

FAIRWAY RIDGE SUBDIVISION

Located in:
N.E. 1/4 of Section 10,
T36S., R1W., W.M.
City of Eagle Point, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, ALTA VISTA DEVELOPMENT, an Oregon Limited Partnership, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, streets and common areas 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 we do hereby dedicate to the public for public use the streets shown hereon, together with these easements labeled as public utility easements, and we hereby grant to the City of Eagle Point in fee simple, that area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as FAIRWAY RIDGE SUBDIVISION.

IN WITNESS WHEREOF, signed this 24th day of JANUARY, 1995.

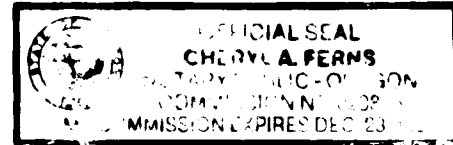
Dan E. Bunn
Dan E. Bunn, General Partner

Gregg Adams
Gregg Adams, General Partner

STATE OF OREGON }
County of Jackson }

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 1995, by Dan E. Bunn, known to me as the person who executed the within instrument on behalf of ALTA VISTA DEVELOPMENT, an Oregon Limited Partnership.

Before me:



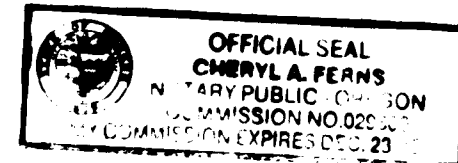
Cheryl A. Ferns

STATE OF OREGON }
County of Jackson }

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 1995, by Gregg Adams, known to me as the person who executed the within instrument on behalf of ALTA VISTA DEVELOPMENT, an Oregon Limited Partnership.

Before me:

Cheryl A. Ferns



*** WATER RIGHTS STATEMENT ***

There are water rights per permits No. 15987, No. 17621, and No. 48316 appurtenant to this property.

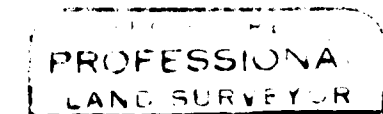
*** RECORDERS CERTIFICATE ***

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

Filed for record this 24 day of July, 1995 at 11:40 o'clock A.M. and recorded in Volume 20 of Plats at page 39 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl Augeris
Deputy



Douglas C. McMahan
SURVEYOR
Expires 12/31/96

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON }
County of Jackson }

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 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.

Commencing at the Southeast corner of Donation Land Claim No. 47, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being a 3-1/2 inch brass disc set in concrete; thence South 89°51'50" West along the Southerly line of said Donation Land Claim No. 47, 963.54 feet; thence NORTH 346.60 feet to a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence North 89°58'36" East 79.16 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord of which bears North 47°08'58" East 27.19 feet) an arc distance of 29.90 feet; thence South 85°40'40" East 50.00 feet; thence South 04°19'20" West 291.78 feet; thence along the arc of a 225.00 foot radius curve to the right (the long chord of which bears South 08°42'02" West 34.35 feet) an arc distance of 34.39 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord of which bears South 12°08'33" East 17.05 feet) an arc distance of 17.61 feet to a point on the Northeasterly right-of-way line of Alta Vista Road; thence North 37°21'50" West along said right-of-way line, 13.20 feet; thence South 89°51'50" West along the Northerly right-of-way line of said Alta Vista Road, 64.23 feet; thence, leaving said right-of-way line, along the arc of a 20.00 foot radius curve to the left (the long chord of which bears North 51°52'58" East 24.62 feet) an arc distance of 26.52 feet; thence along the arc of a 175.00 foot radius curve to the left (the long chord of which bears North 09°06'43" East 29.23 feet) an arc distance of 29.26 feet; thence North 04°19'20" East 201.52 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord of which bears North 42°51'02" West 29.34 feet) an arc distance of 32.93 feet; thence South 89°58'36" West 65.49 feet; thence South 00°01'24" East 115.00 feet; thence South 89°58'36" West 408.39 feet; thence South 65°57'21" West 185.81 feet; thence North 30°33'58" West 27.62 feet; thence North 06°03'31" East 51.10 feet; thence North 08°18'04" East 44.84 feet; thence North 15°38'24" West 312.10 feet; thence North 31°01'25" West 154.77 feet; thence North 36°37'27" East 107.29 feet; thence North 77°29'18" East 237.45 feet; thence North 87°39'47" East 217.30 feet; thence South 68°18'11" East 36.10 feet; thence South 13°45'35" East 93.87 feet; thence South 26°06'45" East 165.66 feet; thence South 32°13'53" East 142.69 feet; thence South 13°04'48" East 85.93 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved this 25th day of April, 1995.

Gregg Adams
Jackson County Surveyor

Examined and recommended for approved this 25 day of April, 1995.

Mark A. Lee, P.E.
City Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 17th day of JULY, 1995.

John D. Luthy
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of 19 July, 1995.

Mark Lunn, 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 July 19, 1995.

C. Applegate, deputy
Tax Collector

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

Survey for: Alta Vista Properties
P.O. Box 1084
Medford, Or. 97501

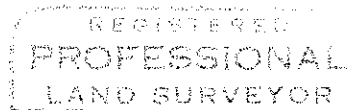
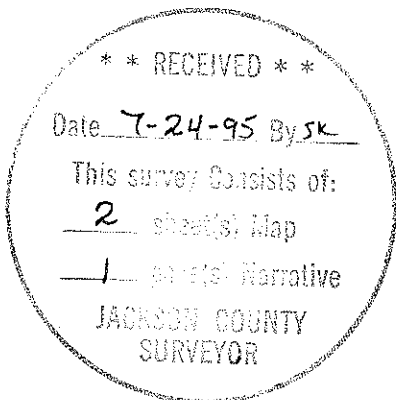
Location: Northeast one-quarter (1/4) of Section 10, Township
36 South, Range 1 West, Willamette Meridian, City
of Eagle Point, Jackson County, Oregon

Purpose: To survey, monument and prepare plat for *FAIRWAY
RIDGE SUBDIVISION* per client's request

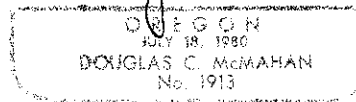
Procedure: Utilizing found monumentation as shown on the
accompanying map for control, I established monu-
ments as indicated.

Basis of
Bearing: Filed Survey No. 10694

Date: January 18, 1995



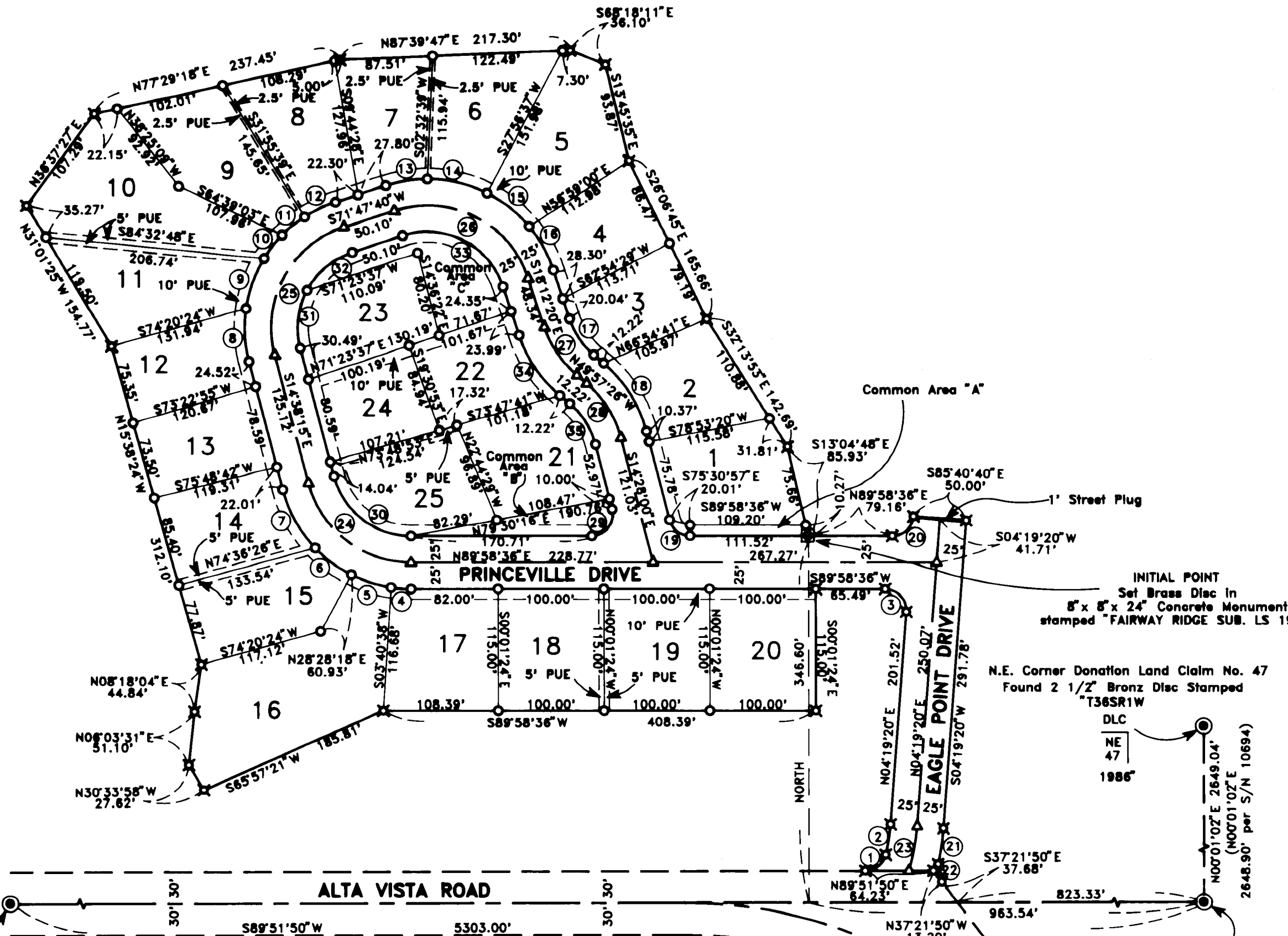
Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/96
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

FAIRWAY RIDGE SUBDIVISION

Located In:
 N.E. 1/4 of Section 10,
 T36S., R1W., W.M.
 City of Eagle Point, Jackson County, Oregon



LOT TABLE

| LOT | AREA |
|-----|--------|
| 1 | 11,423 |
| 2 | 10,082 |
| 3 | 8,595 |
| 4 | 8,908 |
| 5 | 12,347 |
| 6 | 11,203 |
| 7 | 9,538 |
| 8 | 10,769 |
| 9 | 11,837 |
| 10 | 16,491 |
| 11 | 12,537 |
| 12 | 9,175 |
| 13 | 9,122 |
| 14 | 10,287 |
| 15 | 10,950 |
| 16 | 21,045 |
| 17 | 12,047 |
| 18 | 11,500 |
| 19 | 11,500 |
| 20 | 11,500 |
| 21 | 11,302 |
| 22 | 9,152 |
| 23 | 10,109 |
| 24 | 8,573 |
| 25 | 10,754 |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-------|------------|---------|---------|---------|--------------|
| 1 | 75°57'44" | 20.00' | 26.52' | 24.82' | N51°52'58" E |
| 2 | 09°34'46" | 175.00' | 29.26' | 29.23' | N09°08'43" E |
| 3 | 94°20'44" | 20.00' | 32.93' | 29.34' | N42°51'02" W |
| 4 | 08°40'46" | 125.00' | 18.94' | 18.92' | S85°41'01" E |
| 5 | 18°08'13" | 125.00' | 39.57' | 39.40' | S72°16'32" E |
| 6 | 19°31'46" | 125.00' | 42.61' | 42.40' | S53°26'32" E |
| 7 | 29°02'24" | 125.00' | 63.36' | 62.68' | S29°09'27" E |
| 8 | 23°04'41" | 125.00' | 50.35' | 50.01' | S03°05'54" E |
| 9 | 23°09'27" | 125.00' | 50.52' | 50.18' | S20°01'10" W |
| 10 | 12°39'54" | 125.00' | 27.63' | 27.58' | S37°55'50" W |
| 11 | 12°39'53" | 125.00' | 27.63' | 27.57' | S50°35'44" W |
| 12 | 14°52'00" | 125.00' | 32.43' | 32.34' | S64°21'40" W |
| 13 | 18°13'58" | 125.00' | 39.78' | 39.61' | S80°54'39" W |
| 14 | 26°48'57" | 125.00' | 58.43' | 57.90' | N76°34'54" W |
| 15 | 23°22'45" | 125.00' | 51.01' | 50.85' | N51°30'03" W |
| 16 | 21°36'20" | 125.00' | 47.14' | 46.86' | N29°00'30" W |
| 17 | 31°45'06" | 75.00' | 41.56' | 41.03' | N34°04'53" W |
| 18 | 35°29'26" | 125.00' | 77.43' | 76.20' | N32°12'43" W |
| 19 | 75°33'24" | 20.00' | 26.37' | 24.50' | N52°14'42" W |
| 20 | 85°39'16" | 20.00' | 29.90' | 27.19' | N47°08'58" W |
| 21 | 08°45'24" | 225.00' | 34.39' | 34.35' | S08°42'02" W |
| 22 | 50°28'34" | 20.00' | 17.61' | 17.05' | S12°08'33" E |
| 23 | 12°18'45" | 200.00' | 42.86' | 42.78' | N10°27'42" E |
| 24 | 75°23'09" | 100.00' | 131.57' | 122.29' | N52°19'50" W |
| 25 | 86°25'55" | 100.00' | 150.85' | 136.95' | N28°34'42" E |
| 26 | 90°00'00" | 100.00' | 157.08' | 141.42' | S65°12'20" E |
| 27 | 31°45'06" | 100.00' | 55.42' | 54.71' | S34°04'53" E |
| 28 | 35°29'26" | 100.00' | 61.94' | 60.96' | S32°12'43" E |
| 29 | 104°26'36" | 20.00' | 36.46' | 31.62' | S37°45'18" W |
| 30 | 75°23'09" | 75.00' | 98.68' | 91.71' | N52°19'50" W |
| 31 | 42°56'41" | 75.00' | 56.21' | 54.91' | N06°50'05" E |
| 32 | 43°29'14" | 75.00' | 56.93' | 55.57' | N50°03'03" E |
| 33 | 90°00'00" | 75.00' | 117.81' | 106.07' | S65°12'20" E |
| 34 | 31°45'06" | 125.00' | 69.27' | 68.39' | S34°04'53" E |
| 35 | 35°29'26" | 75.00' | 46.46' | 45.72' | S32°12'43" E |

Common Area
 "A" 1,270
 "B" 3,255
 "C" 7,521

HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 779-4641
 BY: DOUGLAS C. McMAHAN PLS No. 1913
 SCALE: 1 inch = 100' Jan. 18, 1995
 BASIS OF BEARING: Filed Survey No. 10694

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊙ = Found bronze disc monument or noted otherwise
- △ = Set 5/8" Iron pin with metal cap stamped "LS 1913".
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- S/N = Filed Survey Number

SW Corner Donation Land Claim No. 47
 Found 14" diameter concrete monument with lead slug set by Army Engineers in 1942 per 1986 Jackson County Re-establishment

S.E. Corner Donation Land Claim No. 47
 Found 3 1/2" Bronze Disc in Concrete Stamped "U.S. ENGINEER DEPARTMENT"

PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahan
 DOUGLAS C. McMAHAN
 SURVEYOR
 Expires 12/31/96

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