

ELK VILLAGE TOWNHOUSES (A PADLOT DEVELOPMENT)

LOCATED IN:
THE N.E. 1/4 OF SECTION 14, T. 37S., R.2W., OF THE W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT, FIRST CALL MORTGAGE & INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE LAND HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL 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 USE THE EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT AND DOES HEREBY CREATE A PRIVATE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES AND WATER SERVICE LINES ACROSS LOTS 1-12 AND TRACT "A", FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 1-13 AND TRACT "A", EXCEPT THAT PORTION BEING GRANTED AS A PUBLIC UTILITY EASEMENT, FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE UTILITY LINES, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 1-13, AND DOES ALSO HEREBY CREATE AN EASEMENT FOR SHARED PARKING AND SHARED INGRESS AND EGRESS OVER TRACT "A", FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF LOTS 1-13 AND DOES HEREBY DESIGNATE SAID SUBDIVISION AS ELK VILLAGE TOWNHOUSES.

FIRST CALL MORTGAGE & INVESTMENTS, LLC.

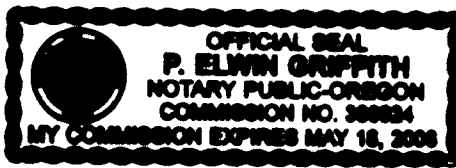
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 10 DAY OF September, 2007.

James C. Nistler
JAMES C. NISTLER
(MANAGING MEMBER)

STATE OF OREGON }
County of Jackson } ss. Sept. 10, 2007.

Personally appeared the above named JAMES C. NISTLER as MANAGING MEMBER and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of FIRST CALL MORTGAGE & INVESTMENTS, LLC.

Before me: *P. Eli Sipple*
NOTARY



SILVER FALLS BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JUNE 8, 2007 AS DOCUMENT NO. 2007-027117, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

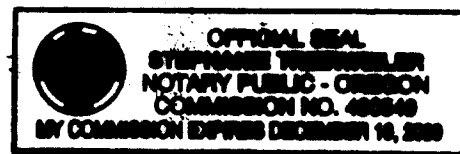
IN WITNESS WHEREOF, SIGNED THIS 14th DAY OF September, 2007.

[Signature]
AUTHORIZED REPRESENTATIVE
SILVER FALLS BANK
Senior Vice President
TITLE

STATE OF OREGON }
County of Jackson } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2007, BY Dan Files KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SILVER FALLS BANK.

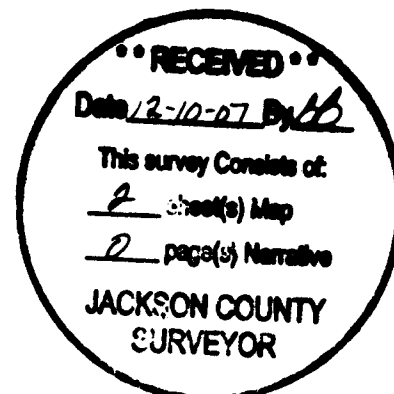
BEFORE ME: *Stephanie Truesch*
Notary



APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

12/10/07
DATE

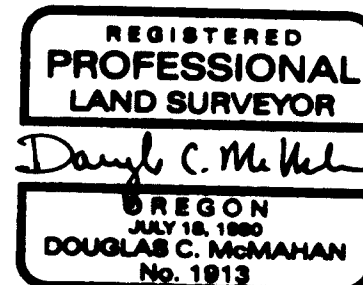


RECORDER:

FILED FOR RECORD THIS 10th DAY OF December, 2007 AT 2:26 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 78 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK

Carmen D. Helman
DEPUTY



RENEWS 12/31/08

*** 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 PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN, AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

Commencing at the Southeast corner of Parcel No. 1 of Partition Plat recorded June 5, 1998 as Partition Plat No. P-36-1998 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey No. 15765 in the Office of the Jackson County Surveyor; thence North 89°42'14" West along the Southerly boundary of said Parcel No. 1, a distance of 195.84 feet to a point for the Northwest corner of tract described per Instrument No. 2006-019811 of the Deed Records of said Jackson County, said point being marked with a 5/8 inch iron pin; thence South 00°10'29" West (Record South 00°11' West) along the Westerly boundary of said tract 165.70 feet to a point for the Northwest corner of tract described per Instrument No. 2004-059129 said Deed Records, said point being marked with a 5/8 inch iron pin; thence continue South 00°10'29" West (Record South 00°11' West) along the Westerly boundary of said tract 95.00 feet to the INITIAL POINT OF BEGINNING; thence continue along said boundary South 00°10'29" West (Record South 00°11' West) 5.00 feet to a point on the Northerly right-of-way line of Elk Street; thence North 89°32'02" West along said right-of-way line, 99.00 feet to a point on the Westerly boundary of the last tract described per Instrument No. 81-16750, said Deed Records; thence North 00°12'04" East (Record North 00°11' East) 265.41 feet to the Northwest corner thereof; thence South 89°42'14" East (Record South 89°40' East) along the Northerly boundary of said tract 94.81 feet to the Southwest corner of the aforementioned Parcel No. 1 of Partition Plat No. P-36-1998; thence continue South 89°42'14" East along the Southerly boundary of said Parcel No. 1, a distance of 4.06 feet to the aforementioned Northwest corner of tract described per Instrument No. 2006-019811; thence South 00°10'29" West (Record South 00°11' West) along the Westerly boundary of said tract and the Westerly boundary of the aforementioned tract per Instrument No. 2004-059129, a distance of 260.70 feet to the INITIAL POINT OF BEGINNING.

Douglas C. Mc Mahan
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING (LDS-06-353)

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature]
PLANNING DIRECTOR

December 4, 2007
DATE

EXAMINED AND APPROVED THIS 8th DAY OF November, 2007.

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF DECEMBER 10th, 2007.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID. AS OF 12/10/07.

[Signature]
TAX COLLECTOR

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



ELK VILLAGE TOWNHOUSES

(A PADLOT DEVELOPMENT)

LOCATED IN:

THE N.E. 1/4 OF SECTION 14, T. 37S.,
R.2W., OF THE W.M., IN THE CITY OF
MEDFORD, JACKSON COUNTY, OREGON

FOR:

FIRST CALL MORTGAGE
AND INVESTMENTS, LLC
832 E. MAIN STREET
MEDFORD, OR 97504

ALL MONUMENTS WILL BE SET OR RESET
NO LATER THAN APRIL 1, 2008.

Douglas C. McMahan
SURVEYOR

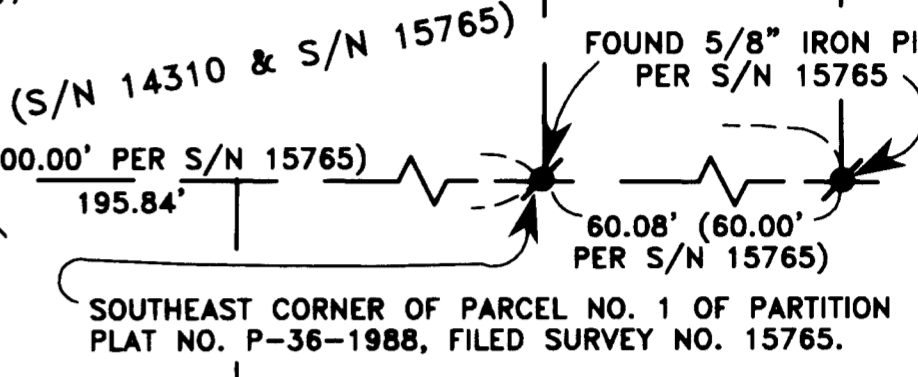
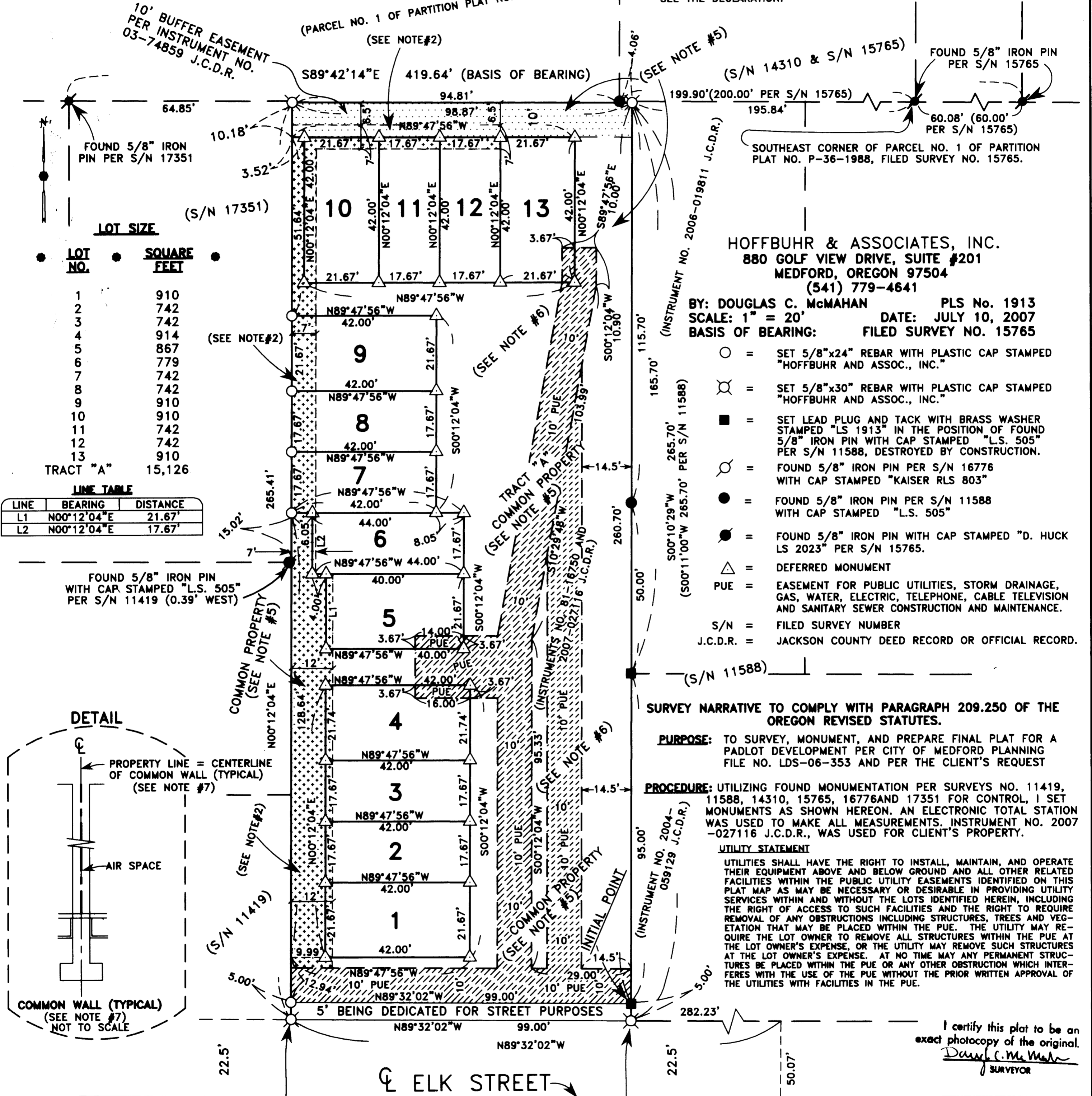
ALL DEFERRED MONUMENTS ARE NOW SET, SEE
DOCUMENT NO. 2009-003812 OF J.C.D.R.,
THIS 6 DAY OF FEBRUARY 2007.

APPROVED: *Kenn K. Bradburn*
JACKSON COUNTY SURVEYOR

NOTES:

- "NO PARKING" SIGNS ARE REQUIRED TO ALLOW FIRE DEPARTMENT ACCESS AND FIRE DEPARTMENT TURN-AROUNDS.
- PRIVATE EASEMENT FOR STORM DRAINAGE FACILITIES AND WATER SERVICE LINES, BEING CREATED HEREON, SEE DECLARATION.
- EASEMENT TO PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES PER VOLUME 260, PAGE 204 J.C.D.R., MAY AFFECT THIS PROPERTY, SPECIFIC LOCATION IS NOT GIVEN.
- EASEMENT IN FAVOR OF ADJACENT PROPERTY FOR WATER DITCHES PER VOLUME 115, PAGE 482 J.C.D.R., MAY AFFECT THIS PROPERTY, SPECIFIC LOCATION IS NOT GIVEN.
- A PRIVATE EASEMENT IS BEING CREATED WITHIN THE COMMON AREA, SHOWN HEREON AS TRACT "A", FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE UTILITY LINES AND ASSOCIATED FACILITIES, SEE THE DECLARATION.
- AN EASEMENT IS BEING CREATED WITHIN THE COMMON AREA, SHOWN HEREON AS TRACT "A", FOR SHARED PARKING, AND SHARED INGRESS AND EGRESS, SEE THE DECLARATION.

(PARCEL NO. 1 OF PARTITION PLAT NO. P-36-1998)
(SEE NOTE #2)



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

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 20' DATE: JULY 10, 2007
BASIS OF BEARING: FILED SURVEY NO. 15765

- = 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 LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913" IN THE POSITION OF FOUND 5/8" IRON PIN WITH CAP STAMPED "L.S. 505" PER S/N 11588, DESTROYED BY CONSTRUCTION.
- ⊙ = FOUND 5/8" IRON PIN PER S/N 16776 WITH CAP STAMPED "KAISER RLS 803"
- = FOUND 5/8" IRON PIN PER S/N 11588 WITH CAP STAMPED "L.S. 505"
- ⦿ = FOUND 5/8" IRON PIN WITH CAP STAMPED "D. HUCK LS 2023" PER S/N 15765.
- △ = DEFERRED MONUMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORD OR OFFICIAL RECORD.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR A PADLOT DEVELOPMENT PER CITY OF MEDFORD PLANNING FILE NO. LDS-06-353 AND PER THE CLIENT'S REQUEST

PROCEDURE: UTILIZING FOUND MONUMENTATION PER SURVEYS NO. 11419, 11588, 14310, 15765, 16776 AND 17351 FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 2007-027116 J.C.D.R., WAS USED FOR CLIENT'S PROPERTY.

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.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
REGON
MAY 18, 1989
DOUGLAS C. McMAHAN
No. 1913

RENEWS 12/31/2008

NOTES CONTINUED:

- IF THE LOT LINE AS MONUMENTED IS IN CONFLICT WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE PROPERTY LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION SHOWN HEREON.

RECEIVED
Date 12-10-07
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FOUND 5/8" IRON PIN
NO CAP, PER S/N 11419
DESTROYED BY CONSTRUCTION
SET IN TIED POSITION

FOUND 5/8" IRON PIN
NO CAP, PER S/N 11588
DESTROYED BY CONSTRUCTION
SET IN TIED POSITION

81.11' (81.09' PER S/N 16776)
S89°43'57"E
S89°32'57"E PER S/N 16776

(S/N 16776)

(03396S2.DWG)
SHEET 2 OF 2