

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have 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. We do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements. We do hereby create the private storm drain easement as shown hereon across lots 208 and 209 to benefit lots 207, 208, and 209. We also hereby create the private storm drain easement as shown hereon across lots 210, 211, 212, 213, and 214 to benefit those lots and future lots to the North and Northeast of this subdivision. We 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 plugs for public street purposes. We hereby designate said subdivision as Eagle Point Golf Community, Phase 7.

Eagle Point Developments LLC by: [Signature]
C. A. Galpin, Its sole member

STATE OF Oregon
COUNTY OF Jackson SS.

This certifies that on this 5th day of May, 2004, before me a Notary Public, personally appeared C. A. Galpin, owner of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: [Signature]
Notary Public

I, Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993, the undersigned beneficiary of a certain Trust Deed recorded August 1, 1994 as Document No. 94-28058, 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.

[Signature]
Mildred R. Lucas, Trustee of the Mildred R. Lucas Revocable Living Trust of August 20, 1993

STATE OF Oregon
COUNTY OF Jackson SS.

This certifies that on this 5th day of May, 2004, before me a Notary Public, personally appeared Frederick A. Lucas, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: [Signature]
Notary Public

SURVEY NARRATIVE

PURPOSE:
To survey and monument a 33 lot subdivision as depicted on the attached map.

PROCEDURE:
I tied monuments found on Eagle Point Golf Community Phase 5 and monument set on filed survey number 18183 for the Southerly boundary control. The North boundary was controlled by locating and tying the Northeast corner of Donation Land Claim number 47, the Southeast corner of Donation Land Claim number 46 and a rebar set on filed survey number 15501. The Easterly and Westerly boundaries are to be extended into future phases. I then computed the new subdivision into streets and lots per my clients design. Monuments were set on the outside boundary as shown. The street centerlines and the interior monuments are to be deferred until the utilities are in place.

EAGLE POINT GOLF COMMUNITY, PHASE 7

LOCATED IN
THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE (Narrative is separate document)

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:

Beginning at the INITIAL POINT, a 5/8" iron rod at the Northwest corner of Lot 142 of " EAGLE POINT GOLF COMMUNITY, PHASE 5 ", as recorded in Volume 28, Page 59 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 17559; thence North 06°23'19" East, 123.49 feet to a 5/8" iron rod; thence South 89°43'36" West along the Southerly line of Instrument number 2004-004547, 444.74 feet to a 5/8" iron rod; thence South 09°25'10" West along the Easterly line of Instrument number 2004-004547, 124.01 feet to a 5/8" iron rod; thence South 33°23'47" West along the Southeasterly line of Instrument number 2004-004547, 539.14 feet to a 5/8" iron rod; thence South 13°35'18" West, 70.00 feet to a 5/8" iron rod; thence North 66°50'41" West, 120.23 feet to a 5/8" iron rod; thence North 62°38'44" West, 51.65 feet to a 5/8" iron rod; thence North 76°24'49" West, 168.59 feet to a 5/8" iron rod; thence North 43°27'21" East, 115.72 feet to a 5/8" iron rod; thence North 34°49'23" East, 86.96 feet to a 5/8" iron rod; thence North 32°22'13" East, 351.49 feet to a 5/8" iron rod; thence North 00°16'24" West, 76.04 feet to a 5/8" iron rod; thence South 89°43'36" West, 19.50 feet to a 5/8" iron rod; thence North 00°16'24" West, 171.02 feet to a 5/8" iron rod on the South boundary line of Donation Land Claim number 46, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 89°59'41" East along said South line, 64.69 feet to the Southeast corner of said Donation Land Claim number 46; thence North 89°49'19" East along the North boundary line of Donation Land Claim number 47, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, 646.21 feet to the Northeast corner of Donation Land Claim number 47; thence continue North 89°49'19" East, 239.29 feet to a 5/8" iron rod; thence North 23°19'23" East, 59.83 feet to a 5/8" iron rod; thence South 41°49'49" East, 135.42 feet to a 5/8" iron rod; thence along a 273.00 foot curve to the left (the long chord of which bears North 45°27'15" East, 25.88 feet), 25.89 feet to a 5/8" iron rod; thence South 47°15'23" East, 54.00 feet to a 5/8" iron rod; thence South 30°43'14" East, 120.65 feet to a 5/8" iron rod on the Northerly line of Lot 146 of said of " EAGLE POINT GOLF COMMUNITY, PHASE 5 "; thence South 58°33'54" West along said line 79.97 feet to a 5/8" iron rod at the most Westerly corner of said Lot 146; thence North 30°41'00" west along the Easterly right of way line of Bellerive Drive, 4.67 feet to a 5/8" iron rod; thence South 58°33'54" West along the Northerly line of said of " EAGLE POINT GOLF COMMUNITY, PHASE 5 ", 169.54 feet to a 5/8" iron rod at the most Westerly corner of Lot 145 of said of " EAGLE POINT GOLF COMMUNITY, PHASE 5 "; thence North 89°29'14" west along the North line of Lot 142 of said of " EAGLE POINT GOLF COMMUNITY, PHASE 5 ", 180.63 feet to the true point of beginning.

[Signature]
RICHARD G. TEMPLIN LS2359

We, U.S. Bank National Association, the undersigned beneficiary of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42463, amended by instruments recorded September 15, 2003 as Document No. 03-63143 and February 6, 2004 as Document No. 2004-006018, 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.

U.S. National Bank Association by: [Signature]
It's: VICE PRESIDENT

STATE OF OREGON
COUNTY OF JACKSON SS.

This certifies that on this 24th day of May, 2004, before me a Notary Public, personally appeared Leann Thompson, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: [Signature]
Notary Public

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
RICHARD G. TEMPLIN L.S. 2359

For: **Eagle Point Development L.L.C.**
P.O. BOX 8271
Medford, Or. 97501

APPROVALS

Examined and approved this 27th day of May, 2004
[Signature]
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than August 15, 2004.
[Signature]
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 04-061206 of Official Records, this 21st day of October, 2004 (CS 18467)

Approved by Jackson County Surveyor.
[Signature]
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 29 day of JUNE, 2004.

[Signature]
CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services this 17 day of June, 2004.

[Signature]
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 29th day of JUNE, 2004.

[Signature]
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as

of July 8th, 2002.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of July 08, 2004.

[Signature]
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 207, Page 1049-1051 of County Commissioners Journal of Proceedings.

Filed for record this 16th day of JULY, 2004 at 11:20 o'clock A.M.

and recorded in Volume 30 of Plats at page 42 of records of Jackson County, Oregon.

[Signature] COUNTY CLERK
[Signature] DEPUTY

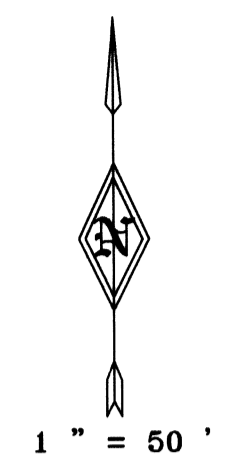
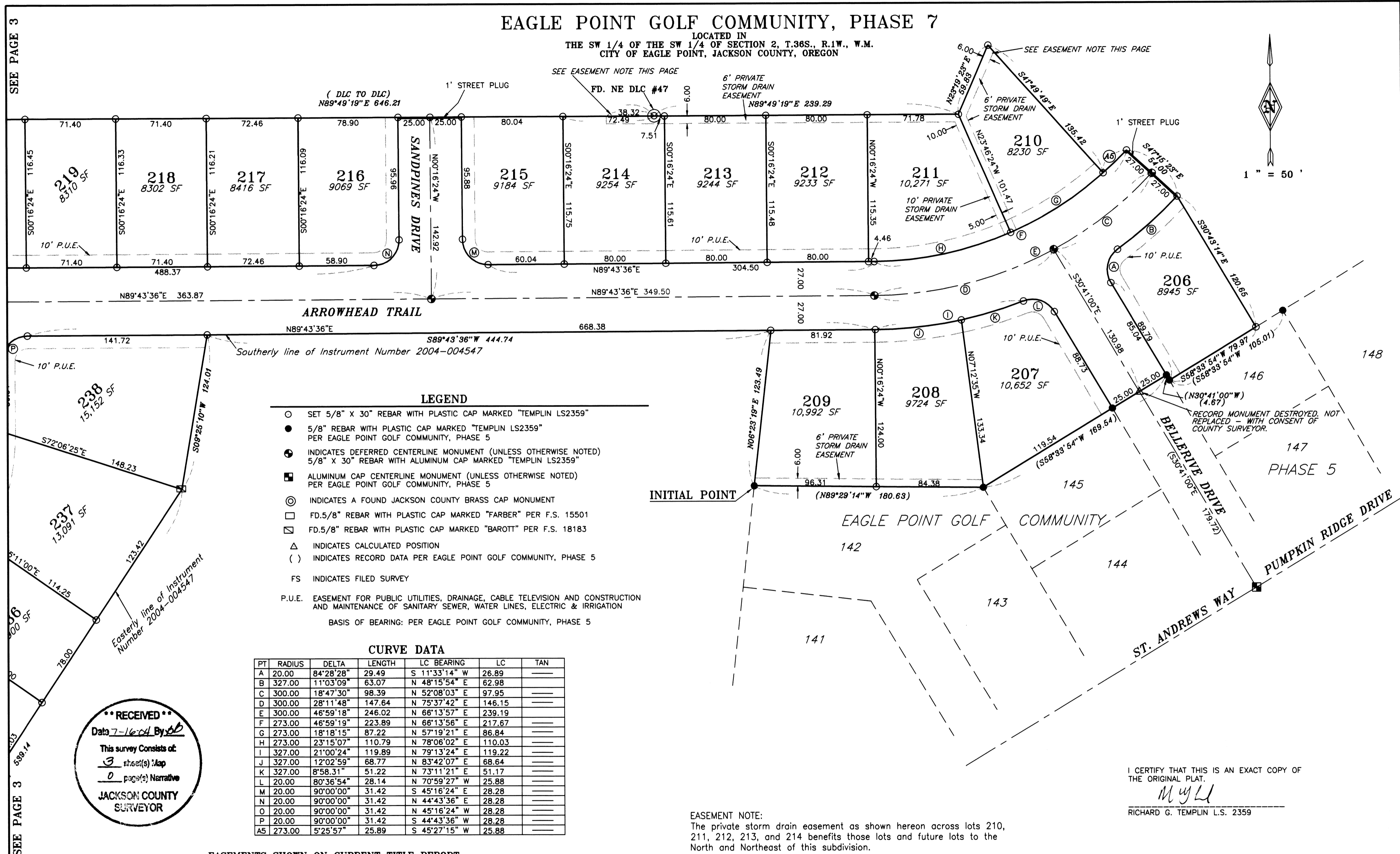
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2004

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
EAGLE POINT GOLF COMMUNITY PHASE 7
LOCATED IN
THE SW 1/4 OF THE SW 1/4 OF SECTION 2
T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: APRIL 25, 2004

FILE: "phase7 apr25.dwg"

EAGLE POINT GOLF COMMUNITY, PHASE 7

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON



EASEMENTS SHOWN ON CURRENT TITLE REPORT

- THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
- THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS OF AN AGREEMENT AS RECORDED IN DOCUMENT NO. 94-28059 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS IMPOSED BY INSTRUMENTS RECORDED IN DOCUMENT NO. 95-20209, 00-12919, AND 00-44545 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND SUPPLEMENTAL DECLARATIONS RECORDED IN DOCUMENT NO. 96-23171, 98-04005, 01-47923, 01-08144, AND 01-32361, SAID OFFICIAL RECORDS.
- THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS, AS CONTAINED IN THE BYLAWS OF THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION, AS RECORDED IN DOCUMENT NO. 00-44548, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT NOTE:
The private storm drain easement as shown hereon across lots 210, 211, 212, 213, and 214 benefits those lots and future lots to the North and Northeast of this subdivision.

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

RECEIVED
Date 7-16-04 By *bb*
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SEE PAGE 3

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

For: Eagle Point Development L.L.C.
P.O. BOX 8271
Medford, Or. 97501

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
EAGLE POINT GOLF COMMUNITY PHASE 7
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2 T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: APRIL 25, 2004

FILE: "phase7 apr25.dwg"

EAGLE POINT GOLF COMMUNITY, PHASE 7

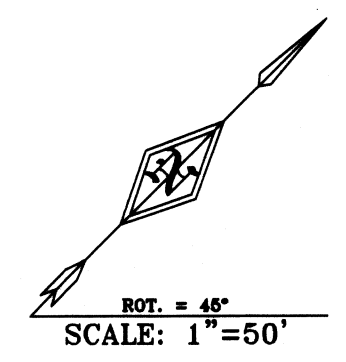
LOCATED IN
THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER EAGLE POINT GOLF COMMUNITY, PHASE 5
 - ⊙ INDICATES DEFERRED CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED) 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
 - ⊠ ALUMINUM CAP CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED) PER EAGLE POINT GOLF COMMUNITY, PHASE 5
 - ⊙ INDICATES A FOUND JACKSON COUNTY BRASS CAP MONUMENT
 - FD.5/8" REBAR WITH PLASTIC CAP MARKED "FARBER" PER F.S. 15501
 - ⊠ FD.5/8" REBAR WITH PLASTIC CAP MARKED "BAROTT" PER F.S. 18183
 - △ INDICATES CALCULATED POSITION
 - () INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 5
 - FS INDICATES FILED SURVEY
 - 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 EAGLE POINT GOLF COMMUNITY, PHASE 5

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
N	20.00	90°00'00"	31.42	N 44°43'36" E	28.28	---
O	20.00	90°00'00"	31.42	N 45°16'24" W	28.28	---
P	20.00	90°00'00"	31.42	S 44°43'36" W	28.28	---
Q	175.00	28°24'28"	86.77	N 13°55'50" E	85.88	---
R	175.00	6°40'55"	20.41	N 31°28'33" E	20.40	---
S	175.00	35°05'24"	107.18	N 17°16'18" E	105.51	---
T	150.00	35°05'24"	91.86	N 17°16'18" E	90.44	47.42
U	125.00	35°05'24"	76.56	N 17°16'18" E	75.36	---
V	125.00	3°33'20"	7.76	N 01°30'10" E	7.76	---
W	125.00	31°32'03"	68.80	N 19°02'59" E	67.93	---
X	125.00	4°53'49"	10.68	S 32°21'39" W	10.68	---
Y	125.00	17°03'55"	37.23	S 23°23'21" W	37.09	---
Z	125.00	21°57'44"	47.91	S 23°50'08" W	47.62	---
A1	150.00	21°57'44"	57.50	S 23°50'08" W	57.15	29.11
A2	175.00	21°57'44"	67.08	S 23°50'08" W	66.67	---
A3	175.00	12°58'06"	39.61	S 28°19'50" W	39.53	---
A4	175.00	8°59'38"	27.47	S 17°21'15" W	27.44	---



* AFFID. OF CORRECTION
DOC No. 2006-055014
(CS 18344)
RRR, c.s., 11/01/06

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

RECEIVED
Date 7-16-04 By *BB*
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

FILE: "phase7 apr25.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard G. Templin
OREGON JULY 26, 1988
RICHARD G. TEMPLIN 2359
MY CERTIFICATE EXPIRES JUNE 30, 2004

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
EAGLE POINT GOLF COMMUNITY PHASE 7
LOCATED IN
THE SW 1/4 OF THE SW 1/4 OF SECTION 2
T.36S., R.1W., W.M.
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: APRIL 25, 2004

For: Eagle Point Development L.L.C.
P.O. BOX 8271
Medford, Or. 97501



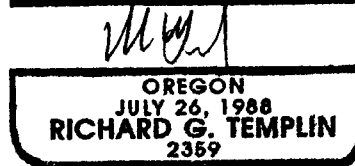
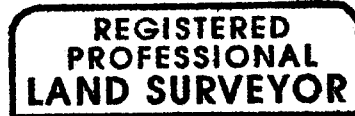
I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records. Kathleen S. Beckett - County Clerk

AFFIDAVIT OF CORRECTION
pursuant to ORS 209.170

18344

I, Richard G. Templin, Registered Professional Land Surveyor,
of the State of Oregon, No. 2359, do hereby state that I have
discovered a drafting error on my "Eagle Point Golf Community, Phase 7" plat,
filed for record the 16th day of July, 2004, in Volume 30, Page 42 of the
records of Jackson County, Oregon and filed in the Jackson County Surveyor's
office as filed survey number 18344.

Richard G. Templin
Richard G. Templin L.S. 2359



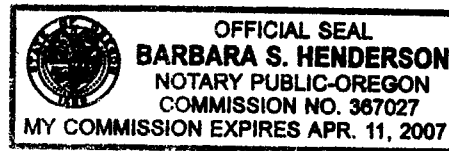
MY CERTIFICATE EXPIRES JUNE 30, 2008

STATE OF OREGON)
COUNTY OF JACKSON) SS.

Oct 30 A.D. 2006

Personally appeared the above named Richard G. Templin, a
Registered Professional Land Surveyor, and acknowledged the
foregoing instrument to be his voluntary act and deed before
me.

Barbara S Henderson Notary Public for the
State of Oregon
My Commission Expires 4-11-07



The correction is as follows:

On Page 3 of 3;

As filed: " FD. NE DLC # 47"
Change to: " FD. SE DLC # 46"

The Jackson County Surveyor hereby certifies that this
Affidavit of Correction has been examined and approved for
recording.

Roger Roberts 10/31/06
JACKSON COUNTY SURVEYOR

