

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots, streets, and alleys 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 and alley shown hereon, together with those easements labeled as public utility easements, and do hereby create the private storm drain easements as shown hereon, and we hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as one foot street plugs, along with that area designated as "OPEN SPACE". 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 Eagle Point Golf Community, Phase 4.

Eagle Point Developments LLC by: C. A. Galpin  
Its Sole Member

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 20<sup>th</sup> day of June 2002, before me a Notary Public, personally appeared C. A. Galpin, Sole Member of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Terrell Anderson  
Notary Public



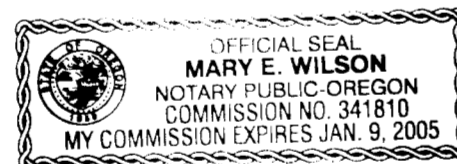
We, U. S. BANK NATIONAL ASSOCIATION, the undersigned beneficiary of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42463 Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

U.S. BANK NATIONAL ASSOCIATION by: Ann K. Hall  
Its: Assistant Vice President

STATE OF Oregon  
COUNTY OF Multnomah )SS.

This certifies that on this 25<sup>th</sup> day of June 2002, before me a Notary Public, personally appeared Ann K. Hall, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Mary E. Skilton  
Notary Public



I, Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993, the undersigned beneficiary of a certain Trust Deed recorded August 1, 1994 as Document No. 94-28058, 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.

Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 26<sup>th</sup> day of June 2002, before me a Notary Public, personally appeared John Lucas, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Patricia L. Thomas  
Notary Public



EAGLE POINT GOLF COMMUNITY, PHASE 4

LOCATED IN  
THE SW 1/4 OF THE SW 1/4 OF SECTION 2  
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:

Beginning at the Initial Point, a 5/8" iron rod at the most Westerly corner of Lot 30 of " EAGLE POINT GOLF COMMUNITY, PHASE 1" in the City of Eagle Point, in the Southwest Quarter of Section 2 and the Northwest Quarter of Section 11, Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon, recorded in Volume 26, Page 43 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as survey number 16694; thence North 37°49'11" West along the boundary of " EAGLE POINT GOLF COMMUNITY, PHASE 3", as recorded in Volume 27, Page 36 of the records of Jackson County, Oregon, 40.00 feet to a 5/8" iron rod; thence along said boundary North 42°07'16" West, 87.57 feet to a 5/8" iron rod on the Southeasterly right of way line of St Andrews Way; thence North 51°04'20" West, 50.00 feet to a 5/8" iron rod on the Northwesterly right of way line of St Andrews Way; thence along a 250.00 foot radius curve to the right ( the long chord of which bears South 40°38'49" West, 15.00 feet), 15.00 feet to a 5/8" iron rod; thence North 51°04'20" West, 117.51 feet to a 5/8" iron rod at the most Northerly corner of Lot 121 of said " EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence North 38°55'39" East, 75.04 feet to a 5/8" iron rod; thence North 51°04'21" West, 97.74 feet to a 5/8" iron rod; thence North 39°03'54 East, 74.28 feet to a 5/8" iron rod; thence South 51°04'21" East, 60.18 feet to a 5/8" iron rod; thence North 39°03'54" East, 134.62 feet to a 5/8" iron rod; thence North 79°22'18" East, 65.70 feet to a 5/8" iron rod; thence North 38°55'40" East, 166.43 feet to a 5/8" iron rod; thence South 50°56'06" East, 19.89 feet to a 5/8" iron rod; thence South 00°18'22" East, 162.66 feet to a 5/8" iron rod; thence North 89°41'38" East, 133.58 feet to a 5/8" iron rod; thence North 78°08'05" East, 61.24 feet to a 5/8" iron rod; thence South 84°18'47" East, 137.37 feet to a 5/8" iron rod on the Westerly line of Instrument number 98-59652 of the Official Records of Jackson County, Oregon; thence South 51°20'20" East ( Record, Southeasterly), along the Southwesterly line of said Instrument number 98-59652, 204.02 feet to a 5/8" iron rod; thence South 39°59'25" West, 103.69 feet to a 5/8" iron rod; thence South 59°58'18" West, 53.20 feet to a 5/8" iron rod; thence South 39°59'25" West, 117.47 feet to a 5/8" iron rod on the boundary of said EAGLE POINT GOLF COMMUNITY, PHASE 1"; thence along said boundary North 49°56'22" West, 79.18 feet to a 5/8" iron rod; thence North 69°05'26" West, 49.01 feet to a 5/8" iron rod; thence West, 207.56 feet to a 5/8" iron rod; thence South 34°14'01" West, 176.13 feet to the true point of beginning.

Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359

We, Eagle Point Developments LLC, an Oregon limited liability company, the undersigned beneficiaries of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42678, and assigned by instrument recorded May 18, 2000 as Document No. 00-20936, 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.

Eagle Point Developments LLC by: C. A. Galpin  
Its member

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 26<sup>th</sup> day of June 2002, before me a Notary Public, personally appeared C. A. Galpin, member of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Patricia L. Thomas  
Notary Public



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

Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359

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

APPROVALS

Examined and approved this 26<sup>th</sup> day of June 2002  
Roger Roberts  
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than September 1, 2002.  
Richard G. Templin  
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 02-39046 of Official Records, this 30<sup>th</sup> day of July, 2002 See CS. 17417

Approved by Jackson County Surveyor.  
Roger Roberts  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 26<sup>th</sup> day of June 2002.  
John Hanley  
CITY ENGINEER

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 25 day of June 2002.  
Ed Tass  
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 26 day of JUNE 2002.  
David A. Skumell  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of July 2 2002.  
Jeffrey Spitz  
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 2 2002.  
Patty Budson, Deputy  
TAX COLLECTOR

RECORDERS CERTIFICATE

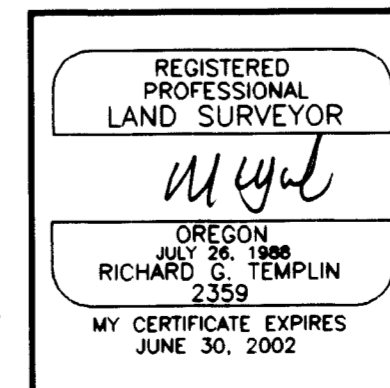
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Filed for record this 10 day of July 2002 at 3:42 o'clock P.M.

and recorded in Volume 28 of Plats at page 41 of records of Jackson County, Oregon.

Kathleen S. Beckett COUNTY CLERK  
Barbara Kelley DEPUTY

FILE: "phose4 june18.dwg"



RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
EAGLE POINT GOLF COMMUNITY  
PHASE 4  
LOCATED IN  
THE SW 1/4 OF THE SW 1/4 OF SECTION 2  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: JUNE 18, 2002

**LEGEND**

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ▲ INDICATES DEFERRED MONUMENT
- 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER EAGLE POINT GOLF COMMUNITY, PHASE 1 & 3
- FD. 5/8" REBAR WITH CAP MARKED "TEMPLIN LS2359" PER EAGLE POINT GOLF COMMUNITY, PHASE 1 & 3
- ⊙ SET CENTERLINE MONUMENT
- 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
- BRASS DISC MONUMENT IN CONCRETE PER FS 15236
- ⊗ FD 5/8" REBAR PER FILED SURVEY 5030, N 13°45'E, 0.51'
- △ INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 1 & 3
- (( )) INDICATES RECORD DATA PER FILED SURVEY 5030
- FS INDICATES FILED SURVEY
- DR INDICATES DEED RECORD
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

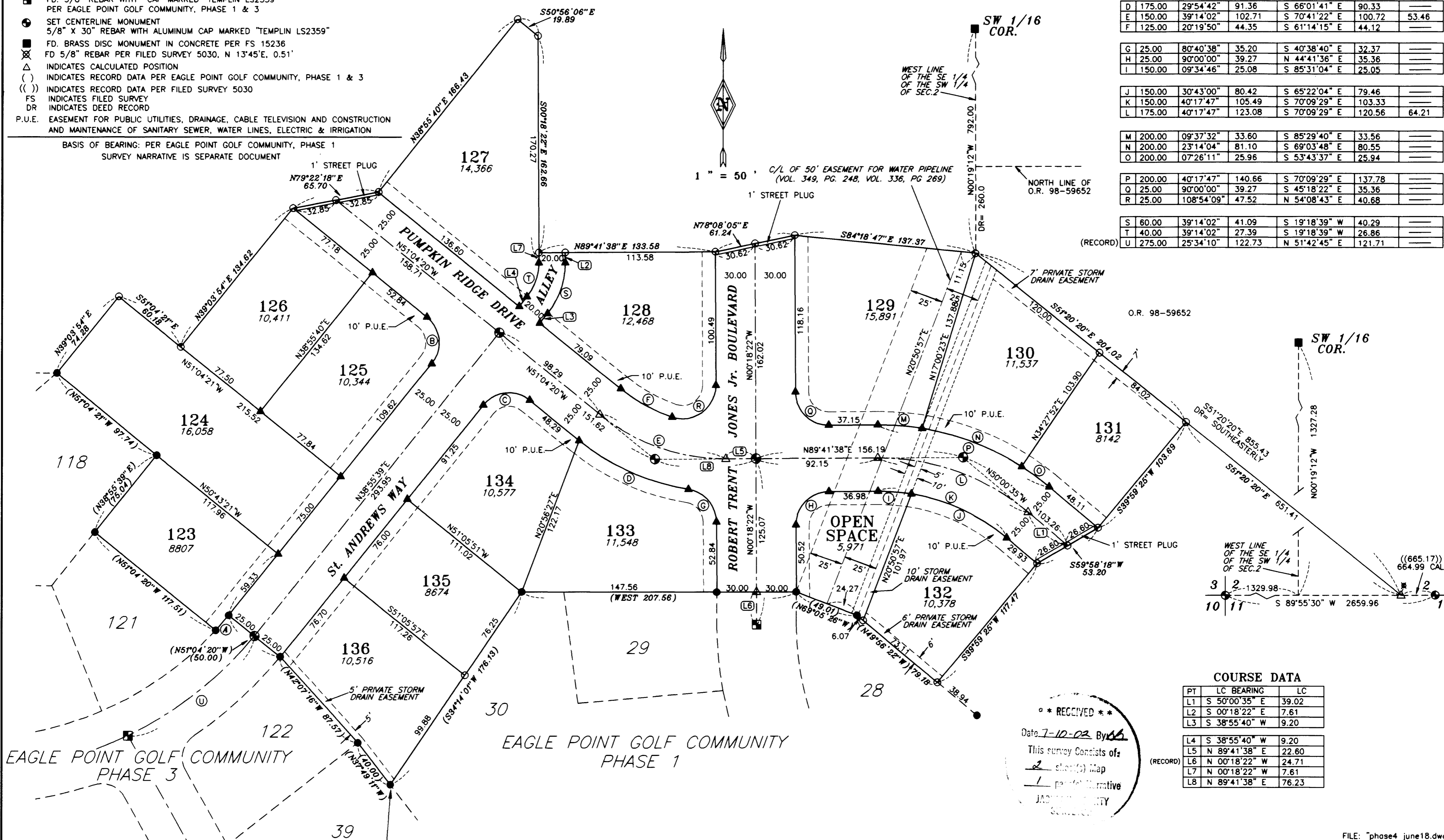
BASIS OF BEARING: PER EAGLE POINT GOLF COMMUNITY, PHASE 1  
SURVEY NARRATIVE IS SEPARATE DOCUMENT

**EAGLE POINT GOLF COMMUNITY, PHASE 4**

LOCATED IN  
THE SW 1/4 OF THE SW 1/4 OF SECTION 2  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

**CURVE DATA**

| PT         | RADIUS | DELTA      | LENGTH | LC BEARING    | LC     | TAN   |
|------------|--------|------------|--------|---------------|--------|-------|
| (RECORD) A | 250.00 | 03°26'18"  | 15.00  | N 40°38'49" E | 15.00  | ---   |
| B          | 25.00  | 89°59'59"  | 39.27  | N 06°04'21" W | 35.36  | ---   |
| C          | 25.00  | 90°00'01"  | 39.27  | N 83°55'40" E | 35.36  | ---   |
| D          | 175.00 | 29°54'42"  | 91.36  | S 66°01'41" E | 90.33  | ---   |
| E          | 150.00 | 39°14'02"  | 102.71 | S 70°41'22" E | 100.72 | 53.46 |
| F          | 125.00 | 20°19'50"  | 44.35  | S 61°14'15" E | 44.12  | ---   |
| G          | 25.00  | 80°40'38"  | 35.20  | S 40°38'40" E | 32.37  | ---   |
| H          | 25.00  | 90°00'00"  | 39.27  | N 44°41'36" E | 35.36  | ---   |
| I          | 150.00 | 09°34'46"  | 25.08  | S 85°31'04" E | 25.05  | ---   |
| J          | 150.00 | 30°43'00"  | 80.42  | S 65°22'04" E | 79.46  | ---   |
| K          | 150.00 | 40°17'47"  | 105.49 | S 70°09'29" E | 103.33 | ---   |
| L          | 175.00 | 40°17'47"  | 123.08 | S 70°09'29" E | 120.56 | 64.21 |
| M          | 200.00 | 09°37'32"  | 33.60  | S 85°29'40" E | 33.56  | ---   |
| N          | 200.00 | 23°14'04"  | 81.10  | S 69°03'48" E | 80.55  | ---   |
| O          | 200.00 | 07°26'11"  | 25.96  | S 53°43'37" E | 25.94  | ---   |
| P          | 200.00 | 40°17'47"  | 140.66 | S 70°09'29" E | 137.78 | ---   |
| Q          | 25.00  | 90°00'00"  | 39.27  | S 45°18'22" E | 35.36  | ---   |
| R          | 25.00  | 108°54'09" | 47.52  | N 54°08'43" E | 40.68  | ---   |
| S          | 60.00  | 39°14'02"  | 41.09  | S 19°18'39" W | 40.29  | ---   |
| T          | 40.00  | 39°14'02"  | 27.39  | S 19°18'39" W | 26.86  | ---   |
| (RECORD) U | 275.00 | 25°34'10"  | 122.73 | N 51°42'45" E | 121.71 | ---   |



**COURSE DATA**

| PT | LC BEARING    | LC    |
|----|---------------|-------|
| L1 | S 50°00'35" E | 39.02 |
| L2 | S 00°18'22" E | 7.61  |
| L3 | S 38°55'40" W | 9.20  |
| L4 | S 38°55'40" W | 9.20  |
| L5 | N 89°41'38" E | 22.60 |
| L6 | N 00°18'22" W | 24.71 |
| L7 | N 00°18'22" W | 7.61  |
| L8 | N 89°41'38" E | 76.23 |

**RECEIVED**  
Date 7-10-02 By RLB  
This survey consists of:  
2 sheets of Map  
1 parcel narrative  
JACKSON COUNTY SURVEYOR

**EASEMENTS SHOWN ON CURRENT TITLE REPORT**

- 1) THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
- 2) THE SUBJECT PROPERTY IS AFFECTED BY A RIGHT GRANTED TO THE CITY OF MEDFORD TO CONSTRUCT, USE, AND MAINTAIN A PIPELINE AS SET FORTH IN VOL. 349, PG. 248 AND VOL. 336, PG. 289, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

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, 2002

FILE: "phase4 june18.dwg"  
**RICHARD TEMPLIN LAND SURVEYING**  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
**EAGLE POINT GOLF COMMUNITY PHASE 4**  
LOCATED IN  
THE SW 1/4 OF THE SW 1/4 OF SECTION 2  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: JUNE 18, 2002

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