

Victoria Manor Subdivision - Phase 2

Located in the SE 1/4 of Section 34, T.35S.,R.1W.,W.M.,
City of Eagle Point, Jackson County, Oregon

May 10, 1996

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Minerva B. Miller and Henyfel Properties Inc., are the owners of the lands hereon described, and that they have caused the same to be subdivided into lots and streets 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 streets shown, together with all public utility easements as shown hereon. We hereby designate said subdivision as VICTORIA MANOR SUBDIVISION - PHASE 2.

We, 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, WE HAVE SET OUR HANDS AND SEALS THIS 13 DAY OF June, 1996.

Minerva B. Miller
MINERVA B. MILLER

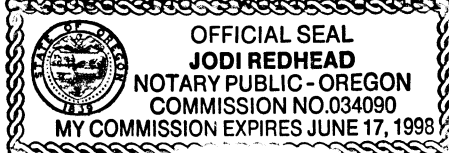
Dion H. Miller
DION H. MILLER
(Dion H. Miller, attorney in fact for Minerva B. Miller see Inst. No. 95-33654 O.R.)

D. H. Miller
DION H. MILLER, Secretary of Henyfel Properties, Inc.

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Personally appeared the above named Dion H. Miller, attorney in fact for Minerva B. Miller and secretary of Henyfel Properties, Inc. and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 13th day of June, 1996.



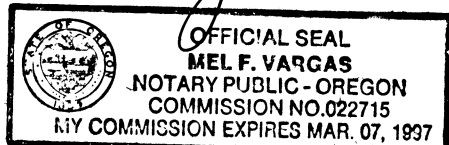
Jodi Redhead
NOTARY PUBLIC FOR THE STATE OF OREGON

We, Elizabeth A. Greb, Bob G. Kimmel and Janet A. Kimmel, the undersigned beneficiaries of a certain trust deed dated May 14, 1992 and recorded May 21, 1992 as No. 92-14762 of the Official Records of Jackson County, Oregon and of an additional trust deed dated July 3, 1995 and recorded July 13, 1995 as No. 95-18975 of said official records 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 12 day of June, 1996.
Elizabeth A. Greb Bob G. Kimmel Janet A. Kimmel
Elizabeth A. Greb Bob G. Kimmel Janet A. Kimmel

Before me:

Mel F. Vargas
NOTARY PUBLIC FOR THE STATE OF OREGON



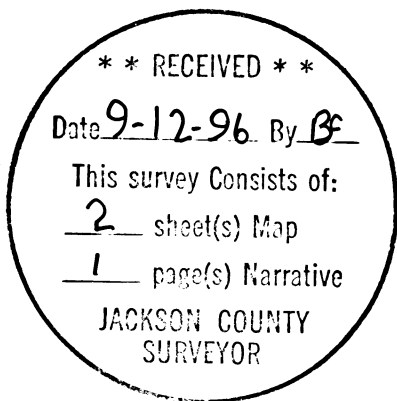
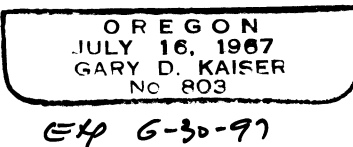
*** POST MONUMENTATIONS ***

I, Gary D. Kaiser, hereby certify that all monuments will be set on or before November 11, 1996.

All monuments are now set on this 6th day of July, 1999.
See Document No. 97-15428 of the Official Records of Jackson County, Oregon. (SN 15478)

G. D. K.
SURVEYOR

Roger R. Roberts
COUNTY SURVEYOR



I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G. D. K.
SURVEYOR

*** SURVEYORS 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:

Beginning at a 5/8" rebar with plastic cap found set for the Northwesterly corner of Lot 4 of the Replat of Lot 6 VICTORIA MANOR SUBDIVISION, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the North boundary of VICTORIA MANOR SUBDIVISION, a recorded subdivision located in the City of Eagle Point, said County, South 89° 57' 33" West, 586.557 feet to a 5/8" rebar with plastic cap found set for the Northwesterly corner of Lot 1, said subdivision; thence along the Easterly boundary of NORTH HEIGHTS SUBDIVISION -PHASE 2, a recorded subdivision located in the city of Eagle Point, said County, 41.181 feet on the arc of a 154.78-foot radius curve left (the long chord bears North 20° 40' 39" West, 41.06 feet) to a 5/8" rebar with plastic cap found set for the Most Southerly corner of Lot 29 of the last said subdivision; thence North 43° 29' 11" East (Record = North 43° 28' 30" East), 22.99 feet to a 5/8" rebar with plastic cap found set for an angle point on the Easterly boundary of said Lot 29; thence North 27° 20' 00" East (Record = North 27° 18' 08" East), 399.99 feet to a 5/8" rebar with plastic cap found set for an angle point on the Easterly boundary of Lot 33 of said subdivision; thence North 0° 13' 58" East (Record = North 0° 13' 17" East), 54.61 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said Lot 33; thence leaving said subdivision boundary, North 74° 19' 31" East, 141.826 feet; thence North 89° 57' 33" East, 214.506 feet; thence South 16° 00' 00" East, 65.883 feet; thence 276.46 feet on the arc of a 495.00-foot radius curve right (the long chord bears South, 272.881 feet); thence South 16° 00' 00" West, 173.660 feet to THE INITIAL POINT OF BEGINNING.

G. D. K.
SURVEYOR

*** APPROVALS ***

Examined and approved this 15th day of August, 1996.
Roger R. Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 29 day of August, 1996.
W. A. ...
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 5th day of AUGUST, 1996.
John D. Luthy
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 4th day of September, 1996.
Ron Dudley
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 4th day of September, 1996.
J. Seravalle
TAX COLLECTOR

*** RECORDERS CERTIFICATE ***

Filed for record this 12 day of September, 1996, at 12:49 O'Clock P.M., and recorded in Volume 21 of Plats on Page 38 of Records of Jackson County, Oregon.

BY: Nathaniel A. Beckett
COUNTY CLERK Geraldine Cutting
DEPUTY

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

Victoria Manor Subdivision - Phase 2

Located in the SE 1/4 of Section 34, T.35S.,R.1W.,W.M.,
City of Eagle Point, Jackson County, Oregon

May 10, 1996

Survey For:
Dion H. Miller
1151 Old Ferry Road
Shady Cove, Oregon
97539

Survey By:
Kaiser Surveying
19440 Highway 62
Eagle Point, Oregon
97524

AFFIDAVIT OF POSTMONUMENTATION
Ins. No. 97-1542B (SN 15478)

St. ϕ = 5/8" x 30" IRON ROD WITH ALUM. CAP
Block Cor. = 5/8" x 30" IRON ROD WITH PLASTIC CAP
Lot Cor. = 5/8" x 24" IRON ROD WITH PLASTIC CAP

NOTE: WITNESS MONUMENT SET S 62° 41' 14" E
1.00 FT. FROM TRUE LOT CORNER.

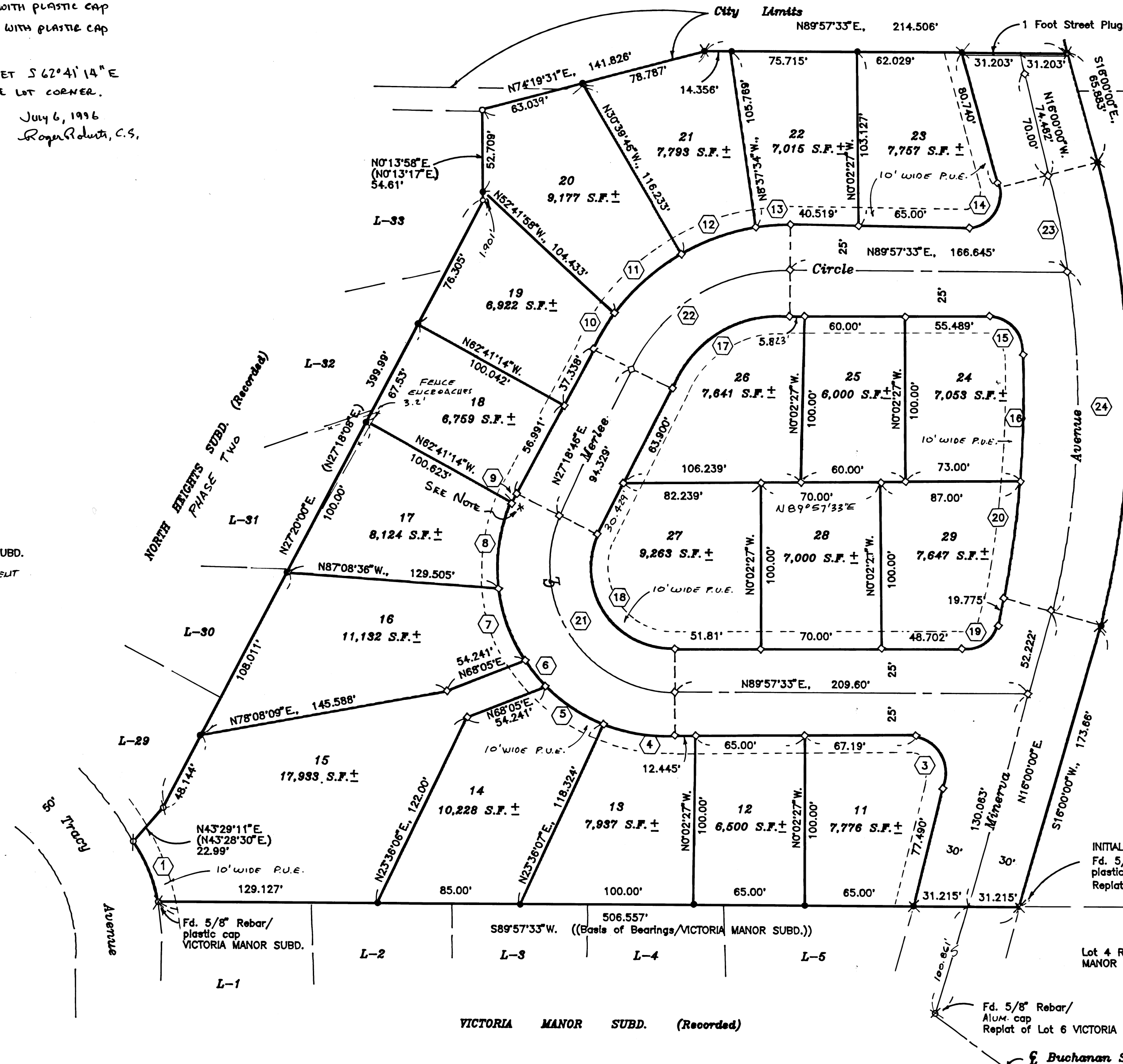
July 6, 1996
Roger Roberts, C.S.

Legend

- Fd 5/8" Rebar/plastic cap Filed Survey No. 12233
 - ⊗ Fd. 5/8" Rebar/plastic cap NORTH HEIGHTS SUBD.
 - ⊗ Fd. monument as indicated
 - Set 5/8" x 24" Rebar with plastic cap marked KAISER RLS 803
 - ⊗ Set 5/8" x 30" Rebar with plastic cap marked KAISER RLS 803
 - ◇ Deferred monument
 - () = Record per NORTH HEIGHTS SUBD.
 - P.U.E. = PUBLIC UTILITY EASEMENT
- Current Title Report indicates a Little Butte Irrigation Co. canal eas. on subject property. No evidence of a irrigation canal was found.



Scale: 1" = 50'



Curve	Data		
	R	L	LC
1.	15'14"40"	154.78'	41.181' S20°40'39"E, 41.060'
2.	32'00"00"	495.00'	276.460' South, 272.881'
3.	106°02'27"	20.00'	37.015' S37°01'14"E, 31.954'
4.	23°38'34"	100.00'	41.264' S78°13'10"E, 40.972'
5.	23°29'27"	100.00'	40.999' S54°39'10"E, 40.713'
6.	11°27'33"	100.00'	20.000' S37°10'40"E, 19.967'
7.	24°03'51"	100.00'	42.000' S19°24'59"E, 41.692'
8.	28°38'50"	100.00'	49.999' S6°56'21"W., 49.479'
9.	6°02'58"	100.00'	10.558' S24°17'17"W., 10.553'
10.	9°59'17"	130.00'	22.662' S32°18'25"W., 22.634'
11.	22°02'12"	130.00'	50.000' S48°19'08"W., 49.692'
12.	22°02'12"	130.00'	50.000' S70°21'20"W., 49.692'
13.	8°35'08"	130.00'	19.480' S85°39'59"W., 19.462'
14.	105°57'33"	20.00'	36.987' N36°58'46"E, 31.937'
15.	86°21'50"	20.00'	30.147' S46°51'32"E, 27.373'
16.	10°43'28"	435.00'	81.422' S1°41'07"W., 81.303'
17.	62°38'47"	80.00'	87.471' N58°38'09"E, 83.178'
18.	117°21'13"	50.00'	102.410' S31°21'51"E, 85.425'
19.	73°57'33"	20.00'	25.817' N52°58'47"E, 24.061'
20.	8°57'09"	435.00'	67.969' N11°31'26"E, 67.900'
21.	117°21'13"	75.00'	153.616' N31°21'51"W., 128.137'
22.	62°38'47"	105.00'	114.806' N58°38'09"E, 109.172'
23.	7°08'12"	465.00'	57.920' N12°25'54"W., 57.882'
24.	32°00'00"	465.00'	259.705' North, 256.343'

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY D. KAISER
JULY 16, 1957
OREGON
No. 603
EXP 6-30-97

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT.
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
Fax (503) 878-3995

SURVEY NO. 15103

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

SURVEY FOR: DION H. MILLER
1151 OLD FERRY ROAD
SHADY COVE, OR 97539

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

LOCATION: SE ¼ of Section 34, T. 35 S.,
R. 1 W., W.M., City of Eagle Point,
Jackson County, Oregon

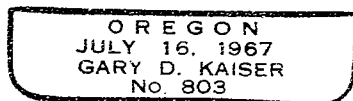
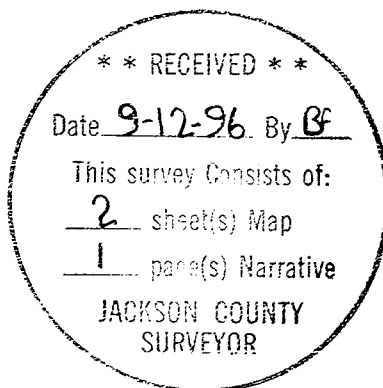
BASIS OF BEARINGS: VICTORIA MANOR SUBD. (North boundary)

DATE: May 10, 1996

PURPOSE: Monument and prepare a plat for
VICTORIA MANOR SUBDIVISION -
PHASE 2.

PROCEDURE: The Westerly boundary was located
from found monuments set on NORTH HEIGHTS SUBD.. The
Southerly boundary was located from found monuments set on
VICTORIA MANOR SUBD. and on the replat of Lot 6 of VICTORIA
MANOR SUBD..

The Northerly and Easterly boundaries are within the
boundaries of the clients ownership.



EA 6-30-97