

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, 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 shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a brass disk found set in concrete for the Northeast corner of the Northwest quarter of the Southwest quarter of Section 11, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence South 3° 03' 53" West, 151.348 feet; thence South 4° 15' 00" East, 50.60 feet; thence South 6° 12' 17" East, 40.998 feet to intersect the Easterly boundary of said quarter-quarter section (also being the Westerly boundary of ALTA VISTA HEIGHTS SUBDIVISION, a recorded subdivision located in the City of Eagle Point, said county and state); thence along said quarter-quarter section boundary, South 0° 01' 16" East (record = South 0° 00' 10" East), 331.50 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of tract described in Instrument No. 03-38379 of the Official Records of said county; thence South 46° 30' 44" West, 398.24 feet to a 5/8" rebar with plastic cap found set for the most Southerly corner of said tract; thence along the Northeastly right-of-way line of Alta Vista Road, North 31° 28' 10" West, 991.956 feet to intersect the Northerly boundary of the Northwest quarter of the Southwest quarter of said Section 11; thence along said quarter-quarter section boundary, North 89° 52' 04" East, 806.567 feet to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR

*** APPROVALS ***

Examined and approved this 10th day of FEBRUARY, 20 04.

Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 10th day of FEBRUARY, 20 04.

JOHN HANCOCK
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 10th day of FEBRUARY, 20 04.

David A. Shull
CITY ADMINISTRATOR/PLANNING DIRECTOR

Approved by Rogue Valley Sewer Service.

Calvin
DISTRICT ENGINEER

Examined and approved as required by O.R.S. 92.100 this 10 day of February, 20 04.

Jeff
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 11th day of February, 20 04.

Patty
TAX COLLECTOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 13th day of FEBRUARY, 20 04, at 9:48 o'clock A m, and recorded in Volume 30 of Plats on page 11 of the Records of Jackson County, Oregon.

KATHLEEN S. BECKETT
COUNTY CLERK

CHERYL ANGERIS
DEPUTY

For order of the County Commissioners approving this plat see Volume 206, Page 1514-1516 of County Commissioners Journal of Proceedings.

POST MONUMENTATION

I, Bary D. Kaiser, hereby certify that the deferred monuments shown on Sheet 2 will be set on or before July 4, 2004.

Bary D. Kaiser
SURVEYOR

All monuments are now set, on this 25th day of March, 20 04. See Document No. 04-015572 of the Official Records of Jackson County, Oregon. (CS 18187)

Roger Roberts 3/25/04
COUNTY SURVEYOR

GREENMOOR ESTATES SUBDIVISION

and Property-Line-Adjustment Survey

Located in the S.W. 1/4 of Section 11, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

January 7, 2004

SURVEY FOR:

Southern Oregon Development LLC
1245 N. Riverside Ave., Suite 16
Medford, OR. 97501

SURVEY BY:

Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923

EXP. 6-30-05

*** DECLARATION ***

KNOWN ALL MEN BY THESE PRESENTS, that SOUTHERN OREGON DEVELOPMENT, LLC., an Oregon Limited Liability Company, is the owner of the lands hereon described, and has caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the streets together with all public utility easements (PUE) as shown on Sheet 2. We also hereby dedicate to the City of Eagle Point that 15-foot wide water line easement shown on Sheet 2 across Lot 9 and the 15-foot wide Pedestrian easements shown on sheet 2 across Lot 11 and across Lot 22 and the 15-foot wide stormdrain easement shown on sheet 2 across Lot 22. We also hereby dedicate to Rogue Valley Sewer Service that 15-foot wide sewer line easement shown on Sheet 2 across Lot 11 and across Lot 22. We also hereby create for the benefit of Lots 31 and 32 that private stormdrain and sewer lines easement shown on Sheet 2 across Lots 28 and 31. We also hereby create for the benefit of Lot 21 that 10-foot wide private stormdrain and sewer line easment shown on sheet 2 across Lot 20. We also hereby create for the benefit of the tract described in Instrument No. 04-002785 of the Official Records of Jackson County, Oregon that 10-foot wide private sewer line easement shown on Sheet 2 across Lot 8. We also hereby create for the benefit of Lot 5 of ALTA VISTA HEIGHTS SUBDIVISION, a recorded subdivision located in the City of Eagle Point, said county and state, that 10-foot wide private sewer line easement shown on Sheet 2 across Lot 10. We hereby designate said subdivision as GREENMOOR ESTATES SUBDIVISION.

We, the undersigned, hereby dedicate to the City of Eagle Point in Fee simple the area designated on Sheet 2 as street plug. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected street, it will deed said street plug for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 9th DAY, OF February, 20 04.

Kenneth M. Krieser

KENNETH M. KRIESER
(Member, SOUTHERN OREGON DEVELOPMENT, LLC, an Oregon Limited Liability Company)

STATE OF OREGON
COUNTY OF JACKSON

Personally appeared the above named KENNETH M. KRIESER, and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 9th day of February, 20 04.

(SIGN) Sandra Butcher
Sandra Butcher NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 346191
MY COMMISSION EXPIRES August 24, 2005

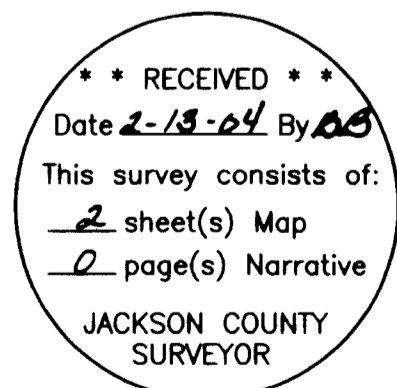
WE, PEOPLE'S BANK OF COMMERCE, are the undersigned beneficiary of a certain Trust Deed, dated July 16, 2003, and recorded July 23, 2003, as Instrument No. 03-48621, Official Records of Jackson County, Oregon, and also have been assigned and are now beneficiaries of that Trust Deed benefiting Cris L. Green and Barbara G. Green, dated June 10, 2003 and recorded June 12, 2003 as Instrument No. 03-38382, Official Records of Jackson County, Oregon. The assignment was recorded September 24, 2003 as Instrument No. 03-65565, 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.

Signed this 9th day of February, 20 04.

Before me:

Michelle Kennedy
Title: Vice President

(SIGN) Sandra Butcher
Sandra Butcher NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 346191
MY COMMISSION EXPIRES August 24, 2005



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser
SURVEYOR

GREENMOOR ESTATES SUBDIVISION and Property-Line-Adjustment Survey

Located in the S.W. 1/4 of Section 11, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon
January 7, 2004

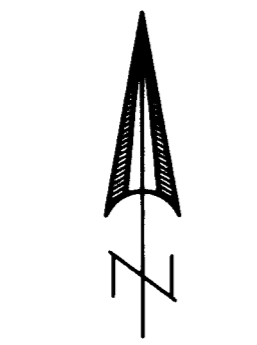
SURVEY FOR:
Southern Oregon Development LLC
1245 N. Riverside Ave., Suite 16
Medford, OR. 97504

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-05



SCALE: 1" = 60'

CURVE DATA

Δ	R	L	LC	§
1	90°00'00"	30.00'	47.124'	N13°31'50"E, 42.426'
2	90°00'00"	30.00'	47.124'	N76°28'10"E, 42.426'
3	90°00'00"	20.00'	31.416'	N13°31'50"E, 28.284'
4	90°00'00"	20.00'	31.416'	S76°28'10"E, 28.284'
5	4°12'00"	125.00'	9.163'	N56°25'50"E, 9.161'
6	2°54'22"	175.00'	8.876'	N57°04'39"E, 8.875'
7	69°58'38"	125.00'	152.667'	S19°20'31"W, 143.353'
8	74°10'38"	150.00'	194.196'	N21°26'31"E, 180.915'
9	35°28'28"	175.00'	108.351'	N37°53'14"E, 106.628'
10	19°07'40"	175.00'	58.422'	S10°35'10"W, 58.152'
11	16°40'08"	175.00'	50.912'	S7°18'44"E, 50.733'
12	15°30'52"	75.00'	20.308'	S7°53'22"E, 20.246'
13	15°30'52"	100.00'	27.078'	N7°53'22"W, 26.995'
14	15°30'52"	125.00'	33.847'	S7°53'22"E, 33.744'
15	90°00'00"	75.00'	117.81'	S45°07'56"E, 106.066'
16	90°00'00"	100.00'	157.08'	N45°07'56"W, 141.421'
17	20°16'37"	125.00'	44.237'	S10°16'14"E, 44.007'
18	29°30'41"	125.00'	64.384'	S35°09'54"E, 63.675'
19	13°55'34"	125.00'	30.382'	S56°53'01"E, 30.307'
20	26°17'08"	125.00'	57.346'	S76°59'22"E, 56.845'
21	90°00'00"	20.00'	31.416'	N45°07'56"W, 28.284'
22	90°00'00"	20.00'	31.416'	N44°52'04"E, 28.284'
23	90°00'00"	20.00'	31.416'	S45°07'56"E, 28.284'
24	90°00'00"	20.00'	31.416'	N44°52'04"E, 28.284'
25	10°51'51"	125.00'	23.702'	N5°18'00"E, 23.666'
26	16°14'59"	125.00'	35.451'	N18°51'25"E, 35.333'
27	27°06'50"	100.00'	47.323'	S13°25'29"W, 46.882'
28	18°28'10"	75.00'	24.176'	S9°06'09"W, 24.072'
29	8°38'40"	75.00'	11.316'	N22°39'34"E, 11.305'
30	9°02'08"	125.00'	19.713'	N22°27'50"E, 19.692'
31	11°27'33"	125.00'	25.00'	S12°13'00"W, 24.958'
32	31°23'41"	125.00'	68.493'	S9°12'38"E, 67.639'
33	6°33'42"	125.00'	14.315'	S28°11'19"E, 14.308'
34	58°27'04"	100.00'	102.016'	S2°14'38"E, 97.65'
35	46°36'01"	75.00'	61.00'	S8°10'10"E, 59.332'
36	11°51'03"	75.00'	15.513'	N21°03'23"E, 15.485'
37	7°24'57"	525.00'	67.951'	S86°25'27"E, 67.903'
38	5°48'31"	525.00'	53.224'	S79°48'44"E, 53.201'
39	13°13'28"	500.00'	115.405'	N83°31'12"W, 115.149'
40	8°27'09"	475.00'	70.074'	S85°54'21"E, 70.01'
41	4°46'19"	475.00'	39.561'	S79°17'37"E, 39.55'
42	50°00'15"	20.00'	17.455'	S51°54'20"E, 16.906'
43	78°34'10"	50.00'	68.565'	S66°11'18"E, 63.317'
44	53°30'22"	50.00'	46.693'	S47°46'26"W, 45.015'
45	52°29'25"	50.00'	45.806'	N5°13'28"W, 44.221'
46	95°25'59"	50.00'	83.281'	S79°11'09"E, 73.983'
47	49°59'41"	20.00'	17.451'	N78°05'41"E, 16.903'

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 16363
- △ = Found 5/8" Rebar ALTA VISTA HEIGHTS SUBD.
- ∅ = Found Monuments as Indicated
- = Deferred Monument - SEE CS 10187
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- AVHS = ALTA VISTA HEIGHTS SUBD.
- E.P.I.D. = Eagle Point Irrigation District
- RVSS = Rogue Valley Sewer Service
- () = Record/ALTA VISTA HEIGHTS SUBD.
- x-x- = Fence
- P- = Overhead Power

EASEMENTS

A Current Title Report shows recorded power line easements as follows:
 Volume 209, Page 179 D.R. and Volume 496, Page 313 D.R.. Existing power lines are shown. Power lines to existing residence on Lot 22 will be removed when utilities are provided via underground lines located in the P.U.E.'s. It was not determined which of these easements, if any, correspond to the pole lines shown.
 Inst. No. 91-18082 O.R. provides easement in favor of TCI Cablevision to residence on Lot 22. This easement was not locatable.
 Irrigation easement recorded in Volume 146, Page 274 D.R. has been replaced with easement recorded as Inst No. 03-47170 O.R.. The new easement is shown hereon across Lots 5 and 11.

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

PURPOSE: Subdivision of tract described in Inst. No. 04-002784 O.R.
 PROCEDURE: The centerline of Alta Vista Road and the Easterly and Southerly boundaries were located from information on Filed Survey No. 16363 and the Plat of ALTA VISTA HEIGHTS SUBDIVISION. The Streets and Lots were located per the approved Tentative Plat.

I HEREBY CERTIFY THAT THIS IS A
 PHOTOCOPY OF THE ORIGINAL PLAT
Bary D. Kaiser
 SURVEYOR

** RECEIVED **
 Date 2-13-04 By *BB*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR