

McLOUGHLIN MEADOWS, PHASE III
A PLANNED COMMUNITY

located in

A PORTION OF PARCEL No. 2 OF PARTITION
PLAT P-45-1996 (S/N 14657) IN THE SOUTHWEST
ONE-QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH,
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES, INC.

P.O. BOX 1488
MEDFORD, OREGON 97501

Surveyor's Certificate:

I, Herbert A. Farber, 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at the 5/8 inch iron pin monumenting the southeast corner of Lot 47 of McLOUGHLIN MEADOWS, PHASE I as recorded in Volume 28, Page 33 of the Plat Records of Jackson County, Oregon and filed as Survey No. 17361 in the office of the Jackson County Surveyor, said pin being the INITIAL POINT of this subdivision; thence South 89°51'50" East 280.03 feet; thence North 00°09'56" East 6.00 feet; thence South 89°51'50" East 336.00 feet to the southwest corner of Lot 14 of said Phase I; thence North 00°09'56" East, along the west line of said Lot 14, a distance of 86.00 feet to the northwest corner of said Lot 14; thence North 10°52'27" West, along the exterior boundary of said Phase I, a distance of 30.55 feet to the southwest corner of Lot 15 of said Phase I; thence North 00°09'56" East, along the west line of said Lot 15, a distance of 86.00 feet to the northwest corner of said Lot 15; thence North 89°51'50" West, along the southerly boundary of said Phase I, a distance of 616.00 feet to the northeast corner of Lot 46 of said Phase I; thence South 00°09'56" West, along the east line of said Lot 46, a distance of 86.00 feet to the southeast corner of said Lot 46; thence South 10°49'20" East, along the exterior boundary of said Phase I, a distance of 30.54 feet to the northeast corner of said Lot 47; thence South 00°09'56" West, along the east line of said Lot 47, a distance of 92.00 feet to the INITIAL POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

Release Affidavits:

For, Valley of the Rogue Bank, beneficiary of that Trust Deed dated February 26, 1999 and recorded March 2, 1999 as Instrument No. 99-10713 of the Official Records of Jackson County, Oregon.

See Instrument No. 03-42976 of said Records.

For, Crater Lake Developments, LLC, Mortgagee of that Mortgage recorded May 20, 2003 as Instrument No. 03-32642 of the Official Records of Jackson County, Oregon.

See Instrument No. 03-42975 of said Records.

Easement Notes:

Volume 461, Page 344, a right-of-way for transmission and distribution of electricity, may affect this property, no location given.

Volume 25, Page 620, a water ditch easement recorded June 5, 1893, does not fall within the boundary of this Subdivision.

A water ditch easement set forth in Suit No. M-2-25, in the Circuit Court of the State of Oregon for Jackson County, does not fall within the boundary of this Subdivision.

The water ditch easements disclosed in Volume 61, Page 316 and Inst. No. 92-09470 do not fall within the boundaries of this Subdivision.

The Broadband Easement and Right of Entry Agreement, per Inst. No. 97-34890, affects this Subdivision.

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Pacific Crest Properties, Inc, an Oregon Corporation, is the owner of the lands hereon described, and has subdivided the same into lots and streets, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and does hereby create the private utility easements, as shown hereon, for the benefit of Lots 81 through 91 and does hereby grant a variable width perpetual sanitary sewer easement to construct, reconstruct, operate, repair and maintain sewer lines, as shown hereon, for the benefit of the Bear Creek Valley Sanitary Authority. We hereby designate said Subdivision as McLOUGHLIN MEADOWS, PHASE III.

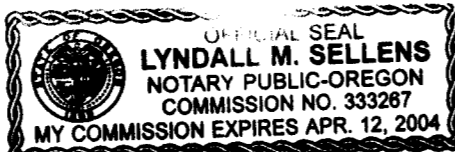
Gary Whittle Pres
Gary Whittle, President

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2003, by Gary Whittle, as President of PACIFIC CREST PROPERTIES, INC., an Oregon Corporation, on behalf and authority of the corporation.

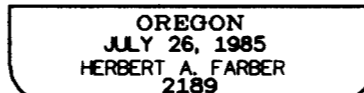
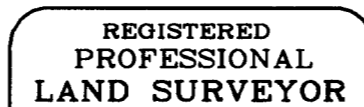
Notary Public for Oregon

Lyndall M. Sellens

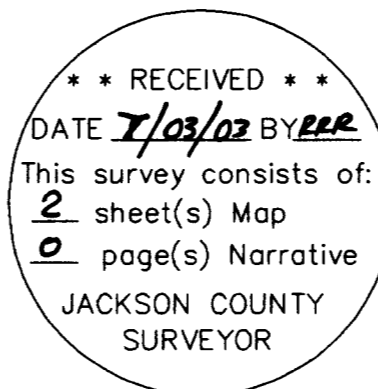


I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber



RENEWAL DATE 12-31-03



Approvals:

Examined and approved by the City of Eagle Point Planning Director this 19th day of JUNE, 2003.

Daniel Marshall
Planning Director

Examined and approved this 16th day of June, 2003.

John L. Lundy
City Engineer

Examined and approved this 16th day of June, 2003.

Robert R. Roberts
Jackson County Surveyor

Examined and recommended for approval by Bear Creek Sanitary Authority this 13 day of June, 2003.

Carl Tross
District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6/24/03

James Clark, Deputy 6/24/03
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 24 day of JUNE, 2003.

Jeffrey Dyer 6-24-03
Assessor Date

Recorder:

Filed for record this 15th day of July, 2003 at 9:07 o'clock A. M. and recorded in Volume 29, Page 29 of the Plat Records of Jackson County, Oregon.

KATHLEEN S. BECKETT *CHERYL AUGERIS*
County Clerk Date DEPUTY

For the order of the County Court approving this plat see Volume 205, Page 330-332, of the Commissioner's Journal of Proceedings.

LEGEND

- = FOUND 5/8" IRON PIN, OR AS NOTED, S/N 17361
- ⊗ = FOUND TACK WITH WASHER STAMPED "LS 2189", S/N 17361
- ◇ = SET TACK WITH WASHER STAMPED "LS 2189", IN CONCRETE
- ⊙ = FOUND 2 1/2" IRON PIPE CHAIN LINK FENCE POST
- ◊ = FOUND TACK WITH WASHER STAMPED "LS 2189", INST. No. 03-30143
- ⊕ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- X-X- = EXISTING 6' CHAIN LINK FENCE, SHOWN IN RELATION TO LOT LINES

BASIS OF BEARING: TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

**McLOUGHLIN MEADOWS, PHASE III
A PLANNED COMMUNITY**

located in

A PORTION OF PARCEL No. 2 OF PARTITION PLAT P-45-1996 (S/N 14657) IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES, INC.

P. O. BOX 1488
MEDFORD, OREGON 97501

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

PURPOSE: TO SURVEY AND MONUMENT McLOUGHLIN MEADOWS, PHASE III AS APPROVED BY THE CITY OF EAGLE POINT PLANNING DEPARTMENT.

PROCEDURE: UTILIZING CONTROL ESTABLISHED DURING PREVIOUS SURVEYS IN THE AREA, AND THIS SURVEY, I LOCATED THE AFFECTED PROPERTY AND MONUMENTED THE SUBDIVISION AS SHOWN HEREON.

NOTE: THIS SUBDIVISION IS AUTHORIZED AND FALLS UNDER THE GUIDELINES OF ORS 92.830 AND 92.285.

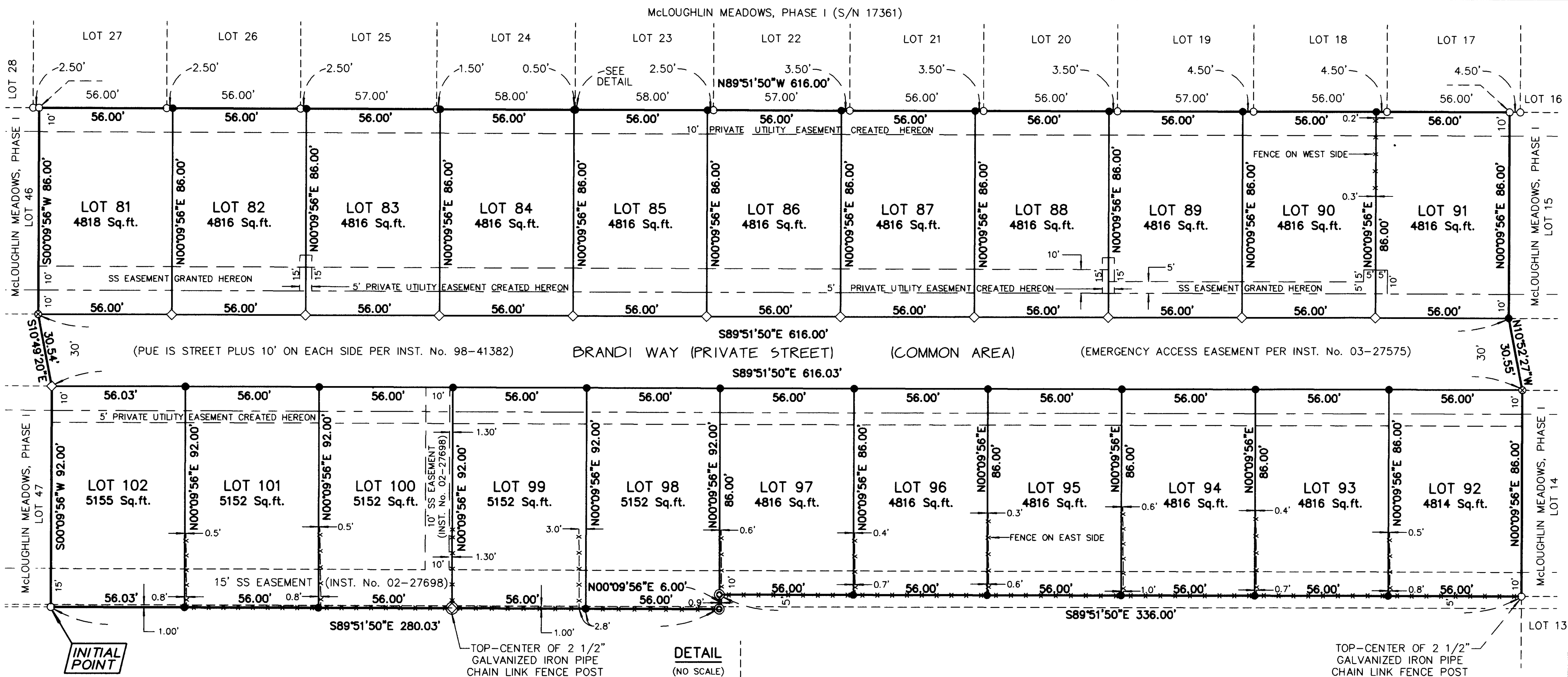
GLOSSARY

INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

S/N = RECORD FILED SURVEY NUMBER

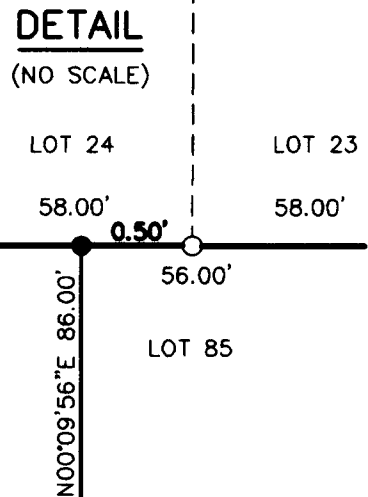
SS = SANITARY SEWER



INITIAL POINT

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-03

** RECEIVED **
DATE 7/03/03 BY *ree*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599

OFFICE LOCATION: 431 OAK STREET
CENTRAL POINT, OREGON 97502

MAILING ADDRESS: P.O. BOX 5286
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'
DATE: JUNE 5, 2003
JOB NO.: 0647-97

\\EAGLE POINT\BUTTE CREST MH PARK\McLOUGHLIN MEADOWS\MAC_MEADOWS_PHS_3_FINAL.FLX