DETAIL

SCALE: 1"=300'

1995 RE-ESTAB. PG. 62

3 | 2
10 | 11

N 89°56'49" E 2659.92

N 89°56'49" E 1329.96

N 89°56'49" E 1329.96

2

11 | 1/4 CORNER
1986 RE-ESTAB. PG. 151

N 00°01'20" W 2653.95

N 00°00'51" E 2651.95

N 00°00'51" E 2207.30

SEE DETAIL

PART OF PARCEL NO. 1 OF FS 11463

CW 1/16

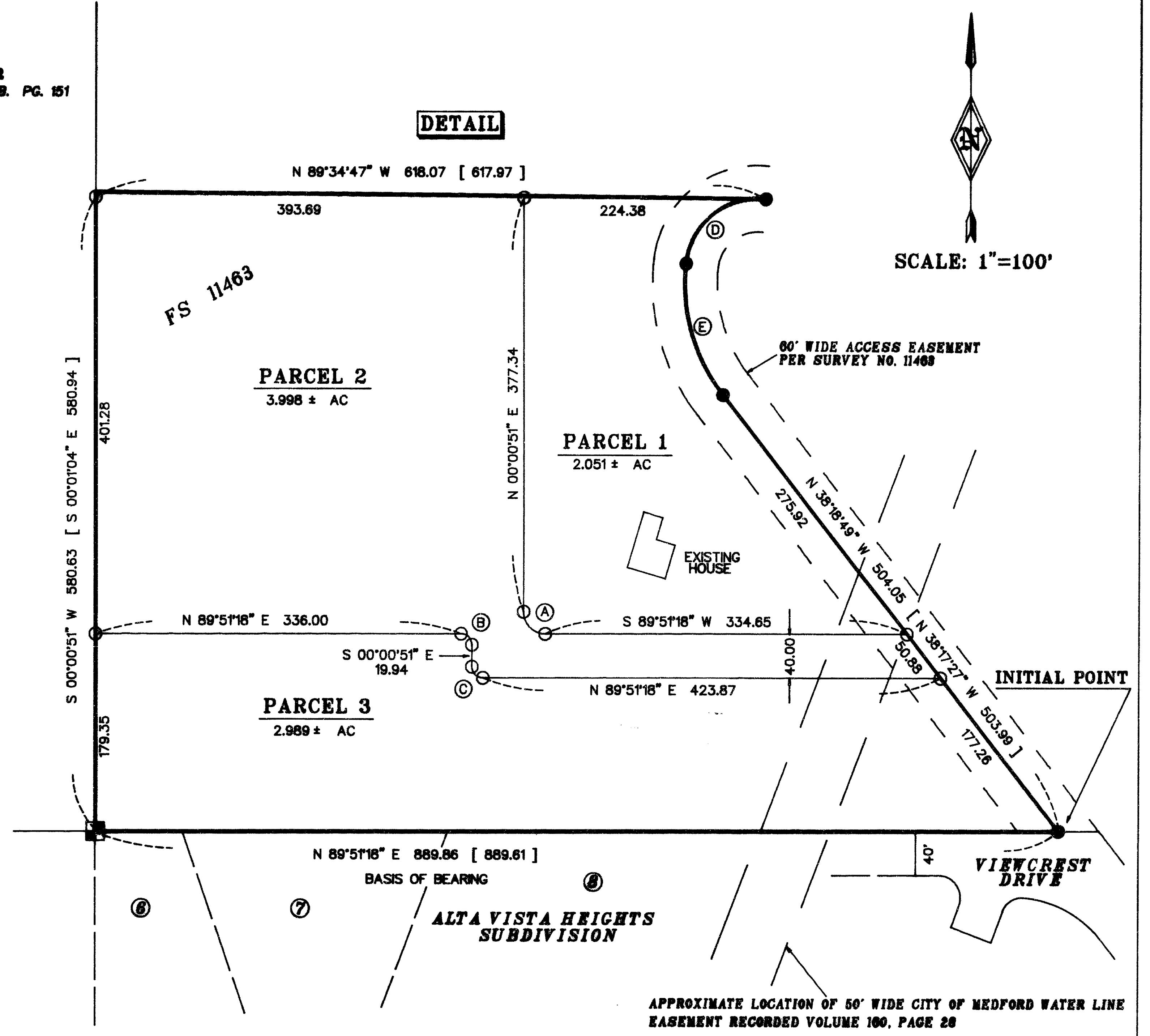SE CORNER PARCEL 1 FS 11463

10 | 1/4 CORNER

11

1986 RE-ESTAB. PG. 274

DETAIL

SCALE: 1"=100'

N 89°34'47" W 618.07 [617.97]

393.69   224.38

FS 11463

N 00°00'51" E 377.34

PARCEL 2
3.996 ± AC

S 00°01'04" E 580.94]

401.28

PARCEL 1
2.051 ± AC

60' WIDE ACCESS EASEMENT PER SURVEY NO. 11463

EXISTING HOUSE

N 39°19'49" W 504.05

[N 39°17'27" W 503.89]

S 00°00'51" W 580.63 [S 00°01'04" E

275.92

179.35

N 89°51'18" E 336.00

B

A

S 89°51'18" W 334.65

40.00

INITIAL POINT

S 00°00'51" E 19.94

C

N 89°51'18" E 423.87

PARCEL 3
2.989 ± AC

40'

N 89°51'18" E 889.86 [889.61]
BASIS OF BEARING

8

VIEWCREST DRIVE

6   7   ALTA VISTA HEIGHTS SUBDIVISION

APPROXIMATE LOCATION OF 50' WIDE CITY OF MEDFORD WATER LINE EASEMENT RECORDED VOLUME 160, PAGE 28

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	90°08'41"	31.47	N 45°03'56" W	28.32
B	10.00	90°08'40"	15.73	N 45°03'55" W	14.16
C	10.00	90°08'40"	15.73	N 45°03'55" W	14.16
D	67.32	90°01'06"	105.77	N 51°32'35" E	95.22
E	161.94	44°57'08"	127.05	N 15°48'33" W	123.82

LEGEND

○ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED " TEMPLIN LS2359 "

● FD. 5/8" IRON ROD PER FS 11463

⊕ FD. BRASS CAP MONUMENT PER COUNTY RE-ESTAB. AS NOTED

■ FD. BRASS CAP MONUMENT PER FS 2705

△ INDICATES CALCULATED POSITION

[ ] INDICATES DEED RECORD BEARING/DISTANCE PER O.R. 96-33293

FS INDICATES FILED SURVEY

BEARINGS BASED UPON FS 2705, SHOWN HEREON

EASEMENT NOTES

10' WIDE RIGHT OF WAY EASEMENT FOR THE TRANSMISSION & DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, A CORPORATION, DBA PACIFIC POWER & LIGHT COMPANY, BY INSTRUMENT RECORDED OCTOBER 10, 1988 AS NO. 88-29019 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, IS UNPLOTTABLE.

10' WIDE RIGHT OF WAY EASEMENT FOR THE TRANSMISSION & DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO THE CALIFORNIA OREGON OREGON POWER & LIGHT COMPANY, A CALIFORNIA CORPORATION, BY INSTRUMENTS RECORDED JULY 19, 1945 IN VOL. 260, PG. 484 AND RECORDED JANUARY 27, 1954 IN VOL. 390, PG. 191 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON IS UNPLOTTABLE

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

Richard G. Templin L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1989
RICHARD G. TEMPLIN
2359

My Certificate Expires June 30, 99

RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD. 899-2032 JACKSONVILLE, OREGON

LAND PARTITION
LOCATED IN
IN THE SE 1/4 OF THE NW 1/4 OF SECTION 11, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

SURVEYED FOR: MR. ALLAN MURRAY
762 VIEWCREST DRIVE
EAGLE POINT, OR. 97524

DATE: AUGUST 24, 1998

FILE: "RMURRY2.GCD"

15864

PARTITION PLAT NO. _P-58-1998_

SURVEYOR'S CERTIFICATE

Beginning at the INITIAL POINT, a 5/8 inch diameter iron rod, said point being the Southeast corner of Parcel No. 1 of Partition Plat recorded December 30, 1988 in Volume 8, Page 87 of Plat Records in Jackson County, Oregon, and filed as Survey No. 11463 in the Office of the Jackson County Surveyor; thence North 38°18'49" West 504.05 feet [Record North 38°17'27" West 503.99 feet] along the Easterly boundary of said tract to a 5/8 inch diameter iron rod; thence along the arc of a 161.94 foot radius curve to the right (the long chord to which bears North 15°48'33" West [Record North 15°48'53" West, 123.82 feet] an arc distance of 127.05 feet to a 5/8 inch diameter iron rod; thence along the arc of a 67.32 foot radius curve to the right (the long chord to which bears North 51°32'35" East [Record North 51°39'51" East] 95.22 feet) an arc distance of 105.77 feet to a 5/8 inch diameter iron rod at the Northeast Corner of Document No. 96—33293, Official Records of Jackson County; thence leaving said Easterly boundary, North 89°34'47" West 618.07 feet to a 5/8 inch diameter iron rod on the Westerly line of the Southeast Quarter of the Northwest Quarter of said Section 11, said point also being on the Westerly boundary of the aforementioned Parcel No. 1; thence South 00°00'51" West 580.63 feet [Record South 00°01'04" East 580.94] along the Westerly boundary of said Parcel No. 1, to a point at the Southwest corner thereof, said point being marked with a brass disc in concrete; thence North 89°51'18" East 889.86 (Record 889.86) along the Southerly line of said Parcel No. 1, to the Point of Beginning.

Richard G. Templin

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments, LLC, an Oregon Limited Liability Company, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

Eagle Point Developments L.L.C.

C.A. Galpin

STATE OF __Oregon__)
COUNTY OF __Jackson__)SS.

The foregoing instrument was acknowledged before me this 27th day of August, 19 98, by C.A. Galpin, managing member of Eagle Point Developments L.L.C., owners of the above-referenced property, known to me as the person who executed the within instrument on behalf of Eagle Point Developments L.L.C.

Before me: _Anna T Ariope_
Notary Public

RECORDER'S CERTIFICATE

Filed for record this 3 day of September, 19 98 at 1:14 O'clock P.M., and recorded as Partition Plat No. P-58-1998 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon.
(Index Volume 9, Page 58)

Kathleen S. Beckett   _Glenda E. Bartlett_
County Clerk   Deputy

Jackson County Surveyor File No. 15864

APPROVALS

Approved this 26th day of __August__, 19 98.

Roger R Roberts
Jackson County Surveyor

Approved this 2 day of __September__, 19 98.

David A. Hummel
Eagle Point Planning

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

J.A. Lyn, Deputy   9-2-98
ASSESSOR   DATE

Lynda Adsitt, Deputy   9-2-98
TAX COLLECTOR   DATE

SURVEY NARRATIVE

PURPOSE: To survey and create a three Parcel Partition, per City of Eagle Point Final Order No. 14—22, as shown on the accompanying map.

PROCEDURE: I tied monuments reported and or set on Filed Survey numbers 2705 and 11463 along with the deed record for the controlling boundary of this Partition. I then computed and set the Northwest deed corner along with the newly created Parcel corners, as shown on the accompanying map.

* * RECEIVED * *
Date 9-3-98 By BF
This survey consists of
2 sheets of Map
0 pages of Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
RICHARD G. TEMPLIN
2359
My Certificate Expires June 30, 99

FILE: "RMURRY1.GCD"

RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD.   899—2032   JACKSONVILLE, OREGON

LAND PARTITION
LOCATED IN
IN THE SE 1/4 OF THE NW 1/4 OF SECTION 11, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

SURVEYED FOR: MR. ALLAN MURRAY
762 VIEWCREST DRIVE
EAGLE POINT, OR. 97524

DATE: AUGUST 24, 1998