

MOUNT ROYAL SUBDIVISION

LOCATED IN
 LOT 166 OF ROGUELANDS IRRIGATED ORCHARD TRACTS
 THE SE 1/4 OF THE SE 1/4 OF SECTION 16
 T.36S., R.1W., W.M.
 JACKSON COUNTY, OREGON



SCALE: 1"=60'

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - FD. 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER FS 16944
 - ⊗ FD. 5/8" REBAR WITH PLASTIC CAP MARKED "KAISER RLS 803" PER FS 17030
 - FD. 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER PENNYROYAL SUBDIVISION
 - ⊙ SET CENTERLINE MONUMENT 5/8" X 24" REBAR WITH ALUMINUM CAP MARKED "LS2359"
 - ⊕ INDICATES DEFERRED CENTERLINE MONUMENT 5/8" X 24" REBAR WITH ALUMINUM CAP MARKED "LS2359"
 - ▲ INDICATES DEFERRED MONUMENT 5/8" X 24" REBAR WITH CAP MARKED "TEMPLIN LS2359"
 - FD. 5/8" IRON ROD PER FS 1964
 - △ INDICATES CALCULATED POSITION
 - [] INDICATES RECORD DATA PER FILED SURVEY NUMBER 16944
 - () INDICATES RECORD DATA PER FILED SURVEY NUMBER 1964
 - (()) INDICATES RECORD DATA PER FILED SURVEY NUMBER 17030
 - [[]] INDICATES RECORD DATA PER FILED SURVEY NUMBER 15087
 - FS INDICATES FILED SURVEY
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: PER FS 16944

**** RECEIVED ****
 Date 5-2-02 By GG
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

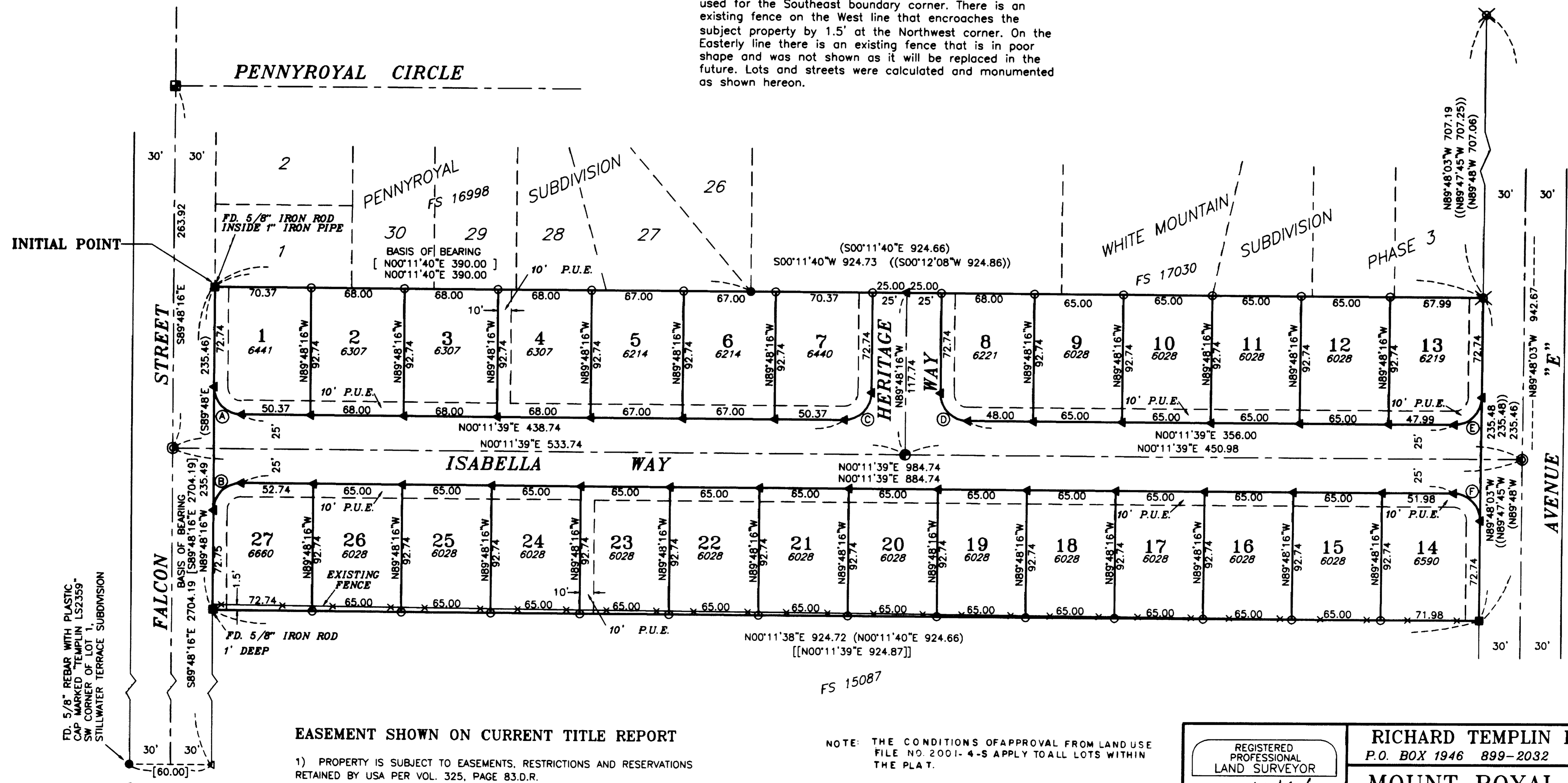
CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	90°00'05"	31.42	N 45°11'41" E	28.29
B	20.00	89°59'55"	31.42	S 44°48'19" E	28.28
C	20.00	89°59'55"	31.42	N 44°48'19" E	28.28
D	20.00	90°00'05"	31.42	N 45°11'41" E	28.29
E	20.00	89°59'42"	31.41	N 44°48'12" W	28.28
F	20.00	90°00'18"	31.42	S 45°11'48" W	28.29

SURVEY NARRATIVE

PURPOSE: Utilizing my clients deed, instrument number 01-54531, I surveyed and monumented the 27 lot subdivision per my clients request and as depicted on the Plat.

PROCEDURE: The Northeast, Northwest and the Southwest corners of this subdivision were set on filed survey number 1964 and were used as the Northeast, Northwest and Southwest boundary corners. The Southeast corner of this subdivision was set on filed survey number 17030 and was used for the Southeast boundary corner. There is an existing fence on the West line that encroaches the subject property by 1.5' at the Northwest corner. On the Easterly line there is an existing fence that is in poor shape and was not shown as it will be replaced in the future. Lots and streets were calculated and monumented as shown hereon.



EASEMENT SHOWN ON CURRENT TITLE REPORT

- 1) PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS RETAINED BY USA PER VOL. 325, PAGE 83.D.R.
- 1) PROPERTY IS SUBJECT TO THE EFFECTS OF BEING LOCATED IN THE URBAN RENEWAL AREA OF WHITE CITY, AS DEFINED IN DOCUMENT 92-12658.

NOTE: THE CONDITIONS OF APPROVAL FROM LAND USE FILE NO. 2001- 4-S APPLY TO ALL LOTS WITHIN THE PLAT.

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

RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR

Myll

OREGON
 JULY 28, 1988
 RICHARD G. TEMPLIN
 2359
 MY CERTIFICATE EXPIRES
 JUNE 30, 2002

RICHARD TEMPLIN LAND SURVEYING
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

MOUNT ROYAL SUBDIVISION
 LOCATED IN
 THE SE 1/4 OF THE SE 1/4 OF SECTION 16
 T.36S., R.1W., W.M. JACKSON COUNTY, OREGON

FOR: Eagle Point Development L.L.C.
 P.O. BOX 8271
 Medford, Or. 97501

FILE: "mroyal pg2 Mar8.dwg"

DATE: FEBRUARY 12, 2002

MOUNT ROYAL SUBDIVISION

LOCATED IN
 LOT 166 OF ROGUELANDS IRRIGATED ORCHARD TRACTS
 THE SE 1/4 OF THE SE 1/4 OF SECTION 16
 T.36S., R.1W., W.M.
 JACKSON COUNTY, OREGON



SCALE: 1"=60'

SURVEY NARRATIVE

PURPOSE: Utilizing my clients deed, instrument number 01-54531, I surveyed and monumented the 27 lot subdivision per my clients request and as depicted on the Plat.

PROCEDURE: The Northeast, Northwest and the Southwest corners of this subdivision were set on filed survey number 1964 and were used as the Northeast, Northwest and Southwest boundary corners. The Southeast corner of this subdivision was set on filed survey number 17030 and was used for the Southeast boundary corner. There is an existing fence on the West line that encroaches the subject property by 1.5' at the Northwest corner. On the Easterly line there is an existing fence that is in poor shape and was not shown as it will be replaced in the future. Lots and streets were calculated and monumented as shown hereon.

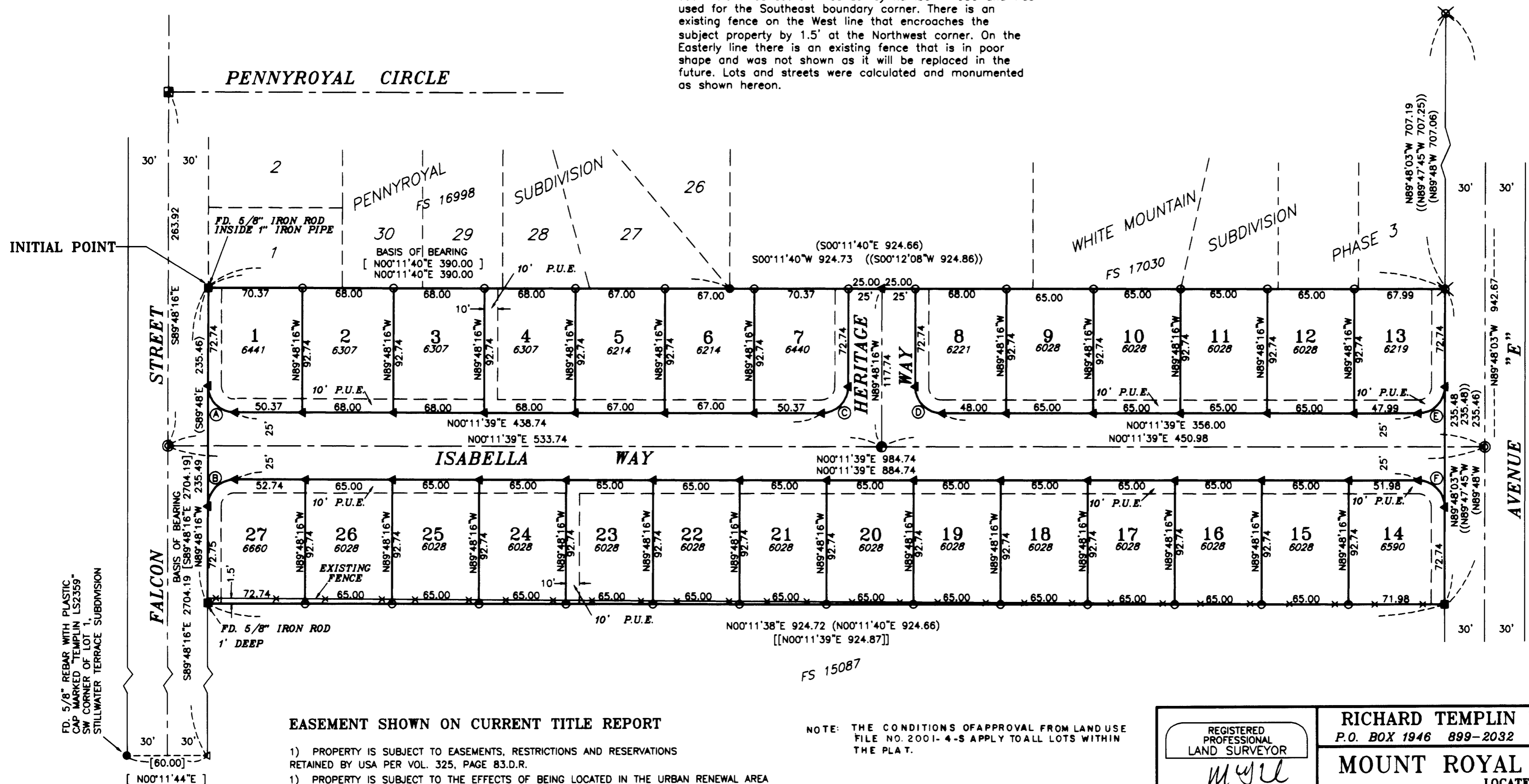
LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER FS 16944
- ⊗ FD. 5/8" REBAR WITH PLASTIC CAP MARKED "KAISER RLS 803" PER FS 17030
- FD. 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER PENNYROYAL SUBDIVISION
- ⊙ SET CENTERLINE MONUMENT 5/8" X 24" REBAR WITH ALUMINUM CAP MARKED "LS2359"
- ⊕ INDICATES DEFERRED CENTERLINE MONUMENT 5/8" X 24" REBAR WITH ALUMINUM CAP MARKED "LS2359"
- ▲ INDICATES DEFERRED MONUMENT 5/8" X 24" REBAR WITH CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" IRON ROD PER FS 1964
- △ INDICATES CALCULATED POSITION
- [] INDICATES RECORD DATA PER FILED SURVEY NUMBER 16944
- () INDICATES RECORD DATA PER FILED SURVEY NUMBER 1964
- (()) INDICATES RECORD DATA PER FILED SURVEY NUMBER 17030
- [[]] INDICATES RECORD DATA PER FILED SURVEY NUMBER 15087
- FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

BASIS OF BEARING: PER FS 16944

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	90°00'05"	31.42	N 45°11'41" E	28.29
B	20.00	89°59'55"	31.42	S 44°48'19" E	28.28
C	20.00	89°59'55"	31.42	N 44°48'19" E	28.28
D	20.00	90°00'05"	31.42	N 45°11'41" E	28.29
E	20.00	89°59'42"	31.41	N 44°48'12" W	28.28
F	20.00	90°00'18"	31.42	S 45°11'48" W	28.29



EASEMENT SHOWN ON CURRENT TITLE REPORT

- 1) PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS RETAINED BY USA PER VOL. 325, PAGE 83.D.R.
- 1) PROPERTY IS SUBJECT TO THE EFFECTS OF BEING LOCATED IN THE URBAN RENEWAL AREA OF WHITE CITY, AS DEFINED IN DOCUMENT 92-12658.

NOTE: THE CONDITIONS OF APPROVAL FROM LAND USE FILE NO. 2001-4-S APPLY TO ALL LOTS WITHIN THE PLAT.

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

RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR

Myll

OREGON
 JULY 28, 1998
 RICHARD G. TEMPLIN
 2359
 MY CERTIFICATE EXPIRES
 JUNE 30, 2002

FILE: "mroyal pg2 Mar8.dwg"

RICHARD TEMPLIN LAND SURVEYING
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

MOUNT ROYAL SUBDIVISION
 LOCATED IN
 THE SE 1/4 OF THE SE 1/4 OF SECTION 16
 T.36S., R.1W., W.M. JACKSON COUNTY, OREGON

FOR: Eagle Point Development L.L.C.
 P.O. BOX 8271
 Medford, Or. 97501

DATE: FEBRUARY 12, 2002

MOUNT ROYAL SUBDIVISION

LOCATED IN
LOT 166 OF ROGUELANDS IRRIGATED ORCHARD TRACTS
THE SE 1/4 OF THE SE 1/4 OF SECTION 16
T.36S., R.1W., W.M.
JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that GALPIN LLC. is the owner 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. We hereby designate said subdivision as Mount Royal Subdivision.

[Signature]
C.A. Galpin, managing member

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 11th day of March, 2002, before me a Notary Public, personally appeared C.A. Galpin and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Patricia P. Thomas
Notary Public



We, PremierWest Bank, the undersigned beneficiary of a certain Trust Deed recorded December 11, 2001 as Document No. 01-60413 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.

PremierWest Bank by: [Signature]
Its: ASSISTANT VICE-PRESIDENT

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 12th day of March, 2002, before me a Notary Public, personally appeared Jim Tompkins, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Terre L. Anderson
Notary Public

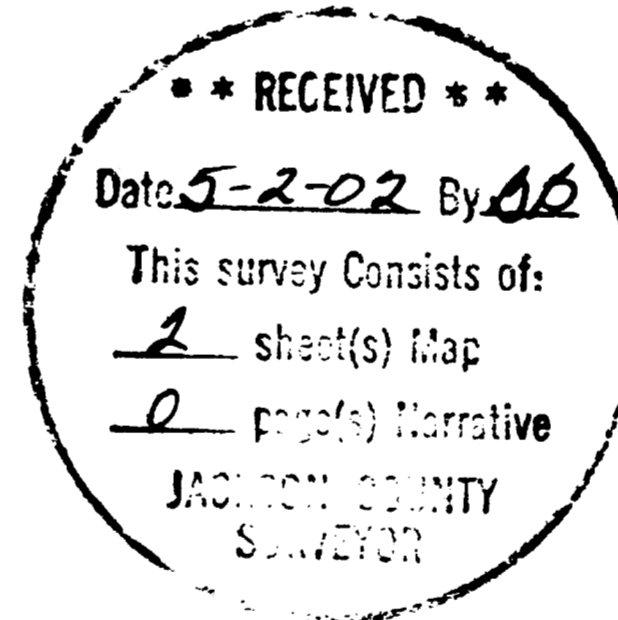


SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me 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. The following is an accurate description of the parent tract, as set forth hereon:

Beginning at the Initial Point being a 5/8" iron rod at the Northwest corner of Lot 1 of PENNYROYAL GARDENS SUBDIVISION, as recorded in Volume 27, Page 39 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as survey number 16998; thence South 00°11'40" West along the West line of said Subdivision and the extension thereof, 924.73 feet (record, 924.66 feet) to a 5/8" iron rod on the Northerly right of way line of Avenue E; thence North 89°48'03" West along said Northerly right of way line, 235.48 feet(record North 89°48'West, 235.46 feet) to a 5/8" iron rod; thence North 00°11'39" East, 924.72 feet(record, North 00°11'40" East, 924.66 feet) to a 5/8" iron rod on the Southerly right of way line of Falcon Street; thence South 89°48'16" East along said Southerly line, 235.49 feet (record, South 89°48' East, 235.46 feet) to the true point of beginning.

[Signature]
Richard G. Templin



All deferred monuments will be set no later than July 1, 2002.

[Signature]
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 02-28978 of Official Records, this 29th day of May, 2002 (See SN 17352)

Approved by Jackson County Surveyor. [Signature]
JACKSON COUNTY SURVEYOR

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

[Signature]
RICHARD G. TEMPLIN L.S. 2359

APPROVALS

Examined and approved this 15th day of March, 2002.
[Signature]
JACKSON COUNTY SURVEYOR

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 8 day of April, 2002.

[Signature]
DISTRICT ENGINEER

Examined and approved by Jackson County Planning Department

Dated this 29 day of April, 2002.

[Signature]
JACKSON COUNTY PLANNING

Examined and approved as required by O.R.S. 92.100 as

of 30 April, 2002.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

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

paid as of April 30, 2002.

[Signature]
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

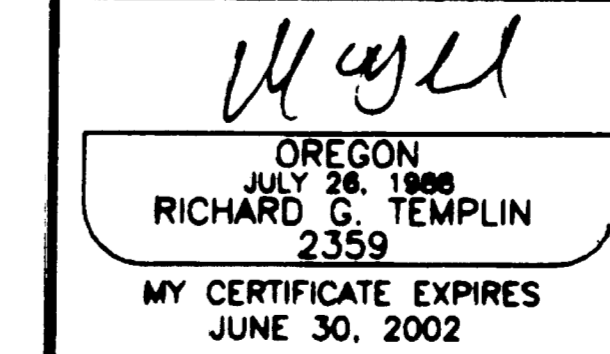
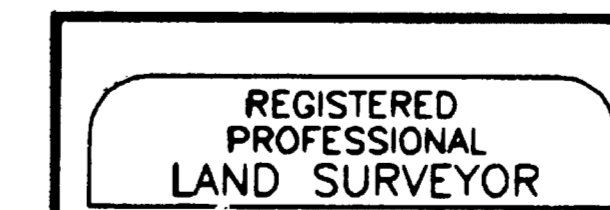
Filed for record this 2 day of May, 2002 at 3:43 o'clock P.M.

and recorded in Volume 28 of Plats at page 25 of records of Jackson County, Oregon.

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

FILE: "mroyal pg1 mar8.dwg"



RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

MOUNT ROYAL SUBDIVISION
LOCATED IN
THE SE 1/4 OF THE SE 1/4 OF SECTION 16
T.36S., R.1W., W.M.
JACKSON COUNTY, OREGON

DATE: FEBRUARY 11, 2002