

McLOUGHLIN MEADOWS, PHASE II  
A PLANNED COMMUNITY

located in

A PORTION OF PARCELS No. 1 and 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

WHITTLE CONSTRUCTION, 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 a 5/8 inch iron pin marking the northwest corner of Lot 53 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 on the west line of Parcel No. 2 of Partition Plat No. P-45-1996 of the records of said County, Index Volume 7, Page 45 and filed as Survey No. 14957 in the Office of the Jackson County Surveyor, said pin also being on the east boundary of BUTTE CREST UNIT No. 5 SUBDIVISION as recorded in Volume 24, Page 3 of said Plat Records of said County and State also being the INITIAL POINT of this Subdivision; thence, leaving said east boundary and said west line, South 89°51'50" East, along the exterior boundary of said Phase I, a distance of 89.98 feet; thence, continuing along said exterior boundary, North 76°39'46" East 51.44 feet; thence, continuing along said exterior boundary, South 89°51'50" East 759.00 feet to the southwest corner of Lot 44 of said Phase I; thence North 00°02'08" West, along the extended west line of said Lot 44, a distance of 119.02 feet to the most northerly-northwest corner of said Phase I, said corner being on the exterior boundary of the real property described in Document No. 99-49139 of the Official Records of said County; thence North 89°51'50" West (record North 89°52'01" West), along said exterior boundary, 114.74 feet; thence, continuing along said exterior boundary, North 00°08'07" West 91.86 feet (record North 00°07'56" West, 92.00 feet); thence, continuing along said exterior boundary, North 89°52'12" West 693.64 feet (record South 89°52'01" West 694.17 feet); thence, continuing along said exterior boundary, South 40°31'49" West 139.20 feet (record South 40°32'00" West 139.20 feet) to the most easterly-northeast corner of Lot 39 of said BUTTE CREST UNIT No. 5 SUBDIVISION, said corner also being the most southerly corner of Lot 64 of BUTTE CREST UNIT No.6 SUBDIVISION, PHASE I as recorded in Volume 25, Page 3 of said Plat Records and filed as Survey No. 16017 in the office of the Jackson County Surveyor, said corner also being the most westerly-northwest corner of said Parcel No. 2; thence South 00°02'28" East (record South 00°02'19" East), along said east boundary of said Phase 5 and said west line of said Parcel No. 2, a distance of 116.77 feet to the POINT OF BEGINNING.

*Herbert A. Farber*

Herbert A. Farber, PLS 2189

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.

Definition of PUE per PacifiCorp and placed hereon per their request.

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that WHITTLE CONSTRUCTION, 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. We hereby designate said subdivision as McLoughlin Meadows, Phase II.

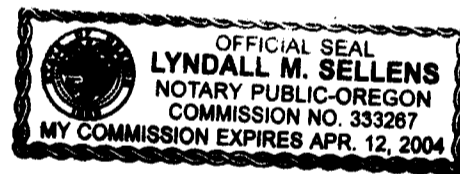
*Gary T. Whittle Pres.*  
Gary T. Whittle, President

State of Oregon )  
County of Jackson )

The foregoing instrument was acknowledged before me this 3RD day of OCTOBER, 2003, by Gary T. Whittle, as President of WHITTLE CONSTRUCTION INC., an Oregon Corporation, on behalf and authority of the company.

Notary Public for Oregon *Lyndall M. Sellens*

State of Oregon )  
County of Jackson )



Release Affidavits:

For, Valley of the Rogue Bank, now Umpqua 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. 03-69705 of said Records.

For, PremierWest Bank, beneficiary of that Trust Deed dated October 21, 2002 and recorded October 23, 2002 as Instrument No. 02-56294 of the Official Records of Jackson County, Oregon.

See Instrument No. 03-69706 of said Records.

For, Crater Lake Developments, LLC, beneficiary of that Trust Deed dated October N/A and recorded N/A, 2003 as Instrument No. N/A of the Official Records of Jackson County, Oregon.

See Instrument No. N/A of said Records.

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

*Herbert A. Farber*

Approvals:

Examined and approved by the City of Eagle Point Planning Director this 30 day of OCTOBER, 2003.

*David A. Russell*  
Planning Director

Examined and approved this 6th day of OCTOBER, 2003.

*FOR JOHN HARVEY*  
*John Harvey*  
City Engineer

Examined and approved this 3rd day of OCTOBER, 2003.

*Gary R. Roberts*  
Jackson County Surveyor

Examined and recommended for approval by Rogue Valley Sewer Services this 3rd day of October, 2003.

*John S. ...*  
District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 8, 2003

*Lynda Adsett, Deputy* 10/08/03  
Tax Collector Date

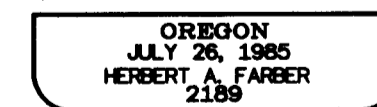
Examined and approved as required by O.R.S. 92.100 this 8th day of OCTOBER, 2003.

*Willie Johnson Deputy* 10-8-2003  
Assessor Date

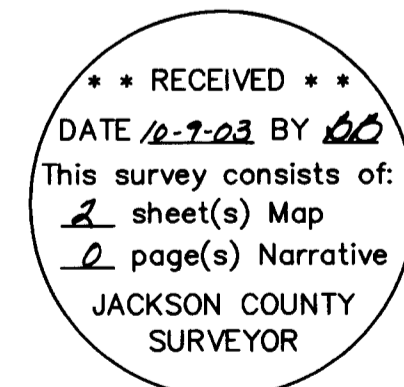
Recorder:

Filed for record this: 9th day of OCTOBER, 2003 at 3:16 O'clock P. M. and recorded in Volume 29, Page 43 of the Plat Records of Jackson County, Oregon.

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



RENEWAL DATE 12-31-03



For the order of the County Court approving this plat see Volume 205, Page 2100-2102, of the Commissioner's Journal of Proceedings.

JOB NO. 0647-97

**LEGEND**

- = FOUND 5/8" IRON PIN, S/N 17361
  - ◆ = FOUND TACK WITH WASHER STAMPED "LS 2189", S/N 17361
  - ⊗ = FOUND 5/8" IRON PIN, S/N 16017
  - ◇ = SET TACK WITH WASHER, STAMPED "LS 2189", IN CONCRETE OR AS DESCRIBED
  - = 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"
  - S/N = RECORD FILED SURVEY NUMBER
  - W.C. = WITNESS CORNER
  - GIP = GALVANIZED IRON PIPE FENCE CORNER
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- 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.

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

located in

A PORTION OF PARCELS No. 1 and 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

**WHITTLE CONSTRUCTION, INC.**

P.O. BOX 1488  
MEDFORD, OREGON 97501

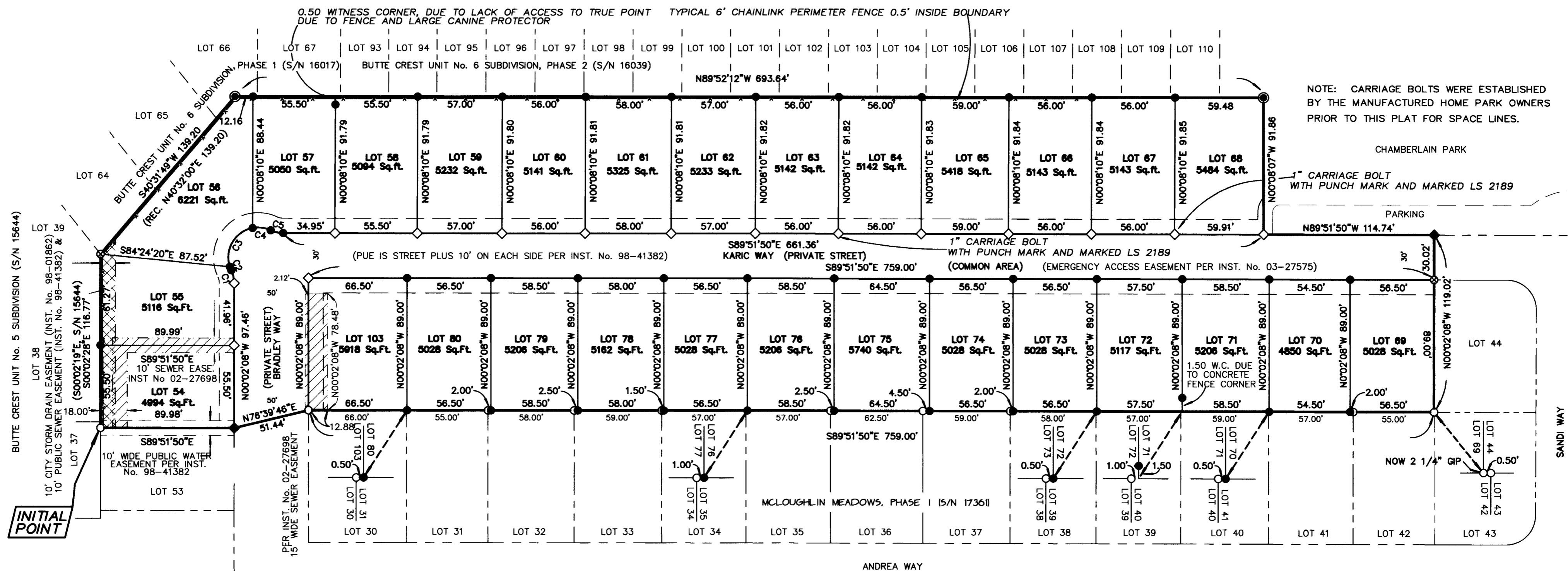
**SURVEY NARRATIVE  
TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THIS SUBDIVISION AS APPROVED BY THE CITY OF EAGLE POINT PLANNING DEPARTMENT FILE NO. PA#01/02-15, PUD/SUB/CUP/SPR AS AUTHORIZED BY ORS 92.830 AND 92.285.

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

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	25°27'20"	8.89'	20.00'	N12°45'48"W	8.81'
C2	07°23'35"	2.58'	20.00'	N21°47'41"W	2.58'
C3	97°25'31"	34.01'	20.00'	N30°36'53"E	30.06'
C4	35°38'32"	12.44'	20.00'	S82°51'05"E	12.24'
C5	24°50'01"	8.67'	20.00'	S77°26'50"E	8.60'



\*\* RECEIVED \*\*  
DATE 12-9-03 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

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

[Signature]

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" = 50'  
DATE: AUGUST 11, 2003  
JOB NO.: 0647-97

JOBS\EAGLEPOINT\BUTTE CREST MH PARK\McLOUGHLIN MEADOWS\MICRO SURVEY\FINAL PLATS SURVEYS\PHS\_II\_FINAL.PLT