

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 2

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 a lot and street as shown hereon, and the number of the 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 that easement labeled as a public utility easement, and do also 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 hereby designate said subdivision as WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 2.

MCANDREWS PROPERTIES:

IN WITNESS WHEREOF, signed this 22 day of May, 2003.

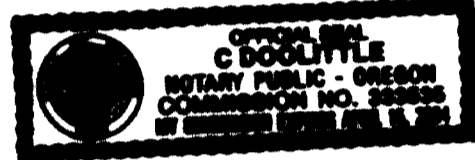
Gary T. Whittle, Pres
GARY T. WHITTLE, President

Pacific Crest Properties, Inc., Partner

STATE OF OREGON }
County of Jackson } ss

The foregoing instrument was acknowledged before me this 22 day of May, 2003, 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: C. Doolittle
Notary



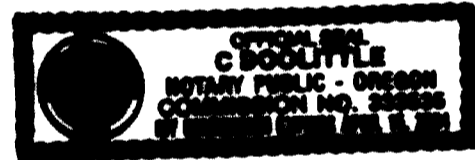
IN WITNESS WHEREOF, signed this 22 day of May, 2003.

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 22 day of May, 2003, 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: C. Doolittle
Notary



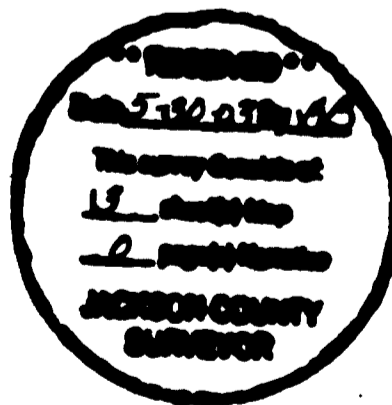
For order of the County Court approving this plat see Volume 204, Page 1701-1703 of County Commissioners Journal of Proceedings.

RECORDERS CERTIFICATE

Filed for record this 30th day of May, 2003, at 8:00 o'clock A.M., and recorded in Volume 29 of Plats at page 19 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Cherill Huberis
Deputy



Douglas C. McMahon
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/04

SURVEYOR'S CERTIFICATE

STATE OF OREGON }
County of Jackson } ss

I, Douglas C. McMahon, 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 Southwest Corner of Lot 3 of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1 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 boundary of said subdivision, along the arc of a 530.00 foot radius curve to the left (the long chord to which bears North 73°12'30" West 51.97 feet) an arc distance of 51.99 feet; thence South 13°58'33" West 60.00 feet to the Northwest corner of Lot 4 of said subdivision; thence leaving said boundary along the arc of a 470.00 foot radius curve to the left (the long chord to which bears North 79°52'52" West 63.23 feet) an arc distance of 63.28 feet; thence North 06°15'43" East 80.00 feet; thence North 11°06'30" East 82.50 feet; thence South 77°18'50" East 128.00 feet to the North-west corner of the aforementioned Lot 3 of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1; thence South 13°08'28" West along the Western boundary of said Lot 3, a distance 83.00 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahon
SURVEYOR

APPROVALS

Examined and approved this 21st day of May, 2003.

Ronald Roberts
Jackson County Surveyor

Examined and recommended for approval this 21st day of May, 2003.

J. L. Lundy
City Engineer

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 21 day of May, 2003.

Ch. Thomas
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 22nd day of May, 2003.

Daniel A. Howell
City Administrator/Planning Director

Examined and approved as required by O.R.S. 92.100 as of MAY 27, 2003.

William John Deary
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.085 have been paid.

as of May 27, 2003.

Patricia Budong
Deputy Tax Collector

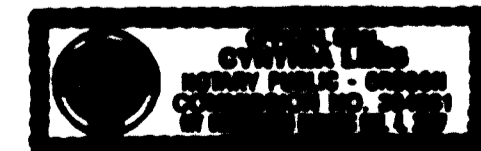
PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of certain Trust Deed recorded December 18, 2002, as Document No. 02-87884, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON }
County of Jackson } ss

By: Thomas J. Van
Title: Vice President

The foregoing instrument was acknowledged before me this 27th day of May, 2003, by Thomas J. Van known to me as the person who executed the within instrument as, Vice President on behalf of People's Bank of Commerce freely and voluntarily.

Before me: Cynthia Zell
Notary



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

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 2

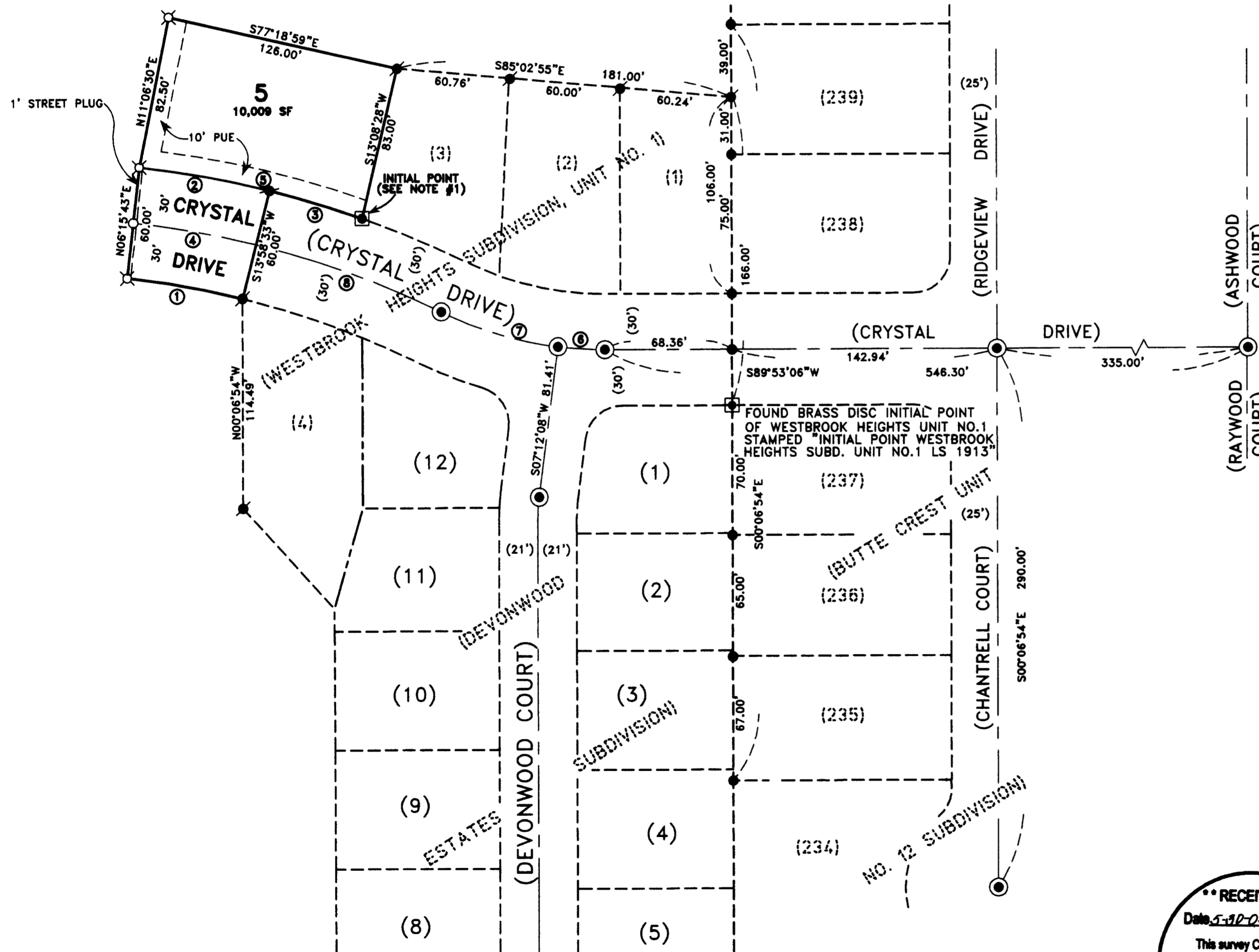
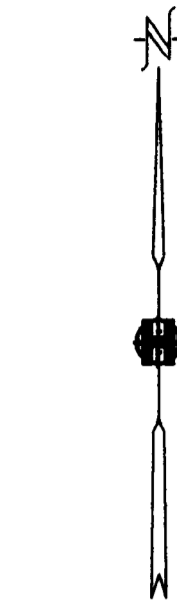
LOCATED IN:
THE S.E. 1/4 OF SECTION 34, T.35S., R. 1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
(541) 779-4641

BY: DOUGLAS C. MCMAHAN
SCALE: 1 Inch = 50 feet
BASIS OF BEARING: BUTTE CREST UNIT NO. 12 SUBDIVISION

LS No. 1913
May 6, 2003

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	7°42'50"	470.00	83.29	83.23	N79°52'52"W
2	7°42'50"	530.00	71.36	71.30	N79°52'52"W
3	5°37'14"	530.00	51.89	51.97	N73°12'50"W
4	7°42'50"	500.00	87.32	87.27	N79°52'52"W
5	13°20'05"	530.00	123.35	123.07	N77°04'15"W
6	7°18'50"	200.00	25.53	25.51	S89°27'29"E
7	18°56'52"	200.00	66.14	65.84	S73°19'38"E
8	12°10'15"	500.00	106.21	106.01	N69°56'19"W



- = SET 5/8"x24" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH CAP STAMPED "D.MCMAHAN 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 CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION UNIT NO. 1.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLATS OF BUTTE CREST UNITS NO. 11 AND 12 SUBDIVISION, DEVONWOOD ESTATES SUBDIVISION AND WESTBROOK HEIGHTS UNIT NO.1.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- SF = SQUARE FEET

NOTES:

- 1.) INITIAL POINT—SET 2 1/2" BRASS DISC ON 2"x30" IRON PIPE STAMPED "INITIAL POINT WESTBROOK HEIGHTS SUBD. UNIT 2 LS 1913" IN LOCATION OF FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1.
- 2.) 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 SEPT-EMBER 29, 1958 IN VOLUME 461, PAGE 344, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 3.) 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.
- 4.) THE EFFECT OF SAID PROPERTY, OR ANY PART THEREOF, LYING WITHIN THE EAGLE POINT IRRIGATION DISTRICT, AND 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.
- 5.) THE EFFECT OF SAID PROPERTY, OR SOME PORTION THEREOF, LYING WITHIN THE LITTLE BUTTE IRRIGATION DISTRICT, AND RIGHTS, LIENS AND ASSESSMENTS RESULTING THEREFROM.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR: MCANDREWS PROPERTIES
P.O. BOX 2488
MEDFORD, OREGON 97501

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO.2 PER THE CITY OF EAGLE POINT PLANNING DEPARTMENT AND PER CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION PER FINAL PLATS OF WESTBROOK HEIGHTS UNIT NO.1, DEVONWOOD ESTATES AND BUTTE CREST UNITS NO. 11 AND 12, FOR CONTROL, 1 SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

**** RECEIVED ****
Date 5-12-03 By DCM
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. MCMAHAN
No. 1913

RENEWS 12/31/04

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