

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1

LOCATED IN:

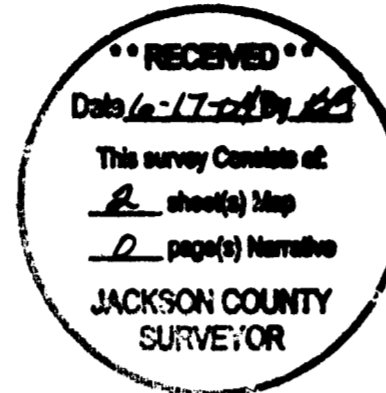
THE S.E. 1/4 OF SECTION 34, T.35S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that MCANDREWS PROPERTIES, a Partnership consisting of Pacific Crest Properties, Inc., an Oregon Corporation, and James K. Johnson, DMD PC Pension and Profit Sharing Trust, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots and streets 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, and does hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as a public utility easements, and does also hereby create the private storm drainage easements across Lots 19 and 20, for the benefit of the owners, heirs and assignees of Lots 18 and 19, across Lots 20-27, for the benefit of the owners, heirs and assignees of Lots 21-28, and does also hereby grant to the City of Eagle Point in fee simple, the areas portrayed and designated hereon as one-foot street plugs, by its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plug for public street purpose. McAndrews Properties does hereby designate said subdivision as WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON } County of Jackson } ss I, Darrell L. Huck, 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, and the following is an accurate description of the boundary lines.



BEGINNING at a point for the Northwest corner of Lot 16 of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 3 in the City of Eagle Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being marked with a 1 inch by 30 inch iron pipe with a metal cap for the INITIAL POINT OF BEGINNING; thence along the Northerly boundary of said subdivision North 77°18'59" West 51.02 feet; thence South 24°08'55" West 7.86 feet; thence along the arc of a 150.00 foot radius curve to the left (the long chord to which bears South 21°02'05" West 16.30 feet) an arc distance of 16.30 feet; thence leaving said boundary, North 40°28'03" West 102.82 feet; thence North 42°10'13" East 99.34 feet; thence North 83°08'58" East 71.41 feet; thence North 52°00'10" East 119.37 feet; thence North 17°36'26" West 215.75 feet; thence North 89°56'55" East 68.00 feet; thence North 00°06'54" West 70.00 feet; thence North 89°53'06" East 110.00 feet; thence North 00°06'54" West 13.63 feet; thence along the arc of a 75.00 foot radius curve to the left (the long chord to which bears North 19°54'32" West 50.80 feet) an arc distance of 51.82 feet; thence North 50°17'50" East 50.00 feet; thence North 38°51'08" East 101.21 feet; thence North 89°53'06" East 74.78 feet to a point on the Westerly boundary of BUTTE CREST UNIT NO. 13 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary South 00°06'54" East 665.39 feet; thence South 17°24'28" West 26.38 feet to the Northwest corner of BUTTE CREST UNIT NO. 12 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°06'54" East along the Westerly boundary of said subdivision, 39.00 feet to the Northeast corner of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1, according to the Official Plat thereof, now of record in said Jackson County; thence North 85°02'55" West along the Northerly boundary of said subdivision 181.00 feet to the Northeast corner of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County; thence North 77°18'59" West along the Northerly boundary of said subdivision, according to the Official Plat thereof, now of record in said Jackson County and the aforementioned Northerly boundary of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 3, a distance of 196.08 feet to the INITIAL POINT OF BEGINNING.

MCANDREWS PROPERTIES:

IN WITNESS HEREOF, signed this 8th day of June, 2004.

STATE OF OREGON } County of Jackson } ss

GARY T. WHITTLE, President Pacific Crest Properties, Inc., Partner

The foregoing instrument was acknowledged before me this 8th day of June, 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: Notary



IN WITNESS HEREOF, signed this 8th day of June, 2004.

STATE OF OREGON } County of Jackson } ss

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

The foregoing instrument was acknowledged before me this 8th day of June, 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: Notary



PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of two Trust Deeds one recorded December 18, 2002, as Document No. 02-67694, and another recorded February 2, 2004 as Document No. 2004-005094, 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: Title:

The foregoing instrument was acknowledged before me this 8th day of June, 2004, by Betty Kennedy known to me as the person who executed the within instrument as President on behalf of Peoples Bank of Commerce, freely and voluntarily.

Before me: Notary



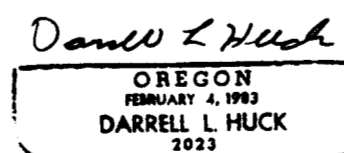
For order of the County Court approving this plat see Volume 207, Page 473-475 of County Commissioners Journal of Proceedings.

*** RECORDERS CERTIFICATE ***

Filed for record this 17th day of JUNE, 2004, at 8:00 o'clock A.M. and recorded in Volume 30 of Plats at page 34 of records of Jackson County, Oregon.

KATHLEEN S. BECKETT County Clerk

CHERYL AUGERIS Deputy



RENEWS 06/30/05

*** APPROVALS ***

Examined and approved this 8th day of JUNE, 2004.

Roger Roberts Jackson County Surveyor

Examined and recommended for approval this 8th day of June, 2004.

City Engineer

Examined and recommended for approval by Rogue Valley Sewer Services this 8th day of June, 2004.

District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 8th day of June, 2004.

City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of JUNE 11, 2004.

Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92:095 have been paid as of June 11th, 2004.

Tax Collector

I certify this plat to be an exact photocopy of the original. Darrell L. Huck SURVEYOR

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1

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

I certify this plat to be an exact photocopy of the original.

Daniel L. Huck
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1 Inch = 50 feet
BASIS OF BEARING: DATE: MAY 7, 2004
WESTERLY LINE BUTTE CREST UNIT NO. 13 SUBDIVISION

- = SET 5/8"x24" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC."
- ⊕ = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNITS NO. 1, 2 & 3.
- ⊖ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "L.S. 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNITS NO. 1, 2 & 3.
- = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF BUTTE CREST UNITS NO. 12 & 13 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.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT

NOTES:

- 1.) INITIAL POINT SET METAL CAP IN 1"x30" IRON PIPE, STAMPED "HOFFBUHR AND ASSOC INC" IN LOCATION OF FOUND 5/8" REBAR.
- 2.) ACCESS AND IRRIGATION LINE EASEMENT FOR LITTLE BUTTE IRRIGATION DISTRICT PER INSTRUMENT NO. 03-63014 J.C.D.R.

LOT SIZE

LOT NO.	SQUARE FEET
17	7,985
18	7,428
19	9,687
20	11,379
21	9,952
22	8,297
23-26	8,122
27	7,759
28	11,455
29	7,696
30	11,681
31	10,144
32	8,363
33	8,766
34	8,093
35	8,603

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

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

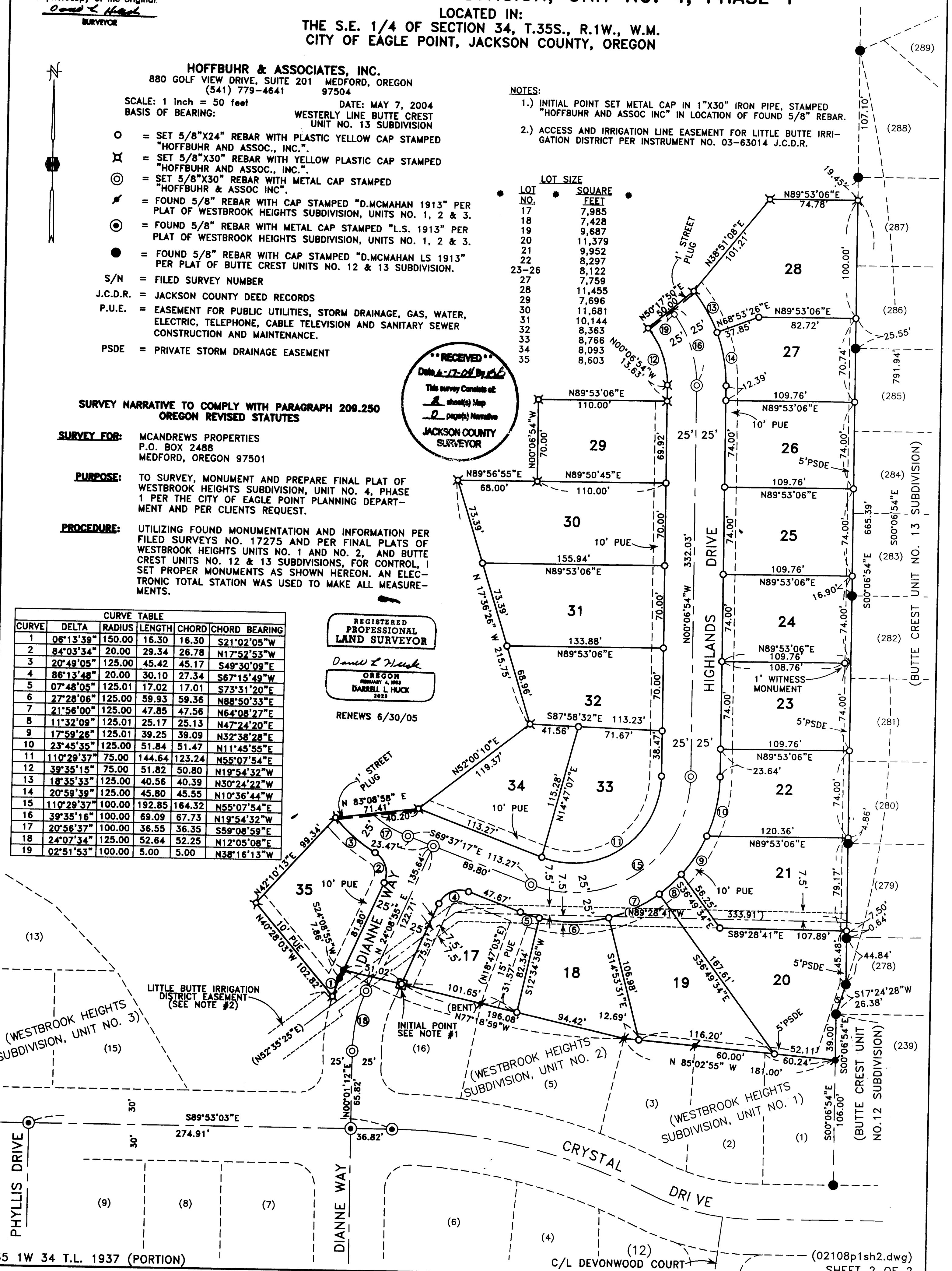
PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1 PER THE CITY OF EAGLE POINT PLANNING DEPARTMENT AND PER CLIENTS REQUEST.

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 BUTTE CREST UNITS NO. 12 & 13 SUBDIVISIONS, FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

RECEIVED
Date 6-17-04
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Daniel L. Huck
OREGON PRIMARY # 4, 2003
DARRELL L. HUCK 2022
RENEWS 6/30/05

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	06°13'39"	150.00	16.30	16.30	S21°02'05"W
2	84°03'34"	20.00	29.34	26.78	N17°52'53"W
3	20°49'05"	125.00	45.42	45.17	S49°30'09"E
4	86°13'48"	20.00	30.10	27.34	S67°15'49"W
5	07°48'05"	125.01	17.02	17.01	S73°31'20"E
6	27°28'06"	125.00	59.93	59.36	N88°50'33"E
7	21°56'00"	125.00	47.85	47.56	N64°08'27"E
8	11°32'09"	125.01	25.17	25.13	N47°24'20"E
9	17°59'26"	125.01	39.25	39.09	N32°38'28"E
10	23°45'35"	125.00	51.84	51.47	N11°45'55"E
11	110°29'37"	75.00	144.64	123.24	N55°07'54"E
12	39°35'15"	75.00	51.82	50.80	N19°54'32"W
13	18°35'33"	125.00	40.56	40.39	N30°24'22"W
14	20°59'39"	125.00	45.80	45.55	N10°36'44"W
15	110°29'37"	100.00	192.85	164.32	N55°07'54"E
16	39°35'16"	100.00	69.09	67.73	N19°54'32"W
17	20°56'37"	100.00	36.55	36.35	S59°08'59"E
18	24°07'34"	125.00	52.64	52.25	N12°05'08"E
19	02°51'53"	100.00	5.00	5.00	N38°16'13"W



35 1W 34 T.L. 1937 (PORTION)

C/L DEVONWOOD COURT (12)
(02108p1sh2.dwg)
SHEET 2 OF 2