

OAKVIEW VILLAGE A PLANNED COMMUNITY

A REPLAT OF LOTS 22 & 23 OF GLENWOOD SUBDIVISION,
IN THE SE 1/4 OF THE SW 1/4 OF SECTION 3
T.38S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

APPROVALS

Examined and approved this 9th day of October, 2003
Robert Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 14th day of October,
2003.
John Hardy
CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services
this 13 day of October, 2003.
Carl Teras
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle
Point, Jackson County, Oregon. Dated this 14th day of OCTOBER,
2003.
David Ashmull
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as
of OCTOBER 15, 2003.
William Johnson 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 Oct. 15, 2003.
C. Applegate, Deputy
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 205, Page 297-298 of
County Commissioners Journal of Proceedings. 2159-2161
Filed for record this 22nd day of OCTOBER, 2003 at
11:56 o'clock A.M.
and recorded in Volume 29 of Plats at page 46 of records of Jackson
County, Oregon.

Kathleen S Beckett
COUNTY CLERK

Barbara J Shaw
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard G. Templin
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2004

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1846 899-2032 JACKSONVILLE, OREGON
OAKVIEW VILLAGE
A PLANNED COMMUNITY
A REPLAT OF LOTS 22 & 23 OF GLENWOOD SUBDIVISION,
IN THE SE 1/4 OF THE SW 1/4 OF SECTION 3
T.38S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
FOR: MR. ROBERT FELLOWS
2050 FELLOWS WAY
EAGLE POINT, OREGON
DATE: SEPTEMBER 29, 2003

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Robert E. Fellows, am the owner in
fee simple of the land shown hereon and that I have subdivided the same into
lots 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. I do hereby dedicate to the public for public use the easements
labeled as public utility easements shown hereon, and do hereby create the
private 20.00 foot wide minimum access easement and P.U.E. across lots 1
through 6 for the benefit of lots 1 through 6, as shown hereon. I also do
hereby create the 10.00 foot private storm drain easement, for the benefit of
of lots 1 and 2, as shown hereon.

This Replat of Lots 22 and 23 of "GLENWOOD SUBDIVISION" is not intended to
effect or change the public utility easements, as shown on said
"GLENWOOD SUBDIVISION".

I hereby designate said subdivision as Oakview Village, A Planned Community.

Robert E. Fellows
Robert E. Fellows

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:

Lots 22 and 23 of "GLENWOOD SUBDIVISION", as recorded in Volume 28, Page
28 of Records of Jackson County, Oregon, and filed in the Jackson County
Surveyor's office as filed survey number 17321.

Richard G. Templin
RICHARD G. TEMPLIN LS 2359

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 9th day
of October, 2003, before me a Notary Public,

personally appeared Robert E. Fellows, and acknowledged
the foregoing instrument to be his Voluntary act and deed.

Before me: J. J. Parish
Notary Public

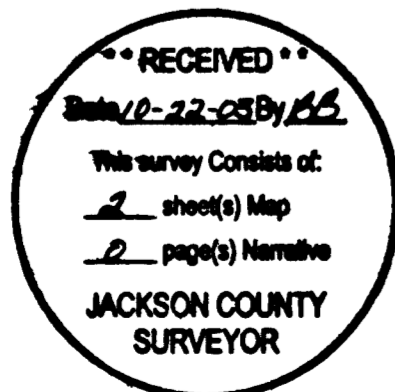


SURVEY NARRATIVE

PURPOSE: To subdivide Lots 22 and 23 of "GLENWOOD SUBDIVISION", into a 6 lot Planned
Community Subdivision.

PROCEDURE: From previous monuments set and found on "GLENWOOD SUBDIVISION", I computed
the 6 lot Planned Community Subdivision and set monuments as depicted on the plat.
The original lot corner of Lots 22 and 23 along the right of way of Glenwood Drive was
found and tied to my control traverse prior to being destroyed with the creation of
the private road. I replaced said corner in the exact location after the private street was paved.

I CERTIFY THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359





OAKVIEW VILLAGE A PLANNED COMMUNITY

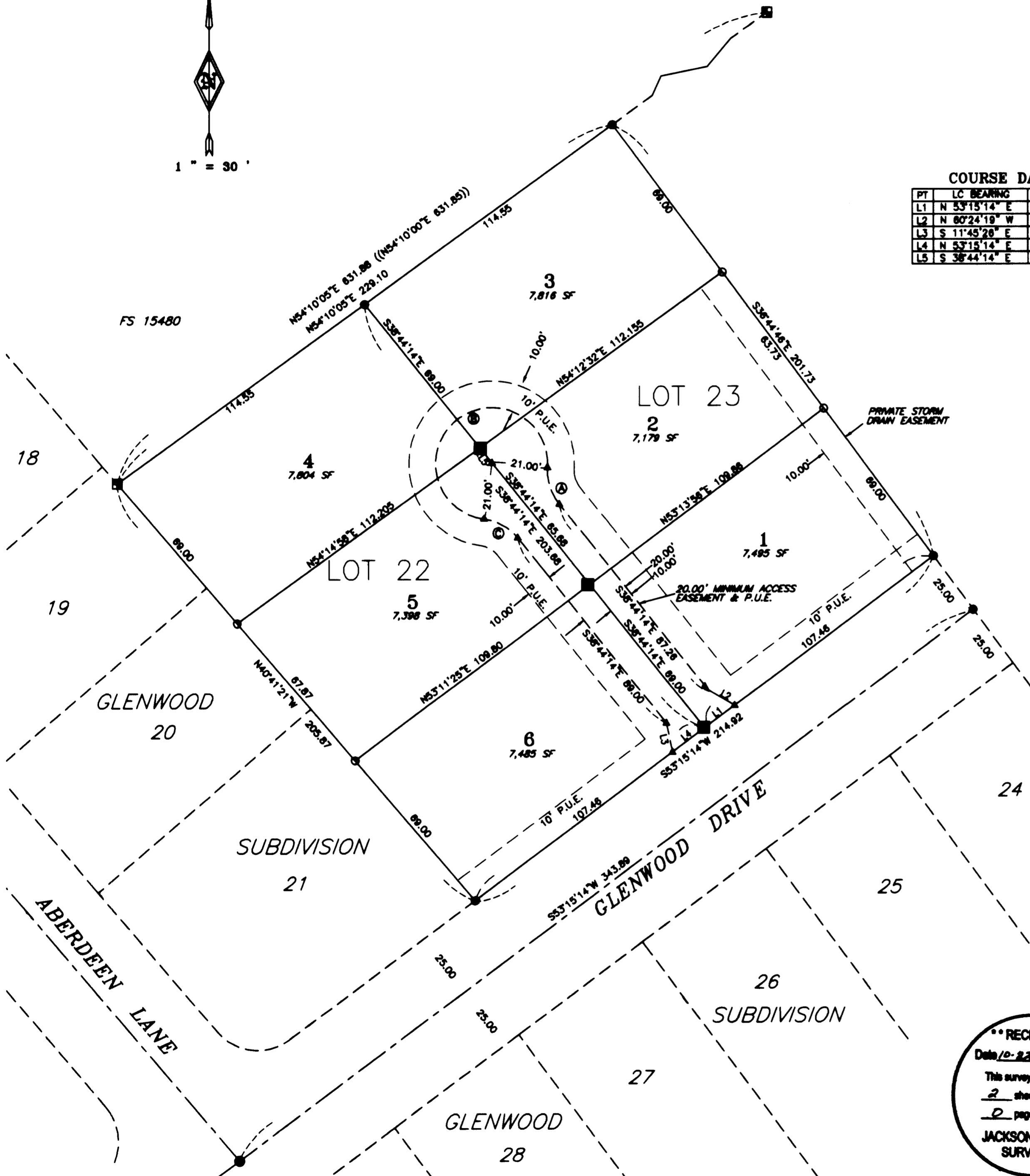
A REPLAT OF LOTS 22 & 23 OF GLENWOOD SUBDIVISION,
IN THE SE 1/4 OF THE SW 1/4 OF SECTION 3
T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

COURSE DATA

PT	LC BEARING	LC
L1	N 53°15'14" E	15.00
L2	N 80°24'18" W	13.52
L3	S 11°45'28" E	11.00
L4	N 53°15'14" E	15.00
L5	S 38°44'14" E	7.41

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	42°59'15"	15.01	N 17°17'54" W	14.66
B	21.00	285°58'38"	97.49	S 51°18'54" W	30.72
C	20.00	42°58'11"	15.00	S 60°13'19" E	14.65



LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER GLENWOOD SUBDIVISION
- SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
- ⊠ 5/8" IRON ROD PER FS 15480
- ⊙ CENTERLINE MONUMENT - PER GLENWOOD SUBDIVISION 5/8" X 24" REBAR WITH ALUMINUM CAP MARKED "LS2359"
- △ INDICATES CALCULATED POSITION
- (()) INDICATES RECORD DATA PER FS 15480
- FS INDICATES FILED SURVEY
- SF INDICATES SQUARE FEET
- 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 GLENWOOD SUBDIVISION;
THE CENTERLINE OF GLENWOOD DRIVE

NOTES

- 1) THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT
- 2) THE PROPERTY PLATTED HEREON IS SUBJECT TO THE AFFECTS OF BEING LOCATED WITHIN THE BOUNDARY OF THE FRYER DISTRICT IMPROVEMENT COMPANY AS RECORDED IN VOL. 4, P. 539 OF THE ARTICLES OF INCORPORATION RECORDS OF JACKSON COUNTY, OREGON.
- 3) RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN DOCUMENT NO. 73-08882 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLATTABLE.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
MTL
RICHARD G. TEMPLIN L.S. 2359

RECEIVED
Date 10-23-09 BY *MTL*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
MTL
RICHARD G. TEMPLIN
2359
OREGON
MY CERTIFICATE EXPIRES JUNE 30, 2004

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1846 898-2032 JACKSONVILLE, OREGON
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A PLANNED COMMUNITY**
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CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
FOR: MR. ROBERT FELLOWS
8960 FELLOWS WAY
CENTRAL POINT, OREGON
DATE: SEPTEMBER 29, 2008