

PINERIDGE SUBDIVISION - PHASE 1

Located in Lot 1, Block 1 of WHISPERING PINES SUBDIVISION and in the North-half of Section 10, T.36S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

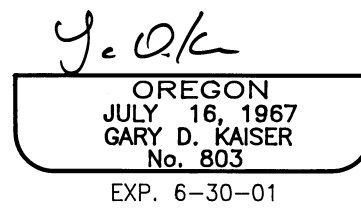
July 30, 1999

*** 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 shown on sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcels No. One (1) and Two (2) of Minor Partition Plat recorded May 4, 1995 as Partition Plat No. P-27-1995 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14490 in the Office of the Jackson County Surveyor.

G. D. Kaiser
SURVEYOR



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that the MURPHY FAMILY LLC, an Oregon limited liability company is the owner of the lands hereon described, and has caused the same to be subdivided into lots and streets as shown on sheet 2, and the number and size of the lots and 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, together with all public utility easements (PUE) and the slope easement as shown on sheet 2. We also dedicate to the City of Eagle Point that 15-foot wide stormdrain easement shown on sheet 2. We also dedicate to Eagle Point Irrigation District that 10-foot wide irrigation easement shown on sheet 2 which replaces the 25-foot wide easement shown on the plat of WHISPERING PINES SUBDIVISION. We also create for the benefit of properties described in Volume 578, page 269 and Volume 576, page 171 of the Deed Records of Jackson County, Oregon, that 10-foot wide irrigation easement shown on sheet 2, across lot 1. We hereby designate said subdivision as PINERIDGE SUBDIVISION - PHASE 1.

We, the undersigned, hereby grant to the City of Eagle Point in Fee simple that area designated on sheet 2 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 11 DAY OF August, 1999.

Anne Murphy
ANNE MURPHY, MEMBER

Reid A. Murphy
REID A. MURPHY, MEMBER

STATE OF OREGON)
COUNTY OF JACKSON)



Personally appeared the above named REID A. MURPHY and ANNE MURPHY, and acknowledges the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 11 day of August, 1999.

Lisa Mendenhall
NOTARY PUBLIC FOR THE STATE OF OREGON

We, RAY GREB AND JAY GREB, Co-conservators of the Chester Willson Estate, are the undersigned beneficiaries of a certain trust deed dated September 3, 1998 and recorded December 14, 1998 as No. 98-57858 of the Official Records of Jackson County, Oregon 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 4 day of September, 1999.

Ray Greb
RAY GREB

Jay Greb
JAY GREB

Before me:



Lisa Mendenhall
NOTARY PUBLIC FOR THE STATE OF OREGON

*** APPROVALS ***

Examined and approved this 12th day of August, 1999.

Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 18th day of August, 1999.

Joe Handley
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 02 day of SEPTEMBER, 1999.

Nancy Schumell
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 3rd day of SEPTEMBER, 1999.

Jeffrey Dwyer
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 3rd day of September, 1999.

Sandra Adsett, Deputy
TAX COLLECTOR

*** RECORDERS CERTIFICATE ***

Filed for record this 09 day of September, 1999, at 11:32 O'Clock A.M.; and recorded in Volume 25 of Plats on Page 26 of Records of Jackson County, Oregon.

BY: Kathleen S. Beckolt
COUNTY CLERK

Christy Alder
DEPUTY

For order of the County Commissioners approving this plat see Volume of County Commissioners Journal of Proceedings.

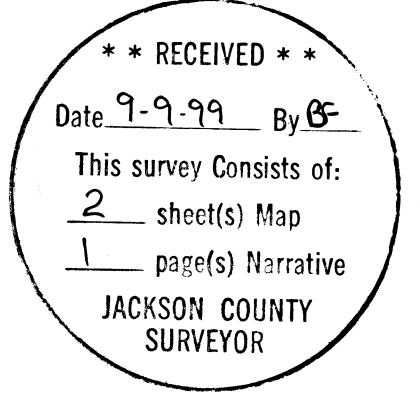
*** APPROVALS ***

Approved by Bear Creek Valley Sanitary Authority.

Cal W. Turner
DISTRICT ENGINEER

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

G. D. Kaiser
SURVEYOR



PINERIDGE SUBDIVISION - PHASE 1

Located in Lot 1, Block 1 of WHISPERING PINES SUBDIVISION
and in the North-half of Section 10, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

July 30, 1999

SURVEY FOR:

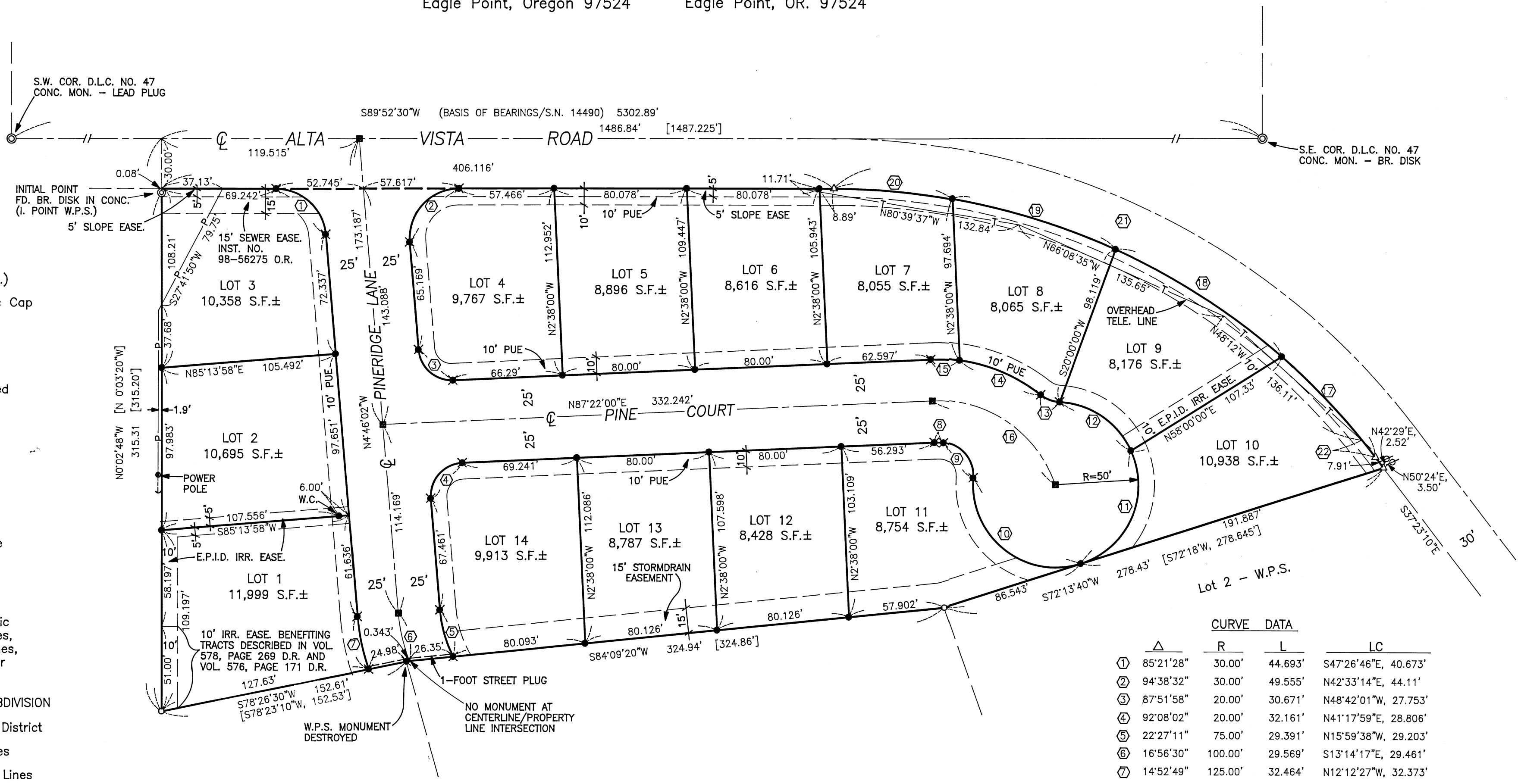
Murphy Family LLC
1605 Brownsboro-Meridian Road
Eagle Point, Oregon 97524

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



SCALE: 1" = 50'



LEGEND

- o = Found 5/8" Rebar (W.P.S.)
- Δ = Found 5/8" Rebar/Plastic Cap S.N. 14490
- ∅ = Fd. 5/8" Rebar Origin Unknown
- = Set 5/8" x 30" Rebar with Aluminum cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- W.P.S. = WHISPERING PINES SUBDIVISION
- E.P.I.D. = Eagle Point Irrigation District
- P— = Overhead Power Lines
- T— = Overhead Telephone Lines
- [] = Record per W.P.S.
- EASE. = Easement
- IRR. = Irrigation

CURVE DATA

Δ	R	L	LC
1	85'21'28"	30.00'	44.693'
2	94'38'32"	30.00'	49.555'
3	87'51'58"	20.00'	30.671'
4	92'08'02"	20.00'	32.161'
5	22'27'11"	75.00'	29.391'
6	16'56'30"	100.00'	29.569'
7	14'52'49"	125.00'	32.464'
8	4'54'29"	50.00'	4.283'
9	92'23'17"	20.00'	32.249'
10	112'26'06"	50.00'	98.118'
11	96'48'00"	50.00'	84.474'
12	62'39'52"	50.00'	54.685'
13	35'30'45"	20.00'	12.396'
14	30'53'14"	100.00'	53.908'
15	10'01'19"	100.00'	17.492'
16	73'44'23"	75.00'	96.525'
17	11'34'44"	410.74'	83.006'
18	16'43'05"	410.74'	119.849'
19	14'25'21"	410.74'	103.391'
20	10'01'10"	410.74'	71.827'
21	52'44'20"	410.74'	378.073'
22	1'49'49"	410.74'	13.12'

EASEMENTS SHOWN ON A CURRENT TITLE REPORT

1. The E.P.I.D. Alta Vista lateral shown in a 25' wide Irrigation Easement on the Plat of WHISPERING PINES SUBDIVISION has been relocated in a buried pipeline. - SEE DECLARATION
2. Existing Power Lines are shown. Title report indicates Power Line Easements recorded in Vol. 500, Page 421 D.R. and Vol. 528, Page 415 D.R.. It is not known which Easement, if either, or both are for the existing power line shown.
3. The Irrigation pipe indicated in Easement recorded in Inst. No. 81-13065 O.R. falls within the Alta Vista Road R/W.
4. Irrigation Pipeline Easement described in Inst. No. 98-19888 O.R. falls within the Pineridge Lane R/W. This Easement has been relocated to the west boundary of Lot 1. - SEE DECLARATION
5. The B.C.V.S.A. 15' wide Sewer Easement described in Inst. No. 98-56276 O.R. falls within the Pineridge Lane R/W.

FILED SURVEY No. 2267

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY D. KAISER No. 803 EXP. 6-30-01

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

GARY D. KAISER 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 (541) 878-3995
FAX (541) 878-3995

SURVEY NO. 16267

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

SURVEY FOR: REID MURPHY, LLC
1605 BROWNSBORO-MERIDIAN RD.
EAGLE POINT, OR 97524

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

LOCATION: Lot 1, Block 1 of WHISPERING PINES
SUBDIVISION and in the North-half of
Section 10, T.36S., R.1W., W.M.,
City of Eagle Point, Jackson County,
Oregon

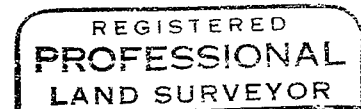
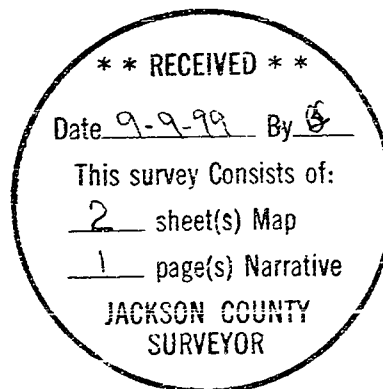
BASIS OF BEARINGS: Filed Survey No. 14490 (South bdry.
DLC No. 47)

DATE: July 30, 1999

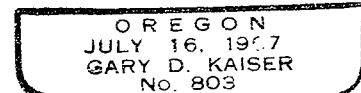
PURPOSE: To subdivide Parcel Nos. 1 and 2 of
Partition No. P-27-1995, Filed
Survey No. 14490.

PROCEDURE: The outside boundary is the same as
the outside boundary of Partition P-27-1995.

The lots, streets and easements are per the client's
direction and the City approval.



G. D. Kaiser



E4 6-30-01