

EAGLE POINT GOLF COMMUNITY, PHASE 6

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 3 & THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon 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. We do hereby create the private sanitary sewer and storm drain easement across lot 188 to benefit Lots 188 and 187 of this subdivision and Lot 126 of Eagle Point Golf Community, Phase 4, as shown hereon. We also hereby create the private storm drain easement across Lot 187 to benefit Lot 126 of Eagle Point Golf Community, Phase 4 as shown hereon. We also hereby create the private storm drain easement across Lots 189 through 193, Lots 196 through 199, and Lots 201 through 205, to benefit Lots 187 through 205 of this subdivision as shown hereon. We hereby grant to the City of Eagle Point in fee simple, the areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We hereby designate said subdivision as Eagle Point Golf Community, Phase 6.

Eagle Point Developments LLC by: [Signature] C. A. Galpin, Its sole member

STATE OF Oregon COUNTY OF Jackson

This certifies that on this 15th day of July 2005, before me a Notary Public, personally appeared C. A. Galpin, member of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Patricia L. Thomas Notary Public

I, Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993, the undersigned beneficiary of a certain Trust Deed recorded August 1, 1994 as Document No. 94-28058, 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.

Mary M. Rogue Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993

STATE OF Oregon COUNTY OF Jackson

This certifies that on this 18th day of July 2005, before me a Notary Public, personally appeared [Signature] and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: [Signature] Notary Public

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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 the INITIAL POINT, a 5/8" iron rod at the Northeast corner of Lot 153 of "EAGLE POINT GOLF COMMUNITY, PHASE 5", as recorded in Volume 28, Page 59 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 17559; thence North 89°51'20" East, 810.76 feet to a 5/8" iron rod; thence South 51°04'20" East, 115.00 feet to a 5/8" iron rod; thence North 38°55'40" East, 308.24 feet to a 5/8" iron rod; thence South 51°04'20" East, 84.09 feet to a 5/8" iron rod; thence along a 200.00 foot radius curve to the left (the long chord of which bears North 33°59'53" East, 34.37 feet) 34.42 feet to a 5/8" iron rod; thence South 60°55'54" East, 50.00 feet to a 5/8" iron rod; thence South 51°04'20" East, 203.80 feet to a 5/8" iron rod at the most Northerly corner of Lot 127 of "EAGLE POINT GOLF COMMUNITY, PHASE 4", as recorded in Volume 28, Page 41 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 17401; thence South 38°55'40" West, 166.43 feet to a 5/8" iron rod on the Northeasterly right of way line of Pumpkin Ridge Drive; thence South 79°22'18" West, 65.70 feet to a 5/8" iron rod on the Southwesterly right of way line of Pumpkin Ridge Drive; thence South 39°03'54" West, 134.62 feet to a 5/8" iron rod at the most Westerly corner of Lot 126 of said "EAGLE POINT GOLF COMMUNITY, PHASE 4"; thence North 51°04'20" West, 60.18 feet to a 5/8" iron rod at the most Northerly corner of Lot 124 of said "EAGLE POINT GOLF COMMUNITY, PHASE 4"; thence South 39°03'54" West, 74.28 feet to a 5/8" iron rod at the most Northerly corner of Lot 118 of "EAGLE POINT GOLF COMMUNITY, PHASE 3", as recorded in Volume 27, Page 36 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 16991; thence South 89°51'20" West, 357.00 feet to a 5/8" iron rod at the Northwest corner of Lot 115 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence South 00°08'40" East, 160.00 feet to a 5/8" iron rod at the Southwest corner of said Lot 115; thence South 89°51'20" West, 352.10 feet to a 5/8" iron rod at the Southeast corner of Lot 106 of said "EAGLE POINT GOLF COMMUNITY, PHASE 3"; thence North 00°08'40" West, 160.00 feet to a 5/8" iron rod at the Northeast corner of said Lot 106; thence South 89°51'20" West, 312.75 feet to a 5/8" iron rod at the Southeast corner of Lot 154 of said "EAGLE POINT GOLF COMMUNITY, PHASE 5"; thence North 00°08'40" West, 110.69 feet to a 5/8" iron rod on the Southerly right of way line of Bellerive Drive; thence North 12°08'56" West, 51.12 feet to a 5/8" iron rod on the Northerly right of way line of Bellerive Drive; thence North 00°08'40" West, 115.00 feet to the true point of beginning.

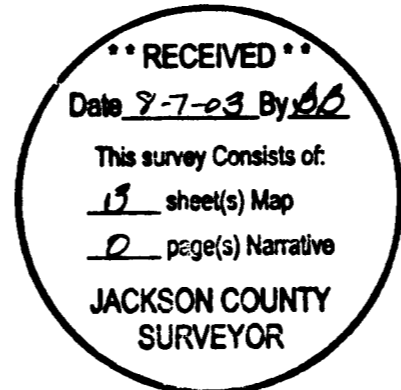
SURVEYOR'S NARRATIVE

PURPOSE: To survey and prepare a 36-lot subdivision, as requested by client.

PROCEDURE: From previous monuments set on Eagle Point Golf Community, Phase 3,4 and 5. I computed the 36 lot subdivision and set monuments along the outside boundary line, as shown. The interior corners and centerline monuments are to be deferred.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] RICHARD G. TEMPLIN L.S. 2359



APPROVALS

Examined and approved this 11th day of July 2003 [Signature] JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than August 15, 2003. [Signature] RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 02-59155 of Official Records, this 27th day of August 2003 (CS 17861)

Approved by Jackson County Surveyor. [Signature] JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 18th day of July 2003 [Signature] CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services this 25 day of July 2003 [Signature] DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 29 day of July 2003 [Signature] CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of July 31 2003 [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 July 31 2003 [Signature] TAX COLLECTOR

RECORDERS CERTIFICATE

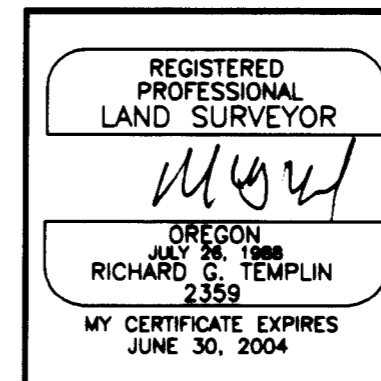
For order of the County Court approving this plat see Volume 205, Page 790-792 of County Commissioners Journal of Proceedings.

Filed for record this 07 day of August 2003 at 8:39 o'clock A.M.

and recorded in Volume 29 of Plats at page 32 of records of Jackson County, Oregon.

[Signature] COUNTY CLERK [Signature] DEPUTY

FILE: "phase6 july9.dwg"



RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON EAGLE POINT GOLF COMMUNITY PHASE 6 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 3 & THE SW 1/4 OF THE SW 1/4 OF SECTION 2 T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON DATE: JULY 9, 2003

For: Eagle Point Development L.L.C. P.O. BOX 8271 Medford, Or. 97501

EAGLE POINT GOLF COMMUNITY, PHASE 6

LOCATED IN
THE SE 1/4 OF THE SE 1/4 OF SECTION 3 &
THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ▲ INDICATES DEFERRED MONUMENT
5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
PER EAGLE POINT GOLF COMMUNITY, PHASE 3, PHASE 4, AND PHASE 5
- ⊙ INDICATES DEFERRED CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)
5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
- ALUMINUM CAP CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)
PER EAGLE POINT GOLF COMMUNITY, PHASE 4 AND PHASE 5
- △ INDICATES CALCULATED POSITION
- () INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 3,
PHASE 4 AND PHASE 5
- FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION
AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

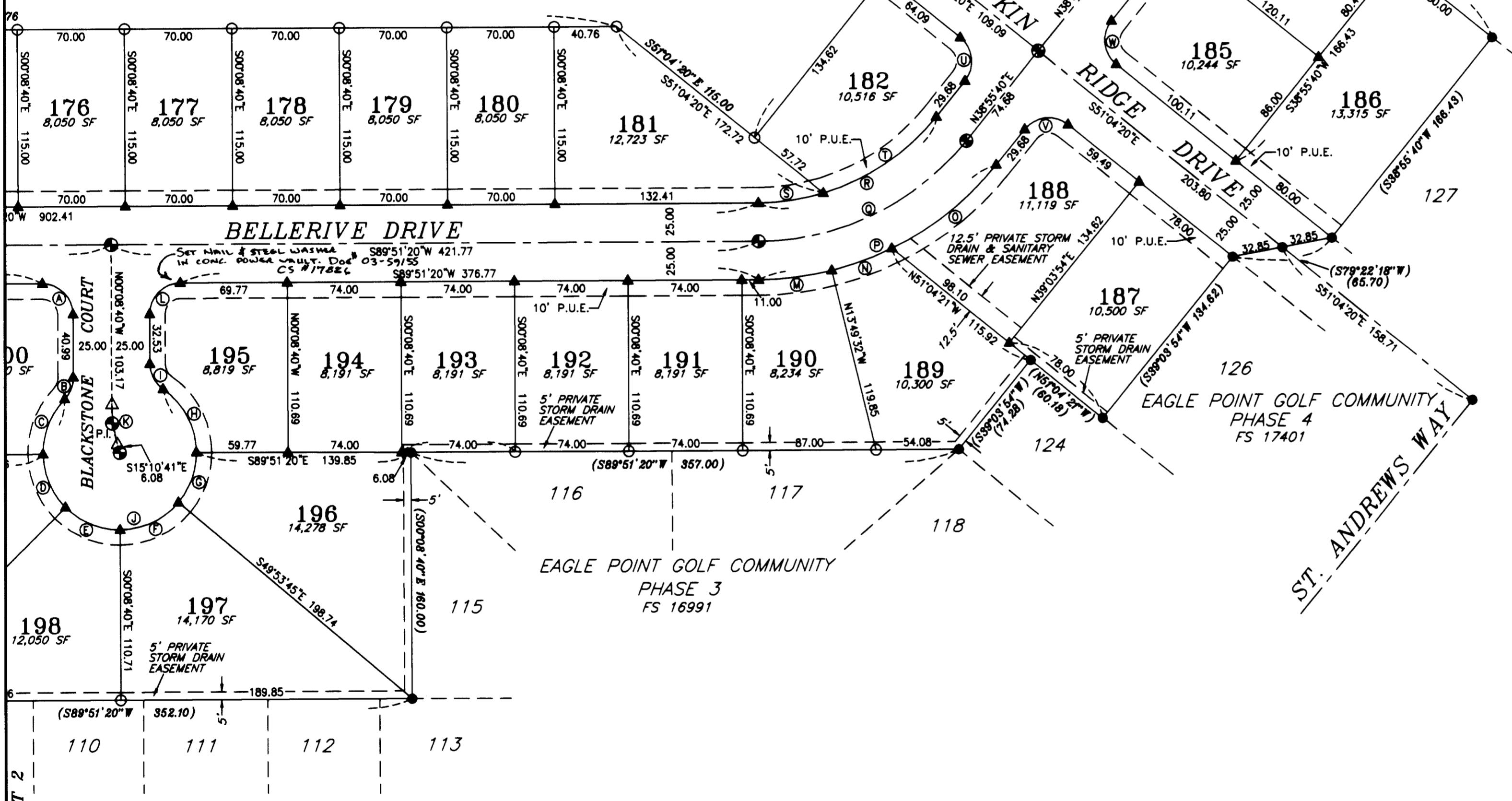
BASIS OF BEARING: PER EAGLE POINT GOLF COMMUNITY, PHASE 3



CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	20.00	90°00'00"	31.42	N 45°08'40" W	28.28	---
B	20.00	44°24'56"	15.50	N 22°03'47" E	15.12	---
C	50.00	45°13'43"	39.47	S 21°39'25" W	38.45	---
D	50.00	43°54'46"	38.32	S 22°54'50" E	37.39	---
E	50.00	45°16'27"	39.51	S 67°30'26" E	38.49	---
F	50.00	49°45'05"	43.42	N 64°58'47" E	42.07	---
G	50.00	39°26'08"	34.41	N 20°23'11" E	33.74	---
H	50.00	55°57'54"	48.84	N 27°18'50" W	46.92	---
I	20.00	55°09'07"	19.25	N 27°42'37" W	18.52	---
J	50.00	279°33'55"	243.97	N 84°29'18" E	64.57	---
K	100.00	15°02'01"	26.24	S 07°39'41" E	26.16	13.195
L	20.00	90°00'00"	31.42	S 44°51'20" W	28.28	---
M	200.00	13°47'03"	48.12	N 82°57'48" E	48.00	---
N	200.00	12°00'46"	41.93	N 70°03'54" E	41.86	---
O	200.00	25°07'51"	87.72	N 51°29'35" E	87.02	---
P	200.00	50°55'40"	177.77	N 64°23'30" E	171.98	---
Q	175.00	50°55'40"	155.55	N 64°23'30" E	150.48	---
R	150.00	50°55'40"	133.33	N 64°23'30" E	128.98	---
S	150.00	16°26'19"	43.04	N 81°38'10" E	42.89	---
T	150.00	34°29'21"	90.29	N 56°10'20" E	88.94	---
U	20.00	90°00'00"	31.42	N 06°04'20" W	28.28	---
V	20.00	90°00'00"	31.42	S 83°55'40" W	28.28	---
W	20.00	90°00'00"	31.42	S 06°04'20" E	28.28	---
X	20.00	90°00'00"	31.42	N 83°55'40" E	28.28	---
Y	250.00	09°51'34"	43.02	N 33°59'53" E	42.97	---
Z	225.00	09°51'34"	38.72	N 33°59'53" E	38.67	---
Z1	200.00	09°51'34"	34.42	N 33°59'53" E	34.37	---

SEE SHEET 2



** RECEIVED **
Date 8-7-03 By *AS*
This survey consists of:
13 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

For: Eagle Point Development L.L.C.
P.O. BOX 8271
Medford, Or. 97501

FILE: "phase6 july9.dwg"

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

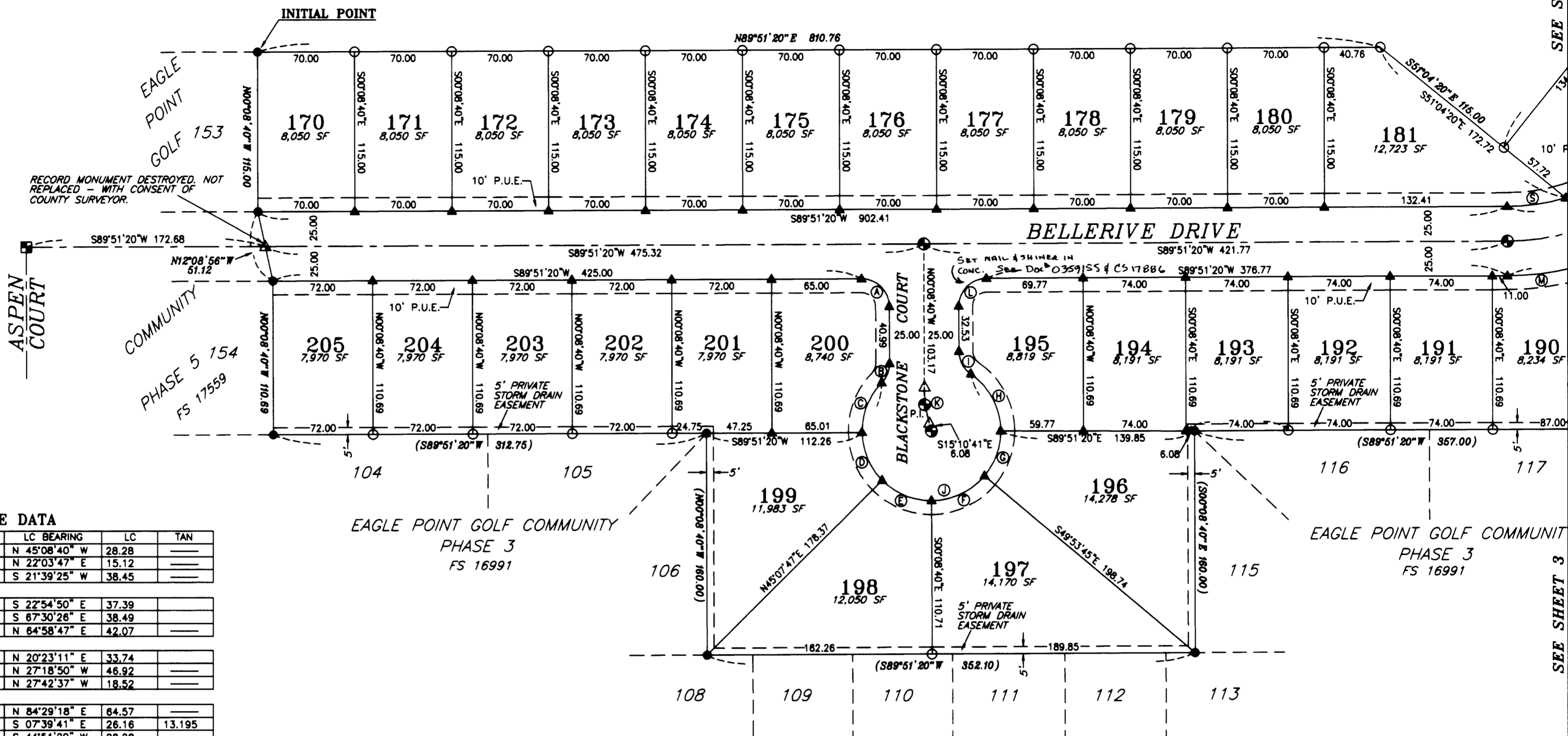
RT
RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR
RT
OREGON
JULY 28, 1999
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2004

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
EAGLE POINT GOLF COMMUNITY PHASE 6
LOCATED IN
THE SE 1/4 OF THE SE 1/4 OF SECTION 3 &
THE SW 1/4 OF THE SW 1/4 OF SECTION 2
T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
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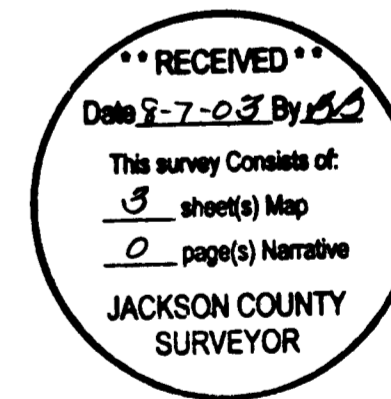
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P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

BASIS OF BEARING: PER EAGLE POINT GOLF COMMUNITY, PHASE 3



For: Eagle Point Development L.L.C.
P.O. BOX 8271
Medford, Or. 97501

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard G. Templin

OREGON JULY 26, 1988
RICHARD G. TEMPLIN 2359
MY CERTIFICATE EXPIRES JUNE 30, 2004

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