

VICTORIA MANOR SUBDIVISION

LOCATED IN SECTION 34 AND D.L.C. No. 40, T.35S., R.1W.,
AND SECTION 3 AND D.L.C. No. 45, T.36S., R.1W., W.M.
EAGLE POINT, JACKSON COUNTY, OREGON

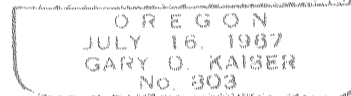
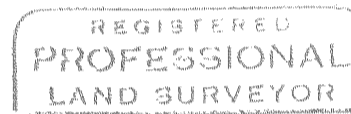
OCTOBER 16, 1992

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

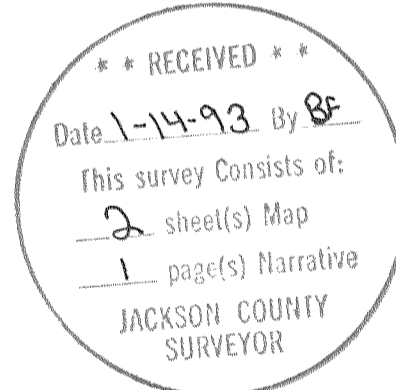
I, Gary D. Kaiser, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 3/4" iron pin found set for the Northwest corner of Donation Land Claim No. 45, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said claim, North 89° 57' 33" East, 1296.17 feet (CINDERELLA HOMES SUBDIVISION UNIT NO. 6 = North 89° 57' 19" East, 1296.01 feet) to a 5/8" rebar with plastic cap set for the Northwest corner of Lot 14, Block 10 of said subdivision and **THE INITIAL POINT OF BEGINNING**; thence continue along said claim boundary, North 89° 57' 33" East, 634.842 to a 5/8" rebar with plastic cap set for the Southwesterly corner of tract described in Instrument No. 70-08776 of The Official Records of Said County; thence along the Westerly boundary of said tract, North 19° 18' 33" East (Record = North 19° 18' 50" East), 281.92 feet to a 5/8" rebar with plastic cap set for the Northeasterly corner of parcel described in Instrument No. 91-24736 of said Official Records; thence along the Northerly boundary of said parcel, South 89° 57' 33" West (Record = South 89° 56' 55" West), 731.276 feet to a 5/8" rebar with plastic cap set; thence along the Westerly boundary of said parcel, 35.824 feet on the arc of a 154.78-foot radius curve to the right (the long chord bears South 6° 26' 01" East, 35.744 feet) to a 5/8" rebar with plastic cap set; thence continue along the Westerly boundary of said parcel South 0° 11' 49" West (Record = South 0° 11' 08" West), 230.47 feet to **THE INITIAL POINT OF BEGINNING**.

G. D. Kaiser
SURVEYOR



I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPIY OF THE ORIGINAL PLAT
G. D. Kaiser
SURVEYOR



***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS, the Minerva B. Miller is the owner in fee simple of the lands hereon described, and that she caused the same to be subdivided into lots and street as shown hereon, and the number and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the street shown, together with all public utility easements as shown hereon and we also dedicate to the public that 30-foot wide drainage easement shown hereon across Lot 6 and we hereby grant to the City of Eagle Point that 10-foot wide water main easement across Lot 6 and that 10-foot wide sanitary sewer line easement across Lot 6. I hereby designate said subdivision as VICTORIA MANOR SUBDIVISION.

I, the undersigned, hereby dedicate to the City of Eagle Point in Fee simple that area designated hereon as street plug. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected street, it will deed said street plug for Public Street purposes.

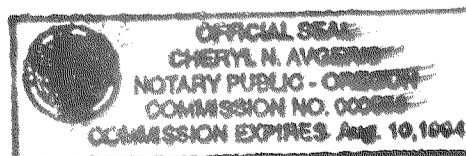
IN WITNESS WHEREOF, I have set my hand and seal this 11 day of January, 1993.

Minerva B. Miller
Minerva B. Miller
Attorney in fact Don H. Miller

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Personally appeared the above named Minerva B. Miller and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 11 day of January, 1993.



Cheryl M. Avgeris
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 8-10-94

***** APPROVALS *****

Examined and approved this 30 day of December, 1992.
Verlynn Thomas
Jackson County Surveyor

Examined and approved as required by O.R.S. 92.100 this 11 day of JANUARY, 1993.
Sheep
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 11th day of January, 1993.
Lynda Abbott
Tax Collector

Examined and approved by the City Administrator of Eagle Point, Jackson County, Oregon. Dated this 30th day of December, 1992.
Kenneth J. Weaver
City Administrator

***** RECORDERS CERTIFICATE *****

Filed for record this 14 day of January, 1993, at 1:20 O'Clock P M, and recorded in Volume 18 of Plats on Page 3 of Records of Jackson County, Oregon.

By: Kathleen S. Beckett County Clerk
Cheryl Avgeris Deputy

For order of the County Court approving this plat see Volume _____, Page _____, of County Commissioners Journal of Proceedings.

***** WATER RIGHT STATEMENT *****

Examined and approved by the Little Butte Irrigation Company. (Not an irrigation district - Water Right is from the Little Butte Decree Cert. No. 17196 and superseding Cert. No. 55897).

By: J.P. Jones (President) Date: 1-15-1993

***** POST MONUMENTATIONS *****

I, Gary D. Kaiser, hereby certify that all monuments will be set on or before the JUNE 1, 1993.

G. D. Kaiser
Surveyor

All monuments are now set, on this 9th day of August, 1994. See Document No. 94-28973 of the Official Records of Jackson County, Oregon.

Verlynn Thomas
County Surveyor

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
MEDFORD PHONE/FAX (503) 779-8040

SURVEY NO. 13309

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: MINERVA B. MILLER
P.O. BOX 555
SHADY COVE, OR 97539

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

LOCATION: Section 34 and D.L.C. No. 40,
T. 35 S., R. 1 W., and Section 3
and D.L.C. No. 45, T. 36 S.,
R. 1 W., W.M., Eagle Point, Jackson
County, Oregon

BASIS OF BEARINGS: Tri. Station "Eagle" to Tri. Station
"Pinkham" with grid bearings
decreased in azimuth by $\theta=1^{\circ} 34' 09''$

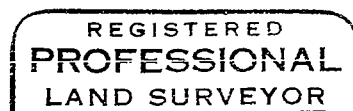
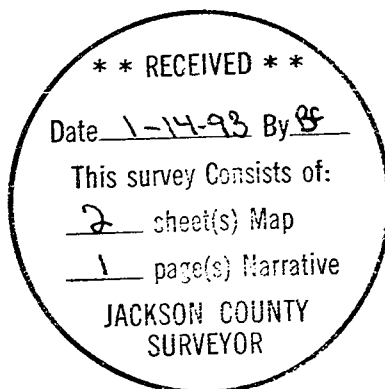
DATE: October 16, 1992

PURPOSE: To monument the outside boundary of
VICTORIA MANOR SUBDIVISION, a
subdivision of a portion of the
tract described in Inst. No. 91-
24736 O.R.

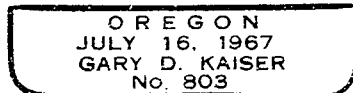
PROCEDURE: Utilizing EDM Equipment, tied the
Northeast and Northwest corners of D.L.C. No. 45, CINDERELLA
HOMES SUBDIVISION UNIT 6 5/8" rebar and plastic cap found set
for the NW corner of Lot 14, Block 10, YOUNGS ADDITION 5/8"
rebar and plastic cap found set for the Northwest corner of
Lot 12, Block 1 and monuments on the Westerly boundary of
tract described in Inst. No. 70-08776 O.R. set on Filed
Survey No. 4265.

With this information, the boundaries of tract described
in Inst. No. 91-24736 and the subject tract boundaries were
computed.

The description for the Tracy Ave. extension, which is
recorded in Inst. 92-34124 O.R., was prepared by this office.



SK D. Ka



Exp. 12-31-93