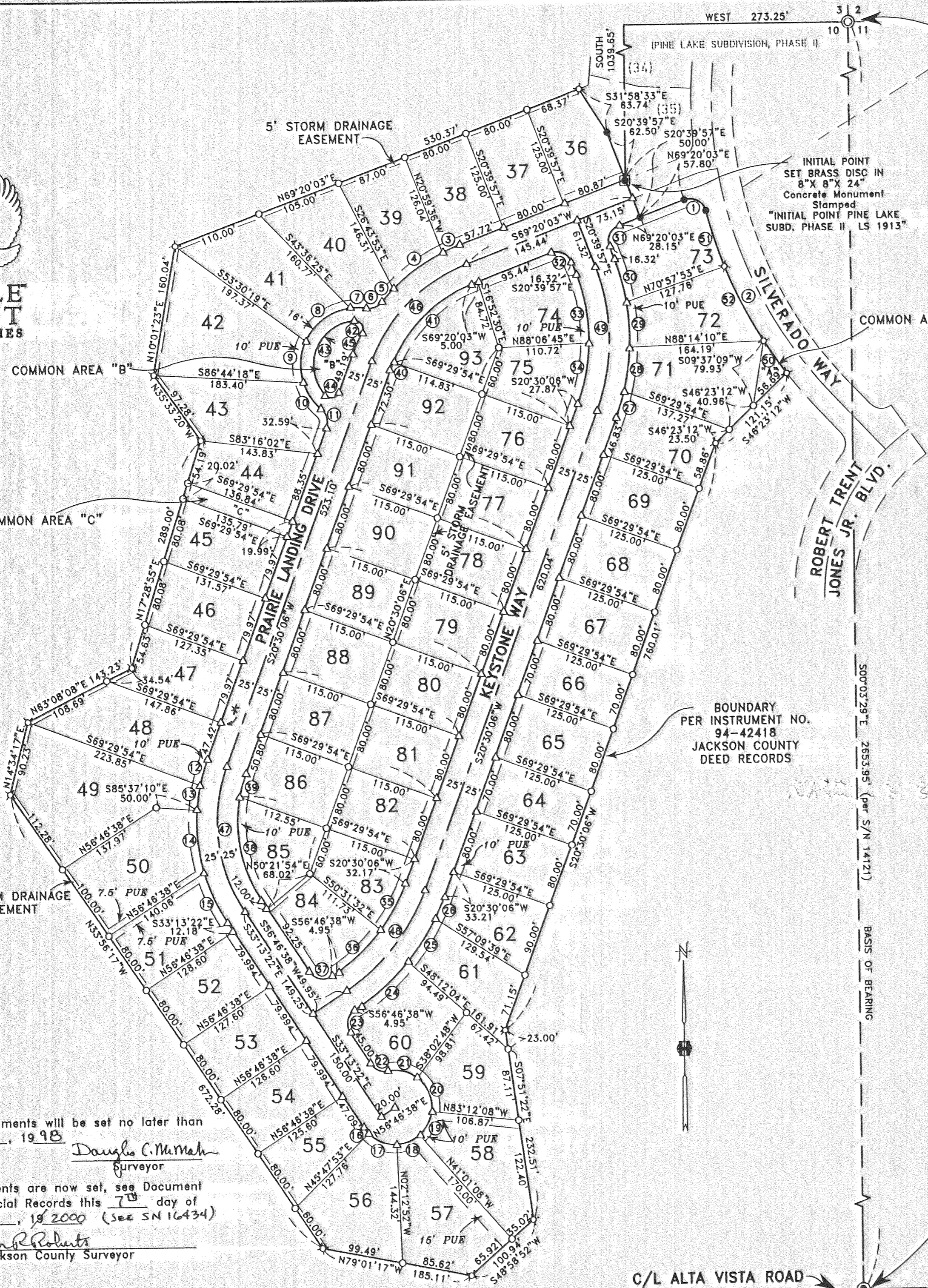


# PINE LAKE SUBDIVISION, PHASE II

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



Section Corner  
Found 2 1/2" Bronze Disc  
on 1" Iron Pipe  
Stamped  
"T36S RIW  
3 2  
10 11  
C.S.  
1971"

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahon*  
OREGON  
JULY 18, 1988  
DOUGLAS C. MCMAHAN  
No. 1913  
Expires 12/31/98

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	96°31'29"	20.00'	33.69'	29.85'	S62°24'12"E
2	23°16'48"	550.00'	223.47'	221.94'	S25°48'52"E
3	05°29'54"	225.00'	21.59'	21.58'	S66°35'08"W
4	19°08'43"	225.00'	75.18'	74.83'	S54°15'48"W
5	05°32'15"	225.00'	21.75'	21.74'	S41°55'19"W
6	60°22'28"	20.00'	21.07'	20.11'	S69°20'28"W
7	16°17'31"	70.00'	19.90'	19.64'	N88°57'06"W
8	58°08'59"	70.00'	71.00'	68.00'	S54°10'40"W
9	42°31'04"	70.00'	51.95'	50.76'	S03°51'38"W
10	32°37'44"	70.00'	39.88'	39.33'	S33°42'46"E
11	70°31'44"	20.00'	24.62'	23.09'	S14°45'46"E
12	08°19'00"	225.00'	32.68'	32.83'	S16°20'36"W
13	07°48'16"	225.00'	30.85'	30.62'	S08°16'58"W
14	20°03'46"	225.00'	78.79'	78.38'	S05°39'03"E
15	17°32'26"	225.00'	68.88'	68.81'	S24°27'09"E
16	10°58'45"	45.00'	8.62'	8.61'	S38°42'45"E
17	48°00'45"	45.00'	37.71'	36.62'	S68°12'30"E
18	38°48'15"	45.00'	30.48'	29.90'	N68°23'00"E
19	42°11'01"	45.00'	33.13'	32.39'	N27°53'22"E
20	58°45'04"	45.00'	46.14'	44.15'	N22°34'40"W
21	48°38'58"	45.00'	38.21'	37.07'	N76°16'42"W
22	67°22'48"	20.00'	23.52'	22.19'	N66°54'46"W
23	90°00'00"	20.00'	31.42'	28.28'	N11°46'38"E
24	17°18'40"	275.00'	83.09'	82.77'	N48°07'18"E
25	12°53'17"	275.00'	61.86'	61.73'	N33°01'20"E
26	06°04'35"	275.00'	29.17'	29.15'	N23°32'24"E
27	06°55'44"	275.00'	33.26'	33.24'	N17°02'14"E
28	11°21'42"	275.00'	54.53'	54.44'	N07°53'31"E
29	11°31'44"	275.00'	55.33'	55.24'	N03°33'12"W
30	11°20'53"	275.00'	54.47'	54.38'	N14°59'30"W
31	90°00'00"	20.00'	31.42'	28.28'	N24°20'03"E
32	90°00'00"	20.00'	31.42'	28.28'	S65°39'57"E
33	21°53'04"	225.00'	85.94'	85.42'	S09°43'25"E
34	19°16'59"	225.00'	75.72'	75.37'	S10°51'37"W
35	16°54'06"	225.00'	65.06'	64.84'	S28°47'09"W
36	19°42'26"	225.00'	77.39'	77.01'	S46°55'25"W
37	90°00'00"	20.00'	31.42'	28.28'	N78°13'22"W
38	44°07'14"	175.00'	134.76'	131.45'	N11°09'45"W
39	09°36'15"	175.00'	29.33'	29.30'	N15°41'59"E
40	02°31'21"	175.00'	7.77'	7.70'	N21°45'47"E
41	46°18'36"	175.00'	141.45'	137.63'	N46°10'45"E
42	121°36'00"	10.00'	21.22'	17.46'	S32°56'02"E
43	128°43'44"	54.00'	121.32'	97.37'	S11°54'06"E
44	117°02'08"	10.00'	20.43'	17.06'	S79°01'10"W
45	07°21'52"	225.00'	28.92'	28.90'	S24°11'02"W
46	48°49'57"	200.00'	170.46'	165.35'	S44°55'05"W
47	53°43'28"	200.00'	187.53'	180.74'	S08°21'38"E
48	36°18'32"	250.00'	158.28'	155.65'	S38°38'22"W
49	41°10'03"	250.00'	179.63'	175.79'	S00°04'55"E
50	05°02'38"	550.00'	48.42'	48.40'	S34°53'57"E
51	07°29'34"	550.00'	71.93'	71.87'	S17°53'15"E
52	10°44'36"	550.00'	103.13'	102.98'	S27°00'20"E

LOT NO.	SQUARE FEET	LOT NO.	SQUARE FEET
36	9,718	65	10,000
37	10,000	66	8,750
38	9,983	67	10,000
39	10,733	68	10,000
40	12,360	69	10,000
41	14,131	70	10,131
42	18,630	71	13,253
43	13,792	72	10,830
44	9,874	73	11,368
45	10,690	74	11,910
46	10,352	75	9,282
47	10,329	76	9,200
48	14,793	77	9,200
49	21,378	78	9,200
50	15,650	79	9,200
51	10,561	80	9,200
52	10,247	81	9,200
53	10,167	82	9,200
54	10,087	83	9,960
55	8,504	84	9,639
56	13,420	85	9,139
57	14,292	86	9,176
58	12,012	87	9,200
59	10,199	88	9,200
60	11,621	89	9,200
61	10,110	90	9,200
62	9,556	91	9,200
63	10,000	92	9,200
64	8,750	93	10,293

AREA	SQUARE FEET
"A"	1,339
"B"	3,459
"C"	2,725

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641

BY: DOUGLAS C. MCMAHAN PLS No. 1913  
SCALE: 1" = 100' JULY 24, 1997  
BASIS OF BEARING: FILED SURVEY NO. 14121

○ = Set 5/8"x24" iron pin with plastic cap stamped "D. MCMAHAN LS 1913".  
⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. MCMAHAN LS 1913".  
● = Found 5/8" iron pin per Plat of PINE LAKE SUBDIVISION, PHASE I.  
⊙ = Found brass cap monument  
△ = Deferred Monument → See SN 16434 \*

PUE = Easement for Public Utilities, Storm drain, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance  
S/N = File Survey Number

All deferred monuments will be set no later than  
Sept 1, 1998  
*Douglas C. McMahon*  
Surveyor

All deferred monuments are now set, see Document  
No. 00-08425 of Official Records this 7<sup>th</sup> day of  
March, 19 2000 (See SN 16434)

Approved: *Roger Roberts*  
Jackson County Surveyor

1/4 Section Corner  
Found 9" deep in  
Monument Case 3 1/2"  
Bronze Disc Stamped  
1/4 Corner  
10 | 11  
T36S RIW  
1942

11/16/00

# PINE LAKE SUBDIVISION, PHASE II

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

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

KNOW ALL MEN BY THESE PRESENTS, that we, ALTA VISTA DEVELOPMENT, an Oregon Limited Partnership, 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. We also hereby grant the use of the 5' Storm drainage Easements to the owners, heirs and assignees of lots 36-56 and the lots 74-84 affected by the locations as shown hereon for storm drainage purposes. We hereby designate said subdivision as PINE LAKE SUBDIVISION, PHASE II.

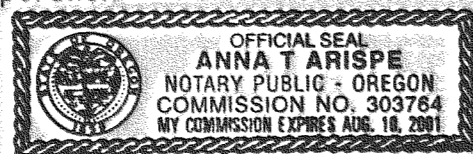
ALTA VISTA DEVELOPMENT COMPANY, an Oregon Corporation General Partner:  
IN WITNESS HEREOF, signed this 3<sup>rd</sup> day of September 1997.

Chris Galpin  
CHRIS GALPIN, VICE PRESIDENT/ SECRETARY

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of September 1997, by CHRIS GALPIN, known to me as the person who executed the within instrument on behalf of ALTA VISTA DEVELOPMENT COMPANY, an Oregon Corporation

Before me: Anna T. Arispe



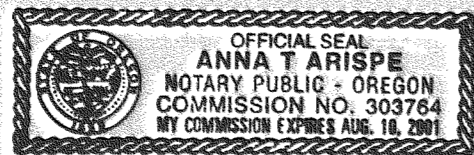
IN WITNESS HEREOF, signed this 3 day of SEPTEMBER 1997.

Gregg Adams  
GREGG ADAMS, PRESIDENT

STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of September 1997, by Gregg Adams, known to me as the person who executed the within instrument on behalf of ALTA VISTA DEVELOPMENT COMPANY, an Oregon Corporation

Before me: Anna T. Arispe



Timberline Community Bank is the undersigned beneficiary of a certain Trust Deed recorded May 2, 1995, as Document No. 95-11549 Official Records of Jackson County, Oregon, said Deed was modified by instrument recorded November 29, 1995 as Document No. 95-34258, and further modified by instrument recorded October 8, 1996, as Document No. 96-33714, said Official Records, affecting the land described herein, hereby release from the lien of said Trust Deed that property shown hereon as dedicated to the public for public use.

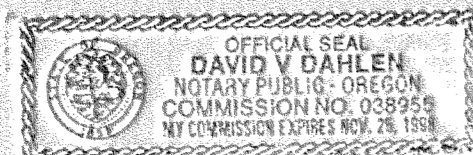
IN WITNESS HEREOF, signed this 9<sup>th</sup> day of SEPTEMBER, 1997.

By: James Tompkins  
Title: AVP/MANAGER, LPO

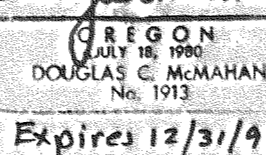
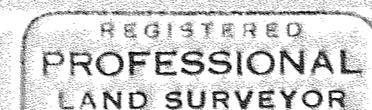
STATE OF OREGON )  
County of Jackson ) ss

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September 1997, by James Tompkins, known to me as the person who executed the within instrument on behalf of Timberline Community Bank.

Before me: David V. Dahlen



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



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

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.

BEGINNING at a point for the most-Southerly Southwest corner of Lot 35 of PINE LAKE SUBDIVISION, PHASE I, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence along the Southwesterly boundary of said Subdivision, South 20°39'57" East 50.00 feet; thence North 69°20'03" East 57.80 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 62°24'12" East 29.85 feet) an arc distance of 33.69 feet; thence along the arc of a 550.00 foot radius curve to the left (the long chord to which bears South 25°46'52" East 221.94 feet) an arc distance of 223.47 feet; thence leaving said Subdivision boundary, South 46°23'12" West 121.15 feet; thence South 20°30'06" West 760.01 feet; thence South 07°51'22" East 232.51 feet; thence South 48°58'52" West 100.94 feet; thence North 79°01'17" West 185.11 feet; thence North 33°56'17" West 672.28 feet; thence North 14°34'17" East 90.23 feet; thence North 63°08'08" East 143.23 feet; thence North 17°28'55" East 289.00 feet; thence North 35°33'20" West 97.28 feet; thence North 10°01'23" East 160.04 feet; thence North 69°20'03" East 530.37 feet to the most Westerly Northwest corner of the aforementioned Lot 35; thence along the Southwesterly boundary of said Lot 35, South 31°58'33" East 63.74 feet; thence South 20°39'57" East 62.50 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

### \*\*\* RECORDERS CERTIFICATE \*\*\*

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

Filed for record this 30<sup>th</sup> day of SEPTEMBER, 1997 at 3:20 O'Clock P.M. and recorded in Volume 22 of Plats at page 32 of records of Jackson County, Oregon.

Kathleen S. Bickett  
County Clerk

Kathy LeBauer  
Deputy

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

Examined and approved this 19<sup>th</sup> day of September, 1997.

Robert Polunetz  
Jackson County Surveyor

Examined and recommended for approval this 22 day of September, 1997.

Theresa J. ...  
City Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon, Dated this 10<sup>th</sup> day of SEPTEMBER, 1997.

John D. Luthy  
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of 9-25, 1997.

...  
Assessor, Department of Assessment

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

As of 9/25, 1997.

...  
Tax Collector

SURVEY NO. 15525

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

Survey for: Alta Vista Development  
P.O. Box 1084  
Medford, Oregon 97504

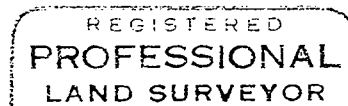
Location: In the Northeast One-Quarter (1/4) of Section 10,  
Township 36 South, Range 1 West, City of Eagle  
Point, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of *PINE  
LAKE SUBDIVISION, PHASE II* per the City of Eagle  
Point's approval and per client's request

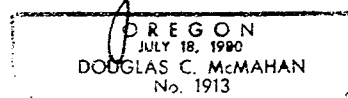
Procedure: Utilizing found monumentation per the plat of PINE  
LAKE SUBDIVISION, PHASE I and filed Survey No.  
14121, for control, I established monuments as  
shown on the accompanying map.

Basis of  
Bearing: filed Survey No. 14121

Date: July 24, 1997



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/98  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

(pnlk2nrr.dcm)