

# BUTTE CREST UNIT NO. 13 SUBDIVISION

Located in:  
Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957)  
in the S.E. 1/4 of Section 34, T.35S., R.1W., W.M.  
City of Eagle Point, Jackson County, Oregon

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

### \*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that we, CROWN WEST DEVELOPMENTS, a Partnership consisting of Pacific Crest Properties, Inc., an Oregon Corporation, the Desert Pump Co., and Kennedy Fuel Co. Profit Sharing Trust No. 93-6258864, 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, we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, and we 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 purposes, we also hereby create the private storm drainage easements and related facilities across Lot 243 for the benefit of the owners, heirs and assignees of Lot 245, across Lot 256 for the benefit of the owners, heirs and assignees of Lot 257, and Lots 243 and 246-254 for the benefit of the owners, heirs and assignees of Lots 245-254 and of Lots 159-168 of BUTTE CREST UNIT NO. 9 SUBDIVISION, we also hereby create the 10' access easement across Lot 250 and the Irrigation Canal Easement as shown hereon across Lots 243 and 246-254 for the benefit of the Little Butte Irrigation District. We hereby designate said subdivision as BUTTE CREST UNIT NO. 13 SUBDIVISION.

### CROWN WEST DEVELOPMENTS:

IN WITNESS HEREOF, signed this 14th day of NOVEMBER, 2002.

STATE OF OREGON )  
County of Jackson ) ss  
The foregoing instrument was acknowledged before me this 14th day of NOVEMBER, 2002, by GARY T. WHITTLE, for Pacific Crest Properties, Inc., a partner of CROWN WEST DEVELOPMENTS, known to me as the person who executed the within instrument on behalf of CROWN WEST DEVELOPMENTS.

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

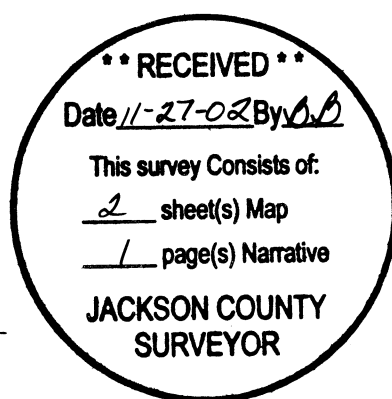
Before me: Lyndall M. Sellens  
NOTARY



IN WITNESS HEREOF, signed this 14th day of NOVEMBER, 2002.

by: Barry M. Bloomberg, Trustee by James K. Johnson P.O.A.  
BARRY M. BLOOMBERG, Trustee of Desert Pump Co. and Kennedy Fuel Co. Profit Sharing Trust No. 93-6258864, partner  
JAMES K. JOHNSON, POWER OF ATTORNEY  
The foregoing instrument was acknowledged before me this 14th day of NOVEMBER, 2002, by BARRY M. BLOOMBERG, on behalf of Desert Pump Co. and Kennedy Fuel Co. Profit Sharing Trust No. 93-6258864, a partner of CROWN WEST DEVELOPMENTS, known to me as the person who executed the within instrument on behalf of CROWN WEST DEVELOPMENTS, JAMES K. JOHNSON, POWER OF ATTORNEY

Before me: Lyndall M. Sellens  
NOTARY

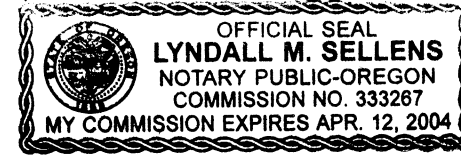


IN WITNESS HEREOF, signed this 14th day of NOVEMBER, 2002.

By: James K. Johnson  
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 14th day of NOVEMBER, 2002, by JAMES K. JOHNSON on behalf of James K. Johnson, DMD PC Pension and Profit Sharing trust, a partner of CROWN WEST DEVELOPMENTS, known to me as the person who executed the within instrument on behalf of CROWN WEST DEVELOPMENTS.

Before me: Lyndall M. Sellens  
NOTARY



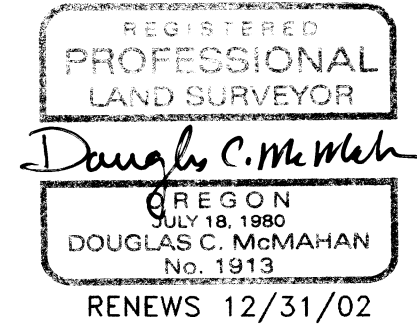
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

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

Filed for record this 27th day of November, 2002, at 12:57 o'clock a.M. and recorded in Volume 28 of Plats at page 61 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk  
35 1W 34, T.L. 1828

Cheryl Angerer  
Deputy



### STATE OF OREGON ) \*\*\* SURVEYOR'S CERTIFICATE \*\*\* 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 240 in BUTTE CREST UNIT NO. 12 SUBDIVISION 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 disc for the INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said subdivision, South 89°53'06" West 167.94 feet to the Northwest corner thereof; thence leaving said boundary North 17°24'28" East 26.38 feet to a point on the Westerly boundary of Parcel No. 1 of Partition Plat recorded May 7, 1996 as Partition Plat No. P-45-1996 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14957 in the office of the Jackson County Surveyor; thence North 00°06'54" West along said boundary 791.94 feet; thence leaving said boundary North 65°19'09" East 102.65 feet; thence North 45°04'08" East 141.73 feet; thence North 34°03'54" East 108.31 feet; thence South 88°03'36" East 198.68 feet to the Northwest corner of BUTTE CREST UNIT NO. 10 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence along the Westerly boundary of said Subdivision, South 00°07'41" West 116.92 feet; thence North 89°52'19" West 23.05 feet; thence South 00°07'41" West 160.00 feet to the Southwest corner of said subdivision; thence along the Southerly boundary of said Subdivision, South 89°52'19" East 251.88 feet; thence North 80°31'04" East 119.80 feet; thence South 89°52'19" East 67.00 feet to the Northwest corner of BUTTE CREST UNIT NO. 9 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°07'41" West along the Westerly boundary of said Subdivision, 83.31 feet to the Northwest corner of Lot 172 of said subdivision; thence leaving said boundary WEST 9.00 feet; thence South 03°25'39" East 145.12 feet to a point on the aforementioned Westerly boundary of BUTTE CREST UNIT NO. 9 SUBDIVISION; thence along said boundary, South 63°28'07" West 79.16 feet; thence South 26°31'53" East 120.00 feet; thence South 63°28'07" West 25.28 feet; thence South 26°31'53" East 180.02 feet to a point for the Southwest corner of said subdivision, said point being on the Northerly boundary of BUTTE CREST UNIT NO. 3 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence South 67°24'46" West (Record South 67°25'20" West) along said Northerly boundary, 291.27 feet to a point for the Northwest corner of said subdivision, said point being on the Easterly boundary of BUTTE CREST UNIT NO. 11 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence North 00°13'27" East along said Easterly boundary, 16.14 feet to the Northeast corner of said subdivision; thence along the Northerly boundary of said subdivision, South 84°49'43" West 327.66 feet; North 89°52'01" West 39.69 feet to the Northwest corner thereof; thence South 00°06'54" West along the Westerly boundary of said subdivision, 116.25 feet to the Northeast corner of the aforementioned BUTTE CREST UNIT NO. 12 SUBDIVISION; thence South 89°53'06" West along the Northerly boundary of said subdivision, 110.00 feet to the INITIAL POINT OF BEGINNING.

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

Examined and approved this 14th day of November, 2002.

Robert Roberts  
Jackson County Surveyor

Douglas C. McMahan  
SURVEYOR

Examined and recommended for approval this 15th day of NOVEMBER, 2002.

John [Signature]  
City Engineer

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 14 day of November, 2002.

John [Signature]  
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 15th day of NOVEMBER, 2002.

David [Signature]  
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of NOVEMBER 22, 2002.

William [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 22, 2002.

Lynda [Signature]  
Tax Collector

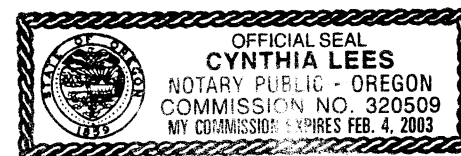
PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of certain Trust Deeds recorded December 23, 1999, as Document No. 99-62454, and recorded October 3, 2002 as Document No. 02-52481 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss

By: Michelle [Signature]  
Title: Vice President

The foregoing instrument was acknowledged before me this 15th day of November, 2002, by Betty Kennedy known to me as the person who executed the within instrument as, Vice President on behalf of Peoples Bank of Commerce freely and voluntarily.

Before me: Cynthia Lees  
NOTARY



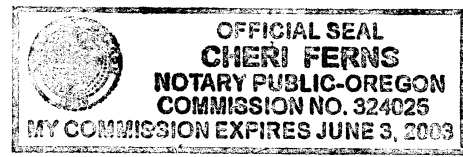
LOUIS F. MAHAR, Trustee of Pacific Trend Building Profit Sharing Plan FBO Louis F. Mahar, and Louis F. Mahar as an individual, the undersigned beneficiary of certain Trust Deeds recorded March 12, 2001, as Document No. 01-09289 and September 26, 2002, as Document No. 02-51091 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON )  
County of Jackson ) ss

By: [Signature]  
Title: trustee

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 2002, by Louis F. Mahar known to me as the person who executed the within instrument freely and voluntarily.

Before me: Cheri Ferns  
NOTARY



# BUTTE CREST UNIT NO.13 SUBDIVISION

Located in:  
Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957)  
in the S.E. 1/4 of Section 34, T.35S., R.1W., W.M.  
City of Eagle Point, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DOUGLAS C. McMAHAN PLS NO. 1913  
SCALE: 1 INCH = 80 FEET DATE: OCTOBER 14, 2002  
BASIS OF BEARING: BUTTE CREST UNIT NO. 9 SUBDIVISION  
( & WESTMINSTER DRIVE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "LS 1913".
- ⊕ = SET LEAD PLUG AND TACK WITH WASHER, IN CURB, STAMPED "LS 1913".
- △ = DEFERRED MONUMENT - See CS 18201
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER PLAT OF BUTTE CREST UNITS NO. 9, 10, 11 AND 12 SUBDIVISION.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" per plot of BUTTE CREST UNITS NO. 9, 10, 11 AND 12 SUBDIVISION.
- 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
- P.S.D.E. = PRIVATE STORM DRAINAGE EASEMENT
- S/N = FILED SURVEY NUMBER

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	90°14'39"	20.00	31.50	28.34	S45°00'25"W
2	06°46'14"	225.00	26.59	26.57	N86°44'38"E
3	11°13'21"	225.00	44.07	44.00	N77°44'50"E
4	08°40'03"	225.00	34.04	34.00	N67°48'08"E
5	90°00'00"	20.00	31.42	28.28	S71°31'53"E
6	26°39'34"	75.00	34.90	34.58	N13°12'06"W
7	49°59'41"	20.00	17.45	16.90	S25°07'32"W
8	20°40'26"	50.00	18.04	17.94	N39°47'10"E
9	73°22'27"	50.00	64.03	59.74	N07°14'17"W
10	39°32'58"	50.00	34.51	33.83	N63°41'59"W
11	50°15'45"	50.00	43.86	42.47	S71°23'39"W
12	54°31'24"	50.00	47.58	45.81	S19°00'04"W
13	41°36'21"	50.00	36.31	35.52	S29°03'49"E
14	49°59'41"	20.00	17.45	16.90	N24°52'09"W
15	16°01'58"	125.00	34.98	34.86	S07°53'18"E
16	10°37'36"	125.00	23.18	23.15	S21°13'05"E
17	90°00'00"	20.00	31.42	28.28	N18°28'07"E
18	26°39'38"	175.00	81.43	80.70	N76°47'56"E
19	89°45'21"	20.00	31.33	28.22	S44°59'35"E
20	61°52'23"	20.00	21.60	20.56	S30°49'17"W
21	31°34'28"	50.00	27.55	27.20	N45°58'34"E
22	72°35'38"	50.00	63.36	59.20	N06°06'48"W
23	34°54'40"	50.00	30.47	30.00	N59°51'57"W
24	74°40'00"	50.00	65.16	60.64	S65°20'43"W
25	63°36'36"	50.00	55.51	52.70	S03°47'35"E
26	35°29'00"	20.00	12.39	12.19	N17°51'24"W
27	90°14'39"	20.00	31.50	28.34	N45°00'25"E
28	89°45'21"	20.00	31.33	28.22	S44°59'35"E
29	26°39'38"	200.00	93.06	92.23	N76°47'56"E
30	26°39'34"	100.00	46.53	46.11	S13°12'06"E
31	42°16'10"	150.00	110.66	108.17	N66°12'13"E
32	45°11'02"	150.00	118.29	115.25	S22°28'37"W
33	45°03'33"	125.00	98.30	95.79	S67°35'55"W
34	45°11'02"	125.00	98.58	96.04	S22°28'37"W
35	04°18'16"	175.00	13.15	13.14	S02°02'14"W
36	18°10'27"	175.00	55.51	55.28	S13°16'35"W
37	13°08'02"	175.00	40.12	40.03	S28°55'50"W
38	09°34'17"	175.00	29.23	29.20	S40°17'00"W
39	16°42'43"	175.00	51.04	50.86	S53°25'30"W
40	12°47'21"	175.00	39.06	38.98	S68°10'32"W
41	74°26'31"	20.00	25.99	24.20	S37°20'57"W
42	89°59'58"	20.00	31.42	28.28	N44°52'19"W
43	02°47'26"	150.00	7.31	7.31	N88°43'59"E
44	07°22'42"	250.00	32.19	32.17	S03°49'00"W
45	07°22'42"	225.00	28.98	28.96	N03°49'00"E
46	07°22'42"	200.00	25.76	25.74	N03°49'00"E
47	15°13'40"	512.50	136.21	135.81	S77°12'53"E
48	03°22'08"	487.50	28.67	28.66	S71°17'07"W

**\*\* RECEIVED \*\***  
Date 11-27-02 By DB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

LINE TABLE		
NO.	DISTANCE	BEARING
L1	14.25'	S00°07'39"W
L2	52.29'	N00°07'39"E
L3	62.55'	N07°30'21"E
L4	7.11'	N00°07'39"E
L5	64.98'	N07°30'21"E

LOT SIZE					
LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
242	7,700	256	10,695	270	15,460
243	9,833	257	11,569	271	10,095
244	7,643	258	10,828	272	9,646
245	7,159	259	9,993	273	8,489
246	9,327	260	8,513	274	8,400
247	8,942	261	7,250	275	8,438
248	8,550	262	8,935	276	8,250
249	8,159	263	9,422	277	8,440
250	9,058	264	10,218	278	7,800
251	8,257	265	7,733	279	8,250
252	7,860	266	7,965	280-285	7,700
253	8,131	267	9,543	286	7,702
254	8,431	268	8,734	287	8,278
255	8,806	269	10,119	288	10,798
				TRACT "A"	1,868

- NOTES:
- INITIAL POINT - SET 2 1/2" BRASS DISC ON 2"x30" IRON PIPE STAMPED "INITIAL POINT BUTTE CREST UNIT NO. 13 SUBD. LS 1913".
  - 15 FOOT BEAR CREEK VALLEY SANITARY SEWER EASEMENT BEING CREATED HEREON.
  - 25 FOOT CANAL AND ACCESS EASEMENT FOR LITTLE BUTTE IRRIGATION DISTRICT PER INSTRUMENT NO. 01-58160 JACKSON COUNTY DEED RECORDS.
  - RIGHT-OF-WAY FOR ELECTRICAL FACILITIES GRANTED TO THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 461, PAGE 344 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, MAY AFFECT THIS PROPERTY, BUT NO SPECIFIC LOCATION IS GIVEN.
  - EXISTING EASEMENT FOR IRRIGATION DITCH OR CANAL PER INSTRUMENT NO. 92-09470 AND NO. 93-14955 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THIS PROPERTY.
  - THIS PROPERTY, OR ANY PART THEREOF, LYING WITHIN THE EAGLE POINT IRRIGATION DISTRICT, IS 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.
  - ACCESS EASEMENT FOR LITTLE BUTTE IRRIGATION DISTRICT AND ASSIGNEES, FOR ACCESS TO AND MAINTENANCE OF IRRIGATION FACILITIES, BEING CREATED HEREON.
  - 5' PRIVATE STORM DRAINAGE EASEMENT BEING CREATED HEREON.

ALL MONUMENTS WILL BE SET NO LATER THAN OCTOBER 31, 2003.  
*Douglas C. McMahon*  
SURVEYOR  
ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 02-65256 OF OFFICIAL RECORDS THIS 9th DAY OF DECEMBER 2002.  
APPROVED: *Roger R. Roberts*  
JACKSON COUNTY SURVEYOR  
CS 17583  
CS 18201  
(01211sh2.dwg)  
SHEET 2 OF 2



\* See Aff. of Correction  
\* See Aff. of Post Mon.  
\* See 2nd Aff. of Post Mon

SURVEY NO. 17561

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

SURVEY FOR: Crown West Developments  
P.O. Box 2488  
Medford, Oregon 97501

LOCATION: In Parcel No. 1 of Partition Plat No. P-45-1996 (Filed Survey No. 14957) in the Southeast One-quarter (1/4) of Section 34 Township 35 South, Range 1 West, Willamette Meridian, City of Eagle Point, Jackson County, Oregon.

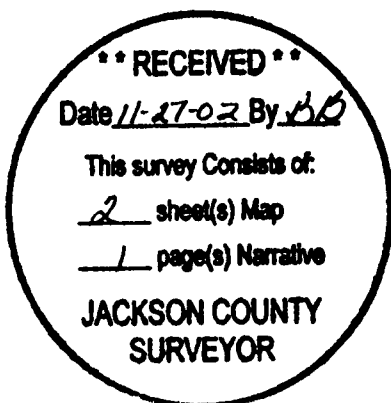
PURPOSE: To survey, monument and prepare final plat of BUTTE CREST UNIT NO. 13 SUBDIVISION per City of Eagle Point Planning Department and per client's request.

PROCEDURE: Utilizing found monumentation per filed Survey Numbers 12928 and 14957 and final plat of BUTTE CREST UNITS NO. 9, 10, 11 and 12 SUBDIVISION for control, I established monuments as shown on the accompanying map. An electronic total station was used to make all measurements.

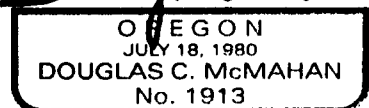
Vol. 28 Pg. 61  
Book 14 Pg. 73  
13L/40

BASIS OF BEARING: BUTTE CREST UNIT NO. 9 SUBDIVISION (C/L WESTMINSTER DRIVE)

DATE: October 14, 2002



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/02  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

(btter13nrr.dcm)  
DCM:am

35-1W-34DB

17561

11:03 5-  
10-  
11-  
6- surveyor

02 64852

HOFFBUHR & ASSOCIATES, INC.  
3155 Alameda Street #201  
Medford, Oregon 97504-7027  
(541) 779-4641

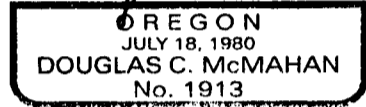
**AFFIDAVIT OF CORRECTION**  
**Pursuant to O.R.S. 209.255**

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of BUTTE CREST UNIT NO. 13 SUBDIVISION filed for record the 27th day of November, 2002, and recorded in Volume 28 of Plats, Page 61 of Records of Jackson County, Oregon and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 17561.

In witness hereof, signed this 4<sup>th</sup> day of Dec., 2002.



*Douglas C. McMahan*



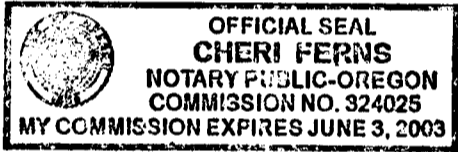
Expires 12/31/02

STATE OF OREGON)  
County of Jackson ) ss.

December 4 A.D. 2002

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



*Cheri Ferns*  
Notary

The correction is: The SW Corner of Lot 278 falls in a fence post so a 1.00 witness monument was set.

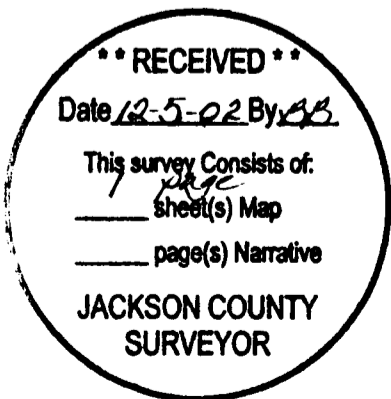
As filed: Symbol was shown indicating "Monument as Found"

Change to: Symbol for "Set 5/8' x 24" rebar with plastic cap stamped "D.MCMAHAN LS 1913" at N 17°24'28" E 1.00 foot the from SW corner of Lot 278.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

December 4, 2002  
Date

*Roger Roberts*  
Jackson County Surveyor



Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

DEC 06 2002  
11:03 am  
*Spencer S. Roberts*  
COUNTY CLERK