

Blue Sky Estates

A Subdivision

Located in a part of Lot 3 of Fryers Division to the Town of Eagle Point, in the southeast quarter of Section 3, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon

for

K & H Development, Inc.

P. O. Box 2581
White City, Oregon 97503

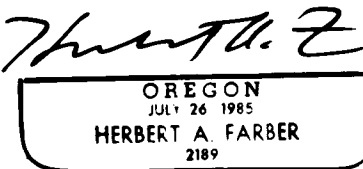
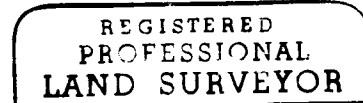
Surveyor's Certificate:

State of Oregon }
County of Jackson } SS

I, Herbert A. Farber, 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:

Commencing at a brass capped concrete monument marking the southeast corner of Donation Land Claim No. 46, in the southeast quarter of Section 3, Township 36 South, Range 1 West of the Willamette Meridian, City of Eagle Point, Jackson County, Oregon; thence South 89° 59' 15" West, along the south line of said Claim, 633.18 feet to a 5/8 inch iron pin marking the Initial Point of this description and subdivision; thence North 89° 59' 15" East, along said south line, 443.10 feet to the south east corner of Lot 3 of the J. J. Fryer's Division to the Town of Eagle Point, as recorded in the Road Records Volume 2, Page 3 of the Records of said County, and the southwest corner of the Rodale Subdivision as recorded in Volume 10, Page 33 of the Plat Records of said County; thence North 41° 36' 50" West, along the easterly line of said Lot, 704.46 feet to a 5/8 inch iron pin; thence South 49° 25' 07" West, parallel with the southerly right of way line of South Shasta Avenue, 179.98 feet (record South 48° West 180.00 feet) to a 5/8 inch iron pin; thence North 41° 37' 16" West, 170.05 feet (record North 42° West 170.00 feet) to said southerly right of way line and a 5/8 inch iron pin; thence South 49° 25' 07" West, along said right of way line, 150.03 feet to a 5/8 inch iron pin at the north west corner of said Lot; thence South 41° 28' 50" East, along the westerly line of said Lot, 586.26 feet to the Initial Point of this description.

Herbert A. Farber
Herbert A. Farber, PLS 2189



RENEWAL DATE 12-31-97

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

Purpose: To survey and monument the Blue Sky Estates subdivision as approved by the City of Eagle Point Planning Commission on October 15, 1996 and City Council on October 22, 1996 File No. PA# 96-23: SUB.

Procedure: Controlling monuments were tied in a closed traverse. The monuments found from Filed Survey No. 4432 were found to be within reason of the written record, including deeds and plat records as shown hereon. The Rodale subdivision bearing and distance measurements were very inconsistent but the Engineers Certificate calls to the lot line of Lots 3 and 4 of J. J. Fryer Division, the same deed title boundary called for in the written records. It is my opinion that the computed line for Lot 3 and 4 is a fair representation of said deed line. The lot line for Lot 2 and 3 of the J. J. Fryer Division was computed holding the found monument on South Shasta and the record angle on the DLC line on the south boundary. Subsequent to the preparation of the plat it has been brought to my attention that the rotation I used was 5 seconds in the wrong direction. The resulting error is 0.03 feet at the end of the 586 foot line length. I elected not to rebuild the plat. The lots were laid out as shown hereon per said approval.

Bearing is based on Global Positioning System observations NAD-1983 datum.

Consent Affidavits:

For Subdivision Consent Affidavit for Robert F. Hickey and W. Jean Hickey, husband and wife, see Instrument No. 97-33804 of the Official Records of Jackson County, Oregon.

For Subdivision Consent Affidavit for Larry R. Lewis and Tina L. Lewis, husband and wife, see Instrument No. 97-33805 of the Official Records of Jackson County, Oregon.

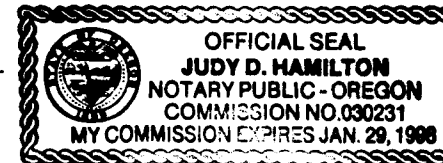
Declaration:

KNOW ALL MEN BY THESE PRESENTS, that K & H Development, Inc., an Oregon Corporation, William F. Keith, President, owner of the lands hereon shown, and that we have subdivided the same into lots and streets as shown hereon and the size of the lots and the lengths of all the 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, pedestrian access easement and public utility easements shown hereon and do hereby create the private storm drain easement for the benefit of those lots within this subdivision and adjoining said easement as shown hereon. We do hereby designate said subdivision as BLUE SKY ESTATES.

William F. Keith
William F. Keith, President
K & H Development, Inc.

State of Oregon }
County of Jackson } SS
Personally appeared the above named, William F. Keith, President of K & H Development, Inc., on behalf of said Corporation by authority of its Board of Directors, acknowledged the foregoing to be his voluntary act and deed.

Before me: *Judy D. Hamilton*



Release:

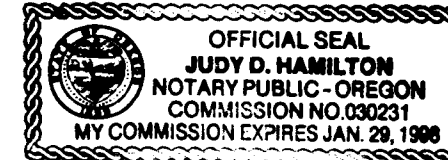
We, Cecil Halstead and Bernice M. Halstead, Husband and Wife, beneficiary of that Trust Deed dated September 27, 1996 and recorded as Instrument Number 96-33321 of the Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Cecil Halstead Bernice M. Halstead
Cecil Halstead Bernice M. Halstead, Husband and Wife

State of Oregon)
Jackson County) ss

The foregoing instrument was acknowledged before me this 27 day of June 1997, by Cecil Halstead, who acknowledged the foregoing to be his voluntary act and deed.

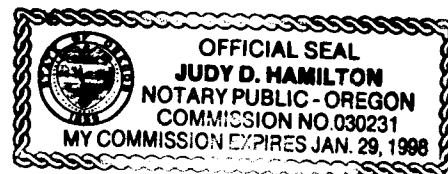
Judy D. Hamilton
Notary Public, State of Oregon



State of Oregon)
Jackson County) ss

The foregoing instrument was acknowledged before me this 27 day of JUNE 1997, by Bernice M. Halstead, who acknowledged the foregoing to be her voluntary act and deed.

Judy D. Hamilton
Notary Public, State of Oregon



Herbert A. Farber

Approval's:

Examined and Approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon
dated this 21st day of AUGUST, 1997.

John D. Luthy
City Administrator/Planning Director

Examined and approved by the Jackson County Surveyor this 7th day of July 1997.

Ronald Roberts
County Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid.

Tax Collector Judith Abbott, Deputy 9-9-97
Examined and approved as required by O.R.S. 92.100.

Assessor Ron Lindsey Date 9-9-1997

Recorder:

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

Filed for record this 11 day of September 1997, at 12:28 o'clock P.M. and recorded in Volume 22 of Plats on Page 26 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett *Cheryl Augera*
County Clerk Deputy

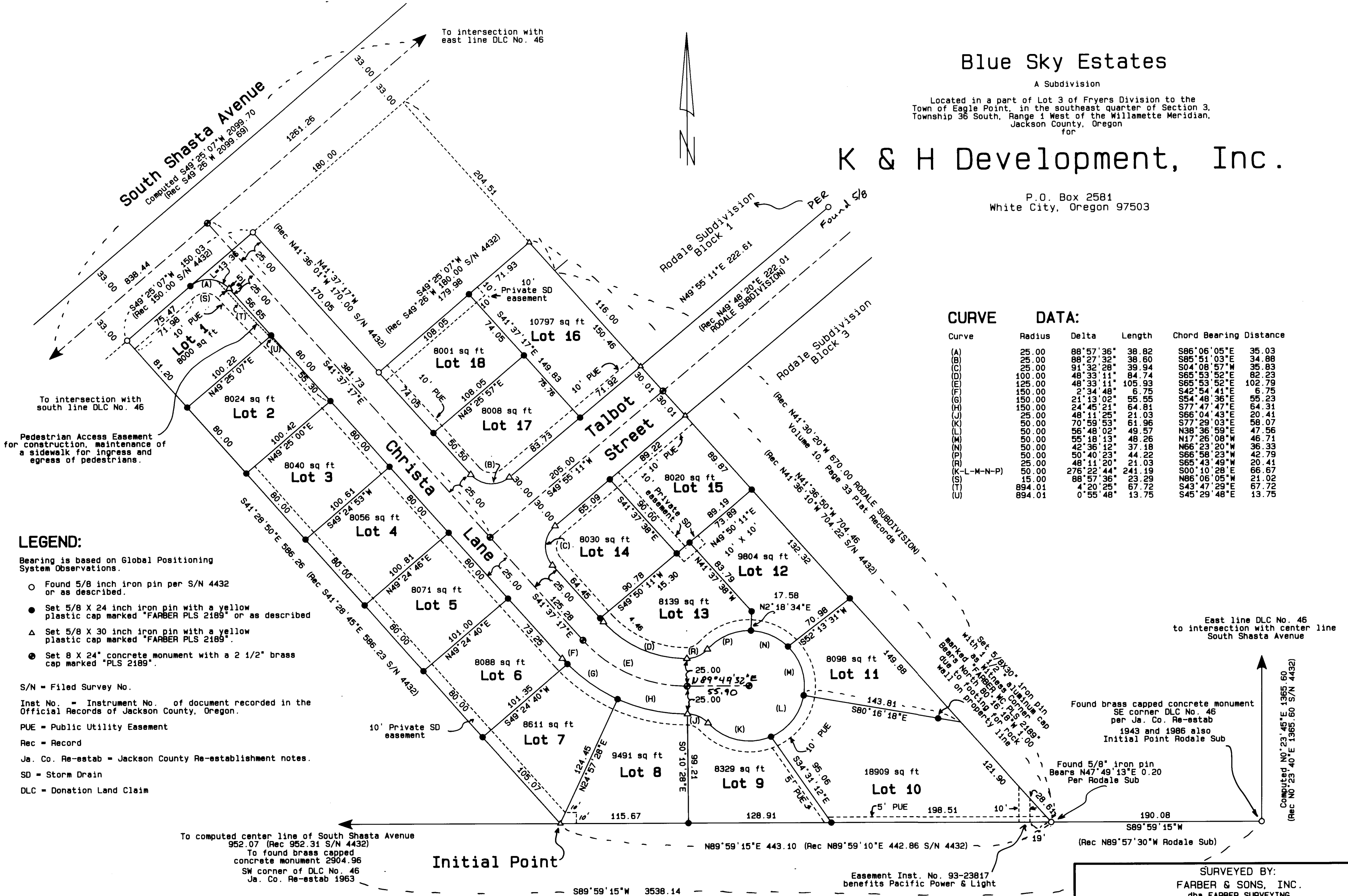
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A Subdivision

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K & H Development, Inc.

P.O. Box 2581
White City, Oregon 97503



CURVE	DATA:
Curve	Radius Delta Length Chord Bearing Distance
(A)	25.00 88°57'36" 38.82 S86°06'05"E 35.03
(B)	25.00 88°27'32" 38.60 S85°51'03"E 34.88
(C)	25.00 91°32'28" 39.94 S04°08'57"W 35.83
(D)	100.00 48°33'11" 84.74 S65°53'52"E 82.23
(E)	125.00 48°33'11" 105.93 S65°53'52"E 102.79
(F)	150.00 2°34'48" 6.75 S42°54'41"E 6.75
(G)	150.00 21°13'02" 55.55 S54°48'36"E 55.23
(H)	150.00 24°45'21" 64.81 S77°47'47"E 64.31
(I)	25.00 48°11'25" 21.03 S66°04'43"E 20.41
(J)	50.00 70°59'53" 61.96 S77°29'03"E 58.07
(K)	50.00 56°48'02" 49.57 N38°36'59"E 47.56
(L)	50.00 55°18'13" 48.26 N17°26'08"W 46.71
(M)	50.00 42°36'12" 37.18 N66°23'20"W 36.33
(N)	50.00 50°40'23" 44.22 S66°58'23"W 42.79
(O)	25.00 48°11'20" 21.03 S65°43'49"W 20.41
(P)	50.00 276°22'44" 241.19 S00°10'28"E 66.67
(Q)	15.00 88°57'36" 23.29 N86°06'05"W 21.02
(R)	894.01 4°20'25" 67.72 S43°47'29"E 67.72
(S)	894.01 0°55'48" 13.75 S45°29'48"E 13.75

LEGEND:

- Bearing is based on Global Positioning System Observations.
 - Found 5/8 inch iron pin per S/N 4432 or as described.
 - Set 5/8 X 24 inch iron pin with a yellow plastic cap marked "FARBER PLS 2189" or as described.
 - ▲ Set 5/8 X 30 inch iron pin with a yellow plastic cap marked "FARBER PLS 2189".
 - Set 8 X 24" concrete monument with a 2 1/2" brass cap marked "PLS 2189".
- S/N = Filed Survey No.
 Inst No. = Instrument No. of document recorded in the Official Records of Jackson County, Oregon.
 PUE = Public Utility Easement
 Rec = Record
 Ja. Co. Re-estab = Jackson County Re-establishment notes.
 SD = Storm Drain
 DLC = Donation Land Claim

SURVEYED BY:
 FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 776-0846

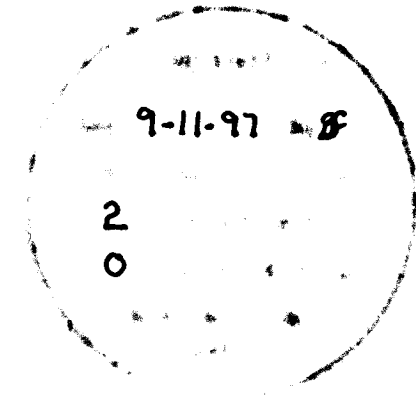
OFFICE LOCATION:
 120 MISTLETOE
 MEDFORD, OREGON 97501

MAILING ADDRESS:
 P.O. BOX 5286
 CENTRAL POINT, OREGON 97502

COMPUTED BY: haf
 SCALE = 1 inch : 60 feet
 DATE: 18 JUN 1997

ROTATION: 0°
 JOB No. 0596-96

ORIGIN: 29500.000 N 39640.000 E



REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-97