

**HILLSBOROUGH ESTATES SUBDIVISION – PHASE 2**

Located in the SW1/4 of Section 2, T.36S.,R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

May 4, 2004

**SURVEY FOR:**

Dion and Minerva Miller  
1151 Old Ferry Road  
Shady Cove, OR. 97539

**SURVEY BY:**

Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

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

Bary D. Kaiser  
SURVEYOR

**\*\*\* 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 5/8" rebar with plastic cap set for the Southeast corner of Lot 13 of HILLSBOROUGH ESTATES SUBDIVISION, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING (also being on the East boundary of the West-Half of the Southeast quarter of the Southwest quarter of Section 2, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon); thence South 0° 17' 09" East, 795.16 feet (record = 788.00 feet) to the Southeast corner of the West-half of said quarter-quarter section and the most Southerly corner of tract described in Instrument No. 03-55822 of the Official Records of said county; thence along the Southwesterly boundary of said tract, North 51° 20' 25" West, 855.477 feet to intersect the West boundary of said quarter-quarter section; thence along said West boundary of quarter-quarter section, North 0° 19' 12" West, 260.00 feet to a 5/8" rebar with plastic cap set for the Southwest corner Lot 30 of said HILLSBOROUGH ESTATES SUBDIVISION; thence along the Southerly boundary of said subdivision, North 89° 56' 10" East, 665.50 feet (record = 660.0 feet) to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser  
SURVEYOR

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 MINERVA B. MILLER and DION H. MILLER, as tenants by the entirety, are the owners of the lands hereon described, and have caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of 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 Lot 31 in its entirety for stormdrain detention basin easement as shown on Sheet 2. We also hereby dedicate to the City of Eagle Point the 15' foot wide stormdrain easement across Lots 32, 33, 34, 35 and 36 as shown on sheet 2. We also hereby create sewer service line easements as follows: 10-foot wide easement across Lot 57 benefiting Lots 50, 51 and 52, 10-foot wide easement across Lot 51 benefiting Lots 50 and 52 as shown on Sheet 2. We also hereby create private stormdrain easements as follows: 10-foot wide easement across Lots 37, 38, 39 and 40 benefiting Lots 37, 38, 39, 40 and 41, 10-foot wide easement across Lots 51, 52, 53 and 54 benefiting Lots 50, 51, 52, 53 and 54 as shown on Sheet 2. We also create that 22-foot wide reciprocal ingress-egress easement across Lots 39 and 40 benefiting Lots 39, 40 and 41 as shown on Sheet 2. We hereby designate said subdivision as HILLSBOROUGH ESTATES SUBDIVISION – PHASE 2.

We, the undersigned, hereby grant to the City of Eagle Point in Fee simple those areas 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, WE HAVE SET OUR HANDS AND SEALS THIS 24 DAY,  
OF May, 2004.

Minerva B. Miller  
MINERVA B. MILLER

Dion H. Miller  
DION H. MILLER

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named MINERVA B. MILLER and DION H. MILLER, wife and husband, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 24 day of May, 2004.

(SIGN) Carol Sartain  
(PRINT) CAROL SARTAIN NOTARY PUBLIC – OREGON  
COMMISSION NO. 337981  
MY COMMISSION EXPIRES 9-22-2008

WE, PREMIERWEST BANK, are the undersigned beneficiary of a certain Trust Deed, dated August 8, 2003, and recorded August 18, 2003, as Instrument No. 03-55823, 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 24<sup>th</sup> day of May, 2004.

Before me:

Title: Vice President

(SIGN) Lori J. Armstrong  
(PRINT) Lori J. Armstrong NOTARY PUBLIC – OREGON  
COMMISSION NO. 362179  
MY COMMISSION EXPIRES 10/20/06

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record, this 25<sup>th</sup> day of June, 2004, at 11:21 O'clock A m,  
and recorded in Volume 30 of Plats on page 31 of the Records of Jackson County,  
Oregon.

By: Kathleen S. Beckott  
COUNTY CLERK

Cheryl Gageris  
DEPUTY

For order of the County Commissioners approving this plat see Volume 207, page 398-400  
of County Commissioners Journal of Proceedings.

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

Examined and approved this 24<sup>th</sup> day of May, 2004.

Frank Roberts  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 24<sup>th</sup> day of May, 2004.

Phil Sunday  
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point,  
Jackson County, Oregon. Dated this 25<sup>th</sup> day of May, 2004.

Daniel A. Russell  
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 25<sup>th</sup> day of May,  
2004.

Jeffrey D. Ditt  
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 25<sup>th</sup> day of May, 2004.

Patty Budson, Deputy  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

Pat Taylor  
DISTRICT ENGINEER

\*\*\* RECEIVED \*\*\*  
Date 6-1-04 By MB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2**

Located in the SW1/4 of Section 2, T.36S.,R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

May 4, 2004

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**SURVEY BY:**

Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

**LEGEND**

- = Found 5/8" Rebar with Plastic Cap - HES
- = Found 5/8" Rebar with Aluminum Cap - HES
- △ = Found 5/8" Rebar with Plastic Cap - EPGC
- = Set 5/8" x 30" Rebar with Aluminum cap marked "B. KAISER RLS 52923"
- ▲ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"

S.N. = Filed Survey Number  
County Surveyors Office

HES = HILLSBOROUGH ESTATES SUBD.

EPGC = EAGLE POINT GOLF COMMUNITY

W.C. = Witness Corner

P.U.E. = Public Utility Easement. Utilities normally allowed in Public Utility Easement are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.

( ) = Record/EPGC

(( )) = Record/Inst. No. 03-55823 O.R.

--- = Fence

**CURVE DATA**

	Δ	R	L	LC	Δ
①	38°56'44"	150.00'	101.959'	S19°11'13"W, 100.008'	53.038'
②	1°52'08"	175.00'	5.708'	N°38°55'E, 5.708'	
③	21°38'08"	175.00'	66.082'	N12°24'03"E, 65.69'	
④	15°26'28"	175.00'	47.162'	N30°56'21"E, 47.02'	
⑤	19°05'41"	125.00'	41.658'	S9°15'42"W, 41.466'	
⑥	19°51'03"	125.00'	43.308'	S28°44'04"W, 43.092'	
⑦	90°00'00"	20.00'	31.416'	S83°39'35"W, 28.284'	
⑧	90°00'00"	20.00'	31.416'	N6°20'25"W, 28.284'	
⑨	73°23'54"	20.00'	25.621'	N88°02'22"E, 23.905'	
⑩	50°53'32"	50.00'	44.412'	S80°42'27"W, 42.966'	
⑪	45°56'51"	50.00'	40.097'	N50°52'21"W, 39.031'	
⑫	57°58'35"	50.00'	50.594'	N1°05'21"E, 48.463'	
⑬	35°01'36"	50.00'	30.567'	N47°35'27"E, 30.093'	
⑭	17°27'27"	50.00'	15.235'	S73°49'59"W, 15.176'	
⑮	26°00'38"	50.00'	22.698'	N84°25'59"W, 22.504'	
⑯	20°05'15"	50.00'	17.53'	N61°23'02"W, 17.44'	
⑰	76°39'27"	20.00'	26.759'	N89°40'08"W, 24.807'	
⑱	12°42'00"	175.00'	38.79'	S58°21'08"W, 38.711'	
⑲	22°57'53"	125.00'	50.101'	S53°13'11"W, 49.767'	
⑳	23°28'41"	150.00'	61.466'	S52°57'48"W, 61.036'	
㉑	24°42'44"	150.00'	64.696'	S52°20'46"W, 64.196'	
㉒	26°02'33"	150.00'	68.179'	S51°40'52"W, 67.594'	
㉓	23°50'41"	175.00'	72.83'	N52°46'48"E, 72.305'	
㉔	0°39'56"	125.00'	1.452'	N64°22'10"E, 1.452'	
㉕	115°22'37"	20.00'	40.274'	N6°20'54"E, 33.806'	
㉖	51°01'13"	150.00'	133.57'	S25°49'48"E, 129.201'	
㉗	25°46'32"	175.00'	78.727'	S38°27'09"E, 78.065'	
㉘	17°28'02"	175.00'	53.351'	S16°49'52"E, 53.144'	
㉙	7°46'39"	175.00'	23.755'	S4°12'32"E, 23.737'	
㉚	33°16'10"	125.00'	72.582'	N34°42'20"W, 71.567'	
㉛	108°00'25"	20.00'	37.702'	N35°55'58"E, 32.362'	
㉜	64°37'20"	20.00'	22.557'	S57°45'10"E, 21.381'	
㉝	92°49'21"	50.00'	81.003'	S71°51'10"E, 72.431'	
㉞	61°47'59"	50.00'	53.93'	S30°50'09"W, 51.354'	
㉟	42°58'54"	50.00'	37.509'	S21°33'17"E, 36.635'	
㊱	66°26'45"	50.00'	57.985'	S76°16'07"E, 54.79'	
㊲	11°34'36"	50.00'	10.103'	S64°43'13"W, 10.085'	
㊳	31°00'15"	20.00'	10.823'	S74°26'03"W, 10.691'	
㊴	89°44'38"	20.00'	31.326'	N45°11'31"W, 28.221'	

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Bary D. Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-05

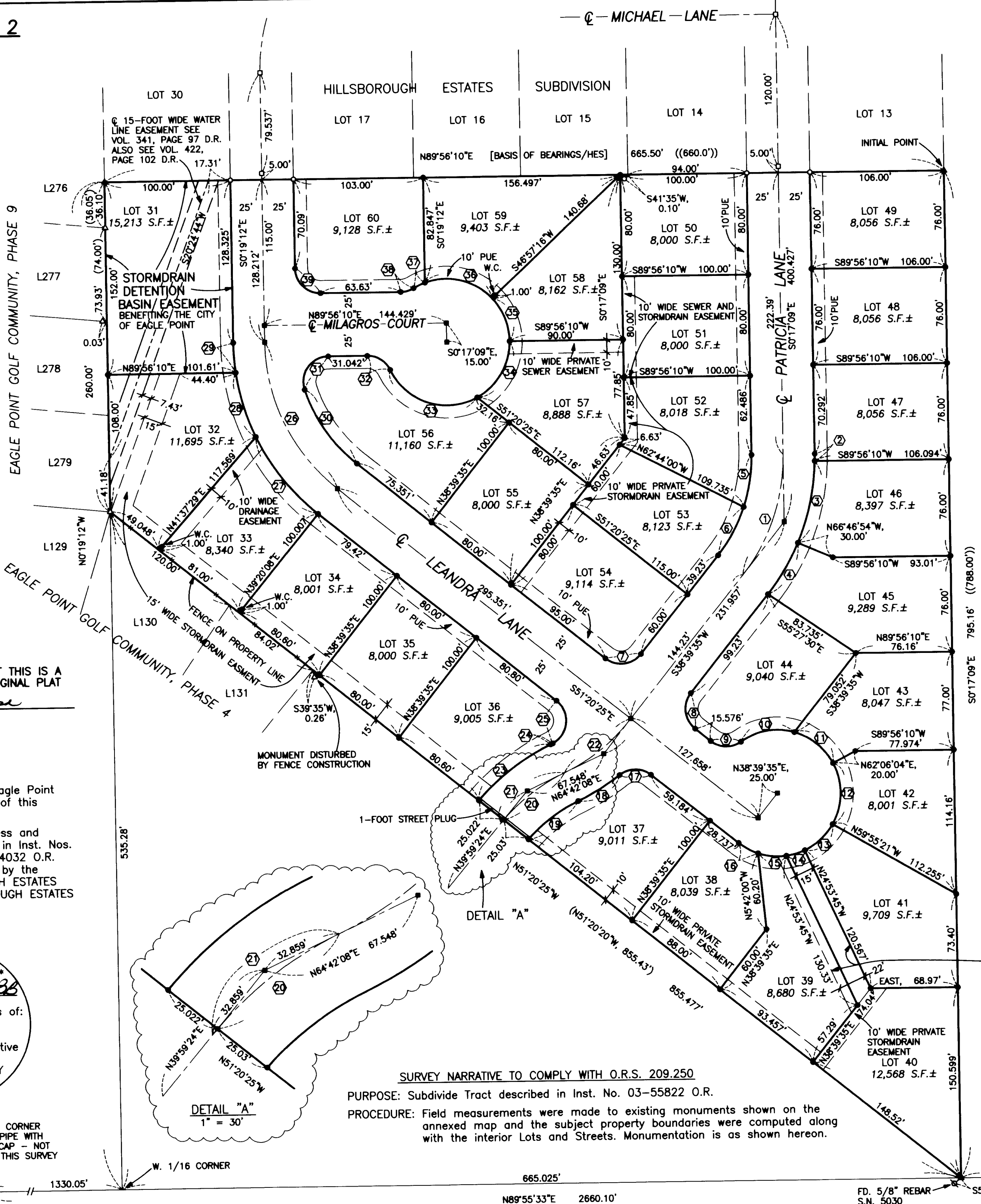
I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
*Bary D. Kaiser*  
SURVEYOR

**EASEMENTS**

- There is no evidence of Eagle Point Irrigation District irrigation of this property.
- 40-foot wide ingress-egress and utility easement described in Inst. Nos. 91-24738 O.R. and 01-34032 O.R. appears to be terminated by the recording of HILLSBOROUGH ESTATES SUBDIVISION and HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2.

\*\* RECEIVED \*\*  
Date *6-1-04* By *B.D.K.*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SECTION CORNER  
1" G.I. PIPE WITH  
BRASS CAP - NOT  
VISITED THIS SURVEY

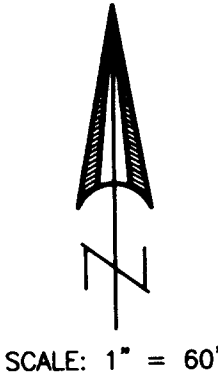


DETAIL "A"  
1" = 30'

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

PURPOSE: Subdivide Tract described in Inst. No. 03-55822 O.R.

PROCEDURE: Field measurements were made to existing monuments shown on the annexed map and the subject property boundaries were computed along with the interior Lots and Streets. Monumentation is as shown hereon.



1/4 CORNER  
FD. 5/8" REBAR  
S.N. 5030