

NORTH HEIGHTS SUBDIVISION, PHASE 3
 Located in the Southwest one-quarter of Section 34,
 T.35 S., R.1 W., W.M.
 City of Eagle Point
 Jackson County, Oregon

SURVEY FOR:
 A.B. & B Investments
 P.O. Box 1084
 Medford, OR 97505

SURVEY BY:
 L.J. Friar & Associates, P.C.
 Consulting Land Surveyors
 304 South Holly Street
 Medford, Oregon 97501
 Phone: (503) 772-2782

LEGEND:

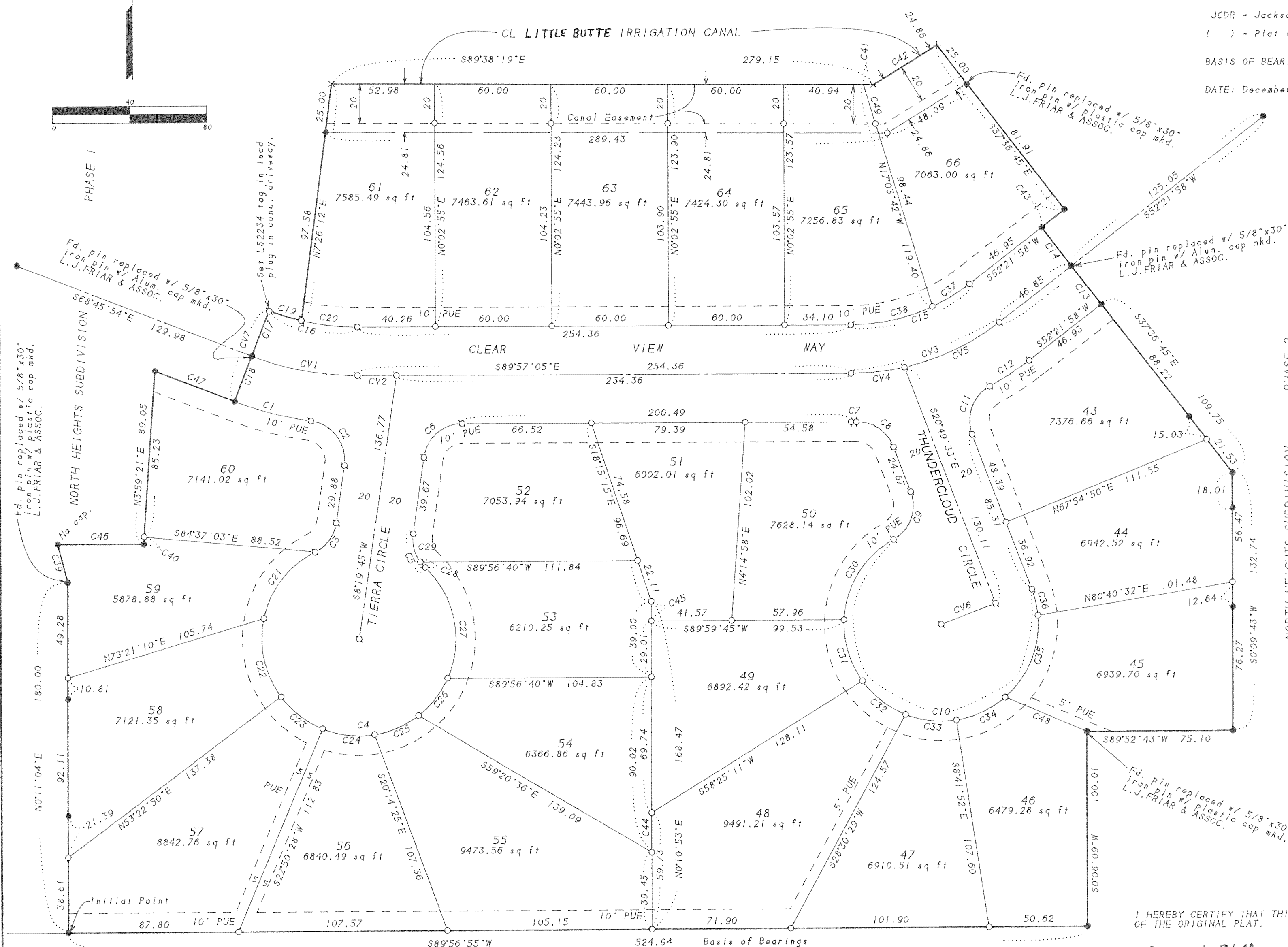
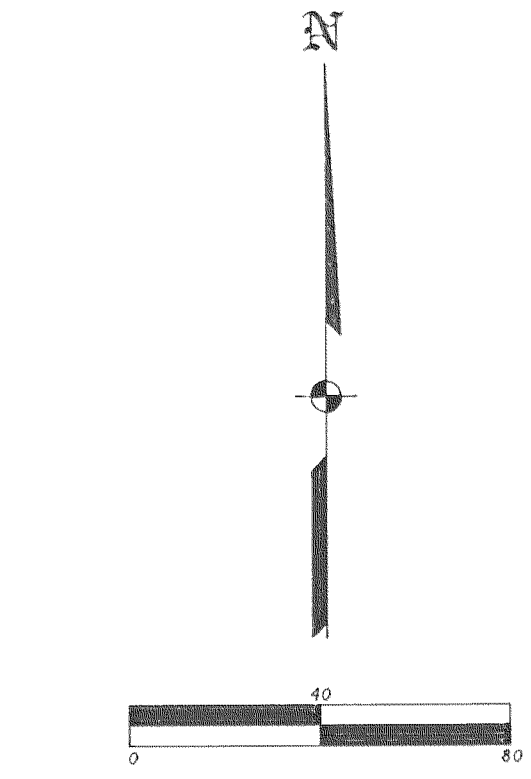
- - Found 5/8" iron pin w/ plastic cap mkd. DA EDWARDS LS2339 per NORTH HEIGHTS SUBD. PHASE 1 & 2.
- - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC., except street CL pins have Alum. caps.
- PUE - Public Utility Easement for sanitary sewer, storm sewer, cable TV, telephone, power, gas and water.
- ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
- JCDR - Jackson County Deed Records RS - Recorded Survey #.
- () - Plat record data. CVI CI - See course data table.

BASIS OF BEARINGS: N. line CINDERELLA HOMES SUBD. UNIT 6 per RS12233.

DATE: December 7, 1994 SCALE: 1" = 40' UNIT OF MEASUREMENT: Feet

EASEMENTS OF RECORD

Easement per Doc. 93-38574. ORJCO is a temporary PUE which covers all of this tract and will be extinguished upon recording of this Plat.



COURSE DATA TABLE				
No.	Radius	Delta	Length	Long Chord or Course
CV1	150.00	21°11'11"	55.47	S79°21'29"E 55.15
CV2				S89°57'05"E 20.00
CV3	125.00	37°40'57"	82.21	N71°12'26"E 80.74
CV4	125.00	12°42'49"	27.74	N83°41'35"E 27.68
CV5	125.00	24°58'08"	54.47	N64°51'00"E 54.04
CV6				S69°10'27"W 50.00
CV7				S73°25'22"E 40.58
C1	175.00	13°18'56"	40.67	S73°25'22"E 40.58
C2	20.00	90°24'35"	31.56	S36°52'32"E 28.39
C3	20.00	55°09'00"	19.25	S35°54'15"W 18.52
C4	50.00	290°18'01"	253.33	S81°40'15"E 57.14
C5	20.00	55°09'00"	19.25	N19°14'45"W 18.52
C6	20.00	81°43'10"	28.53	N49°11'20"E 26.17
C7	150.00	1°01'03"	2.66	N89°32'23"E 2.66
C8	20.00	70°08'35"	24.48	S55°53'51"E 22.98
C9	20.00	81°47'12"	28.55	S20°04'03"W 26.19
C10	50.00	261°47'12"	228.45	S69°55'57"E 75.59
C11	20.00	82°28'39"	28.79	N20°24'46"E 26.37
C12	150.00	9°17'08"	24.31	N57°00'32"E 24.28
C13				S37°48'45"E 25.00
C14				S37°24'46"E 25.00
C15	100.00	37°40'57"	65.77	S71°12'26"W 64.59
C16	125.00	21°11'11"	46.22	N79°21'29"W 45.96
C17				25.00
C18				17.48
C19	125.00	8°01'00"	17.49	S72°46'24"E 17.48
C20	125.00	13°10'11"	28.73	N83°22'00"W 28.67
C21	50.00	51°07'45"	44.62	S37°54'53"W 43.15
C22	50.00	48°52'10"	42.65	S12°05'05"E 41.37
C23	50.00	31°10'22"	27.20	S52°06'21"E 26.87
C24	50.00	31°06'37"	27.15	S83°14'50"E 26.82
C25	50.00	28°40'00"	25.01	N66°51'52"E 24.76
C26	50.00	28°06'05"	24.52	N38°28'49"E 24.28
C27	50.00	71°15'02"	62.18	N11°11'44"W 58.25
C28	20.00	10°53'09"	3.80	N41°22'40"W 3.79
C29	20.00	44°15'51"	15.45	N13°48'10"W 15.07
C30	50.00	58°02'23"	50.65	S31°56'28"W 48.51
C31	50.00	38°32'44"	33.64	S16°21'05"E 33.01
C32	50.00	32°31'39"	28.38	S51°53'17"E 28.01
C33	50.00	30°32'46"	26.66	S83°25'29"E 26.34
C34	50.00	32°08'38"	28.05	N65°13'48"E 27.68
C35	50.00	54°02'20"	47.16	N22°08'19"W 45.43
C36	50.00	15°56'42"	13.91	N12°51'12"W 13.87
C37	100.00	12°52'01"	22.46	S58°47'53"W 22.41
C38	100.00	24°48'56"	43.31	S77°38'30"W 42.97
C39				N14°40'03"W 20.15
C40				N03°59'21"E 3.82
C41				S89°38'19"E 5.23
C42				N58°24'52"E 38.45
C43				S51°54'49"W 15.05
C44				N00°10'53"E 20.28
C45				N00°10'53"E 9.99
C46				N89°55'37"E 44.37
C47				S68°55'11"E 44.03
C48				S66°52'53"E 45.60
C49				N17°03'42"W 20.96

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-95

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
 SURVEYOR

NORTH HEIGHTS SUBDIVISION, PHASE 3
Located in the Southwest one-quarter of Section 34,
T.35 S., R.1 W., W.M. City of Eagle Point
Jackson County, Oregon

APPROVALS

EXAMINED AND APPROVED this 28TH day of DECEMBER, 1994.

John D. Lutzky
City Administrator of Eagle Point

EXAMINED AND APPROVED this 3rd day of January, 1995.

Cheryl Thomas
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of JANUARY 3, 1995.

Kent L. Allen Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of January 3, 1995.

Carol Applegate, Deputy
Tax Collector

DECLARATION

Know all men by these presents that Dan E. Bunn, is the owner in fee of the real property shown hereon, more particularly described in the Surveyor's Certificate, and have subdivided the same into the lots and streets shown hereon and that we hereby dedicate to the public for public use the streets, together with those easements shown hereon labeled as Public Utility Easement (PUE). I hereby grant to the Little Butte Irrigation District the 20' wide Canal Easement, as shown on sheet 2, for the existing Canal and maintenance thereof, with the condition that the City of Eagle Point has the right of access onto said Canal Easement for maintenance purposes. I hereby designate said Subdivision as NORTH HEIGHTS SUBDIVISION, PHASE 3.

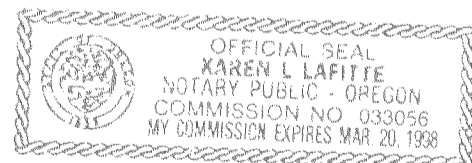
Dan E. Bunn
Dan E. Bunn

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Dan E. Bunn and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 16th day of December, 1994.

Before me: Karen L. Lafitte
Notary Public of Oregon.



AFFIDAVIT OF CONSENT from Valley of the Rogue Bank recorded as Doc. 95-00085, ORJCO.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at a 5/8 inch iron pin at the Southeast corner of NORTH HEIGHTS SUBDIVISION, PHASE 1, in the City of Eagle Point, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the Easterly boundary of said SUBDIVISION the following nine (9) courses: North 0°11'04" East, 180.00 feet to a 5/8 inch iron pin; thence North 14°40'03" West, 20.15 feet to a 5/8 inch iron pin; thence North 89°55'37" East, 44.37 feet to a 5/8 inch iron pin; thence North 3°59'21" East, 89.05 feet to a 5/8 inch iron pin on the Southerly line of Clear View Way; thence along said Southerly line, South 68°55'11" East, 44.03 feet to a 5/8 inch iron pin; thence leaving said Southerly line, North 21°14'06" East, 50.00 feet to a 5/8 inch iron pin on the Northerly line of Clear View Way; thence along said Northerly line, along the arc of a 125.00 foot radius curve to the left having a central angle of 8°01'00", a distance of 17.49 feet (the long chord of which bears South 72°46'24" East, 17.48 feet) to a 5/8 inch iron pin; thence North 7°26'12" East, 97.58 feet to a 5/8 inch iron pin witness corner; thence continue North 7°26'12" East, 25.00 feet to the center of the Eagle Point Irrigation Canal; thence along said centerline, South 89°38'19" East, 279.15 feet; thence North 58°24'52" East, 38.45 feet to the Westerly boundary of NORTH HEIGHTS SUBDIVISION, PHASE 2, in the City of Eagle Point, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said Westerly boundary the following nine (9) courses: South 37°36'45" East, 25.00 feet to a 5/8 inch iron pin witness corner; thence continue South 37°36'45" East, 81.91 feet to a 5/8 inch iron pin on the Northerly line of Clear View Way; thence along said Northerly line, South 51°54'49" West, 15.05 feet to a 5/8 inch iron pin; thence leaving said Northerly line, South 37°24'46" East, 25.00 feet to a 5/8 inch iron pin; thence South 37°48'45" East, 25.00 feet to a 5/8 inch iron pin on the Southerly line of Clear View Way; thence leaving said Southerly line, South 37°36'45" East, 109.75 feet to a 5/8 inch iron pin; thence South 0°09'43" West, 132.74 feet to a 5/8 inch iron pin; thence South 89°52'43" West, 75.10 feet to a 5/8 inch iron pin; thence South 0°06'09" West, 100.01 feet to a 5/8 inch iron pin on the North line of CINDERELLA HOMES SUBDIVISION, UNIT NO.6, in the City of Eagle Point, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said North line, South 89°56'55" West, 524.94 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

RECORDER'S CERTIFICATE

For order of the County Court approving this Plat see Volume _____, Page _____ of the County Commissioner's Journal of Proceedings.

Filed for record this 5 day of January, 1995, at 4:33 o'clock P.M., and recorded in Volume 120 of Plats on Page 2 of The records of Jackson County, Oregon.

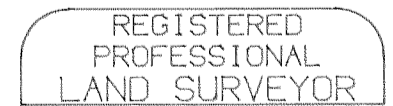
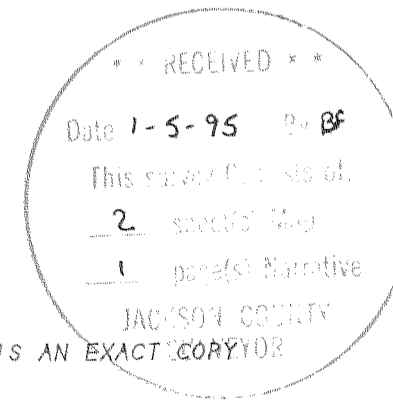
Kathleen S. Beckett
County Clerk

Joy A. Rametes
Deputy

Declaration of covenants, conditions & restrictions recorded as Doc. _____, ORJCO.

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.



James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-95

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

Sheet 1 of 2

SURVEY NO. 14350

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: AB & B Investments
P.O. Box 1084
Medford, OR 97501

LOCATION: In the Southeast one-quarter of Section 34, T.35 S.,
R.1 W., W.M., City of Eagle Point, Jackson County,
Oregon.

PURPOSE: To monument the streets and lots of NORTH HEIGHTS
SUBDIVISION, PHASE 3.

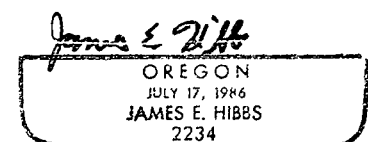
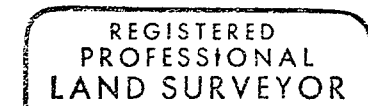
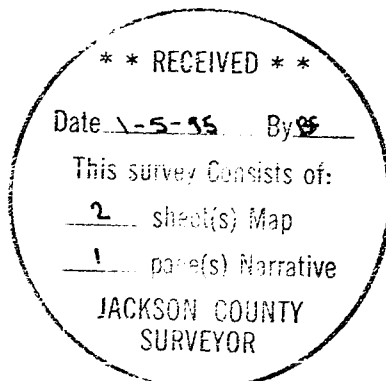
PROCEDURE: Tied in corners per the official plats of NORTH
HEIGHTS SUBDIVISION, PHASES 1 & 2 and to the
centerline of the Eagle Point Irrigation Canal for
the control of the exterior of this Survey.
Calculated the position of the streets and lots per
the tentative plat and set same. Set witness corners
to the lots along the Canal along a line parallel and
20 feet Southerly from the located centerline of the
Canal, which coincides with the Southerly line of the
Canal easement.

BASIS OF BEARINGS: North line CINDERELLA HOMES SUBD., UNIT 6 per
RS 12233.

DATE: September 8, 1994

T35S R1W SEC34CD TL3300

James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782



Renewal date 6-30-95