

STONEVIEW ESTATES SUBDIVISION

Located in:

The S.E. 1/4 of Section 34,
T.35S., R.1W., W.M.
City of Eagle Point,
Jackson County,
Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that STONEBILT, INC., an Oregon Corporation, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. Said corporation does hereby create the private storm drain easements as shown hereon across Lots 16, 17, 18 and 24 for storm drainage purposes to benefit Lots 15-19, and across Lots 7-14 for storm drainage purposes to benefit Lots 7-14, and also does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and does hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. Said Corporation does hereby designate said subdivision as STONEVIEW ESTATES SUBDIVISION.

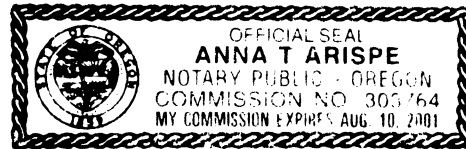
STONEBILT, INC.:

IN WITNESS HEREOF, signed this 8th day of September, 1999.

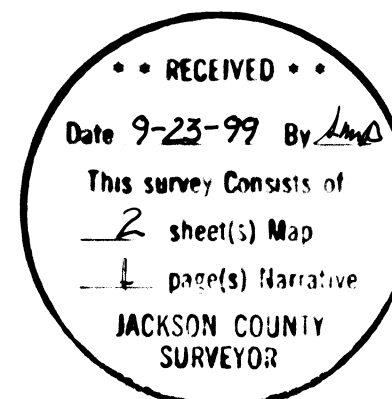
By: David Rydbom, President
DAVID RYDBOM, President

STATE OF OREGON)
County of Jackson) ss DATE: September 8, 1999

Personally appeared the above named DAVID RYDBOM and acknowledged the foregoing instrument, as President, on behalf of STONEBILT, INC., an Oregon Corporation, to be his voluntary act and deed. Before me:



Anna T. Arispe
NOTARY



Examined and approved as required by O.R.S. 92.100 as of Sept 16, 1999.

Bill Lumley, Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. as of SEPT 16, 1999.

Janece Clark, Deputy
Tax Collector

I certify this plat to be an exact photocopy of the original
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 23 day of September, 1999 at 9:00 o'clock A.M. and recorded in Volume 25 of Plats at page 27 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Charles Walker
Deputy



*** 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 Northeast corner of Lot 23 of VICTORIA MANOR SUBDIVISION - PHASE 2, in the City of Eagle Point, 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 Northerly boundary of said subdivision, South 89°57'33" West 152.10 feet; thence South 74°19'31" West 141.83 feet to a point for the Northwest corner of said subdivision, said point also being the Northeast corner of NORTH HEIGHTS SUBDIVISION, PHASE TWO, according to the Official Plat thereof, now of record in said Jackson County; thence along the Northerly boundary of said subdivision North 89°53'00" West 154.20 feet (Record North 89°54'00" West 154.27 feet) to a point on the Easterly boundary of EAGLE POINT MEADOWS, according to the Official Plat thereof, now of record in said Jackson County; thence along said easterly boundary North 00°01'01" East (Record North 00°01' West) 612.80 feet; thence leaving said boundary North 89°57'33" East 110.00 feet; thence South 00°01'01" West 10.00 feet; thence North 89°57'33" East 160.00 feet; thence South 00°01'01" West 15.00 feet; thence North 89°57'33" East 169.91 feet; thence South 00°01'01" West 256.21 feet; thence along the arc of a 470.00 foot radius curve to the left (the long chord to which bears South 07°59'30" East 130.96 feet) an arc distance of 131.39 feet; thence South 16°00'00" East 170.67 feet to the Northwest corner of the aforementioned VICTORIA MANOR SUBDIVISION - PHASE 2; thence South 89°57'33" West along the Northerly boundary of said subdivision 62.41 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved this 9th day of SEPTEMBER, 1999.

Roger Roberts
Jackson County Surveyor

Examined and recommended for approval this 9 day of September, 1999.

Al Handley
City Engineer

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 9 day of September, 1999.

Jul 1999
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 14 day of SEPTEMBER, 1999.

David G. Russell
City Administrator/Planning Director

The PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of a certain Trust Deed recorded April 29, 1999, as Document No. 99-23740, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss

By: Ken Trautman
Title: President

The foregoing instrument was acknowledged before me this 8th day of September, 1999 by Ken Trautman known to me as the person who executed the within instrument as, President on behalf of People's Bank of Commerce freely and voluntarily.

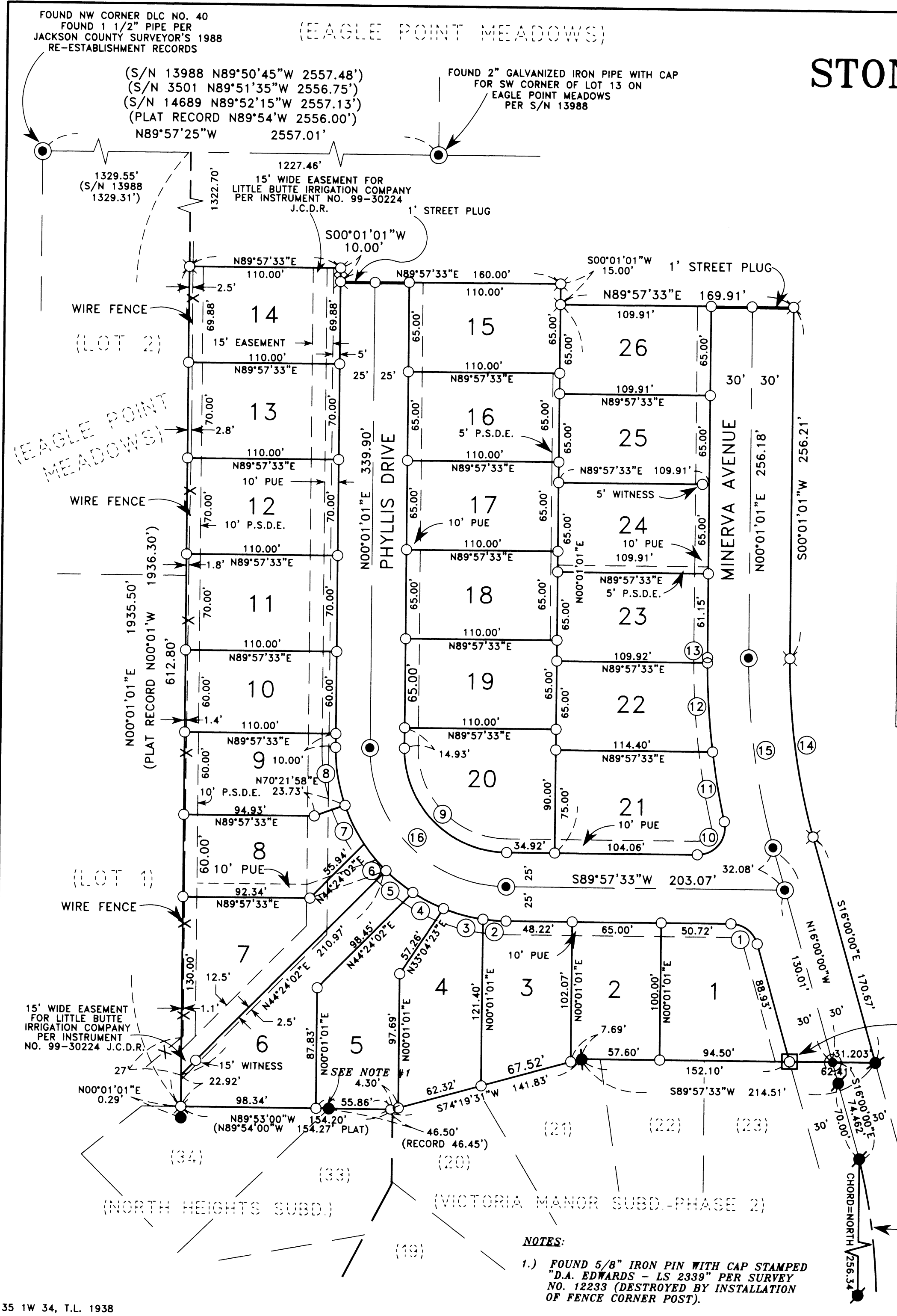
Before me:



Anna T. Arispe
NOTARY

STONEVIEW ESTATES SUBDIVISION

Located in:
 The S.E. 1/4 of Section 34,
 T.35S., R.1W., W.M.
 City of Eagle Point,
 Jackson County,
 Oregon



| CURVE TABLE | | | | | |
|-------------|------------|---------|---------|---------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
| 1 | 74°02'27" | 20.00' | 25.85' | 24.08' | S53°01'14"E |
| 2 | 07°42'58" | 125.00' | 16.83' | 16.82' | S86°10'58"E |
| 3 | 13°39'03" | 125.00' | 29.78' | 29.71' | S75°30'19"E |
| 4 | 11°32'13" | 125.00' | 25.17' | 25.13' | S62°53'41"E |
| 5 | 11°32'13" | 125.00' | 25.17' | 25.13' | S51°22'19"E |
| 6 | 11°32'18" | 125.00' | 25.17' | 25.13' | S39°49'29"E |
| 7 | 14°25'41" | 125.00' | 31.48' | 31.39' | S26°51'17"E |
| 8 | 19°39'01" | 125.00' | 42.87' | 42.66' | S09°48'21"E |
| 9 | 90°03'28" | 75.00' | 117.89' | 106.12' | N45°00'43"W |
| 10 | 102°57'25" | 20.00' | 35.94' | 31.29' | S38°28'50"W |
| 11 | 05°33'02" | 530.00' | 51.34' | 51.32' | S10°13'21"E |
| 12 | 07°02'51" | 530.00' | 65.19' | 65.15' | S03°55'25"E |
| 13 | 00°25'00" | 530.00' | 3.85' | 3.85' | S00°11'30"E |
| 14 | 16°01'01" | 470.00' | 131.39' | 130.96' | S07°59'30"E |
| 15 | 16°01'01" | 500.00' | 139.77' | 139.32' | S07°59'30"E |
| 16 | 90°03'28" | 100.00' | 157.18' | 141.49' | N45°00'43"W |

| LOT SIZE | | | |
|----------|-------------|---------|-------------|
| LOT NO. | SQUARE FEET | LOT NO. | SQUARE FEET |
| 1 | 7,972 | 14 | 7,687 |
| 2 | 6,508 | 15 | 7,150 |
| 3 | 7,232 | 16 | 7,150 |
| 4 | 7,361 | 17 | 7,150 |
| 5 | 8,038 | 18 | 7,150 |
| 6 | 9,303 | 19 | 7,150 |
| 7 | 9,328 | 20 | 8,690 |
| 8 | 7,089 | 21 | 8,939 |
| 9 | 6,670 | 22 | 7,247 |
| 10 | 6,600 | 23 | 7,144 |
| 11 | 7,700 | 24 | 7,144 |
| 12 | 7,700 | 25 | 7,144 |
| 13 | 7,700 | 26 | 7,145 |

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahan
 OREGON
 JULY 18, 1980
 DOUGLAS C. MCMAHAN
 No. 1213
 Expires 12/31/00

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

BY: DOUGLAS C. MCMAHAN PLS No. 1913
 SCALE: 1 inch = 60 feet August 14, 1999
 BASIS OF BEARING: VICTORIA MANOR SUBDIVISION - PHASE 2

- = Set 5/8"x24" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.MCMAHAN LS 1913".
- = Found 5/8" iron pin with cap stamped "D.A. EDWARDS - LS 2339" per S/N 12233
- ⊙ = Set 5/8"x24" rebar with metal cap stamped "D.MCMAHAN LS 1913".
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- = Found 5/8" iron pin with cap stamped "KAISER RLS 803" per plat of VICTORIA MANOR SUBDIVISION PHASE 2.
- S/N = Filed Survey Number
- P.S.D.E. = Private Storm Drain Easement
- J.C.D.R. = Jackson County Deed Records

INITIAL POINT
 SET 2 1/2" BRASS DISC
 STAMPED INITIAL POINT
 STONEVIEW ESTATES SUBD.
 LS 1913
 in 8"x8"x24" concrete in
 position of found 5/8" iron
 pin with cap marked
 "KAISER RLS 803"
 per S/N 15103

NOTES:
 1.) FOUND 5/8" IRON PIN WITH CAP STAMPED
 "D.A. EDWARDS - LS 2339" PER SURVEY
 NO. 12233 (DESTROYED BY INSTALLATION
 OF FENCE CORNER POST).

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