

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

**PURPOSE:** TO SURVEY AND MONUMENT THIS PLANNED COMMUNITY AS APPROVED BY THE CITY OF EAGLE POINT PLANNING DEPARTMENT, FILE No. PA#01/02-15:PUD/SUB/CUP/SPR.

**PROCEDURE:** I ESTABLISHED CONTROL WITH TERRESTRIAL AND GPS TIES TO FOUND MONUMENTS FROM SURVEY NO.'S 12982, 14957, 15210, 15644, 16017 AND 16039. I THEN LOCATED THE AFFECTED PROPERTY AND MONUMENTED IT AS SHOWN HEREON.

Surveyed by:  
**FARBER & SONS, INC.**  
dba FARBER SURVEYING  
(541) 776-0846

**OFFICE LOCATION:** 120 MISTLETOE MEDFORD, OREGON 97501  
**MAILING ADDRESS:** P.O. BOX 5286 CENTRAL POINT, OREGON 97502

**McLOUGHLIN MEADOWS, PHASE I  
A PLANNED COMMUNITY**  
located in

A PORTION OF PARCEL No. 2 OF PARTITION PLAT P-45-1996 (S/N 14657) IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON for

**CRATER LAKE DEVELOPMENTS, LLC**

P. O. BOX 1488  
MEDFORD, OREGON 97501

DWG FILE: JOBS\EAGLE POINT\BUTTE CREST MH PARK\McLOUGHLIN MEADOWS\MAC\_MEADOWS\_PHS1.FLX

SCALE: 1" = 60'  
DATE: MAY 17, 2002  
JOB NO.: 0647-97

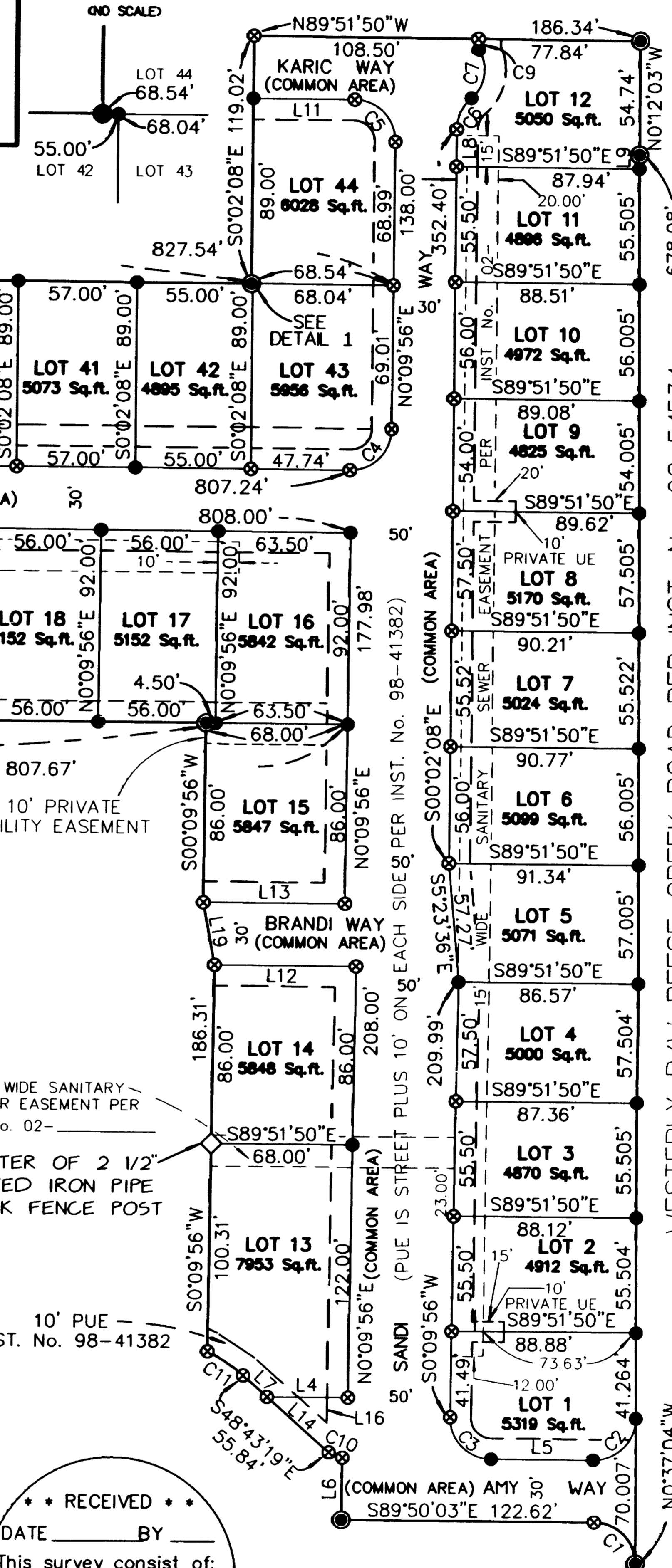
CITY OF EAGLE POINT FILE No. PA#01/02-15:PUD/SUB/CUP/SPR

**NOTE**

"CARRIAGE BOLTS" IN CURB DO NOT REPRESENT PROPERTY LINES.

(PARCEL No. 2, P-45-1996, S/N 14957)

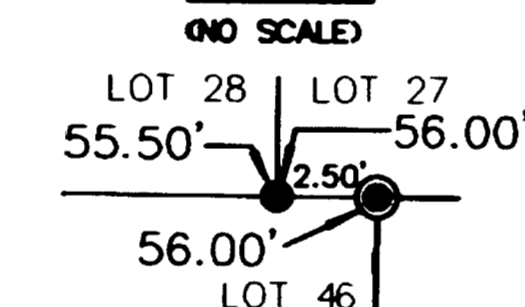
**DETAIL 1**  
NOT SCALED



**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°12'58"	31.14'	20.00'	S45°13'34"E	28.09'
C2	90°47'01"	31.69'	20.00'	N44°46'27"E	28.48'
C3	89°59'58"	31.42'	20.00'	S44°50'03"E	28.28'
C4	89°58'14"	31.41'	20.00'	N45°09'03"E	28.28'
C5	90°01'45"	31.43'	20.00'	N44°50'58"W	28.29'
C6	48°50'53"	17.05'	20.00'	S24°23'18"W	16.54'
C7	81°55'40"	25.74'	18.00'	N7°50'54"E	23.60'
C8	7°36'19"	13.27'	100.00'	S3°50'17"E	13.26'
C9	61°47'27"	5.39'	5.00'	S2°13'12"E	5.13'
C10	41°06'44"	7.18'	10.00'	S69°16'42"E	7.02'
C11	14°47'57"	20.66'	80.00'	S56°07'18"E	20.61'
C12	89°58'14"	31.41'	20.00'	S45°09'03"W	28.28'

**DETAIL**  
NOT SCALED



**LINE TABLE**

NUM	DISTANCE	BEARING
L1	86.00'	N00°09'56"E
L2	30.54'	N10°49'20"W
L3	123.37'	S89°51'50"E
L4	39.15'	S89°50'04"E
L5	49.44'	S89°50'03"E
L6	30.00'	S0°09'57"W
L7	15.54'	S48°43'19"E
L8	17.88'	S0°02'08"E
L9	6.741'	S0°37'04"E
L10	10.00'	S7°38'27"E
L11	48.84'	S89°51'50"E
L12	68.00'	S89°51'50"E
L13	68.00'	S89°51'50"E
L14	40.30'	S48°43'19"E
L15	51.44'	S76°39'46"W
L16	12.17'	N0°09'56"E
L17	89.98'	N89°51'50"W
L18	104.01'	S89°51'50"E
L19	30.55'	S10°52'27"E

**LEGEND**

- = FOUND BRASS CAP - INITIAL POINT, S/N 15210
- = FOUND 5/8" IRON PIN, L.S. 1913, OR AS NOTED
- ◇ = FOUND 2 1/2" IRON PIPE CHAIN LINK FENCE POST
- ⊙ = SET TACK WITH WASHER STAMPED "LS 2189", IN CONCRETE
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- R/W = RIGHT-OF-WAY
- W.C. = WITNESS CORNER
- SS = SANITARY SEWER
- UE = UTILITY EASEMENT
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

RECEIVED BY  
This survey consist of:  
— sheet(s) Map  
— page(s) Narrative  
JACKSON COUNTY SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

FOUND 5/8" IRON PIN, MOST SOUTHERLY CORNER LOT 64, BUTTE CREST UNIT No. 6 SUBDIVISION, PHASE 1 (S/N 16017)

10' WIDE PUBLIC WATER EASEMENT PER INST. No. 98-41382

10' WIDE PUBLIC SEWER EASEMENT PER INST. No. 98-41382 & 10' WIDE STORM DRAIN EASEMENT PER INST. No. 98-01862

10' PUE - INST. No. 98-41382

15' WIDE SANITARY SEWER EASEMENT PER INST. No. 02-

FOUND BRASS CAP, INITIAL POINT BUTTE CREST UNIT No. 4 SUBDIVISION (S/N 15210), 0.17' EAST

REGISTERED PROFESSIONAL LAND SURVEYOR

ORGOON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-03

FOUND 5/8" IRON PIN, SE CORNER LOT 17, BUTTE CREST UNIT No. 4 SUBDIVISION (S/N 15210)

Sheet 2 of 2

ASSESSORS MAP FILE NO. 35-1W-35CB TL 1100 AND 35CC TL 3700

Surveyor's Certificate:

I, Herbert A. Farber, 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin marking the most southerly corner of Lot 64 of BUTTE CREST UNIT No. 6 SUBDIVISION, PHASE I, as recorded in Volume 25, Page 3 of the Plat Records of Jackson County, Oregon, said pin also being the most westerly-northwest corner of Parcel No. 2 of Partition Plat recorded May 8, 1996, as Partition Plat No. P-45-1996 of "Record of Partition Plats" in said County, and filed as Survey No. 14957 in the Office of the Jackson County Surveyor, said pin also being an angle point in Lot 39 of BUTTE CREST UNIT No. 5 SUBDIVISION as recorded in Volume 24, Page 3 of said Plat Records; thence South 00°02'28" East (record South 00°02'19" East), along the east boundary of said Unit No. 5 and the west line of said Parcel No. 2, a distance of 116.77 feet for the INITIAL POINT OF BEGINNING of this subdivision; thence continue South 00°02'28" East (record South 00°02'19" East), along said east boundary and said west line, 283.00 feet; thence, leaving said east boundary and said west line, South 89°51'50" East 92.16 feet; thence South 45°22'00" East 74.18 feet; thence South 00°09'56" West 72.01 feet; thence South 89°51'50" East 124.00 feet; thence North 00°09'56" East 92.00 feet; thence North 10°49'20" West 30.54 feet; thence North 00°09'56" East 86.00 feet; thence South 89°51'50" East 616.00 feet; thence South 00°09'56" West 86.00 feet; thence South 10°52'27" East 30.55 feet; thence South 00°09'56" West 186.31 feet; thence along the arc of a curve to the right having a radius of 80.00 feet, a central angle of 14°47'57", an arc length of 20.66 feet (the long chord of which bears South 56°07'18" East 20.61 feet); thence South 48°43'19" East 55.84 feet; thence along the arc of a curve to the left having a radius of 10.00 feet, a central angle of 41°06'44", an arc length of 7.18 feet (the long chord of which bears South 69°16'42" East 7.02 feet); thence South 00°09'57" West 30.00 feet; thence South 89°50'03" East 122.62 feet; thence along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°12'58", an arc length of 31.14 feet (the long chord of which bears South 45°13'34" East 28.09 feet) to the westerly right-of-way of Reese Creek Road as described in Instrument No. 98-54534 of the Official Records of said County; thence North 00°37'04" West, along said westerly right-of-way, 678.08 feet; thence North 00°12'03" West, along said westerly right-of-way, 54.74 feet; thence, leaving said westerly right-of-way, North 89°51'50" West (record North 89°52'01" West) 186.34 feet; thence South 00°02'08" East 119.02 feet; thence North 89°51'50" West 759.00 feet; thence South 76°39'46" West 51.44 feet; thence North 89°51'50" West 89.98 feet to the initial POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER JULY 26, 1985 2189

RENEWAL DATE 12-31-03

ASSESSORS MAP FILE NO. 35-1W-35CB TL 1100 and 35CC TL 3700

RECEIVED

DATE 6-5-02 BY [Signature]

This survey consist of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

McLOUGHLIN MEADOWS, PHASE I A PLANNED COMMUNITY

located in

A PORTION OF PARCEL No. 2 OF PARTITION PLAT P-45-1996 (S/N 14657) IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

for

CRATER LAKE DEVELOPMENTS, LLC

P. O. BOX 1488 MEDFORD, OREGON 97501

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Crater Lake Developments, LLC, an Oregon Limited Liability Company, is the owner of the lands hereon described, and has subdivided the same into lots and streets as shown hereon and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and do hereby create a private utility easement for the benefit of the lots shown hereon. We hereby designate said subdivision as McLoughlin Meadows, Phase I.

Gary T. Whittle, Barry M. Bloomberg, James K. Johnson, Manager Johnson Properties, LLC

State of Oregon ) County of Jackson )

The foregoing instrument was acknowledged before me this 16th day of May, 2002, by Gary T. Whittle, as a member of CRATER LAKE DEVELOPMENTS, LLC, an Oregon Limited Liability Company, on behalf and authority of the company.

Notary Public for Oregon Susan Morgan Farber

State of Oregon ) County of Jackson )

The foregoing instrument was acknowledged before me this 20th day of MAY, 2002, by Barry M. Bloomberg, as a member of CRATER LAKE DEVELOPMENTS, LLC, an Oregon Limited Liability Company, on behalf and authority of the company.

Notary Public for Oregon Lyndall M. Sellens

Easement Notes:

Volume 461, Page 344, a right-of-way for transmission and distribution of electricity, may affect this property, no location given.

Volume 25, Page 620, a water ditch easement recorded June 5, 1893, does not fall within the boundary of this Subdivision.

A water ditch easement set forth in Suit No. M-2-25, in the Circuit Court of the State of Oregon for Jackson County, does not fall within the boundary of this Subdivision.

The water ditch easements disclosed in Volume 61, Page 316, Inst. No. 93-14955 and Inst. No. 92-09470 do not fall within the boundaries of this Subdivision.

The easements created by Inst. No. 97-30463 & Inst. No. 98-07064 do not fall within the boundary of this Subdivision.

The Broadband Easement and Right of Entry Agreement, per Inst. No. 97-34890, affects this Subdivision.

The easements imposed by Instrument No.'s 00-5590, 01-19962 and 01-61708 do not fall within the boundary of this Subdivision.

Approvals:

Examined and approved by the City of Eagle Point Planning Director this 31 day of May, 2002.

Planning Director

Examined and approved this 31 day of May, 2002.

City Engineer

Examined and approved this 17th day of May, 2002.

Jackson County Surveyor

Examined and recommended for approval by Bear Creek Sanitary Authority this 20 day of MAY, 2002.

District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 3, 2002

Patty Bidsony - Deputy Tax Collector 6-3-02 Date

Examined and approved as required by O.R.S. 92.100 this 3rd day of JUNE, 2002.

Willetta Johnson Deputy Assessor 6-3-2002 Date

Recorder:

Filed for record this 5 day of June, 2002 at 3:56 o'clock P. M. and recorded in Volume 28, Page 33 of the Plat Records of Jackson County, Oregon.

Nathleen S. Beckett County Clerk Glenda E. Bartlett Date Deputy Clerk

State of Oregon ) County of Jackson )

The foregoing instrument was acknowledged before me this 16th day of May, 2002, by James K. Johnson on behalf of Johnson Properties LLC, a member of CRATER LAKE DEVELOPMENTS, LLC, an Oregon Limited Liability Company, on behalf and authority of the company.

Notary Public for Oregon Susan Morgan Farber

OFFICIAL SEAL SUSAN MORGAN FARBER NOTARY PUBLIC - OREGON COMMISSION NO. 331454 MY COMMISSION EXPIRES APRIL 21, 2004

For the order of the County Court approving this plat see Volume Page of the Commissioner's Journal of Proceedings.

JOB NO. 0647-97