

CRYSTAL VIEW ESTATES - PHASE 1
(A SUBDIVISION)

Located in Lots 1 and 2 of EAGLE POINT MEADOWS and in Parcel No. 2 of Partition Plat No. P-26-2002 and in the SW1/4 of Section 34, T.35S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

January 20, 2003

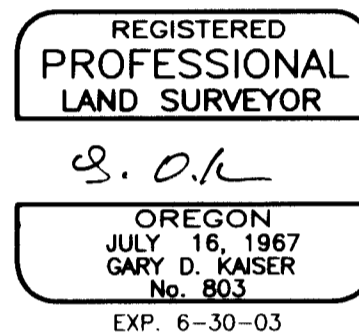
SURVEY FOR:
James D. Plummer
and Rick Brink
c/o Rick Brink
2710 Donnalee Drive
Medford, OR. 97504

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with plastic cap found set for the Northwest corner of Parcel No. 2 of Partition Plat recorded on April 10, 2002 as Partition Plat No. P-26-2002 of "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17275 in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING; Thence South 0° 12' 10" West, 773.84 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of said Parcel No. 2; thence along the Southerly boundary of said Parcel No. 2 (also running along that boundary established by agreement and recorded in Instrument No. 94-07761 of the Official Records of said County), South 89° 52' 50" East, (record South 89° 54' 00" East), 540.93 feet; thence leaving said Parcel No. 2 boundary, North 0° 12' 10" East, 100.86 feet; thence North 24° 15' 29" West, 30.00 feet; thence North 45° 13' 34" West, 75.11 feet; thence North 0° 12' 10" East, 105.84 feet; thence South 89° 52' 39" East, 25.00 feet; thence North 0° 12' 10" East, 332.00 feet; thence North 35° 10' 06" East, 61.07 feet; thence North 0° 12' 10" East, 105.00 feet to intersect the Northerly boundary of Lot 2 of EAGLE POINT MEADOWS, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon; thence along said Lot 2 boundary, North 89° 52' 39" West (record = North 89° 54' 00" West), 535.00 feet to THE INITIAL POINT OF BEGINNING.



G. O. K.
SURVEYOR

*** APPROVALS ***

Examined and approved this 31st day of JANUARY, 20 03.

Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 3rd day of February, 20 03.

Jim Hardy
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 12th day of FEBRUARY, 20 03.

Daniel Johnson
CITY ADMINISTRATOR/PLANNING DIRECTOR

Approved by Bear Creek Valley Sanitary Authority.

Carl Toms
DISTRICT ENGINEER

Examined and approved as required by O.R.S. 92.100 this 31st day of JANUARY, 20 03.

Wesley Johnson
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 13th day of February, 20 03.

Sinda Adair
TAX COLLECTOR

*** DECLARATION ***

KNOWN ALL MEN BY THESE PRESENTS, that PBP, INC., an Oregon Corporation, is the owner of the lands hereon described, and has caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the streets together with all public utility easements (PUE) as shown on Sheet 2. We also hereby dedicate to the City of Eagle Point in Fee Simple Lot 7 in its entirety for a detention basin as shown on Sheet 2. We also hereby create for the benefit of the affected Lots those 6-foot wide private stormdrain easements as shown on Sheet 2. We hereby designate said subdivision as CRYSTAL VIEW ESTATES - PHASE 1.

We, the undersigned, hereby grant to the City of Eagle Point in Fee simple those areas designated on Sheet 2 as street plug. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected street, it will deed said street plug for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 31 DAY, OF JANUARY, 20 03.

James D. Plummer
JAMES D. PLUMMER
(President of PBP, INC., and Oregon Corporation)

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named JAMES D. PLUMMER, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 31st day of JANUARY, 20 03.

Kimberly L. Ayres
Kimberly L. Ayres NOTARY PUBLIC - OREGON
COMMISSION NO. 341809
MY COMMISSION EXPIRES 3-16-05

*** RECORDER'S CERTIFICATE ***

Filed for record, this 20 day of FEBRUARY, 20 03, at 9:01 o'clock a m, and recorded in Volume 29 of Plats on page 06 of the Records of Jackson County, Oregon.

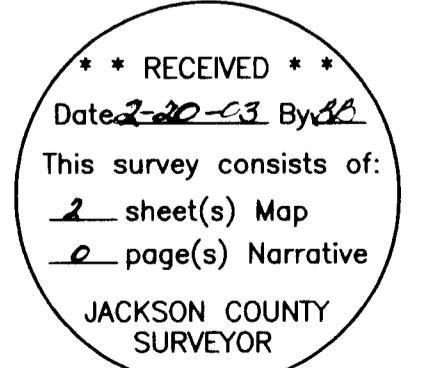
By: *Kathleen S. Beckett*
COUNTY CLERK

Cheryl Augeris
DEPUTY

For order of the County Commissioners approving this plat see Volume 204, page 363-365 of County Commissioners Journal of Proceedings.

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

G. O. K.
SURVEYOR



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January 20, 2003

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and Rick Brink
c/o Rick Brink
2710 Donnalee Drive
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SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



SCALE: 1" = 60'

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivision of Westerly portion (See Surveyor's Certificate) of Parcel No. 2 of Partition Plat No. P-26-2002, Filed Survey No. 17275.

PROCEDURE: The outside boundary was located from information on Filed Survey No. 17275. The Lot and Street Boundaries were located per the approved Tentative Plat.

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

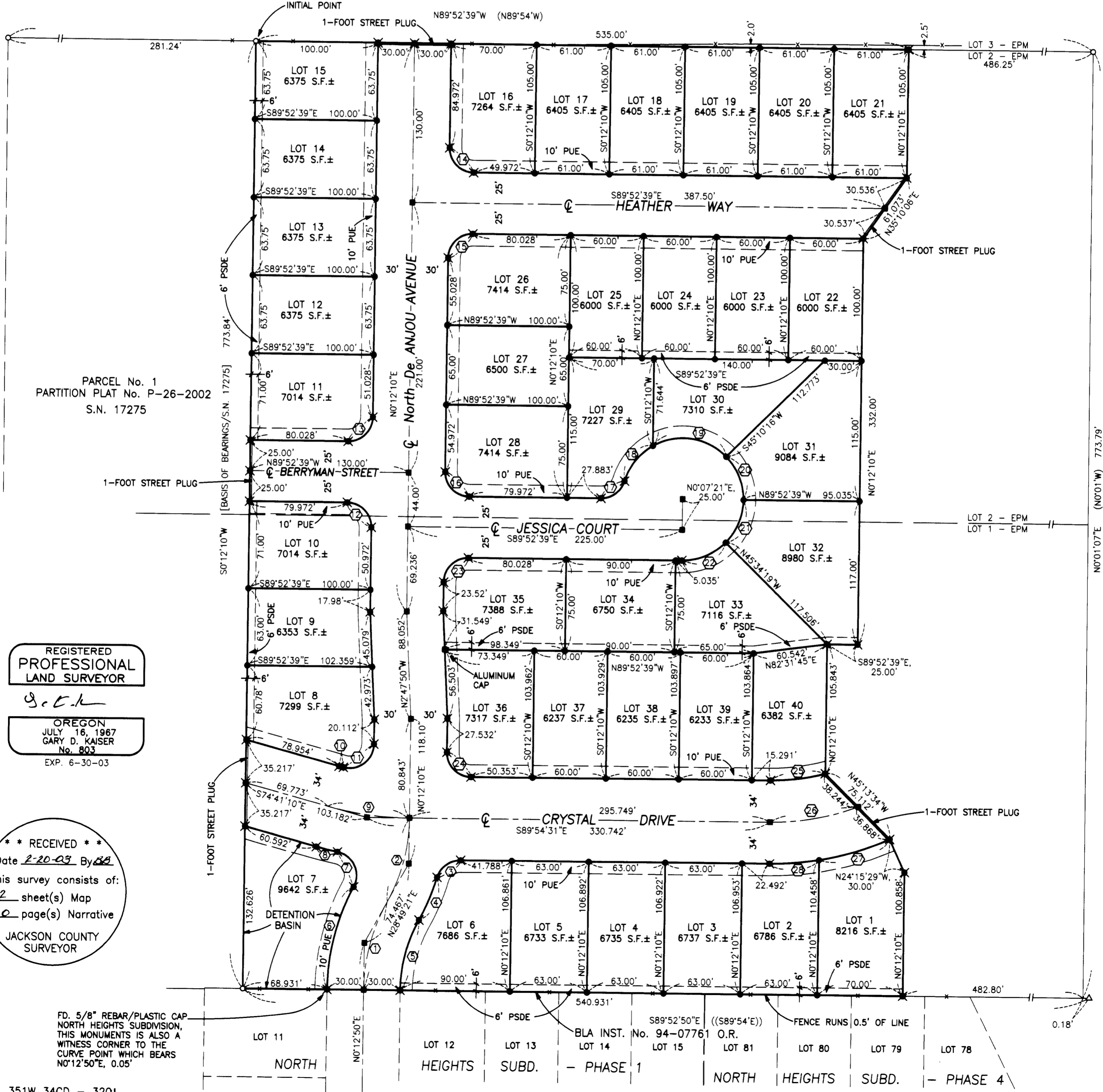
G.D.K.
SURVEYOR

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 17275
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 12233 Not visited this survey
- = Set 5/8" x 30" Rebar with Aluminum cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- EPM = EAGLE POINT MEADOWS
- PSDE = Private Stormdrain Easement
- BLA = Boundary Line Agreement
- x-x- = Fence
- () = Record EPM
- (()) = Record per Boundary Line Agreement Inst. No. 94-07761 O.R. and S.N. 12233

CURVE DATA

Δ	R	L	LC	\$	
①	28°36'31"	150.00'	74.897'	N14°31'05"E, 74.122'	38.246'
②	28°37'11"	142.00'	70.93'	N14°30'45"E, 70.195'	36.221'
③	73°54'03"	20.00'	25.796'	N53°08'27"E, 24.045'	
④	12°37'55"	172.00'	37.921'	N22°30'23"E, 37.844'	
⑤	28°35'06"	120.00'	59.868'	N14°31'48"E, 59.249'	
⑥	27°42'09"	180.00'	87.03'	S14°03'54"W, 86.185'	
⑦	106°12'13"	20.00'	37.072'	S25°11'08"E, 31.988'	
⑧	3°36'04"	284.00'	17.85'	S76°29'12"E, 17.847'	
⑨	15°13'21"	250.00'	66.421'	S82°17'51"E, 66.226'	33.407'
⑩	0°57'28"	216.00'	3.611'	S75°09'54"E, 3.611'	
⑪	104°09'12"	20.00'	36.356'	N52°16'46"E, 31.553'	
⑫	90°04'49"	20.00'	31.444'	N44°50'15"W, 28.304'	
⑬	89°55'11"	20.00'	31.388'	N45°09'45"E, 28.264'	
⑭	90°04'49"	20.00'	31.444'	N44°50'15"W, 28.304'	
⑮	89°55'11"	20.00'	31.388'	N45°09'45"E, 28.264'	
⑯	90°04'49"	20.00'	31.444'	S44°50'15"E, 28.304'	
⑰	73°23'54"	20.00'	25.621'	S53°25'24"W, 23.905'	
⑱	43°31'29"	50.00'	37.982'	S38°29'11"W, 37.076'	
⑲	74°55'21"	50.00'	65.382'	N82°17'23"W, 60.822'	
⑳	44°57'04"	50.00'	39.227'	N22°21'11"W, 38.229'	
㉑	44°18'20"	50.00'	38.664'	N22°16'31"E, 37.708'	
㉒	45°41'40"	50.00'	39.876'	S67°16'31"W, 38.828'	
㉓	89°55'12"	20.00'	31.388'	N45°09'45"E, 28.264'	
㉔	90°06'41"	20.00'	31.455'	N44°51'11"W, 28.312'	
㉕	15°15'07"	170.00'	45.253'	S82°27'55"W, 45.12'	
㉖	20°38'29"	204.00'	73.493'	N79°46'14"E, 73.096'	
㉗	14°32'54"	238.00'	60.432'	S73°00'58"W, 60.27'	
㉘	9°48'04"	238.00'	40.713'	S85°11'27"W, 40.663'	



REGISTERED PROFESSIONAL LAND SURVEYOR

G.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-03

**** RECEIVED ****
Date 2-20-03 By GB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

FD. 5/8" REBAR/PLASTIC CAP NORTH HEIGHTS SUBDIVISION, THIS MONUMENT IS ALSO A WITNESS CORNER TO THE CURVE POINT WHICH BEARS N0°12'50"E, 0.05'