

LOMA VISTA ESTATES

A subdivision located in the Southeast One-quarter of Section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

KENNETH and LOMA CLAUS
2495 Robb Lane
Central Point, OR 97502

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located in the Southeast One-quarter of section 23, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, and as described in Instrument Number 2004-020826 of the Official Records of Jackson County, Oregon, as now surveyed and more particularly described as follows:

Beginning at a point on the south boundary of said Section 23, being South 89°47'37" East, 3082.30 feet from the southwest corner of said Section 23 (also being the southwest corner per Volume 533 at Page 138 of the Deed Records of Jackson County, and the southwest corner of Instrument Number 66-08011 of the Official Records of Jackson County, Oregon); thence leaving said section line, North 00°10'30" East, 500.82 feet to a point on the southerly right of way of Hillcrest Road, a public road; thence along said right of way, North 78°56'50" West, 170.60 feet to a point on the easterly line of Instrument Number 71-06744 of the Official Records of Jackson County, Oregon; thence along said easterly line, South, 532.93 feet to a point on aforesaid south line of Section 23; thence along said section line, South 89°47'37" East, 165.93 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-05-088).

PROCEDURE: Utilizing a Trimble 5600 and 56 robotic instruments and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instruments Numbered 2004-020826, 66-08011 and 71-06744 of the Official Records of Jackson County, Oregon; Saddle Ridge Subdivision, Phase I (recorded August 5, 2004, in Volume 30 of Plats at Page 48 of the Records of Jackson County, Oregon, and filed as Survey Number 18354 in the office of the Jackson County Surveyor); The Heights At Hillcrest, Phase I (recorded August 30, 2005, in Volume 31 of Plats at Page 45 of the Records of Jackson County, Oregon, and filed as Survey Number 18875 in the office of the Jackson County Surveyor); The Heights At Hillcrest, Phase 3 (recorded March 14, 2006, in Volume 32 of Plats at Page 25 of the Records of Jackson County, Oregon, and filed as Survey Number 19106 in the office of the Jackson County Surveyor); and Survey Number 13547 as filed in the office of the Jackson County Surveyor.

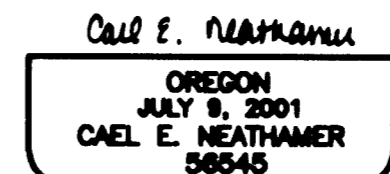
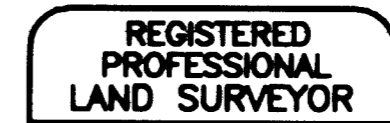
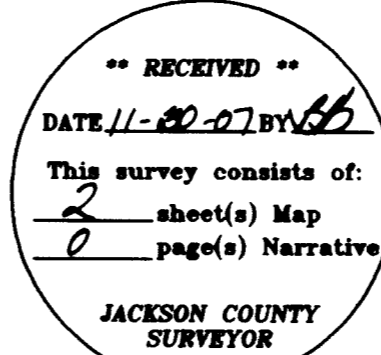
Established Basis of Bearings along the centerline of Hillcrest Road pursuant to said Survey Number 18354. Utilizing record distances from said centerline, established the southerly right of way thereof, and the northerly boundary of the subject tract hereon.

Utilizing found reference points per Jackson County re-establishment notes, established the position of the corner common to Sections 22, 23, 26 and 27. Utilizing said position, and the tied location of the corner common to Sections 23, 24, 25 and 26, established the location of the south line of Section 23, and the south boundary of the subject tract hereon.

Utilizing monuments per said Survey Number 13547 and said Instruments Numbered 2004-020826 and 66-08011, established: the easterly boundary of the subject tract hereon.

Utilizing the found monuments per said Surveys Numbered 18875 and 19106, and said Instruments Numbered 2004-020826 and 71-06744, established the westerly boundary of the subject tract hereon.

The interior lot corners and centerline monuments were computed, and were set as depicted hereon. The first monument of which was established on April 4, 2007.



RELEASE:

PremierNest Bank, as holder of beneficiary interest under that certain Trust Deed recorded as Instrument No. 2006-041657 and modified by Instrument No. 2007-038324, of the Official Records of Jackson County, Oregon, does hereby partially release from lien of said trust deed, those portions of the property contained within the "SURVEYOR'S CERTIFICATE" hereon, dedicated for public use.

Signed this 7 day of November, 2007.

Jerry Herbold
Jerry Herbold, Vice President
PremierNest Bank

STATE OF OREGON }
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above-named Jerry Herbold, Vice President of PremierNest Bank, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 7 day of November, 2007.

Before me:
Jerry Herbold
Kellyn Kasy NOTARY PUBLIC-OREGON
COMMISSION NO.: 387631
MY COMMISSION EXPIRES: 12/13/08

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-05-121

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Robt O. Smith November 28, 2007
Planning Director Date

Examined and approved this 9th day of Nov., 2007.
Laurie Barkan [Signature]
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 42.045 have been paid as of Nov. 29, 2007.
[Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 42.100 this 29th day of November, 2007.
Dan Ross Amanda Kirkpatrick, deputy
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 30th DAY OF November, 2007 AT 2:04 O'CLOCK PM AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 77 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen J. Beckett Carman D. Helman
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 11/29/07
County Commissioner/Administrator Date

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
PO Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: November 7, 2007 PROJECT NUMBER: 06014-A

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that KENNETH CLAUS and LOMA M. CLAUS, husband and wife, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants have caused this tract of land to be surveyed and platted into Lots, streets and easements, as depicted hereon, and hereby designate this subdivision as LOMA VISTA ESTATES. Declarants hereby dedicate to the City of Medford those areas portrayed hereon as right of way dedications (a 7.00-foot strip along Hillcrest Road, a 150-foot strip along Aerial Heights Drive, and all of Hathaway Drive), for public street purposes. Declarants hereby dedicate, for public use, those areas portrayed hereon as Public Utility Easements and a Sanitary Sewer Easement. Declarants hereby create the following: For the use and benefit of Lots 1 and 2 (being over, through and across Lots 1 and 2), those areas depicted hereon as a Private Access Easement; and Lots 7 and 8 (being over, through and across Lot 8), those areas depicted hereon as a Minimum Access Easement; For the use and benefit of Lots 3, 4 and 5 (being over, through and across Lots 1 and 3), and Lot 8 (being over, through and across Lot 6), those areas depicted hereon Private Storm Drain easements; For the use and benefit of Lot 5 (being over, through and across Lot 4), and Lot 8 (being over, through and across Lot 6), those areas depicted hereon as Private Sanitary Sewer Easements. Private Access Easement depicted hereon across Lots 1 and 2 shall share a common driveway access onto Hillcrest Road, shall be constructed in accordance with Medford code section 10.746(11), to allow maneuvering, access and turn-around area for vehicular access over through and across said Lots 1 and 2, and be for the use and benefit of Lots 1 and 2 respectively. Lots 1 and 2 shall share in the expense to maintain, repair and/or replace the shared driveway, maneuvering areas and turn-around. Lots 7 and 8 shall share in the expense to maintain, repair and/or replace the Minimum Access street. LOMA VISTA ESTATES is subject to the CONDITIONS COVENANTS AND RESTRICTIONS as set forth in Instrument Number 2007- of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 7 day of November, 2007.

Kenneth Claus Loma M. Claus
Kenneth Claus Loma M. Claus

STATE OF OREGON }
County of Jackson } ss

Before me, the undersigned Notary Public, personally appeared the above named Kenneth Claus and Loma M. Claus, known to me to be husband and wife, acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 7 day of November, 2007.

Before me:
Kathy J. Lamson
NOTARY PUBLIC-OREGON
COMMISSION NO.: 392601
MY COMMISSION EXPIRES: May 9, 2009

NOTES:

LOMA VISTA ESTATES is subject to the following matters of record as contained in the title report supplied for this subdivision:

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

Right of way for the transmission and distribution of electricity, and for other purposes, as recorded in Volume 164, Page 242, 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. The exact location and/or easement widths of said easements were not given, and all existing poles, guy anchors and overhead utility lines are located outside the bounds of this subdivision.

REFER TO SHEET 2 FOR NOTES REGARDING ADDITIONAL PLANNING COMMISSION REQUIREMENTS.

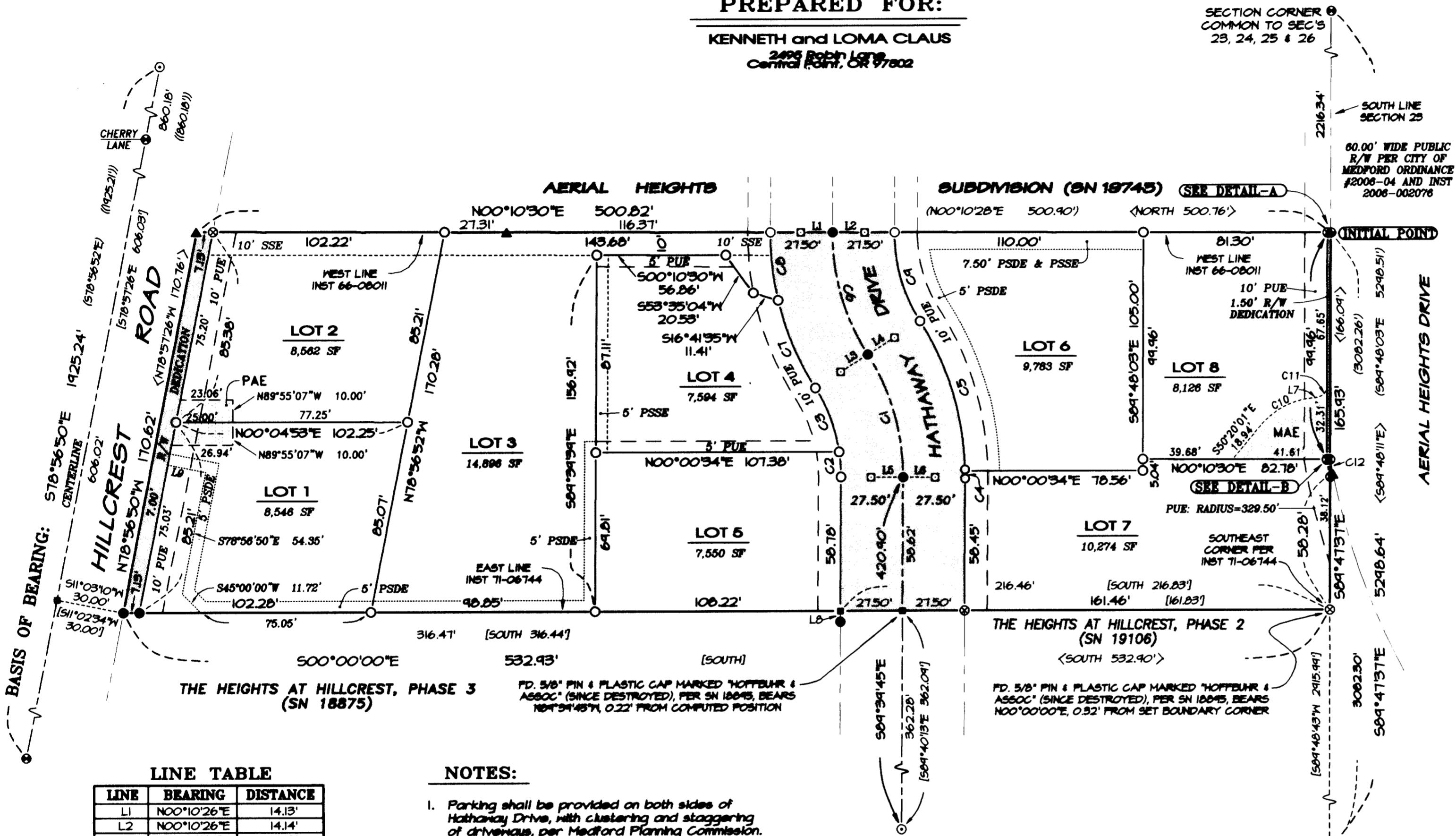
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Cael E. Neathamer
Surveyor

LOMA VISTA ESTATES

A subdivision located in the Southeast One-quarter of Section 23,
Township 37 South, Range 1 West of the Willamette Meridian, in
the City of Medford, Jackson County, Oregon.

PREPARED FOR:

KENNETH and LOMA CLAU
2225 Robin Lane
Central Point, OR 97502



LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set 038 caliber shell casing, lead, tack and brass washer marked "NEATHAMER SURVEYING".
- ⊙ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "L.J. FRIAR & ASSOC." per SN 13597, pin was destroyed during construction and replaced with a 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "L.J. FRIAR & ASSOC." per SN 13597, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "HOFFBUHR & ASSOC. INC." per SN 18845 and/or SN 19106.
- ⊙ Indicates a found 2-inch diameter brass cap monument.
- Indicates a found aluminum cap monument per SN 18359.
- Indicates a computed position, nothing found or set.
- PUE Indicates a Public Utility Easement being created hereon.
- SSE Indicates a Public Sanitary Sewer Easement, being created hereon.
- MAE Indicates a Minimum Access Easement being created hereon.
- PAE Indicates a Private Access Easement being created hereon.
- PSDE Indicates a Private Storm Drain Easement being created hereon.
- PSSE Indicates a Private Sanitary Sewer Easement being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- R/W Indicates a Right-of-Way.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- () Indicates record information per SN 13597, or as noted hereon.
- (()) Indicates record information per SN 18359.
- [] Indicates record information per SN 18845 and/or 19106.
- < > Indicates record information per INST 2004-020826.
- 0.5' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is.
- Indicates the centerline of an existing fence.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°10'26"E	14.13'
L2	N00°10'26"E	14.14'
L3	N82°22'27"W	14.18'
L4	S82°22'27"E	14.01'
L5	N00°20'03"E	14.24'
L6	S00°20'03"W	14.14'
L7	S05°20'01"E	1.41'
L8	S84°39'45"E	0.21'
L9	S11°03'10"W	17.00'

NOTES:

- Parking shall be provided on both sides of Hathaway Drive, with clustering and staggering of driveways, per Medford Planning Commission.
- Lots 1 and 2 shall have a shared paved driveway with on-site turnaround areas so that all vehicles may enter Hillcrest Road in a forward manner, Medford Code Section 10.746 (11).

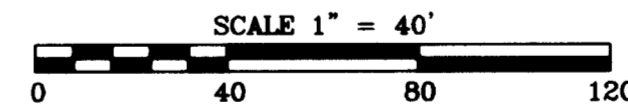
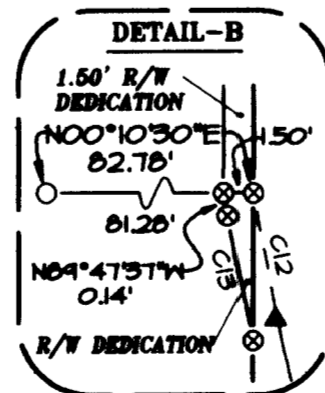
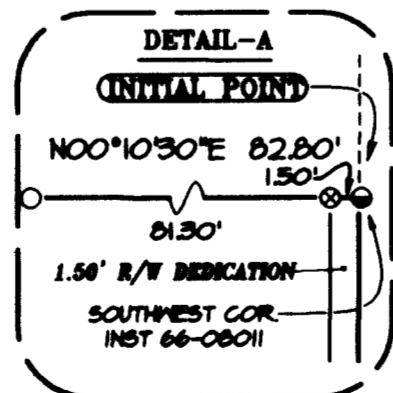
I hereby certify that this is an exact copy of the original.

Caël E. Neathamer
Surveyor

COMPUTED POSITION OF CORNER COMMON TO SECTIONS 22, 23, 26 & 27, ESTABLISHED UTILIZING REFERENCE POINTS PER JACKSON COUNTY RE-ESTABLISHMENT NOTES

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	32°42'42"	100.00'	57.09'	N73°56'54"E	56.32'
C2	08°43'51"	72.50'	11.05'	N85°58'20"E	11.04'
C3	23°58'51"	72.50'	30.34'	N64°36'59"E	30.12'
C4	01°13'43"	127.50'	2.73'	N84°43'24"E	2.73'
C5	31°28'54"	127.50'	70.06'	N73°22'03"E	69.18'
C6	32°32'53"	100.00'	56.81'	N73°54'00"E	56.05'
C7	19°04'00"	127.50'	42.43'	N67°09'33"E	42.23'
C8	13°28'53"	127.50'	30.00'	N83°26'00"E	29.93'
C9	32°32'51"	72.50'	41.18'	N73°53'59"E	40.63'
C10	45°00'00"	35.00'	27.44'	S27°50'01"E	26.79'
C11	84°27'36"	5.00'	7.37'	S47°33'49"E	6.72'
C12	01°10'38"	318.00'	6.53'	S71°02'25"W	6.53'
C13	01°22'47"	319.50'	7.69'	S78°51'50"W	7.69'



RECEIVED
DATE 11-30-07 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Caël E. Neathamer
OREGON JULY 8, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/08

BASIS OF BEARINGS:
The centerline of Hillcrest Road per Survey Number 18359, as filed in the office of the Jackson County Surveyor, and as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
PO Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: November 7, 2007 PROJECT NUMBER: 06014-A
Sheet 2 of 2 © GEN