

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1

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 we, MCANDREWS PROPERTIES, a Partnership consisting of Pacific Crest Properties, Inc., an Oregon Corporation, and James K. Johnson, DMD PC Pension and Profit Sharing Trust, are the owners in fee simple of the lands hereon described, 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, and do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and do also hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as a one foot street plug, 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 purpose. We hereby designate said subdivision as WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1.

MCANDREWS PROPERTIES:

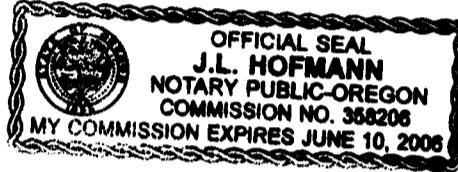
IN WITNESS HEREOF, signed this 3RD day of July, 2002.

Gary T. Whittle Pres
GARY T. WHITTLE, President
Pacific Crest Properties, Inc., Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 3rd day of July, 2002, by GARY T. WHITTLE, for Pacific Crest Properties, Inc., a partner of MCANDREWS PROPERTIES, known to me as the person who executed the within instrument on behalf of MCANDREWS PROPERTIES.

Before me: J. L. Hofmann
Notary



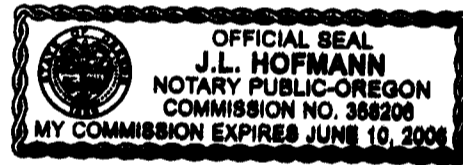
IN WITNESS HEREOF, signed this 3RD day of July, 2002.

James K. Johnson, Trustee
JAMES K. JOHNSON, Trustee of James K. Johnson,
DMD PC Pension and Profit Sharing Trust, Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 3rd day of July, 2002, by JAMES K. JOHNSON on behalf of James K. Johnson, DMD PC Pension and Profit Sharing Trust, a partner of MCANDREWS PROPERTIES, known to me as the person who executed the within instrument on behalf of MCANDREWS PROPERTIES.

Before me: J. L. Hofmann
Notary



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

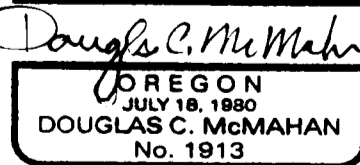
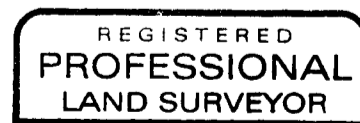
For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioners Journal of Proceedings.

*** RECORDERS CERTIFICATE ***

Filed for record this 10 day of July, 2002, at 2:45 o'clock P.M. and recorded in Volume 28 of Plats at page 39 of records of Jackson County, Oregon.

Kathleen A. Beckett
County Clerk

Geraldine Cutting
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 Northwest corner of Lot 237 of BUTTE CREST UNIT NO. 12 SUB-DIVISION, 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 disk for the INITIAL POINT OF BEGINNING; thence South 89°53'06" West 68.36 feet; thence along the arc of a 230.00 foot radius curve to the right (the long chord to which bears North 76°59'03" West 104.50 feet) an arc distance of 105.42 feet; thence along the arc of a 470.00 foot radius curve to the left (the long chord to which bears North 65°48'24" West 32.04 feet) an arc distance of 32.05 feet; thence South 00°06'54" East 91.81 feet; thence South 15°48'58" West 55.96 feet; thence North 42°19'45" West 67.81 feet; thence North 58°40'34" West 4.00 feet; thence North 00°06'54" West 114.49 feet; thence North 13°58'33" East 60.00 feet; thence along the arc of a 530.00 foot radius curve to the right (the long chord to which bears South 73°12'50" East 51.97 feet) and arc distance of 51.99 feet; thence North 13°08'28" East 83.00 feet; thence South 85°02'55" East 181.00 feet to a point on the Westerly boundary of the aforementioned BUTTE CREST UNIT NO. 12 SUBDIVISION; thence South 00°06'54" East along said boundary, 166.00 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved this 28th day of June, 2002.

Roger Roberts
Jackson County Surveyor

Examined and recommended for approval this 3rd day of July, 2002.

J. L. Handy
City Engineer

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 27 day of June, 2002.

Bill Tans
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 3 day of July, 2002.

David Atwood
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of July 8th, 2002.

Jeffrey Burt
Assessor, Department of Assessment

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

as of July 8, 2002.

Patty Budson, Deputy
Tax Collector

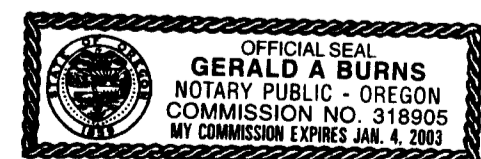
PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of certain Trust Deed recorded July 12, 2001, as Document No. 01-32494, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON }
County of Jackson } ss

By: Ken Platt
Title: President

The foregoing instrument was acknowledged before me this 8th day of July, 2002, by Jeffrey Burns known to me as the person who executed the within instrument as, Ken Platt on behalf of People's Bank of Commerce and voluntarily.

Before me: _____
Notary



WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1

LOCATED IN:
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CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

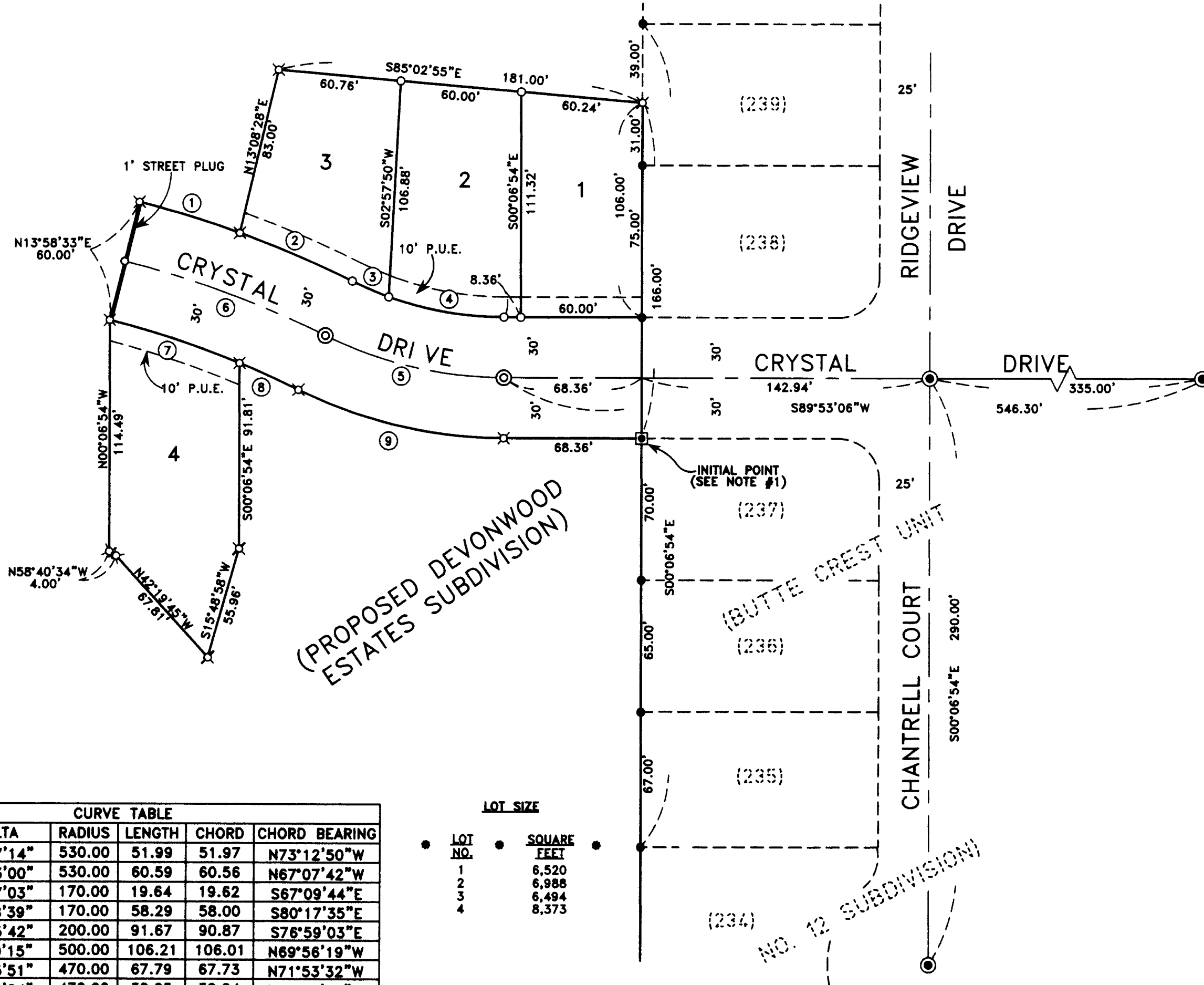
RECEIVED
Date 7-10-02 By *DB*
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEY



HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. MCMAHAN LS No. 1913
SCALE: 1 inch = 50 feet June 24, 2002
BASIS OF BEARING: BUTTE CREST UNIT NO. 12 SUBDIVISION

- = SET 5/8"x24" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913".
- = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF BUTTE CREST UNIT NO. 12 SUBDIVISION.
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "LS 1913".
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLAT OF BUTTE CREST UNIT NO. 12 SUBDIVISION.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.



NOTES:

- 1.) INITIAL POINT SET 3" BRASS DISC ON 2"x30" IRON PIPE STAMPED "INITIAL POINT WESTBROOK HEIGHTS SUBD. UNIT 1 LS 1913".
- 2.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION, BY INSTRUMENT(S) RECORDED SEPTEMBER 29, 1958 IN VOLUME 461, PAGE 344, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3.) RIGHT OF WAY EASEMENT, GRANTED TO AVISTA CORPORATION TO CONSTRUCT, RECONSTRUCT, INSPECT, MAINTAIN AND REMOVE GAS PIPELINE(S), SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 6, 2001 AS NO. 01-42930, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 4.) THE EFFECT OF SAID PROPERTY, OR ANY PART THEREOF, LYING WITHIN THE EAGLE POINT IRRIGATION DISTRICT, AND SUBJECT TO ALL WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS, AND ALL REGULATIONS OF SAID DISTRICT, INCLUDING ANY AND ALL ASSESSMENTS, LIENS AND CHARGES ASSESSED, AND TO BE ASSESSED.
- 5.) THE EFFECT OF SAID PROPERTY, OR SOME PORTION THEREOF, LYING WITHIN THE LITTLE BUTTE IRRIGATION DISTRICT, AND RIGHTS, LIENS AND ASSESSMENTS RESULTING THEREFROM.

| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|--------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
| 1 | 05°37'14" | 530.00 | 51.99 | 51.97 | N73°12'50"W |
| 2 | 06°33'00" | 530.00 | 60.59 | 60.56 | N67°07'42"W |
| 3 | 06°37'03" | 170.00 | 19.64 | 19.62 | S67°09'44"E |
| 4 | 19°38'39" | 170.00 | 58.29 | 58.00 | S80°17'35"E |
| 5 | 26°15'42" | 200.00 | 91.67 | 90.87 | S76°59'03"E |
| 6 | 12°10'15" | 500.00 | 106.21 | 106.01 | N69°56'19"W |
| 7 | 08°15'51" | 470.00 | 67.79 | 67.73 | N71°53'32"W |
| 8 | 03°54'24" | 470.00 | 32.05 | 32.04 | N65°48'24"W |
| 9 | 26°15'42" | 230.00 | 105.42 | 104.50 | S76°59'03"E |

| LOT SIZE | |
|----------|-------------|
| LOT NO. | SQUARE FEET |
| 1 | 6,520 |
| 2 | 6,988 |
| 3 | 6,494 |
| 4 | 8,373 |

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. MCMAHAN
No. 1913

EXPIRES 12/31/02