

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 3

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that We, MCANDREWS PROPERTIES, a Partnership consisting of Pacific Crest Properties, Inc., an Oregon Corporation, and James K. Johnson, DMD PC Pension and Profit Sharing Trust, are the owners in fee simple of the lands hereon described...

LOCATED IN: THE S.E. 1/4 OF SECTION 34, T.35S., R. 1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON } County of Jackson } ss I, Douglas C. McMahan, a duly Registered Professional Land 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...

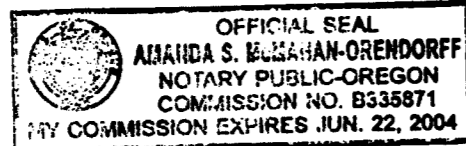
BEGINNING at the Northwest corner of Lot 4 of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1 in the City of Eagle Point, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence South 04°21'02" West 109.61 feet; thence North 58°40'34" West 79.73 feet; thence South 89°57'53" West 42.94 feet; thence South 00°01'21" West 42.88 feet to the Northeast corner of STONEVIEW ESTATES SUBDIVISION...

MCANDREWS PROPERTIES:

IN WITNESS HEREOF, signed this 16th day of January, 2004. Gary T. Whittle, President Pacific Crest Properties, Inc., Partner

The foregoing instrument was acknowledged before me this 16th day of January, 2004, by GARY T. WHITTLE, for Pacific Crest Properties, Inc., a partner of MCANDREWS PROPERTIES, known to me as the person who executed the within instrument on behalf of MCANDREWS PROPERTIES.

Before me: Amanda S. McMahan-Orendoff Notary



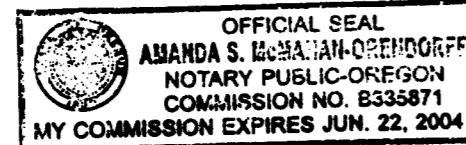
IN WITNESS HEREOF, signed this 23 day of Jan., 2004.

James K. Johnson, Trustee of James K. Johnson, DMD PC Pension and Profit Sharing Trust, Partner

STATE OF OREGON } County of Jackson } ss

The foregoing instrument was acknowledged before me this 23rd day of January, 2004, by JAMES K. JOHNSON on behalf of James K. Johnson, DMD PC Pension and Profit Sharing Trust, a partner of MCANDREWS PROPERTIES, known to me as the person who executed the within instrument on behalf of MCANDREWS PROPERTIES.

Before me: Amanda S. McMahan-Orendoff Notary



PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of certain Trust Deeds recorded December 18, 2002, as Document No. 02-67694, and recorded June 17, 2003 as Document No. 03-39970, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deeds all property shown hereon as dedicated to the public for public use.

STATE OF OREGON } County of Jackson } ss

By: Ken Trautman, President

The foregoing instrument was acknowledged before me this 27th day of January, 2004, by Ken Trautman, known to me as the person who executed the within instrument as, President on behalf of People's Bank of Commerce, freely and voluntarily.

Before me: Nikki Kleker Notary



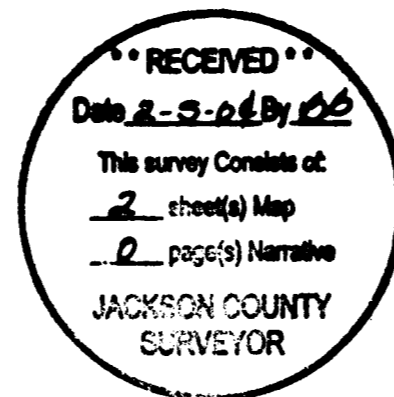
For order of the County Court approving this plat see Volume 206, Page 197-199 of County Commissioners Journal of Proceedings.

\*\*\* RECORDERS CERTIFICATE \*\*\*

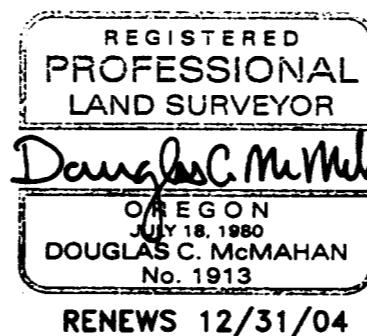
Filed for record this 5th day of FEBRUARY, 2004, at 8:00 o'clock A.M. and recorded in Volume 30 of Plats at page 9 of records of Jackson County, Oregon.

Karen S. Beckert, County Clerk

Barbara Shaw, Deputy



I certify this plat to be an exact photostatic copy of the original Douglas C. McMahan SURVEYOR



Douglas C. McMahan SURVEYOR

\*\*\* APPROVALS \*\*\*

Examined and approved this 21st day of January, 2004.

Robert Roberts, Jackson County Surveyor

Examined and recommended for approval this 27th day of JANUARY, 2004.

FOR JOHN HARDEY City Engineer

Examined and recommended for approval by Rogue Valley Sewer Services this 20 day of January, 2004.

Cal Tapp, District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 30th day of JANUARY, 2004.

David A. Russell, City Administrator/Planning Director

Examined and approved as required by O.R.S. 92.100 as of FEB. 2, 2004.

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 February 2, 2004.

James Clark, Deputy Tax Collector

# WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 3

LOCATED IN:  
THE S.E. 1/4 OF SECTION 34, T.35S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

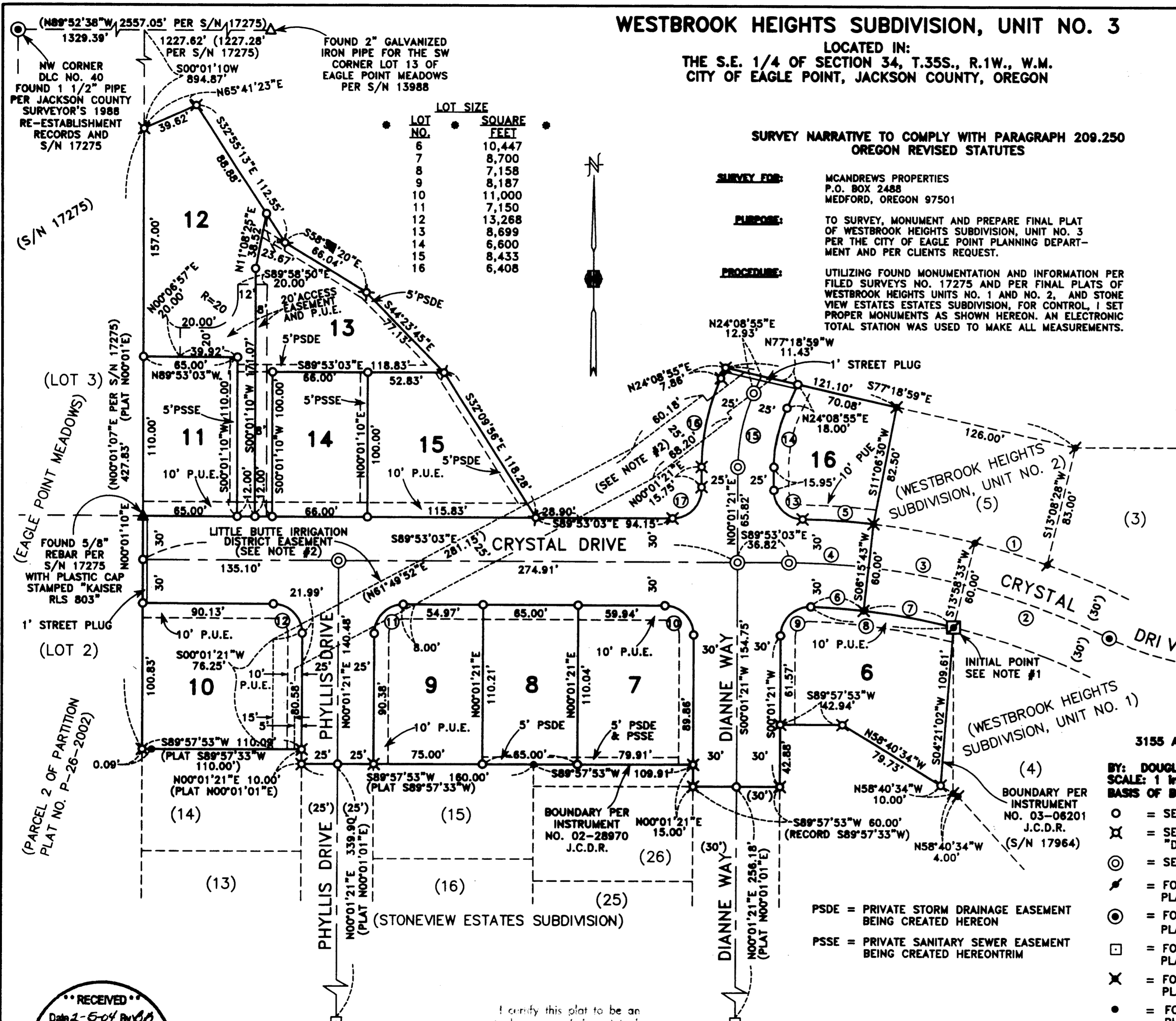
**SURVEY FOR:** MCANDREWS PROPERTIES  
P.O. BOX 2488  
MEDFORD, OREGON 97501

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 3 PER THE CITY OF EAGLE POINT PLANNING DEPARTMENT AND PER CLIENTS REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 17275 AND PER FINAL PLATS OF WESTBROOK HEIGHTS UNITS NO. 1 AND NO. 2, AND STONEVIEW ESTATES SUBDIVISION, FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

LOT SIZE	
LOT NO.	SQUARE FEET
6	10,447
7	8,700
8	7,158
9	8,187
10	11,000
11	7,150
12	13,268
13	8,699
14	6,600
15	8,433
16	6,408

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	5°37'14"	530.00	51.99	51.97	N73°12'50"W
2	11°36'14"	500.00	101.26	101.09	N70°13'20"W
3	7°42'50"	500.00	67.32	67.27	N79°52'52"W
4	6°08'46"	500.00	53.63	53.61	S86°48'38"E
5	5°18'07"	530.00	49.04	49.03	N86°23'21"W
6	12°10'14"	470.00	99.84	99.65	S82°06'34"E
7	7°42'50"	470.00	63.28	63.23	S79°52'52"E
8	12°10'14"	470.00	99.84	99.65	N82°06'34"W
9	91°46'58"	20.00	32.04	28.72	S45°54'50"W
10	89°54'24"	20.00	31.38	28.26	N44°55'51"W
11	90°05'36"	20.00	31.45	28.31	S45°04'09"W
12	89°54'24"	20.00	31.38	28.26	N44°55'51"W
13	89°03'45"	20.00	31.09	28.05	S44°30'32"E
14	24°07'34"	100.00	42.11	41.80	S12°05'08"W
15	24°07'34"	125.00	52.64	52.25	S12°05'08"W
16	24°07'34"	150.00	63.16	62.70	N12°05'08"E
17	90°05'36"	20.00	31.45	28.31	N45°04'09"E



- NOTES:**
- INITIAL POINT SET 2 1/2" BRASS DISC IN 2"x30" IRON PIPE, STAMPED "INITIAL POINT WESTBROOK HEIGHTS, UNIT 3 LS 1913" IN LOCATION OF FOUND 5/8" REBAR.
  - ACCESS AND IRRIGATION LINE EASEMENT FOR LITTLE BUTTE IRRIGATION DISTRICT PER INSTRUMENT NO. 03-6304 J.C.D.R.
  - 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 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.

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON  
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 50 feet NOVEMBER 17, 2003  
BASIS OF BEARING: WESTBROOK HEIGHTS SUBD., UNIT NO.2

- = SET 5/8"x24" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "L.S. 1913".
- ⊕ = FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1.
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "L.S. 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1.
- ⊕ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "L.S. 1913" PER PLAT OF STONEVIEW ESTATES SUBDIVISION.
- ⊗ = FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 2.
- = FOUND 5/8" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913" PER PLAT OF STONEVIEW ESTATES SUBDIVISION.

- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PSDE = PRIVATE STORM DRAINAGE EASEMENT

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Douglas C. McMahan*  
OREGON JULY 18, 1980  
DOUGLAS C. McMAHAN No. 1913  
RENEWS 12/31/04

RECEIVED  
Date 2-5-04 by *DB*  
This survey consists of:  
2 sheets Map  
0 pages Narrative  
JACKSON COUNTY SURVEYOR