

# DEVONWOOD 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 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 TRACT "A". We hereby designate said subdivision as DEVONWOOD ESTATES SUBDIVISION.

#### MCANDREWS PROPERTIES:

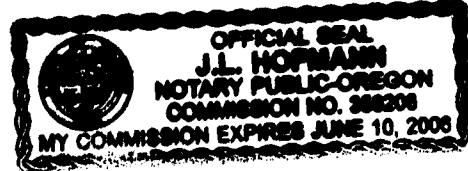
IN WITNESS HEREOF, signed this 3<sup>rd</sup> day of July, 2002.

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 3<sup>rd</sup> 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. Hoffmann  
Notary



IN WITNESS HEREOF, signed this 3<sup>rd</sup> 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 3<sup>rd</sup> 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. Hoffmann  
Notary



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

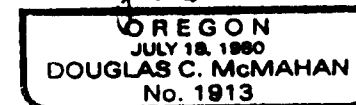
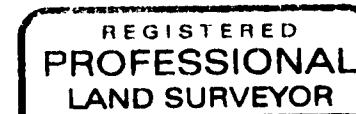
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

### \*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for record this 10 day of July, 2002, at 3:11 o'clock P..M. and recorded in Volume 22 of Plats at page 40 of records of Jackson County, Oregon.

Ruthless A. Beckett  
County Clerk

Geraldine Cutting  
Deputy



Expires 12/31/02

### \*\*\* 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 00°06'54" East along the Westerly boundary of said subdivision, 418.73 feet; thence continuing South 52°40'34" East 87.85 feet; thence North 69°00'44" East along the boundary of said subdivision, South 33°26'12" West 130.15 feet; thence South 89°58'11" 15.00 feet; thence leaving said boundary, South 33°26'12" West 130.15 feet; thence South 89°53'06" West 57.65 feet; West 168.18 feet; thence North 00°06'54" West 175.00 feet; thence North 15°48'58" East 55.96 feet; thence North 00°06'54" thence North 00°14'59" West 291.31 feet; thence North 15°48'58" East 55.96 feet; thence North 00°06'54" West 91.81 feet to a point on the Southerly right-of-way line of Crystal Drive; thence along said right-of-way line, along the arc of a 470.00 foot radius curve to the right (the long chord to which bears South 65°48'24" East 32.04 feet) an arc distance of 32.05 feet; thence along the arc of a 230.00 foot radius curve to the left (the long chord to which bears South 76°59'03" East 104.50 feet) an arc distance of 105.42 feet; thence North 89°53'06" East 68.36 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

### \*\*\* APPROVALS \*\*\*

Examined and approved this 28<sup>th</sup> day of June, 2002.

Raymond Roberts  
Jackson County Surveyor

Examined and recommended for approval this 3<sup>rd</sup> day of July, 2002.

John Haden  
City Engineer

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

Carl Tins  
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 Ottum  
City Administrator/Planning Director

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

Jeffrey Duff  
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 Burdson, Deputy  
Tax Collector

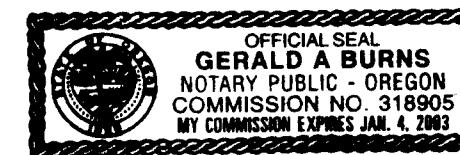
PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of certain Trust Deed recorded July 12, 2001, as Document No. 01-32494, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the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

STATE OF OREGON )  
County of Jackson ) ss

By: Ken Trautman  
Title: President

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2002, by Ken Trautman known to me as the person who executed the within instrument as, PRESIDENT on behalf of People's Bank of Commerce and voluntarily.

Before me: [Signature]  
Notary





# DEVONWOOD 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

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

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 20, 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".
  - ⊗ = SET LEAD PLUG AND TACK WITH WASHER STAMPED "LS 1913".
  - = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF BUTTE CREST UNIT NO. 12 SUBDIVISION.
  - ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1.
  - ⊗ = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1.
  - ⊙ = 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
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS

**LOT SIZE**

LOT NO.	SQUARE FEET
1	5,525
2	5,292
3	5,376
4	5,376
5	5,880
6	5,244
7	7,029
8	5,650
9	5,660
10	5,669
11	5,451
12	5,732
TRACT "A"	34,016

**NOTES:**

- 1.) INITIAL POINT FOUND 3" BRASS DISC ON 2"x30" IRON PIPE STAMPED "INITIAL POINT WESTBROOK HEIGHTS SUBD. UNIT NO. 1 LS 1913".
- 2.) 15' WIDE BEAR CREEK VALLEY SANITARY AUTHORITY EASEMENT PER INSTRUMENT NO. 01-57318 J.C.D.R.
- 3.) 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 (SPECIFIC LOCATION NOT GIVEN).
- 4.) 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 (NOT LOCATABLE).
- 5.) SAID PROPERTY, OR ANY PART THEREOF, LYING WITHIN THE EAGLE POINT IRRIGATION DISTRICT, AND MAY BE 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.
- 6.) SAID PROPERTY, OR SOME PORTION THEREOF, LYING WITHIN THE LITTLE BUTTE IRRIGATION DISTRICT, MAY BE SUBJECT TO ALL RIGHTS, LIENS AND ASSESSMENTS RESULTING THEREFROM.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	82°40'58"	20.00	28.86	26.42	S48°32'37"W
2	07°19'02"	79.00	10.09	10.08	S03°32'37"W
3	90°00'00"	20.00	31.42	28.28	S45°06'54"E
4	90°00'00"	20.00	31.42	28.28	N44°53'06"E
5	03°18'18"	121.00	6.98	6.98	S01°32'15"W
6	04°00'44"	121.00	8.47	8.47	S05°11'46"W
7	80°33'49"	20.00	28.12	25.86	N33°04'46"W
8	09°30'29"	230.00	38.17	38.12	S68°36'26"E
9	03°54'24"	470.00	32.05	32.04	S65°48'24"E
10	26°15'42"	230.00	105.42	104.50	S76°59'03"E
11	07°19'02"	100.00	12.77	12.76	S03°32'37"W
12	07°18'50"	200.00	25.53	25.51	S86°27'29"E
13	18°56'52"	200.00	66.14	65.84	S73°19'38"E
14	12°10'15"	500.00	106.21	106.01	N69°56'19"W
15	8°15'51"	470.00	67.79	67.73	S71°53'32"E

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahon*  
OREGON  
JULY 18, 1990  
DOUGLAS C. MCMAHAN  
No. 1913  
EXPIRES 12/31/02

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

