

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments LLC, an Oregon limited liability company, and Alta Vista Development, an Oregon limited partnership, are the owners in fee simple of the land shown hereon and that we have 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. We do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we 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. We hereby designate said subdivision as Lakeside Park.

Eagle Point Developments LLC by: [Signature]
C. A. Galpin
Its MEMBER

Alta Vista Development by: [Signature]
C. A. Galpin
Its GENERAL PARTNER

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 6th day of March 2000, before me a Notary Public, personally appeared C. A. Galpin, member of Eagle Point Developments LLC, and partner of Alta Vista Development, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Patricia S. Thomas
Notary Public



We, U. S. BANK NATIONAL ASSOCIATION, the undersigned beneficiaries of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42463 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.

U.S. BANK NATIONAL ASSOCIATION by: David B. Trott
David B. Trott
Its Vice President

STATE OF Oregon
COUNTY OF Multnomah)SS.

This certifies that on this 8th day of March 2000, before me a Notary Public, personally appeared David B. Trott, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Darci B. Hall
Notary Public



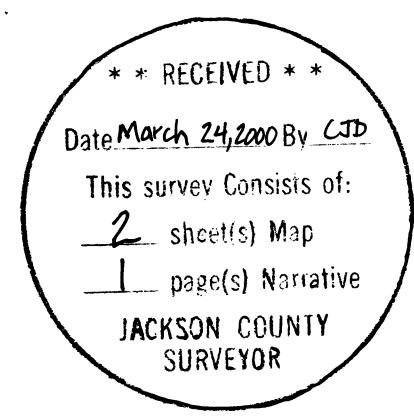
LAKESIDE PARK
A SUBDIVISION

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

I, Richard G. Templin, a duly registered 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:

Commencing at the Section Corner common to Sections 2,3,10 and 11, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence East, 1818.04 feet; thence South, 551.52 feet to a 5/8" iron rod, being the INITIAL POINT OF BEGINNING; thence South, 160.00 feet to a 5/8" iron rod; thence South 38'40'37" West, 64.01 feet to a 5/8" iron rod; thence South 12'48'38" West, 128.22 feet to a 5/8" iron rod; thence North 73'26'26" West, 100.00 feet to a 5/8" iron rod; thence South 31'36'00" West, 133.58 feet to a 5/8" iron rod; thence South 23'07'08" West, 50.74 feet to a 5/8" iron rod; thence South 56'33'56" West, 289.77 feet to a 5/8" iron rod; thence South 65'07'29" West, 198.62 feet to a 5/8" iron rod; thence South 51'20'12" West, 99.66 feet to a 5/8" iron rod; thence South 89'51'59" West, 650.00 feet to a 5/8" iron rod; thence North, 77.93 feet to a 5/8" iron rod; thence South 68'45'37" West, 296.56 feet to a 5/8" iron rod; thence along a 213.50 foot radius curve to the left (the long chord of which bears South 61'40'09" West, 52.77 feet) 52.91 feet to a 5/8" iron rod on the Southerly right of way line of Robert Trent Jones Jr. Blvd; thence North 35'26'19" West, along the East line of " PINE LAKE SUBDIVISION, PHASE 1 ", now recorded in the Subdivision records of Jackson County, Oregon, 73.00 feet to a 5/8" iron rod on the Northerly right of way line of Robert Trent Jones Jr. Blvd; thence along a 286.50 foot radius curve to the right (the long chord of which bears North 61'40'09" East, 70.81 feet (Record North 61'39'13" East, 70.89) 71.00 feet (Record 71.07 feet); thence North 68'45'37" East, 336.71 feet to a 5/8" iron rod; thence along a 284.30 foot radius curve to the right (the long chord of which bears North 79'18'48" East, 104.14 feet), 104.73 feet; thence North 00'08'01" West, 15.00 feet to a 5/8" iron rod; thence North 71'27'30" East, 510.86 feet to a 5/8" iron rod; thence North 72'28'00" East, 230.15 feet to a 5/8" iron rod; thence North 48'54'33" East, 56.30 feet to a 5/8" iron rod ; thence North 35'02'09" East, 143.53 feet to a 5/8" iron rod ; thence North 60'39'35" East, 137.73 feet to a 5/8" iron rod ; thence North 14'02'16" East, 141.08 feet to a 5/8" iron rod ; thence South 87'50'48" East, 308.05 feet to the Initial Point of Beginning.

[Signature]
RICHARD G. TEMPLIN LS 2359



RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.
Filed for record this 24 day of March, 2000 at 8:39 o'clock A.M.
and recorded in Volume 26 of Plats at page 09 of records of Jackson County, Oregon.

Kathleen S. Beckett COUNTY CLERK
[Signature] DEPUTY

APPROVALS

Examined and approved this 21st day of March, 2000
[Signature]
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 13th day of March, 2000
[Signature]
CITY ENGINEER

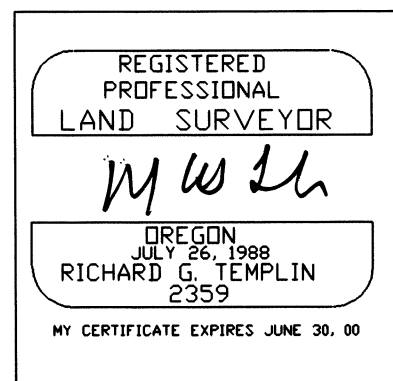
Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 14 day of MARCH, 2000
[Signature]
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 17 day of MARCH, 2000
[Signature]
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of MARCH 21, 2000
[Signature] 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 3/21, 2000
[Signature]
TAX COLLECTOR

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
RICHARD G. TEMPLIN LS 2359



RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD. 899-2032 JACKSONVILLE, OREGON
LAKESIDE PARK
LOCATED IN
SW 1/4 OF THE NW 1/4 OF SECTION 11, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
FOR: Eagle Point Development L.L.C.
501 Spencer St.
Medford, Or. 97504
DATE: MARCH 2, 2000

LAKESIDE PARK A SUBDIVISION

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

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	93°26'11"	32.62	N 02°54'23" W	29.12
B	760.00	07°31'25"	99.80	N 41°31'47" E	99.72
C	211.30	21°06'22"	77.84	N 79°18'48" E	77.40

D	247.80	21°06'22"	91.28	S 79°18'48" W	90.77
E	284.30	21°06'22"	104.73	N 79°18'48" E	104.14
F	20.00	87°07'35"	30.41	S 46°35'05" E	27.57

* INDICATES THIS IS A NON-TANGENT CURVE

G	20.00	92°57'35"	32.45	S 43°27'32" W	29.01
H	205.00	21°53'10"	78.31	S 10°48'34" W	77.83
I	230.00	21°53'10"	87.87	S 10°48'34" W	87.32

* INDICATES THIS IS A NON-TANGENT CURVE

J	255.00	20°27'42"	91.07	S 10°05'50" W	90.58
K	330.00	04°21'08"	25.07	N 87°41'19" E	25.06
L	330.00	12°35'55"	72.56	N 79°12'54" E	72.42

M	330.00	03°25'57"	19.77	N 71°12'05" E	19.77
N	330.00	20°22'59"	117.40	N 79°40'29" E	116.78
O	300.00	20°22'59"	106.73	N 79°40'29" E	106.16

P	270.00	01°28'22"	6.94	S 89°07'27" W	6.94
Q	270.00	18°54'53"	89.13	S 78°56'47" W	88.73
R	270.00	20°22'59"	96.05	N 79°40'29" E	95.55

S	760.00	03°17'12"	43.60	N 67°50'24" E	43.59
T	760.00	06°47'20"	90.05	N 62°48'08" E	90.00
U	760.00	05°16'45"	70.02	N 56°46'05" E	70.00

V	760.00	03°39'20"	48.49	N 52°18'03" E	48.48
W	20.00	79°54'07"	27.89	S 89°34'33" E	25.68
X	235.00	08°35'14"	35.22	S 53°55'06" E	35.19

Y	210.00	07°32'48"	27.66	S 53°23'52" E	27.64
Z	185.00	06°13'05"	20.08	N 52°44'02" W	20.07
A1	760.00	04°40'32"	62.02	N 31°36'00" E	62.00

A2	760.00	12°10'19"	161.46	N 37°43'33" E	161.15
A3	730.00	21°53'14"	278.86	N 58°32'23" E	277.17
A4	730.00	15°57'16"	203.28	N 39°37'07" E	202.62

COURSE DATA

PT	LC BEARING	LC
L1	N 00°08'01" W	15.00
L2	S 21°45'09" W	13.72
L3	S 21°45'09" W	3.67

COURSE DATA

PT	LC BEARING	LC
L11	N 90°00'00" E	44.00
L12	N 66°36'44" W	13.03
L13	N 68°45'37" E	40.15

L4	N 48°54'33" E	56.30
L5	S 69°29'01" W	21.54
L6	N 69°29'00" E	34.43

L14	N 89°51'59" E	9.28
L16	S 89°51'59" W	20.58
L18	S 00°08'43" E	53.92

L7	S 66°36'43" E	61.50
L8	S 66°36'44" E	13.86
L9	N 90°00'00" E	4.00
L10	N 90°00'00" E	23.99

L19	N 88°34'59" E	54.97
L20	N 71°27'30" E	72.20
L21	S 88°51'01" E	108.31

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A5	730.00	37°50'31"	482.14	N 50°33'45" E	473.42
A6	700.00	37°50'24"	462.30	N 50°33'48" E	453.95
A7	700.00	04°36'41"	56.34	S 67°10'39" W	56.32

A8	500.00	02°41'41"	23.52	N 30°15'09" E	23.51
A9	20.00	85°04'04"	29.69	N 70°51'24" E	27.04
B1	266.57	11°01'02"	51.26	S 72°07'35" E	51.18

B2	266.57	12°22'12"	57.55	S 83°48'36" E	57.44
B3	266.57	23°23'16"	108.81	S 78°18'22" E	108.06
B4	241.57	23°23'16"	98.61	S 78°18'22" E	97.92

B5	216.57	23°23'16"	88.40	N 78°18'22" W	87.79
B6	20.00	86°07'44"	30.06	N 23°33'02" W	27.31
B7	500.00	07°10'36"	62.63	N 15°20'33" E	62.59

B8	500.00	06°32'35"	57.10	N 08°28'58" E	57.07
B9	500.00	13°43'12"	119.73	N 12°04'15" E	119.44
C1	470.00	07°37'39"	62.57	N 27°47'10" E	62.52

C2	470.00	18°33'58"	152.30	N 14°41'21" E	151.63
C3	470.00	26°11'37"	214.87	N 18°30'11" E	213.00
C4	440.00	03°47'34"	29.13	S 29°42'13" W	29.12

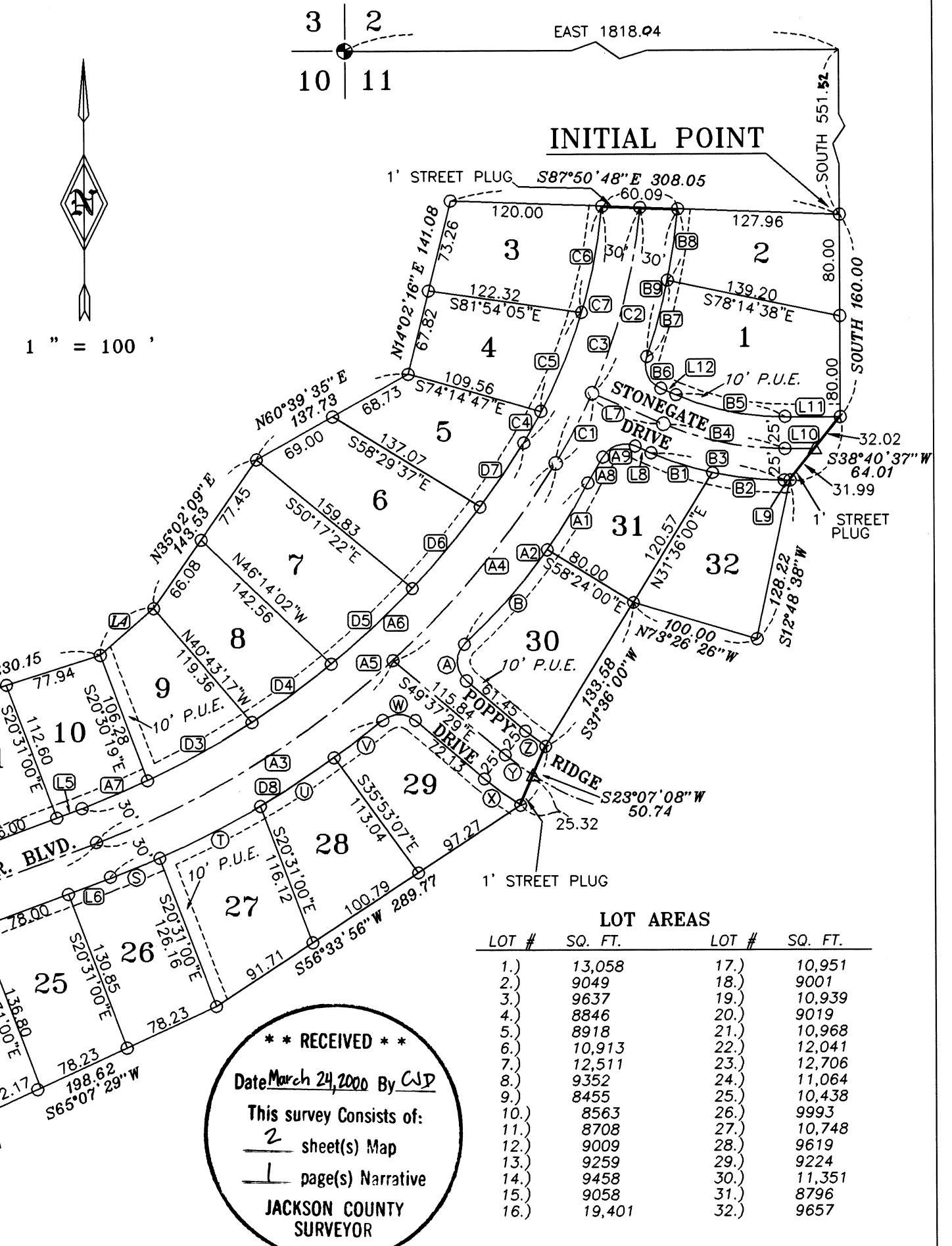
C5	440.00	11°02'15"	84.76	S 22°17'18" W	84.63
C6	440.00	11°08'30"	85.56	S 11°11'56" W	85.43
C7	440.00	25°58'18"	199.45	N 18°36'51" E	197.74

C8	100.00	14°26'33"	25.21	N 72°29'14" E	25.14
C9	100.00	32°42'49"	57.10	N 48°54'33" E	56.32
D1	100.00	46°44'33"	81.58	N 09°10'52" E	79.34
D2	100.00	93°53'55"	163.88	N 32°45'33" E	146.15
D3	700.00	07°46'55"	95.07	S 60°58'52" W	95.00

D4	700.00	06°23'16"	78.04	S 53°53'47" W	78.00
D5	700.00	07°12'28"	88.06	S 47°05'55" W	88.00
D6	700.00	06°52'47"	84.05	S 40°03'18" W	84.00
D7	700.00	04°58'19"	60.74	S 34°07'45" W	60.72
D8	760.00	19°00'37"	252.16	N 59°58'41" E	251.01

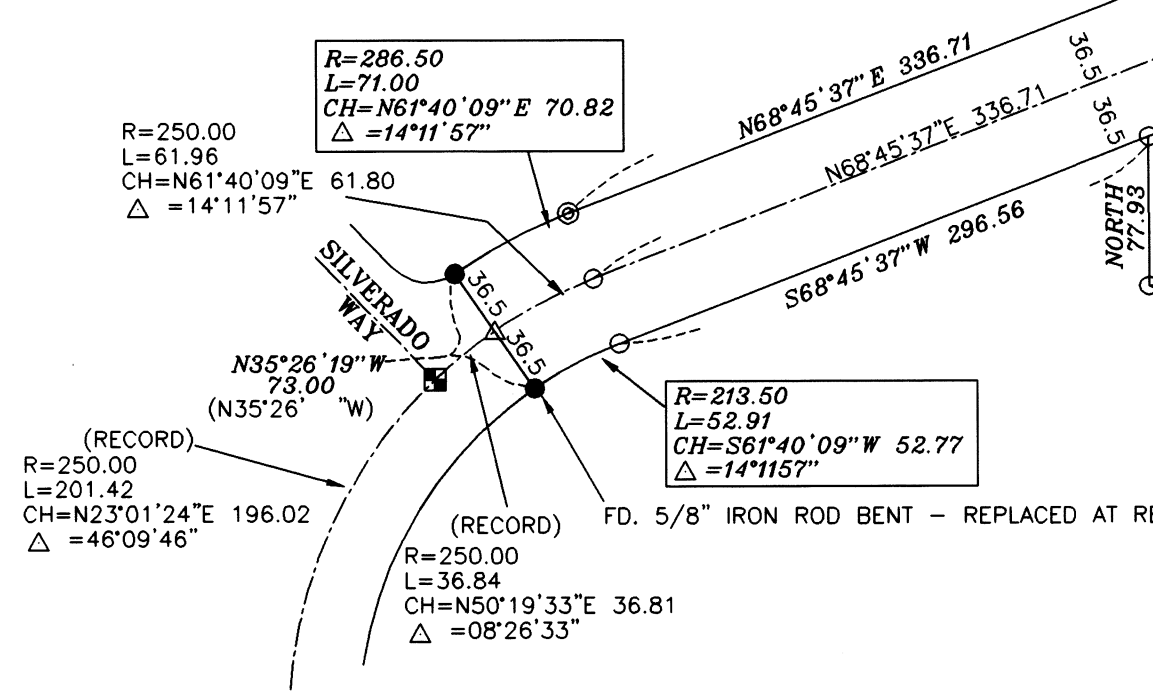
LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED 'TEMPLIN LS2359'
 - ⊙ SET NAIL AND WASHER MARKED 'LS2359'
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED 'TEMPLIN LS2359' AT RECORD POSITION PER PINE LAKE SUBDIVISION, PHASE 1
 - △ INDICATES CALCULATED POSITION
 - ⊕ INDICATES F.D. 2 1/2" BRASS CAP MONUMENT PER JACKSON COUNTY SURVEYOR
 - ⊞ INDICATES F.D. ALUMINUM CAP MONUMENT PER PINE LAKE SUBDIVISION, PHASE 1
 - () INDICATES RECORD DATA PER PINE LAKE SUBDIVISION, PHASE 1
 - FS INDICATES FILED SURVEY
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES & ELECTRIC
- BASIS OF BEARING: WEST LINE OF SECTION 11 PER FS 15864



LOT AREAS			
LOT #	SQ. FT.	LOT #	SQ. FT.
1.)	13,058	17.)	10,951
2.)	9049	18.)	9001
3.)	9637	19.)	10,939
4.)	8846	20.)	9019
5.)	8918	21.)	10,968
6.)	10,913	22.)	12,041
7.)	12,511	23.)	12,706
8.)	9352	24.)	11,064
9.)	8455	25.)	10,438
10.)	8563	26.)	9993
11.)	8708	27.)	10,748
12.)	9009	28.)	9619
13.)	9259	29.)	9224
14.)	9458	30.)	11,351
15.)	9058	31.)	8796
16.)	19,401	32.)	9657

** RECEIVED **
Date March 24, 2000 By CJD
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard G. Templin
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES JUNE 30, 2000

RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD. 899-2032 JACKSONVILLE, OREGON
LAKESIDE PARK
LOCATED IN
SW 1/4 OF THE NW 1/4 OF SECTION 11, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
FOR: Eagle Point Development L.L.C.
501 Spencer St.
Medford, Or. 97504
DATE: MARCH 2, 2000

16459

LAKESIDE PARK
A SUBDIVISION

SURVEY NARRATIVE

Survey No. _____

SURVEY FOR: Mr. C.A. Galpin
P.O. Box 8271
Medford, Oregon 97504

LOCATION: The SW 1/4 of the NW 1/4 of Section 11, Township 36 South,
Range 1 West, of the Willamette Meridian, Jackson County,
Oregon.

DATE: February 20, 2000

BASIS OF Bearings based upon the West line of Section 11, per filed
survey number 15864.

PURPOSE: To survey and monument a 32 lot subdivision per my clients
request and as depicted on the Plat.

PROCEDURE: Robert Trent Jones Boulevard was extended from " PINE LAKE
SUBDIVISION PHASE 1 ". I computed and set monuments along the
centerline of the streets to be dedicated. The outside boundary
was monumented as requested by my client. Lot corners were set
as shown on accompanying Plat map.

