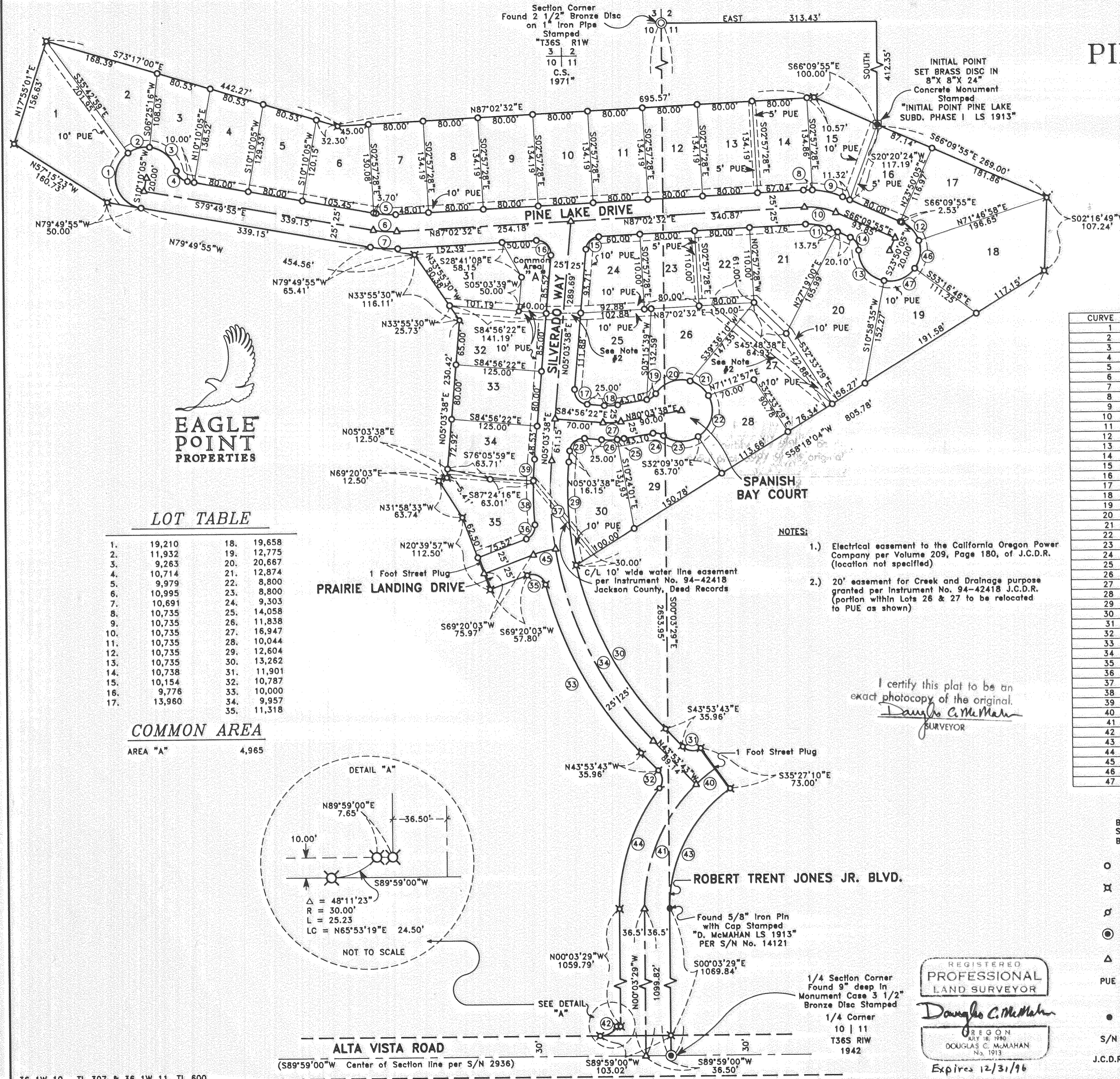


PINE LAKE SUBDIVISION, PHASE I

Located in:
The N.E. 1/4 of Section 10,
and The N.W. 1/4 of Section 11,
T36S., R1W., W.M.
City of Eagle Point,
Jackson County, Oregon



CURVE TABLE

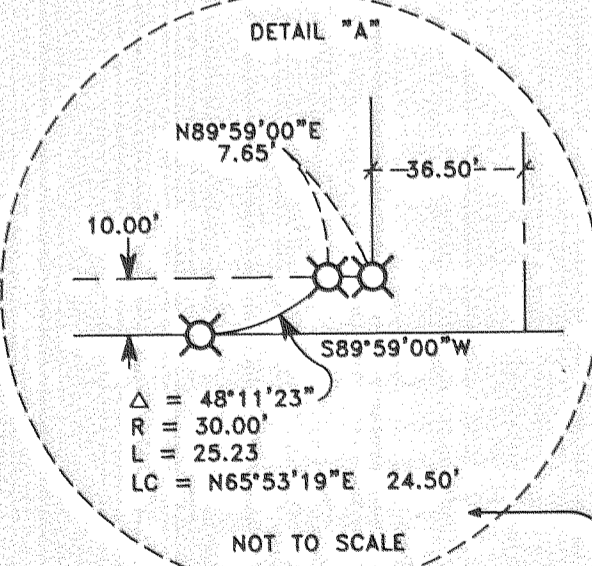
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	134°06'56"	45.00'	105.33'	82.88'	S12°46'27"E
2	42°08'15"	45.00'	33.10'	32.35'	S75°21'09"W
3	71°07'37"	45.00'	55.86'	52.34'	N48°00'55"W
4	67°22'48"	20.00'	23.52'	22.19'	N46°08'31"W
5	13°07'33"	125.00'	28.64'	28.57'	N86°23'42"W
6	13°07'33"	150.00'	34.36'	34.29'	S86°23'42"E
7	13°07'33"	175.00'	40.09'	40.00'	S86°23'42"E
8	05°57'11"	125.00'	12.99'	12.98'	N89°58'53"W
9	20°50'22"	125.00'	45.47'	45.21'	N76°35'06"W
10	26°47'33"	100.00'	46.76'	46.34'	S79°33'41"E
11	26°47'33"	75.00'	35.07'	34.75'	S79°33'41"E
12	47°44'56"	45.00'	37.50'	36.43'	N42°17'27"W
13	80°22'43"	45.00'	63.13'	58.08'	S38°58'28"E
14	67°22'48"	20.00'	23.52'	22.19'	S32°28'31"E
15	81°58'53"	20.00'	28.62'	26.24'	N46°03'05"E
16	98°01'07"	20.00'	34.22'	30.19'	S43°56'55"E
17	90°00'00"	20.00'	31.42'	28.28'	N39°56'23"W
18	15°00'00"	75.00'	19.64'	19.58'	S87°33'38"W
19	46°11'13"	20.00'	16.12'	15.69'	S56°58'02"W
20	72°46'57"	45.00'	57.16'	53.40'	S70°15'54"W
21	44°33'34"	45.00'	35.00'	34.12'	N51°03'51"W
22	86°37'34"	45.00'	68.04'	61.74'	N14°31'43"E
23	68°24'21"	45.00'	53.73'	50.59'	S87°57'20"E
24	46°11'13"	20.00'	16.12'	15.69'	S76°50'46"E
25	04°35'01"	125.00'	10.00'	10.00'	N82°21'08"E
26	10°24'59"	125.00'	22.73'	22.69'	N89°51'08"E
27	15°00'00"	100.00'	26.18'	26.11'	N87°33'38"E
28	90°00'00"	20.00'	31.42'	28.28'	N50°03'39"E
29	17°18'47"	500.00'	151.08'	150.51'	N03°35'45"W
30	31°38'35"	500.00'	276.14'	272.64'	S28°04'26"E
31	81°33'27"	20.00'	28.47'	26.13'	S84°40'27"E
32	81°33'27"	20.00'	28.47'	26.13'	N03°07'00"W
33	29°45'15"	550.00'	285.62'	282.42'	N29°01'06"W
34	34°51'54"	525.00'	319.47'	314.56'	N26°27'46"W
35	96°31'29"	20.00'	33.69'	29.85'	N62°24'12"W
36	74°14'41"	20.00'	25.92'	24.14'	S32°12'42"W
37	14°05'27"	525.00'	129.12'	128.79'	N01°59'06"W
38	06°41'30"	550.00'	64.23'	64.20'	S01°33'54"E
39	03°16'47"	550.00'	31.48'	31.48'	S03°23'14"W
40	08°26'33"	250.00'	36.84'	36.81'	N50°19'33"E
41	46°09'46"	250.00'	201.42'	196.02'	N23°01'24"E
42	48°11'23"	30.00'	25.23'	24.50'	N65°53'19"E
43	54°36'20"	213.50'	203.48'	195.86'	S27°14'40"W
44	37°43'13"	286.50'	188.62'	185.23'	N18°48'07"E
45	13°04'16"	150.00'	34.22'	34.15'	S75°52'11"W
46	54°29'47"	45.00'	42.80'	41.21'	N08°49'54"E
47	64°45'23"	45.00'	50.86'	48.20'	N68°27'29"E

LOT TABLE

1.	19,210	18.	19,658
2.	11,932	19.	12,775
3.	9,263	20.	20,667
4.	10,714	21.	12,874
5.	9,979	22.	8,800
6.	10,995	23.	8,800
7.	10,691	24.	9,303
8.	10,735	25.	14,058
9.	10,735	26.	11,838
10.	10,735	27.	16,947
11.	10,735	28.	10,044
12.	10,735	29.	12,604
13.	10,735	30.	13,262
14.	10,738	31.	11,901
15.	10,154	32.	10,787
16.	9,776	33.	10,000
17.	13,960	34.	9,957
		35.	11,318

COMMON AREA

AREA "A" 4,965



NOTES:

- 1.) Electrical easement to the California Oregon Power Company per Volume 209, Page 180, of J.C.D.R. (location not specified)
- 2.) 20' easement for Creek and Drainage purpose granted per Instrument No. 94-42418 J.C.D.R. (portion within Lots 26 & 27 to be relocated to PUE as shown)

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 16, 1990
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/96

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(503) 779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 Inch = 100' June 21, 1996
BASIS OF BEARING File Survey No. 14121 Section Line

- O = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- X = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊕ = Set lead plug & tac with brass washer stamped "LS 1913".
- ⊙ = Found brass cap monument
- Δ = Set 5/8"x24" Iron pin with metal cap stamped "D. McMahan LS 1913".
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephones, cable television and sanitary sewer construction and maintenance
- = Found 5/8" Iron Pin (unless noted otherwise)
- S/N = Filed Survey Number
- J.C.D.R. = Jackson County Deed Records

PINE LAKE SUBDIVISION, PHASE I

KNOW ALL MEN BY THESE PRESENTS, that we, ALTA VISTA DEVELOPMENT, an Oregon Limited Partnership, and EAGLE POINT DEVELOPMENTS, L.L.C., an Oregon Limited Liability Company, 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 those easements labeled as public utility easements, and we hereby grant to the City of Eagle Point in fee simple, those areas portrayed and designated hereon as one foot street plugs. 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 PINE LAKE SUBDIVISION, PHASE I.

Located in:
The N.E. 1/4 of Section 10, and the N.W. 1/4 of Section 11, T36S., R1W., W.M.
City of Eagle Point, Jackson County, Oregon

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 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 Section Corner common to Sections 2, 3, 10 and 11 in Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence EAST 313.43 feet; thence SOUTH 412.35 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence South 66°09'55" East 269.00 feet; thence South 02°16'49" West 107.24 feet; thence South 58°18'04" West 805.78 feet; thence along the arc of a 500.00 foot radius curve to the left (the long chord to which bears South 28°04'26" East 272.64 feet) an arc distance of 276.14 feet; thence South 43°53'43" East 35.96 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 84°40'27" East 26.13 feet) an arc distance of 28.47 feet; thence South 35°27'10" East 73.00 feet; thence along the arc of a 213.50 foot radius curve to the left (the long chord to which bears South 27°14'40" West 195.86 feet) an arc distance of 203.48 feet to a point on the Section line common to the aforementioned Sections 10 and 11; thence South 00°03'29" East along said Section line, 1069.84 feet to a point on the Northerly right-of-way line of Alta Vista Road; thence South 89°59'00" West, along said right-of-way line, 103.02 feet; thence, leaving said right-of-way line along the arc of a 30.00 foot radius curve to the left (the long chord to which bears North 65°53'19" East 24.50 feet) an arc distance of 25.23 feet; thence North 89°59'00" East 7.65 feet to a point which is 73.00 feet Westerly of, when measured at right angles to the aforementioned Section line between Sections 10 and 11; thence North 00°03'29" West parallel with said Section line, 1059.79 feet; thence along the arc of a 286.50 foot radius curve to the right (the long chord to which bears North 18°48'07" East 185.23 feet) an arc distance of 188.62 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 03°07'00" West 26.13 feet) an arc distance of 28.47 feet; thence North 43°53'43" West 35.96 feet; thence along the arc of a 550.00 foot radius curve to the right (the long chord to which bears North 29°01'06" West 282.42 feet) an arc distance of 285.62 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 62°24'12" West 29.85 feet) an arc distance of 33.69 feet; thence South 69°20'03" West 57.80 feet; thence North 20°39'57" West 112.50 feet; thence North 31°58'33" West 63.74 feet; thence North 69°20'03" East 12.50 feet; thence North 05°03'38" East 230.42 feet; thence North 33°55'30" West 116.11 feet; thence North 79°49'55" West 454.56 feet; thence North 57°15'23" West 160.73 feet; thence North 17°55'01" East 156.63 feet; thence South 73°17'00" East 442.27 feet; thence North 87°02'32" East 695.57 feet; thence South 66°09'55" East 100.00 feet to the Initial Point of Beginning.

ALTA VISTA DEVELOPMENT:

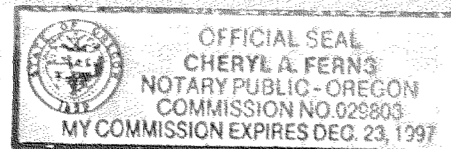
IN WITNESS WHEREOF, signed this 27th day of JUNE, 1996.

Dan E. Bunn Dan E. Bunn, General Partner
Gregg Adams Gregg Adams, General Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 27th day of JUNE, 1996, by Dan E. Bunn and Gregg Adams, both General Partners of ALTA VISTA DEVELOPMENT, known to me as the persons who executed the within instrument of behalf of ALTA VISTA DEVELOPMENT, an Oregon Limited Partnership.

Before me: Cheryl A. Ferns



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

EAGLE POINT DEVELOPMENTS, L.L.C.:

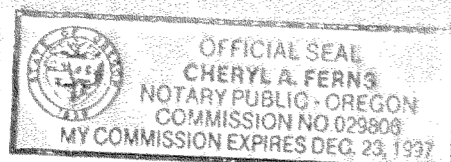
IN WITNESS WHEREOF, signed this 27th day of JUNE, 1996.

STATE OF OREGON }
County of Jackson } ss

by: Chris A. Galpin
Chris A. Galpin (Member)

The foregoing instrument was acknowledged before me this 27th day of JUNE, 1996 by CHRIS A. GALPIN, a member of EAGLE POINT DEVELOPMENTS, L.L.C. known to me as the person who executed the within instrument on behalf of EAGLE POINT DEVELOPMENTS, L.L.C., an Oregon Limited Liability Company.

Before me: Cheryl A. Ferns



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

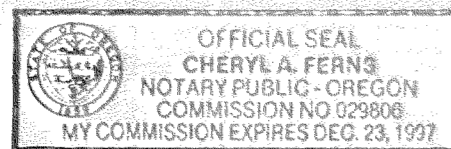
IN WITNESS WHEREOF, signed this 27th day of JUNE, 1996.

Dan E. Bunn Dan E. Bunn, General Partner
Gregg Adams Gregg Adams, General Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 27th day of JUNE, 1996 by Daniel E. Bunn and Gregg Adams, both General Partners of A. B. & B. 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.

Before me: Cheryl A. Ferns



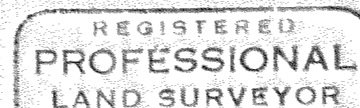
*** RECORDERS CERTIFICATE ***

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

Filed for record this 11 day of July, 1996 at 1:13 o'clock P. M. and recorded in Volume 21 of Plats at page 31 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cheryl A. Ferns
Deputy



Douglas C. McMahan
REGISTERED PROFESSIONAL LAND SURVEYOR
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/96

*** APPROVALS ***

Examined and approved this 9th day of July, 1996.

David V. Dahl
Jackson County Surveyor

Examined and recommended for approved this 28 day of June, 1996.

Keith A. Sand, P.E.
City Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 28 day of JUNE, 1996.

John D. Rutledge
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of July 8, 1996.

Ron Ludwig, 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 08, 1996.

Colleen Stanford
Tax Collector

STATE OF OREGON }
COUNTY OF JACKSON } ss

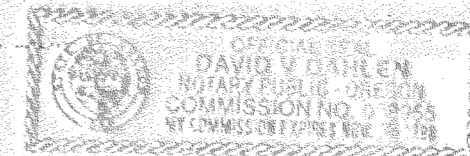
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF JUNE, 1996 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED THE WITHIN NAMED JOINT PARTIES, KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT OF TIMBERLINE COMMUNITY BANK WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

We, TIMBERLINE COMMUNITY BANK, are the undersigned beneficiary of a certain Trust Deed recorded May 2, 1995 as Document No. 95-11549, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 27 day of June, 1996

Before me: David V. Dahl

David V. Dahl
Title: AVP/MANAGER, LPO



SURVEY NO. 15029

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

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

Location: In the Northeast one-quarter (1/4) of Section 10
and the Northwest one-quarter (1/4) of Section 11,
Township 36 South, Range 1 West, Willamette Meridi-
an, City of Eagle Point, Jackson County, Oregon

Purpose: To survey, monument and prepare plat of *PINE LAKE
SUBDIVISION, PHASE I* per client's request

Procedure: Utilizing found monumentation as shown on the
accompanying map for control, I established monu-
ments as indicated. The bearing used for alignment
of Alta Vista Road was taken from bearing shown on
center of Section line of filed Survey No. 2936.
This bearing has been used in conveying properties
to the North of Alta Vista Road in this area.

Basis of
Bearing: Filed Survey No. 14121 (Section line)

Date: June 21, 1996

** RECEIVED **
Date 7-11-96 By G
This survey consists of:
2 sheet(s) Map
1 para(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

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