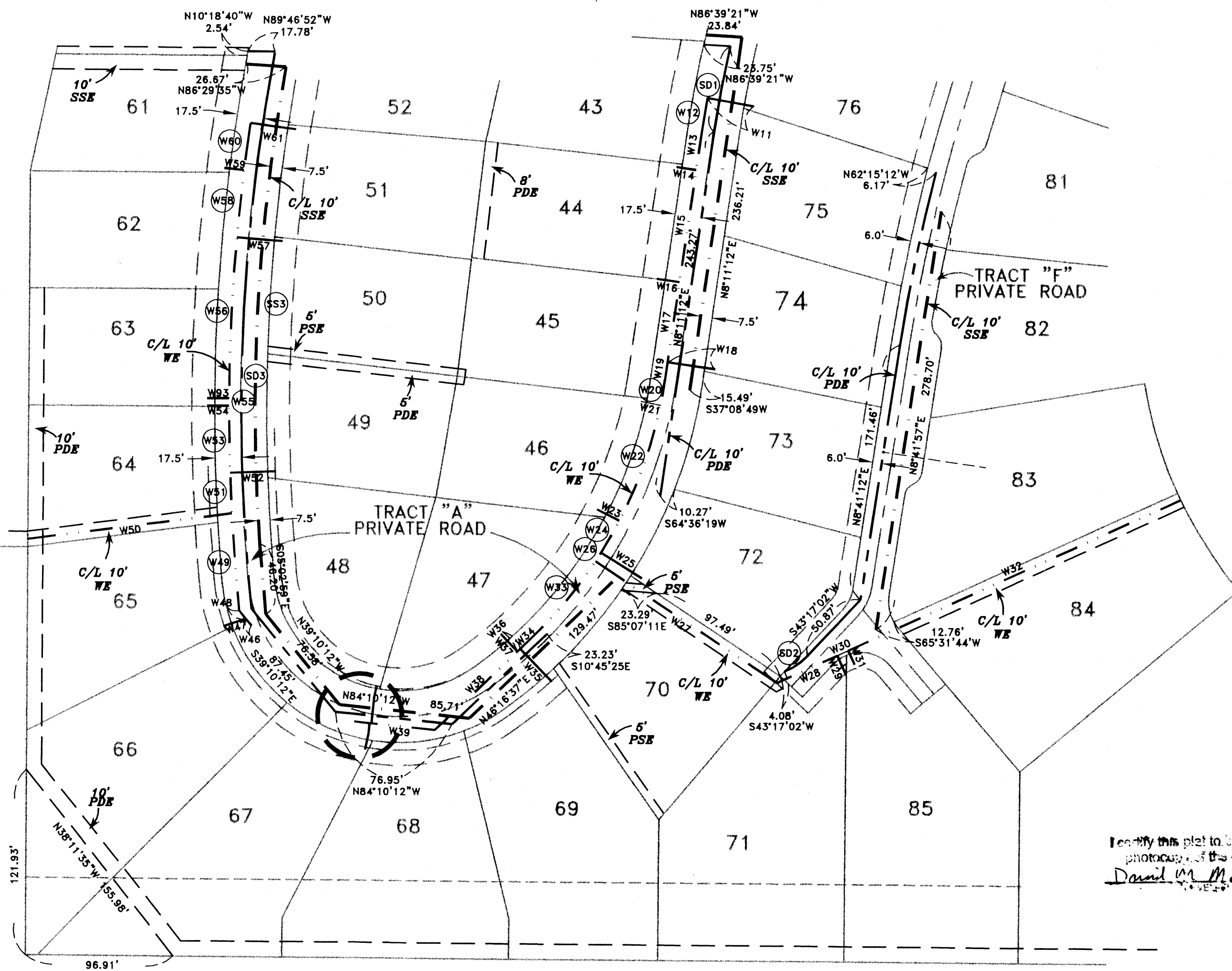


(SEE SHEET 5)

SCALE: 1" = 60'

TRACT "B" OPEN SPACE

- PSE = PRIVATE SANITARY SEWER EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- SSE = PUBLIC SANITARY SEWER EASEMENT
- WE = EASEMENT TO MEDFORD WATER COMMISSION PER DOC. NO. 2006-032197, OFFICIAL RECORDS OF JACKSON COUNTY.



LINE TABLE

LINE	BEARING	DISTANCE
W11	S80°04'07"E	31.00'
W13	S08°11'12"W	26.70'
W14	N81°48'48"W	13.00'
W15	S08°11'12"W	75.23'
W16	N81°48'48"W	15.00'
W17	S08°11'12"W	53.60'
W18	S81°48'48"E	31.50'
W19	S08°11'12"W	11.55'
W21	N78°28'50"W	13.00'
W23	N62°58'03"W	16.50'
W25	S57°56'33"E	31.50'
W27	S56°14'25"E	143.20'
W28	N65°31'45"E	43.45'
W29	S24°28'15"E	14.00'
W30	N65°31'45"E	7.93'
W31	S24°28'15"E	10.00'
W32	N65°31'45"E	239.07'
W34	S46°16'37"W	9.80'
W35	S43°43'22"E	30.00'
W36	S46°16'38"W	2.64'
W37	S43°43'22"E	16.00'
W38	S46°16'38"W	74.68'
W39	N84°10'12"W	41.88'
W40	N05°49'48"E	17.86'
W41	N12°38'25"E	7.16'
W42	N84°10'12"W	1.29'
W43	S05°49'48"W	7.16'
W44	S11°46'52"W	10.50'
W45	N84°10'12"W	9.98'
W46	S39°10'12"E	5.79'
W47	S71°45'48"W	15.48'
W48	S39°10'12"E	6.83'
W50	S82°39'12"W	134.85'
W52	N88°04'09"E	30.00'
W54	S89°59'45"W	14.50'
W57	S85°06'59"E	30.00'
W59	N83°09'26"W	13.00'
W61	S81°44'37"E	30.00'
W85	S46°55'12"E	7.28'
W86	N43°04'48"E	23.00'
W87	S46°55'12"E	43.75'
W88	S68°49'57"E	25.88'
W89	S26°57'31"W	12.16'
W90	S68°49'57"E	186.64'
W91	S32°04'14"W	13.94'
W92	S68°49'57"E	61.57'
W93	S89°47'07"W	14.50'

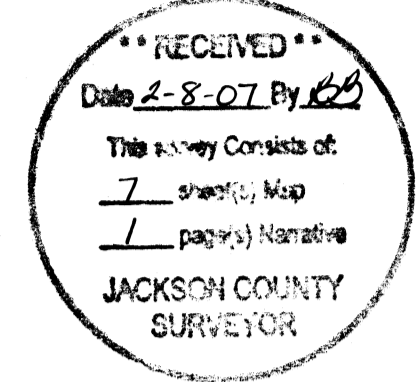
I certify this plot to be an exact photocopy of the original.
 David M. Minnecci

REGISTERED PROFESSIONAL LAND SURVEYOR
 David M. Minnecci
 OREGON
 447 No. 10th
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/08

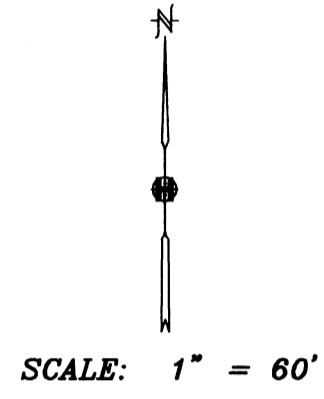
BELLA VISTA HEIGHTS PHASES 1 & 2

Located in:
the Northeast 1/4 of Section 21
& the Northwest 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

(PRIVATE AND PUBLIC
UTILITIES AND EASEMENTS)



- NOTES:**
- 4.) SLOPE EASEMENTS IN FAVOR OF THE CITY OF MEDFORD PER CIRCUIT COURT CASE NO. 001312-E-2 RECORDED AS DOC. NO. 2005-066437, O.R.J.C.O. (SHOWN ON SHEETS 2, 3 & 7)
 - 10.) SLOPE EASEMENT GRANTED THE CITY OF MEDFORD PER DOC. NO. 2004-073864, O.R.J.C.O. (SHOWN ON SHEET 7)



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	LONG CHORD
198	44°44'29"	350.00	273.31	266.42	S70°11'37"W
199	102°28'59"	60.00	107.32	93.58	S46°26'10"W
200	28°58'14"	380.00	192.14	190.10	S37°10'49"E
201	17°39'06"	550.00	169.44	168.77	S57°24'59"E
42	90°00'00"	20.00	31.42	28.28	S68°45'28"W

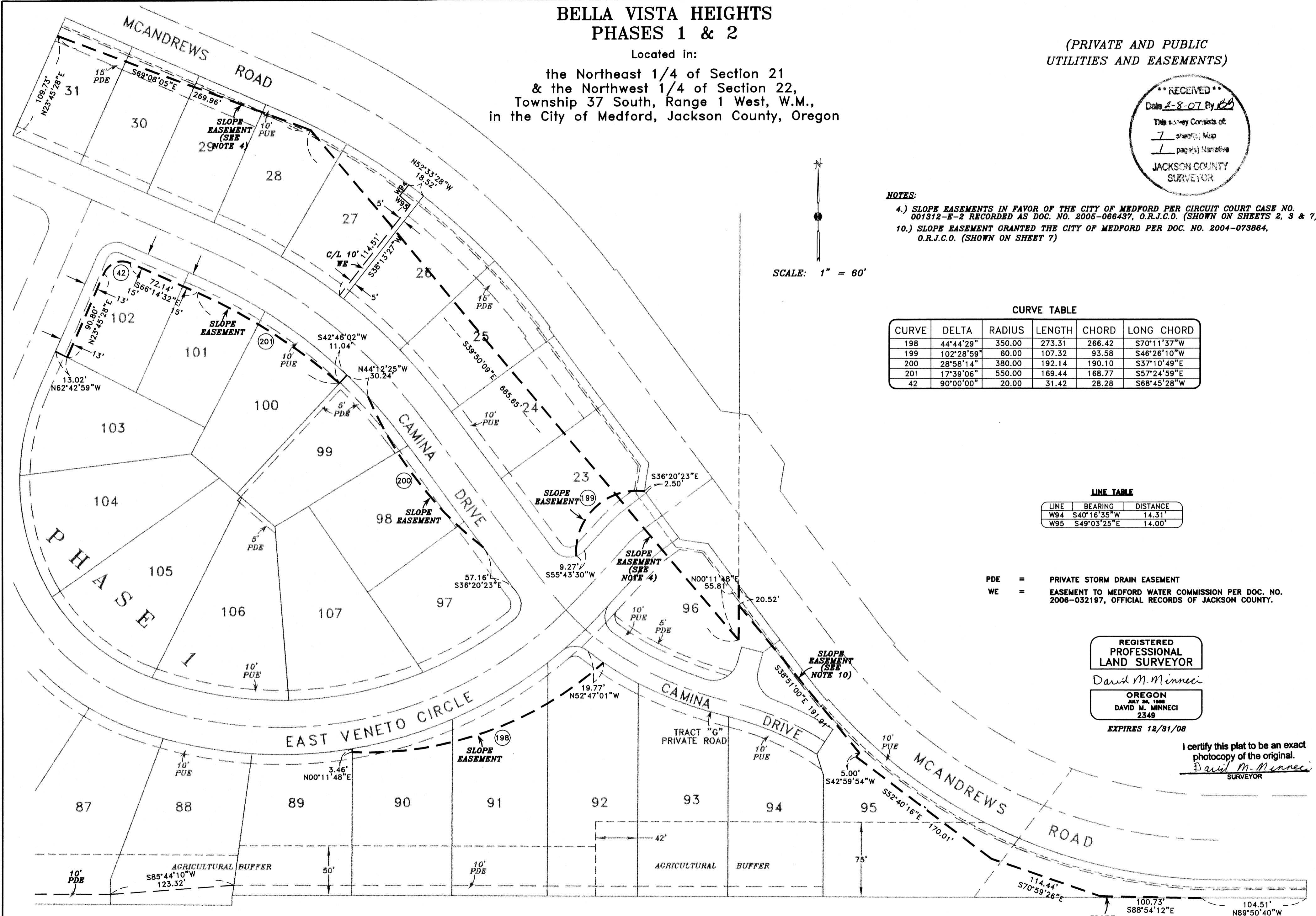
LINE TABLE

LINE	BEARING	DISTANCE
W94	S40°16'35"W	14.31'
W95	S49°03'25"E	14.00'

PDE = PRIVATE STORM DRAIN EASEMENT
 WE = EASEMENT TO MEDFORD WATER COMMISSION PER DOC. NO. 2006-032197, OFFICIAL RECORDS OF JACKSON COUNTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
JULY 24, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/08

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



371W21A
TL 200, 201, 1001, 1002 & 1003
371W22, 404

(06081S7.DWG)
SHEET 7 OF 7

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **BELLA VISTA HEIGHTS, L.L.C.**
725 N. 5th Street, Suite 200
Jacksonville, Oregon 97530

Location: The Northeast one-quarter (1/4) of Section 21 and the Northwest one-quarter (1/4) of Section 22, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and file a Subdivision Plat for **BELLA VISTA HEIGHTS, PHASES 1 AND 2.**

Procedure: Utilizing control and found monuments from Surveys No. 16367, 17825 and 19234, done previously by this Office, I set monuments as shown on the accompanying Subdivision Plat. This property is described in Document No. 2006-046982, Official Records of Jackson County, Oregon

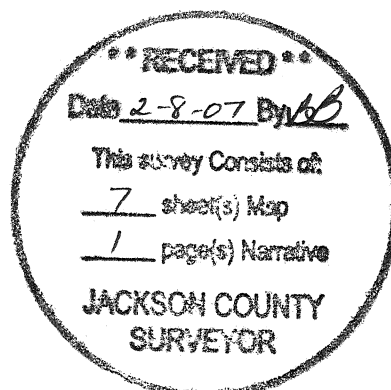
Basis of Bearing: North line of Section 21 per Survey No. 16367.

Date: September 6, 2006



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/08
880 Golf View Drive
Medford, Oregon 97504

(BellaVistanar.doc)





HOFFBUHR & ASSOCIATES, INC
880 Golf View Dr., Ste 201
Medford, Oregon 97504-7027
(541) 779-4641

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

19511

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

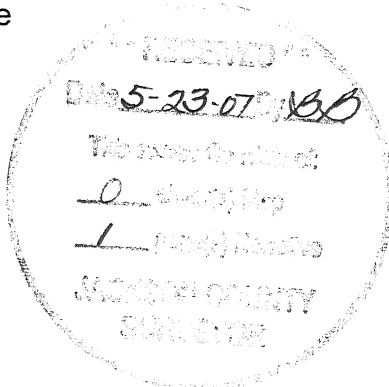
I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered a drafting error on my Subdivision Plat of **BELLA VISTA HEIGHTS, PHASES 1 AND 2** filed for record the 8th day of February, 2007 and filed in the office of the Jackson County Surveyor as Survey Number 19511.

IN WITNESS HEREOF, signed this 21 day of MAY, 2007.

The correction is for: The name of the portion of Public street between Lots 57, 58 and 39 and labeled on Detail "A" on Sheet 2 of 7.

As filed: Paradiso Drive

Change to: Camina Drive

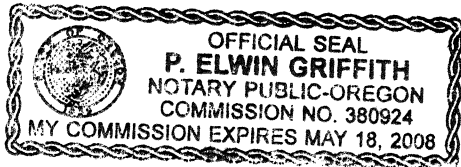


STATE OF OREGON)
County of Jackson) ss

Expires 12-31-08

May 21 A.D. 2007

Personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.



P. Elwin Griffith
Notary

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

May 22, 2007
Date

Roger Roberts
Jackson County Surveyor