

\* See Att. of Past Mon.

SURVEY NARRATIVE  
for  
"EAGLE POINT GOLF COMMUNITY, PHASE 5"

Survey No. 17559

Vol. 28 pg. 59  
Book 14, pg. 71  
13L/38

**SURVEY FOR:** Eagle Point Development LLC.  
P.O. Box 8271  
Medford, Oregon 97501

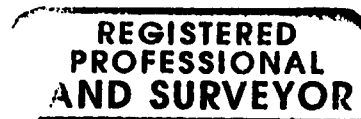
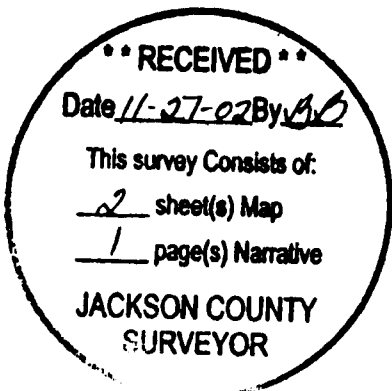
**LOCATION:** The SE ¼ of the SE ¼ OF Section 3, Township 36  
South, Range 1 West, of the Willamette Meridian,  
City of Eagle Point, Jackson County, Oregon.

**PURPOSE:** To survey and monument a 33 lot subdivision, as  
shown on accompanying Plat.

**DATE:** September 16, 2002

**BASIS OF BEARINGS:** Bearings based upon " EAGLE POINT GOLF COMMUNITY, PHASE 3",  
the North line of said subdivision.

**PROCEDURE:** From previous control set on " EAGLE POINT GOLF COMMUNITY,  
PHASE 3" I computed the boundary per my client's request  
and set the outside boundary corners as shown. The interior  
monuments are to be deferred.



[Handwritten signature]



MY CERTIFICATE EXPIRES JULIE 30, 20 04

**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 3
  - ⊕ INDICATES DEFERRED CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)  
5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
  - △ INDICATES CALCULATED POSITION
  - ( ) INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 3
  - 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 3  
SURVEY NARRATIVE IS SEPARATE DOCUMENT

**EAGLE POINT GOLF COMMUNITY, PHASE 5**

LOCATED IN  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

**RECEIVED**  
Date 11-17-07 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

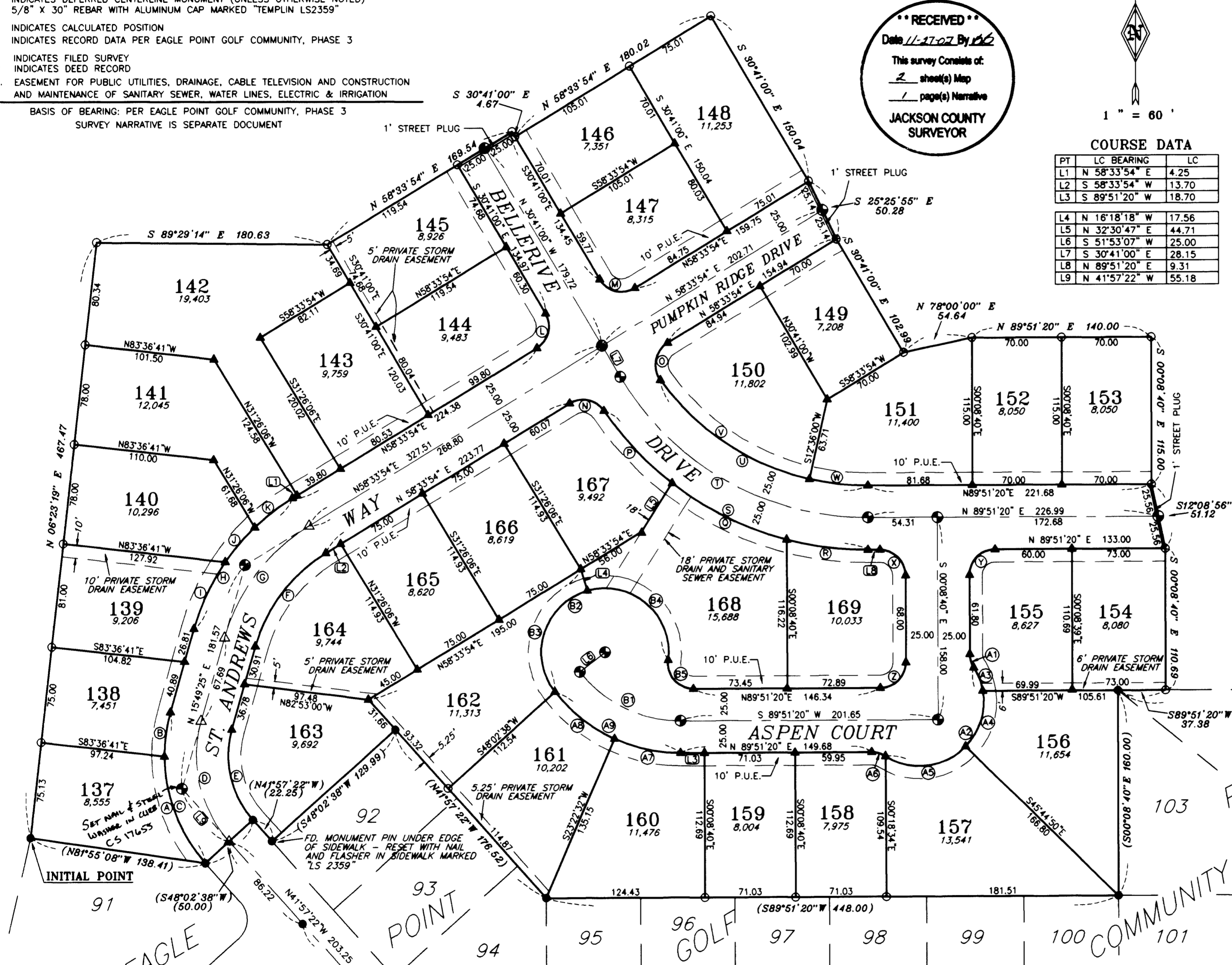


**COURSE DATA**

PT	LC BEARING	LC
L1	N 58°33'54" E	4.25
L2	S 58°33'54" W	13.70
L3	S 89°51'20" W	18.70
L4	N 16°18'18" W	17.56
L5	N 32°30'47" E	44.71
L6	S 51°53'07" W	25.00
L7	S 30°41'00" E	28.15
L8	N 89°51'20" E	9.31
L9	N 41°57'22" W	55.18

**CURVE DATA**

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	125.00	41°49'57"	91.27	N 21°02'23" W	89.25	---
B	125.00	15°56'50"	34.79	N 07°50'59" E	34.68	---
C	125.00	57°46'47"	126.05	N 13°03'58" W	120.78	---
D	100.00	57°46'46"	100.84	N 13°03'58" W	96.63	55.18
E	75.00	57°46'48"	75.63	N 13°03'59" W	72.47	---
F	125.00	42°44'29"	93.25	N 37°11'39" E	91.10	---
G	150.00	42°44'29"	111.90	N 37°11'39" E	109.32	58.70
H	175.00	42°44'29"	130.55	N 37°11'40" E	127.54	---
I	175.00	18°58'08"	57.94	N 25°18'29" E	57.67	---
J	175.00	11°36'43"	35.47	N 40°35'54" E	35.41	---
K	175.00	12°09'38"	37.14	S 02°29'05" W	37.07	---
L	20.00	89°14'54"	31.15	N 13°56'27" E	28.10	---
M	20.00	90°45'06"	31.68	S 76°03'33" E	28.47	---
N	20.00	87°02'56"	30.39	S 77°54'38" E	27.55	---
O	20.00	94°25'50"	32.96	N 11°20'59" E	29.36	---
P	250.00	17°57'05"	78.33	S 43°21'42" E	78.01	---
Q	250.00	23°04'26"	100.68	S 63°52'28" E	100.00	---
R	250.00	14°43'59"	64.29	S 82°46'41" E	64.11	---
S	250.00	55°45'30"	243.30	S 62°15'55" E	233.80	---
T	225.00	59°27'40"	233.50	S 60°24'49" E	223.16	---
U	200.00	54°16'50"	189.47	S 63°00'15" E	182.47	---
V	200.00	41°04'55"	143.40	S 56°24'18" E	140.35	---
W	200.00	13°11'55"	46.07	S 83°32'44" E	45.97	---
X	20.00	90°00'00"	31.42	S 45°08'40" E	28.28	---
Y	20.00	90°00'00"	31.42	N 44°51'20" E	28.28	---
Z	20.00	90°00'00"	31.42	N 44°51'20" E	28.28	---
A1	20.00	32°06'47"	11.21	S 16°12'04" E	11.06	---
A2	50.00	154°40'52"	134.99	S 45°04'59" W	97.57	---
A3	50.00	22°32'07"	19.67	S 20°59'24" E	19.54	---
A4	50.00	53°58'30"	47.10	S 17°15'55" W	45.38	---
A5	50.00	78°10'15"	68.22	S 83°20'18" W	63.05	---
A6	20.00	32°34'06"	11.37	N 73°51'37" W	11.22	---
A7	125.00	24°28'45"	53.41	N 77°54'17" W	53.00	---
A8	125.00	27°28'10"	59.93	N 51°55'50" W	59.36	---
A9	125.00	51°56'55"	113.34	N 64°10'12" W	109.49	---
B1	100.00	52°01'47"	90.81	N 64°07'46" W	87.72	---
B2	50.00	225°26'27"	196.73	N 74°24'12" E	92.24	---
B3	50.00	112°03'52"	97.80	N 17°42'49" E	82.94	---
B4	50.00	113°22'50"	98.94	S 49°33'54" E	83.57	---
B5	20.00	97°16'05"	33.95	S 41°30'37" E	30.02	---



PHASE 3  
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For: Eagle Point Development L.L.C.  
P.O. BOX 8271  
Medford, Or. 97501

FILE: "phase5 sep23.dwg"

**EASEMENTS SHOWN ON CURRENT TITLE REPORT**

- 1) THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
- 2) THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS OF AN AGREEMENT AS RECORDED IN DOCUMENT NO. 94-28059 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3) THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS IMPOSED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 95-20209, 00-12919, AND 00-44545 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND SUPPLEMENTAL DECLARATIONS RECORDED IN DOCUMENT NO. 96-23171, 98-04005, AND 01-47923, SAID OFFICIAL RECORDS.
- 4) THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS, AS CONTAINED IN THE BYLAWS OF THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION, AS RECORDED IN DOCUMENT NO. 00-44548, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 5) THE EASEMENT FOR FAMILY CEMETERY AS DESCRIBED IN O.R. 94-28057 AND LISTED IN THE CURRENT TITLE REPORT, DOES NOT ACTUALLY LIE WITHIN THE PREMISES AND DOES NOT AFFECT THIS SUBDIVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 26, 1988  
RICHARD G. TEMPLIN  
2359  
MY CERTIFICATE EXPIRES  
JUNE 30, 2004

**RICHARD TEMPLIN LAND SURVEYING**  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
**EAGLE POINT GOLF COMMUNITY PHASE 5**  
LOCATED IN  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: SEPTEMBER 23, 2002

# EAGLE POINT GOLF COMMUNITY, PHASE 5

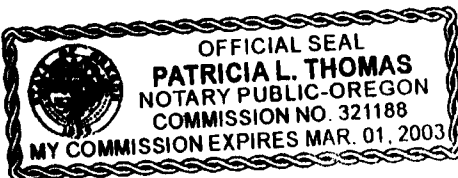
LOCATED IN  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

## 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, 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, and do hereby create the private storm drain and sanitary sewer easements as shown hereon, and we hereby grant to the City of Eagle Point in fee simple, the areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as Eagle Point Golf Community, Phase 5.

Eagle Point Developments LLC by: [Signature]  
C. A. Galpin, Its sole member

STATE OF Oregon  
COUNTY OF Jackson)SS.



This certifies that on this 25<sup>th</sup> day of September, 2002, before me a Notary Public, personally appeared C. A. Galpin, member of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Patricia L. Thomas  
Notary Public

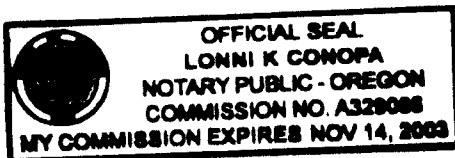
I, Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993, the undersigned beneficiary of a certain Trust Deed recorded August 1, 1994 as Document No. 94-28058, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

Mary M. Hague TEE  
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 22<sup>nd</sup> day of November, 2002, before me a Notary Public, personally appeared Mary M. Hague, TEE, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Janis K. Conroy  
Notary Public

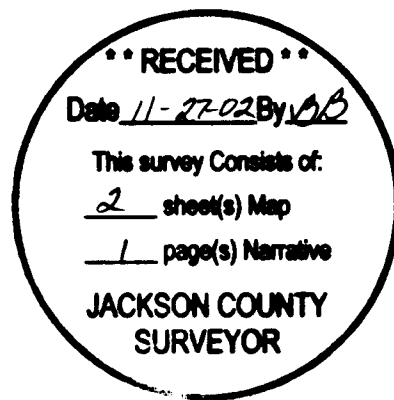


## SURVEYOR'S CERTIFICATE

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 Northwest corner of Lot 91 of "EAGLE POINT GOLF COMMUNITY, PHASE 3" in the City of Eagle Point, in the Southeast Quarter of the Southeast Quarter of Section 3, Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon, recorded in Volume 27, Page 36 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as survey number 16991; thence North 06°23'19" East, 467.47 feet to a 5/8" iron rod; thence South 89°29'14" East, 180.63 feet to a 5/8" iron rod; thence North 58°33'54" East, 169.54 feet to a 5/8" iron rod; thence South 30°41'00" East, 4.67 feet to a 5/8" iron rod; thence North 58°33'54" East, 180.02 feet to a 5/8" iron rod; thence South 30°41'00" East, 150.04 feet to a 5/8" iron rod; thence South 25°25'55" East, 50.28 feet to a 5/8" iron rod; South 30°41'00" East, 102.99 feet to a 5/8" iron rod; thence North 78°00'00" East, 54.64 feet to a 5/8" iron rod; thence North 89°51'20" East, 140.00 feet to a 5/8" iron rod; thence South 00°08'40" East, 115.00 feet to a 5/8" iron rod; thence South 12°08'56" East, 51.12 feet to a 5/8" iron rod; thence South 00°08'40" East, 110.69 feet to a 5/8" iron rod; thence South 89°51'20" West along the North line of Lot 104 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 37.38 feet to a 5/8" iron rod at the Northwest corner thereof; thence South 00°08'40" East along the West line of Lot 103 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3" 160.00 feet to a 5/8" iron rod at the Southwest corner thereof; thence South 89°51'20" West along the North line of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 448.00 feet to a 5/8" iron rod at the Northwest corner of Lot 95 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence North 41°57'22" West along the boundary of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 176.52 feet to a 5/8" iron rod at the most Northerly corner of Lot 92 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence South 48°02'38" West along the Westerly line of said Lot 92, 129.99 feet to a 5/8" iron rod on the Northeasterly right of way line of St. Andrews Way; thence North 41°57'22" West along said Northeasterly right of way line 22.25 feet to a 5/8" iron rod; thence South 48°02'38" West, 50.00 feet to a 5/8" iron rod on the Southwesterly right of way line of St. Andrews Way; thence North 81°55'08" West along the North line of Lot 91 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3", 138.41 feet to the true point of beginning.

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



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
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 25<sup>th</sup> day of September, 2002  
[Signature]  
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than February 15, 2003.  
[Signature] LS 2359  
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 03-07240 of Official Records, this 5<sup>th</sup> day of February, 2003 CS 17655

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

Examined and recommended for approval this 18<sup>th</sup> day of November, 2002.  
[Signature]  
CITY ENGINEER

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 4 day of November, 2002.  
[Signature]  
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 20<sup>th</sup> day of NOVEMBER, 2002.  
[Signature]  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of Nov. 25<sup>th</sup>, 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 November 25, 2002.  
[Signature]  
TAX COLLECTOR

## RECORDERS CERTIFICATE

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

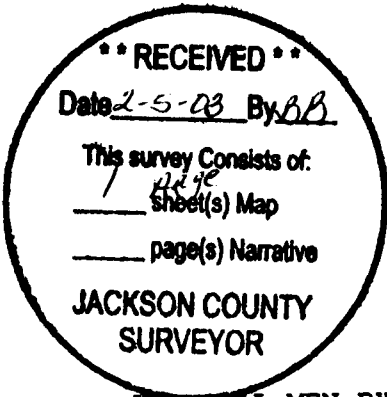
Filed for record this 27 day of November, 2002 at 11:26 o'clock A. M.

and recorded in Volume 28 of Plats at page 59 of records of Jackson County, Oregon.

[Signature] COUNTY CLERK  
[Signature] DEPUTY



FILE: "phase5 sep23.dwg"  
RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
EAGLE POINT GOLF COMMUNITY  
PHASE 5  
LOCATED IN  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: SEPTEMBER 23, 2002



**AFFIDAVIT OF MONUMENTATION  
FOR DEFERRED MONUMENTS**

KNOW ALL MEN BY THESE PRESENTS, that I, Richard G. Templin, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established the lot corners and the centerline monuments shown as deferred on the Official plat of "EAGLE POINT GOLF COMMUNITY, PHASE 5", as recorded in Volume 28, Page 59 of Plats in Jackson County, Oregon and filed in the office of the County Surveyor as survey number 17559. It is to be noted the point of intersection (PI) of centerline curve "D" lands in the concrete curb section. At said PI I set a nail and stainless steel flasher marked "LS 2359".

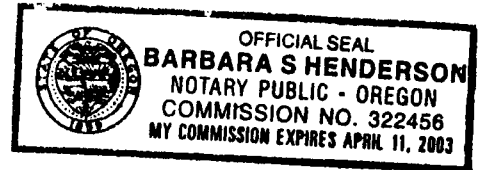
This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

[Signature]  
Richard G. Templin L.S. 2359

JAN 16 2003  
Date

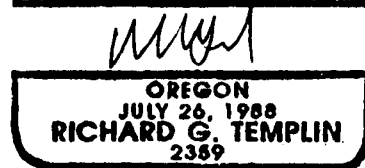
This certifies that on this 16 day of January, 2003, before me a Notary Public, personally appeared Richard G. Templin and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]



Examined and approved this 23<sup>RD</sup> day of January, 2003.

[Signature]  
Jackson County Surveyor



Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

FEB 05 2003

3:35 PM

[Signature]  
COUNTY CLERK

MY CERTIFICATE EXPIRES JUNE 30, 2004