

EAGLE POINT DEVELOPMENT - PHASE 1

A SUBDIVISION

CITY OF EAGLE POINT PLANNING ACTION # 95-04: SUB

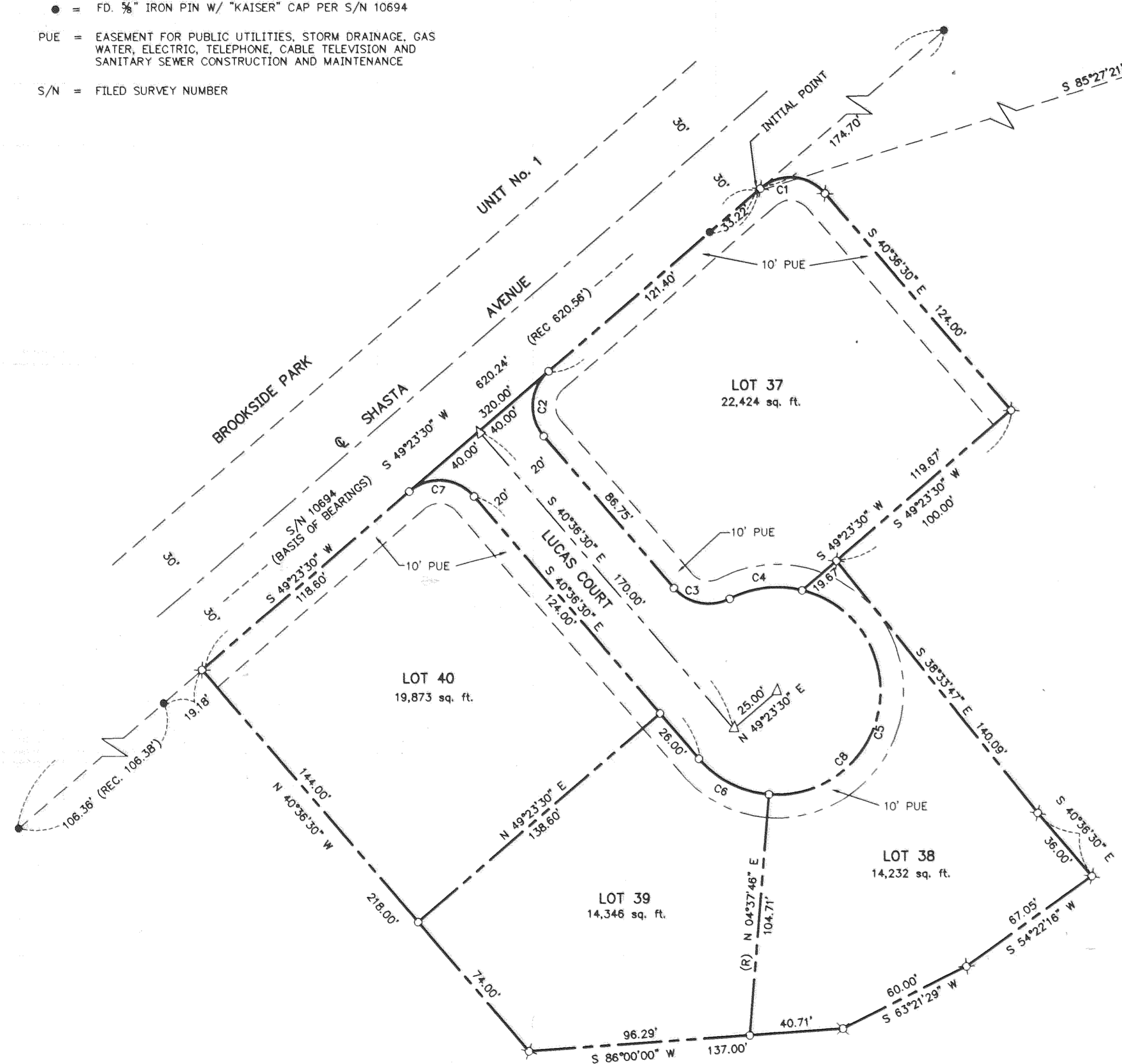
LOCATED IN

S.W. 1/4 SEC. 3, T36S, R1W, W.M.

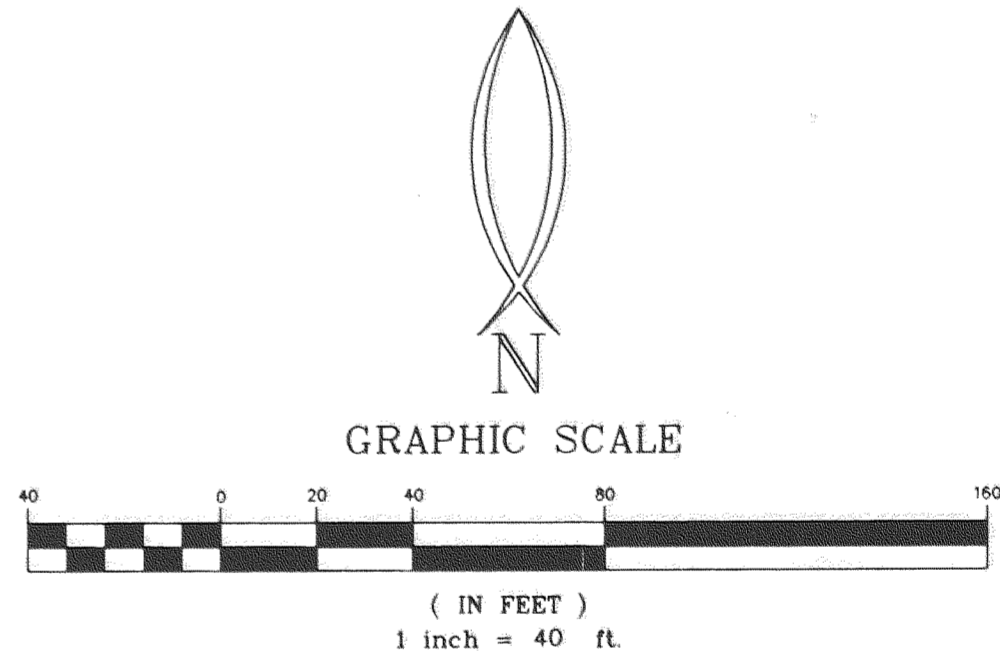
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

OCTOBER 3, 1995

- = SET 5/8" X 24" IRON PIN W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
- ⊗ = SET 5/8" X 30" IRON PIN W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
- △ = SET 5/8" IRON PIN W/METAL CAP IN CONCRETE BELOW ASPHALT SURFACE STAMPED "LS 1069"
- = FD. 5/8" IRON PIN W/ "KAISER" CAP PER S/N 10694
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- S/N = FILED SURVEY NUMBER



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°00'00"	20.00'	31.42'	28.28'	N 85°36'30" W
C2	90°00'00"	20.00'	31.42'	28.28'	N 04°23'30" E
C3	76°39'27"	20.00'	26.76'	24.81'	S 78°56'14" E
C4	41°21'48"	45.00'	32.49'	31.79'	N 83°24'56" E
C5	170°31'56"	45.00'	133.94'	89.69'	S 09°21'48" W
C6	44°45'44"	45.00'	35.16'	34.27'	S 62°59'22" E
C7	90°00'00"	20.00'	31.42'	28.28'	N 85°36'30" W
C8	256°39'27"	45.00'	201.58'	70.60'	N 11°03'46" E



HARVEY ENGINEERING & ASSOC., INC.
Richard L. Bath, RLS No. 1069
P.O. Box 1625 Medford, OR 97501-0124
(503) 772-6880 phone (503) 772-9573 fax

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
EXP. 12/31/95

I HEREBY CERTIFY THIS PLAT TO BE AN
EXACT PHOTOCOPY OF THE ORIGINAL PLAT,
Richard L. Bath

SURVEYOR

11/2/87

EAGLE POINT DEVELOPMENT - PHASE 1

A SUBDIVISION

CITY OF EAGLE POINT PLANNING ACTION # 95-04: SUB

LOCATED IN

S.W. 1/4 SEC. 3, T36S, R1W, W.M.

CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

OCTOBER 3, 1995

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that GEORGE M. LUCAS and JOSEPHINA LUCAS, as tenants by the entirety, and EAGLE POINT DEVELOPMENTS, L.L.C., an Oregon Limited Liability Company, are the owners in fee simple of the lands hereon described, and have caused the same to be surveyed and subdivided into lots and a street as shown hereon, and the number of each lot and the course and length of all lines are plainly setforth, and that this plat is a correct representation of the subdivision. We do hereby dedicate to the public, for public use, the street shown hereon together with those areas designated hereon as public utility easements (P.U.E.). We do hereby designate said subdivision as EAGLE POINT DEVELOPMENT-PHASE I, A Subdivision.

EAGLE POINT DEVELOPMENTS, L.L.C.

BY: A.B. & B. INVESTMENTS,
AN OREGON PARTNERSHIP (MEMBER)

BY: CHRIS A. GALPIN (MEMBER)

George M. Lucas
GEORGE M. LUCAS

Daniel E. Bunn
DANIEL E. BUNN, GENERAL PARTNER

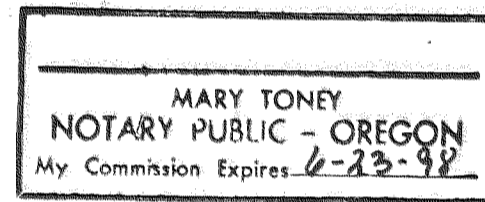
Gregg Adams
GREGG ADAMS, GENERAL PARTNER

Josephina Lucas
JOSEPHINA LUCAS

STATE OF OREGON)
County of Jackson) SS

On this, the 22 day of February, 1996, before me appeared GEORGE M. LUCAS and JOSEPHINA LUCAS, and acknowledged the foregoing instrument to be their voluntary act and deed.

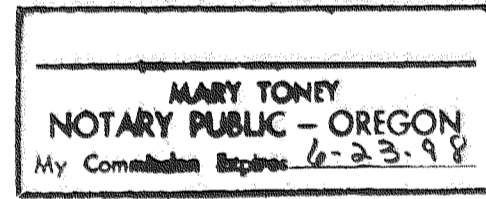
Mary Toney
Notary Public for Oregon



STATE OF OREGON)
County of Jackson) SS

The foregoing instrument was acknowledged before me this 8 day of January, 1996, by DANIEL E. BUNN and GREGG ADAMS, both General Partners of A. B. & C. INVESTMENTS, an Oregon Partnership, being a member of EAGLE POINT DEVELOPMENTS, L. L. C., and acknowledged the foregoing instrument to be their voluntary act and deed.

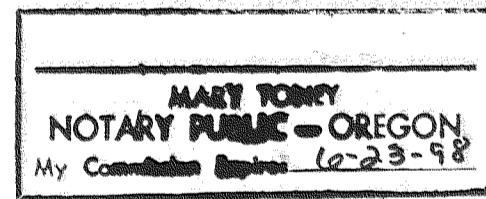
Mary Toney
Notary Public for Oregon



STATE OF OREGON)
County of Jackson) SS

The foregoing instrument was acknowledged before me this 8 day of January, 1996, by CHRIS A. GALPIN, a member of EAGLE POINT DEVELOPMENTS, L. L. C., and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Mary Toney
Notary Public for Oregon



I, Mildred R. LUCAS, the undersigned beneficiary of certain Trust Deeds recorded August 1, 1994, as Instrument No. 94-28058 and September 26, 1994, as Instrument No. 94-34227 of the Official Records of Jackson County, Oregon, affecting a portion of the lands described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as being dedicated to the public for street purposes and public utilities.

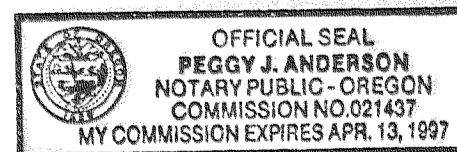
Sign this 12 day of FEBRUARY, 1996.

Mildred R. Lucas
MILDRED R. LUCAS

STATE OF OREGON)
County of Jackson) SS

The foregoing instrument was acknowledged before me this 12 day of FEBRUARY, 1996.

Peggy J. Anderson
Notary Public for Oregon



36 1W 3CD, T.L. 1400 & Portion T.L. 1300
36 1W 3C, Portion T.L. 3900

*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No., 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that this plat and survey conform with the ordinances of the City of Eagle Point and the statutes of the State of Oregon, and that the following is an accurate title description of the outside boundary of said tract:

Commencing at a brass disc set in concrete marking the Southeast corner of Donation Land Claim No. 46 in Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, thence South 85°27'21" West 1700.71 feet to a 5/8" x 30" iron pin for the INITIAL POINT OF BEGINNING situated on the southeasterly right-of-way line of SHASTA AVENUE (said right-of-way line being 30.00 feet southeasterly from the centerline of said SHASTA AVENUE); thence leaving said right-of-way line in an easterly direction 31.42 feet along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 85°36'30" East 28.28 feet); thence South 40°36'30" East 124.00 feet; thence South 49°23'30" West 100.00 feet; thence South 38°33'47" East 140.09 feet; thence South 40°36'30" East 36.00 feet; thence South 54°22'16" West 67.05 feet; thence South 63°21'29" West 60.00 feet; thence South 86°00'00" West 137.00 feet; thence North 40°36'30" West 218.00 feet to aforesaid southeasterly right-of-way line of SHASTA AVENUE; thence North 49°23'30" East, along said right-of-way line, 320.00 feet to the initial point of beginning.

Richard L. Bath
Richard L. Bath LS # 1069

APPROVALS:

EAGLE POINT City Planning

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 30 day of JANUARY, 1996.

John D. Ruting
City Administrator/Planning Director

Jackson County Surveyor

Examined and approved this 31st day of October, 1995.

Roger Roberts
County Surveyor

City Engineer

Examined and approved this 21 day of December, 1995.

Kathy A. Lami, P.E.
City Engineer

Examined and approved as required by O.R.S. 92.100 this 28th day of February, 1995.

Walter L. Linn, Deputy
Assessor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Feb. 20th, 1995.

Colleen Selkford
Tax Collector

RECORDER'S CERTIFICATE:

Filed for record this 8 day of MARCH, 1996 at 8 O'Clock, A m., and recorded in Volume 21 of Plats at page 12 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Kirby Le Baron
Deputy

SHEET 1 OF 2



Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
EXP. 12/31/95

SURVEYOR

Filed Survey No. 14871

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

SURVEY FOR: Eagle Point Developments LLC
1762 E. McAndrews Road
Suite K
Medford, Oregon 97504

LOCATION: Southwest 1/4 of Section 3, Township 36 South, Range 1 West of the Willamette Meridian, in the City of Eagle Point, Jackson County, Oregon.

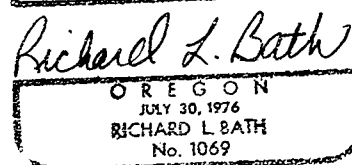
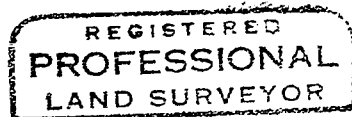
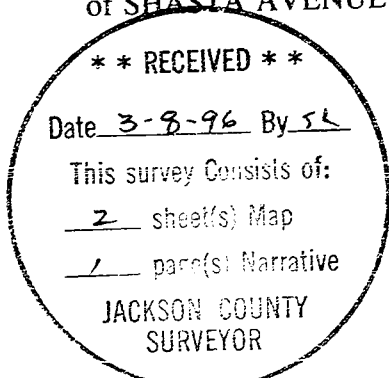
DATE: October 3, 1995

PURPOSE: Locate and monument the exterior boundaries of a portion of the parent tract, and subdivide and monument into lots and streets as shown on the attached plat, to be known as EAGLE POINT DEVELOPMENT - PHASE I.

PROCEDURE: Monuments set along the southeasterly right-of-way of SHASTA AVENUE as shown on Filed Survey No. 10694 were located and their positions evaluated for control. The relative location of the exterior boundary of Phase I (Lots 37 - 40) was determined from the master plan as approved by the City of Eagle Point. Phase I was tied to the Southeast corner of Donation Land Claim No. 46 and has no deed reference calls other than being referenced to the right-of-way of SHASTA AVENUE. Interior lots and street were established as shown.

**BASIS OF
BEARING:**

Survey No. 10694
along the southeasterly right-of-way
of SHASTA AVENUE.



Exp. 12/31/95

Tax Lot : 361W03CD, T.L. 1300 & 1400
361W03C, PORTION T.L. 3900

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