

WHISTLING HOLLOW ESTATES SUBDIVISION

Located in the NE 1/4 of Section 10, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

June 2, 2003

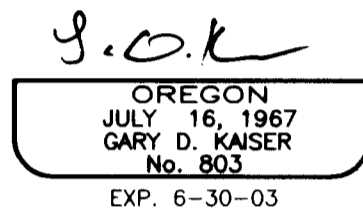
SURVEY FOR:
Southern Oregon Development LLC
2009 Aero Way, Suite 105
Medford, OR. 97504

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:

Commencing at a the Center East 1/16 Corner to Section 10, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the East-West centerline of said Section 10, South 89' 56' 56" West, 574.90 feet (Record = South 89' 59' West, 575.46 feet) to a 5/8" rebar with plastic cap set for the Southeast corner of tract described in Volume 528, Page 276 of the deed records of said county for THE INITIAL POINT OF BEGINNING; thence continuing along the said East-West centerline, South 89' 56' 56" West, 625.082 feet (record = South 89' 59' West, 624.00 feet) to the Southwest corner of said tract; thence North 0' 22' 15" West, 290.255 feet (record = North 0' 22' West, 290.13 feet) to the Northwest corner of said tract; thence along the Southerly boundaries of tracts described in Volume 578, Page 269 deed records, Instrument No. 78-18872 of the Official Records of said county, Volume 554, Page 250 Deed Records and the Southerly right-of-way line of Echo Way as follows: thence North 74' 39' 40" East, 328.61 feet (record = North 74' 41' 20" East); thence North 82' 50' 20" East, 315.22 feet (record = North 82' 52' 00" East, 315.27 feet); thence North 78' 59' 00" East (record = North 79'00'40" East), 2.655 feet; thence leaving said Southerly boundaries and running along the Westerly boundary of WHISPERING PINES SUBDIVISION a recorded subdivision in Jackson County, Oregon, and to and along the Westerly boundary of tract described in Instrument No. 95-16587 of said Official Records, South 0' 43' 51" West, 416.454 feet (record = South 0' 45' 30" West, 416.35 feet) to THE INITIAL POINT OF BEGINNING.



J. D. Kaiser
SURVEYOR

***** APPROVALS *****

Examined and approved this 11th day of JUNE, 20 03.

Robert Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 11th day of JUNE, 20 03.

John 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 JUNE, 20 03.

David A. Russell
CITY ADMINISTRATOR/PLANNING DIRECTOR

Approved by Bear Creek Valley Sanitary Authority.

Carl Tans
DISTRICT ENGINEER

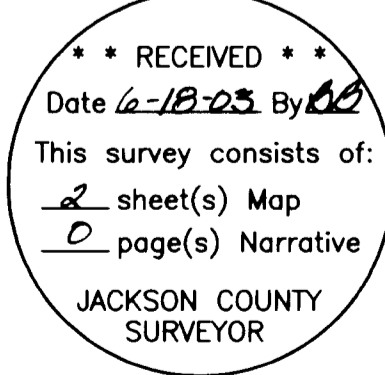
Examined and approved as required by O.R.S. 92.100 this 12th day of JUNE, 20 03.

Christopher Francis Deputy
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 12th day of JUNE, 20 03.

Carol Applegate, Deputy
TAX COLLECTOR

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
J. D. Kaiser
SURVEYOR



***** DECLARATION *****

KNOWN ALL MEN BY THESE PRESENTS, that SOUTHERN OREGON DEVELOPMENT, LLC, an Oregon limited liability company, is the owner of the lands hereon described, and has caused the same to be subdivided into Lots, Streets and Detention Pond area 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 the detention pond area as shown on Sheet 2 as Tract "A". We also hereby dedicate to the City of Eagle Point the 15-foot wide stormdrain easements shown on sheet 2 across Lots 1, 2, 7, 8, 9 and 10, and the 20-foot wide and 25-foot radius area stormdrain easement and ingress-egress easement across Lots 2 and 3 shown on sheet 2. We also create for the benefit of Lot 12 the 10-foot wide stormdrain easement across Lot 11 and for the benefit of Lot 14 the 10-foot wide stormdrain easement across Lot 13 and for the benefit of Lot 13 that 10-foot wide sewer easement across Lot 6 and for the benefit of Lot 14 that 10-foot wide sewer easement across Lot 5 and for the benefit of Lots 3, 4, 5, 14 and 15 that 10-foot wide stormdrain easement across Lots 3, 4, 5 and 14 all as shown on sheet 2. We hereby designate said subdivision as WHISTLING HOLLOW ESTATES SUBDIVISION.

We, the undersigned, hereby dedicate to the City of Eagle Point in Fee simple the area 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 11th DAY, OF JUNE, 20 03.

Kenneth M. Krieser
KENNETH M. KRIESER
(Member, Southern Oregon Development, LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named KENNETH M. KRIESER, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 11th day of JUNE, 20 03.

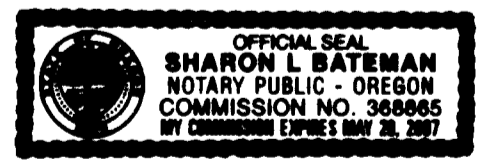
(SIGN) Rebecca J. Coury
REBECCA J. COURY NOTARY PUBLIC OREGON
(PRINT)
COMMISSION NO. 343918
MY COMMISSION EXPIRES 3-14-05

WE, PEOPLE'S BANK OF COMMERCE, are the undersigned beneficiary of a certain Trust Deed, dated January 9, 2003, and recorded January 27, 2003, as Instrument No. 03-04771, 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.

Signed this 11th day of JUNE, 20 03.

Before me:

Sharon L. Bateman
Title: Vice President
(SIGN) Sharon L. Bateman Sharon L. Bateman
Sharon L. Bateman NOTARY PUBLIC - OREGON Sharon L. Bateman
(PRINT) 368865 368865
COMMISSION NO. 368865 368865
MY COMMISSION EXPIRES 5/20/2007 5/20/2007



***** RECORDER'S CERTIFICATE *****

Filed for record, this 18 day of JUNE, 20 03, at 4:17 O'clock P m, and recorded in Volume 29 of Plats on page 23 of the Records of Jackson County, Oregon.

By: Rachleen L. Beckett COUNTY CLERK Geraldine Cutting DEPUTY

For order of the County Commissioners approving this plat see Volume 204, page 1882-1894 of County Commissioners Journal of Proceedings.

LEGEND

- o = Found 5/8" Rebar (W.P.S.)
- Δ = Found 5/8" Rebar - S.N. 1933
- ∅ = Found Monument as Indicated
- = 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"
- = Set 5/8" x 24" Rebar with Aluminum Cap marked "KAISER RLS 803"
- ▲ = Set Lead/Tack/Copper Washer marked "RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- 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.
- W.P.S. = WHISPERING PINES SUBDIVISION
- P— = Overhead Power Lines
- () = Record/W.P.S.
- (()) = Record/S.N. 1933
- ((())) = Record/S.N. 16364
- (((())) = Record/S.N. 2267

CURVE DATA

Δ	R	L	LC	§	
①	4'00"20"	150.00'	10.487'	S13°20'10"E, 10.484'	5.245'
②	90°00'00"	20.00'	31.416'	N60°20'20"W, 28.284'	
③	4'00"20"	125.00'	8.739'	N13°20'10"W, 8.737'	
④	49°59'41"	20.00'	17.451'	N38°39'51"E, 16.903'	
⑤	53°58'46"	50.00'	47.106'	N11°40'18"E, 45.383'	
⑥	57°14'23"	50.00'	49.951'	S43°56'16"E, 47.90'	
⑦	49°00'11"	50.00'	42.763'	N82°56'26"E, 41.472'	
⑧	49°36'43"	50.00'	43.295'	N33°37'59"E, 41.955'	
⑨	70°09'19"	50.00'	61.222'	N26°15'01"W, 57.469'	
⑩	49°59'41"	20.00'	17.451'	N36°19'50"W, 16.903'	
⑪	4'00"20"	175.00'	12.234'	S13°20'10"E, 12.232'	
⑫	90°00'00"	20.00'	31.416'	S29°39'40"W, 28.284'	
⑬	8°10'40"	175.00'	24.978'	N78°45'00"E, 24.956'	
⑭	90°00'00"	20.00'	31.416'	S52°09'40"E, 28.284'	
⑮	3°14'11"	75.00'	4.236'	S5°32'34"E, 4.236'	
⑯	4°39'20"	75.00'	6.094'	S1°35'49"E, 6.092'	
⑰	7°53'31"	100.00'	13.774'	S3°12'55"E, 13.763'	6.898'
⑱	7°53'31"	125.00'	17.218'	S3°12'55"E, 17.204'	
⑲	95°39'40"	20.00'	33.392'	S40°40'10"W, 29.647'	
⑳	9°31'00"	225.00'	37.372'	S83°44'30"W, 37.329'	
㉑	12°1'32'21"	25.00'	53.031'	N13°54'44"W, 43.633'	

WHISTLING HOLLOW ESTATES SUBDIVISION

Located in the NE 1/4 of Section 10, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon
June 2, 2003

SURVEY FOR:
Southern Oregon Development LLC
2009 Aero Way, Suite 105
Medford, OR. 97504

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

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

PURPOSE: Subdivision of Tract described in Vol. 538, Page 276 D.R.
PROCEDURE: The outside boundary was located from information on Filed Survey Nos. 1933, 2267, 16364 and the Plat of WHISPERING PINES SUBDIVISION. The original deed out for this property, Vol. 538, Page 267 D.R., appears to stem from Filed Survey No. 1933. The South, West and East boundaries were located per this survey. The North boundary, as located on S.N. 1933 now the centerline of Echo Way, was somewhat confused by latter deeds stemming from S.N. 2267 and the Plat of WHISPERING PINES SUBDIVISION. The locations used was from S.N. 2267 and WHISPERING PINES SUBDIVISION. This line will be totally within the right-of-way of Echo Way extended, which is partially being dedicated on this Plat and partially created by deeds of dedication by property owners to the North. The city of Eagle Point will not accept the deeds of dedication until the Plat is recorded.

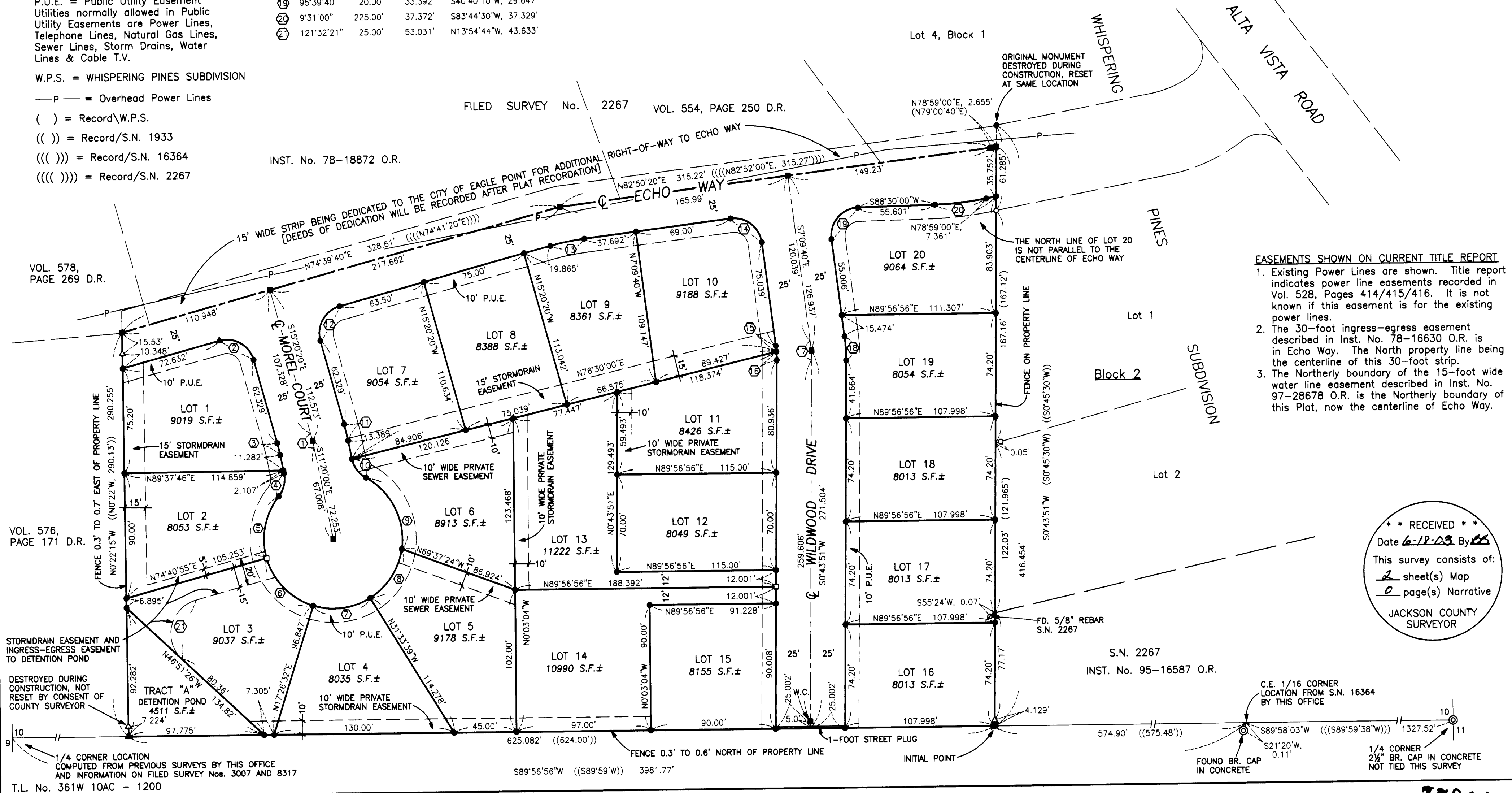


SCALE: 1" = 50'
BASIS OF BEARINGS
PINERIDGE SUBDIVISION - PHASE 1
(Traverse Points)

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G.D.K.
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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



- EASEMENTS SHOWN ON CURRENT TITLE REPORT**
- Existing Power Lines are shown. Title report indicates power line easements recorded in Vol. 528, Pages 414/415/416. It is not known if this easement is for the existing power lines.
 - The 30-foot ingress-egress easement described in Inst. No. 78-16630 O.R. is in Echo Way. The North property line being the centerline of this 30-foot strip.
 - The Northerly boundary of the 15-foot wide water line easement described in Inst. No. 97-28678 O.R. is the Northerly boundary of this Plat, now the centerline of Echo Way.

**** RECEIVED ****
Date *6-12-03* By *JK*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR