

COURSE DATA TABLE

No.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	175.00	38°58'21"	119.03	N70°36'34"E 116.75
C2	150.00	39°51'15"	104.34	N31°11'46"E 102.25
C3	100.00	34°07'47"	59.57	S34°03'30"W 58.69
C4	125.00	38°58'21"	85.02	S70°36'34"W 83.40
C5	150.00	38°58'21"	102.03	N70°36'34"E 100.07
C6	125.00	37°34'53"	81.99	N32°19'58"E 80.53
C7	175.00	11°07'06"	33.96	N84°32'12"E 33.91
C8	175.00	11°45'30"	35.91	N73°05'53"E 35.85
C9	175.00	16°05'44"	49.16	N59°10'16"E 49.00
C10	150.00	02°34'21"	6.73	N49°50'13"E 6.73
C11	150.00	13°47'43"	36.12	N41°39'11"E 36.03
C12	150.00	13°56'14"	36.49	N27°47'13"E 36.40
C13	150.00	09°32'57"	25.00	N16°02'38"E 24.97
C14				N79°03'46"W 20.26

# NORTH HEIGHTS SUBDIVISION, PHASE 4

Located in the Southwest one-quarter of Section 34,  
T.35 S., R.1 W., W.M.  
City of Eagle Point  
Jackson County, Oregon

SURVEY FOR:

DAN BUNN  
P.O. BOX 1084  
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOC., P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

LEGEND:

- - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER NORTH HEIGHTS SUBD. PHASE 1 & 2.
- ⊙ - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS LS2339 PER NORTH HEIGHTS SUBD. PHASE 1 & 2. REPLACED W/ 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊖ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET 5/8" x 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- PUE - PUBLIC UTILITY EASEMENT FOR SANITARY SEWER, STORM SEWER, CABLE TV, TELEPHONE, POWER, GAS AND WATER.
- ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. CL - CENTERLINE.
- JCDR - JACKSON COUNTY DEED RECORDS RS - RECORDED SURVEY #.
- ( ) - PLAT RECORD DATA. CI - SEE COURSE DATA TABLE.

BASIS OF BEARINGS: NORTH HEIGHTS SUBD., PHASE 3 AS SHOWN HEREON.  
DATE: JULY 18, 1997 SCALE: 1" = 40' UNIT OF MEASUREMENT: FEET

EASEMENTS PER SUBDIVISION GUARANTEE

EASEMENT FOR TRANSMISSION OF ELECTRICITY PER DOC. 97-15908.  
ORJCO IS TEMPORARY AND IS EXTINGUISHED UPON THE FILING OF THIS PLAT.

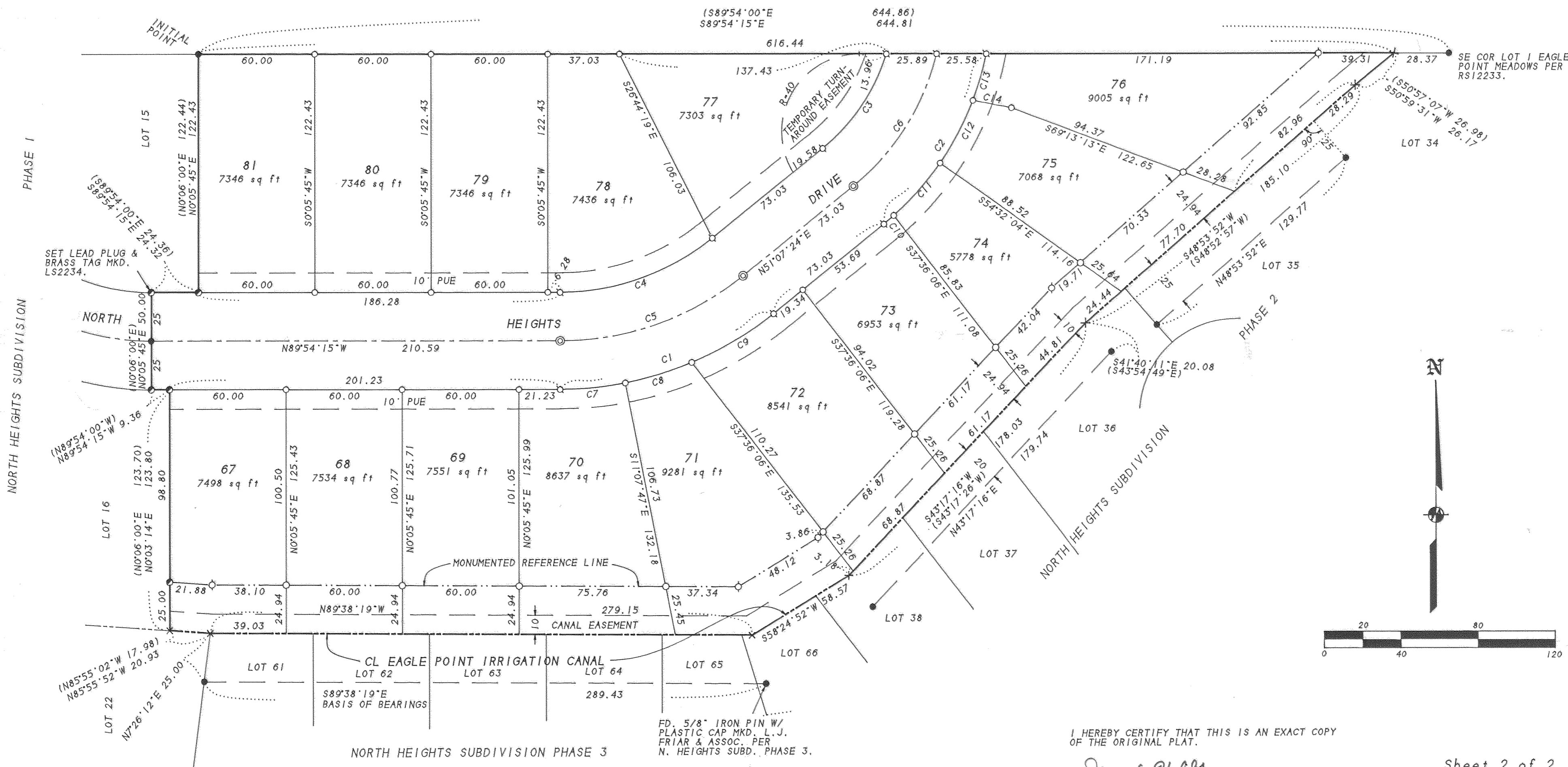
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS & STREET OF NORTH HEIGHTS SUBDIVISION, PHASE 4

PROCEDURE: FROM EXISTING CONTROL & MONUMENTS ESTABLISHED BY THIS OFFICE DURING NORTH HEIGHTS SUBDIVISION, PHASE 3 MADE TIES TO PINS SET PER NORTH HEIGHTS SUBDIVISION, PHASES 1 & 2 AS WELL AS RS12233 TO CONTROL THE EXTERIOR OF PHASE 4. SET PINS AS SHOWN ON SHEET 2.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs  
SURVEYOR

Sheet 2 of 2

# NORTH HEIGHTS SUBDIVISION, PHASE 4

Located in the Southwest one-quarter of Section 34,  
T.35 S., R.1 W., W.M. City of Eagle Point  
Jackson County, Oregon

### \*\*\*\*\* APPROVALS \*\*\*\*\*

EXAMINED AND APPROVED this 10<sup>TH</sup> day of SEPTEMBER, 1997.

John D. Luthy  
City Administrator of Eagle Point

EXAMINED AND APPROVED this 11<sup>TH</sup> day of August, 1997.

Reginal Roberts  
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of 9-15, 1997.

M. N.  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of 9-15, 1997.

J. Servatius  
Tax Collector

### \*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that Dan E. Bunn, is the owner in fee of the real property shown hereon, more particularly described in the Surveyor's Certificate, and have subdivided the same into the lots and street shown on Sheet 2 and that I hereby dedicate to the public for public use the street, together with those easements shown thereon labeled as Public Utility Easement (PUE). I hereby grant to the Little Butte Irrigation District the 10' wide Canal Easement, as shown on Sheet 2, for the existing Canal and maintenance thereof, with the condition that the City of Eagle Point has the right of access onto said Canal Easement for maintenance purposes. I hereby establish the area shown on Sheet 2 labeled as Temporary Turn Around Easement which becomes extinguished when North Heights Drive is extended and accepted by the City of Eagle Point. I hereby designate said Subdivision as NORTH HEIGHTS SUBDIVISION, PHASE 4.

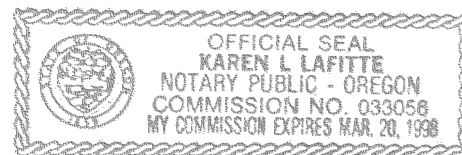
Dan E. Bunn  
Dan E. Bunn

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Dan E. Bunn and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 15<sup>th</sup> day of September, 1997.

Before me: Karen L. Laphin  
Notary Public of Oregon.



### \*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

For order of the County Court approving this Plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

Filed for record this 17 day of SEPTEMBER, 1997, at 2:01 o'clock P.M. and recorded in Volume 22 of Plats on Page 30 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Kerry LeBaron Deputy

Declaration of covenants, conditions & restrictions recorded as Doc. \_\_\_\_\_ ORJCO.

### \*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Northeast corner of NORTH HEIGHTS SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the South line of Lot 1 of EAGLE POINT MEADOWS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon, South 89°54'15" East (record South 89°54'00" East), 616.44 feet to the Northwest corner of NORTH HEIGHTS SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Northwesterly line thereof, South 50°59'31" West, 26.17 feet (record South 50°57'07" West, 26.98 feet); thence continue along said Northwesterly line, South 48°53'52" West, 185.10 feet (record South 48°52'57" West); thence continue along said Northwesterly line, South 43°17'16" West, 178.03 feet (record South 43°17'26" West); thence continue along said Northwesterly line, and the Northerly line of NORTH HEIGHTS SUBDIVISION, PHASE 3, according to the official plat thereof, now of record, in Jackson County, Oregon, South 58°24'52" West, 58.57 feet; thence along the Northerly line of said PHASE 3, North 89°38'19" West, 279.15 feet to the Easterly line of said PHASE 1; thence along said Easterly line, North 85°55'52" West, 20.93 feet (record North 85°55'02" West, 17.98 feet); thence continue along said Easterly line, North 0°03'14" East, 123.80 feet (record North 0°06'00" East, 123.70 feet); thence continue along said Easterly line, North 89°54'15" West, 9.36 feet (record North 89°54'00" West); thence continue along said Easterly line, North 0°05'45" East, 50.00 feet (record North 0°06'00" West); thence continue along said Easterly line, South 89°54'15" East, 24.32 feet (record South 89°54'00" East, 24.36 feet); thence continue along said Easterly line, North 0°05'45" East, 122.43 feet (record North 0°06'00" East, 122.44 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

SURVEY FOR:  
DAN BUNN  
P.O. BOX 1084  
MEDFORD, OR 97504

SURVEY BY:  
L.J. FRIAR & ASSOC., P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

\*\* RECEIVED \*\*  
Date 9-17-97 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-99

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James E. Hibbs  
SURVEYOR

Sheet 1 of 2