

WHISTLING HOLLOW ESTATES SUBDIVISION - PHASE 2

Located in the NE 1/4 of Section 10, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

July 14, 2004

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

Bary D. Kaiser
SURVEYOR

SURVEY FOR:
Southern Oregon Development LLC
2009 Aero Way, Suite 105
Medford, OR. 97504

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

***** 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 Northwesterly corner Lot 1 of WHISTLING HOLLOW ESTATES SUBDIVISION, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon; thence South 0° 22' 15" East, 264.376 feet (record = South 0° 22' 00" East) to the Southwest corner of said WHISTLING HOLLOW ESTATES SUBDIVISION; thence along the East-West centerline of Section 10, South 89° 56' 56" West, 264.98 feet (record = South 89° 59' West, 264.93 feet) to the Southeast corner of tract described in Instrument No. 03-87227 of the Official Records of said county; thence along the Westerly boundary of said tract and to and along the Westerly boundary of tract described in Instrument No. 03-87223 of said Official Records, North 0° 03' 50" West, 744.513 feet (record = North 0° 03' 20" West) to a 5/8" Iron Pin found set for the Southwesterly corner Lot 1 of PINERIDGE SUBDIVISION - PHASE 1; thence along the Southerly boundary of said PINERIDGE SUBDIVISION - PHASE 1, North 78° 26' 30" East, 152.61 feet (record = North 78° 23' 10" East, 152.53 feet) to the Northeasterly corner of tract described in said Instrument No. 03-87223; thence along the Easterly boundary of said tract, South 15° 38' 51" East, 482.616 feet (record = South 15° 38' 30" East) to a 5/8" rebar with aluminum cap set for the Northeasterly corner of tract described in Instrument No. 03-45753 of said Official records; thence along the Northerly boundary of said tract, South 74° 39' 40" West, 18.868 feet (record = South 74° 41' 20" East, 18.88 feet) to a 5/8" rebar with aluminum cap set for an angle point; thence continue along said tract boundary, South 86° 30' 00" West, 1.608 feet (record = 1.60 feet) to a 5/8" rebar with aluminum cap set for the Northwesterly corner thereof; thence South 15° 18' 40" East, 15.33 feet to a 5/8" rebar with aluminum cap set for the Southwesterly corner of said tract; thence South 0° 22' 15" East, 25.878 feet to THE INITIAL POINT OF BEGINNING.

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, 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 grant to the City of Eagle Point the 15-foot stormdrain easement shown on Sheet 2 across Lot 23. We also grant to the City of Eagle Point the 10-foot wide drainage easement across Lot 36 as shown on Sheet 2. We also create the reciprocal ingress-egress and private utility easement across Lots 31 and 32 benefiting Lots 31 and 32 as shown on Sheet 2. We hereby designate said subdivision as WHISTLING HOLLOW ESTATES SUBDIVISION - PHASE 2.

We, the undersigned, hereby grant to the City of Eagle Point in Fee simple the areas designated on Sheet 2 as street plugs. 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 plugs for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 9th DAY, OF Aug, 2004.

Kenneth M. Krieser
KENNETH M. KRIESER
(Member, Southern Oregon Development, LLC)

STATE OF OREGON)
COUNTY OF JACKSON)ss

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

Subscribed and sworn to before me this 9th day of August, 2004.

(SIGN) Sharon L. Bateman
Sharon L. Bateman NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 368865
MY COMMISSION EXPIRES 5-20-2007

WE, PEOPLE'S BANK OF COMMERCE, are the undersigned beneficiary of a certain Trust Deed, dated December 15, 2003, and recorded December 31, 2003, as Instrument No. 03-87224, 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 Aug, 2004.

Before me:

Sharon L. Bateman
Title: Notary Public

(SIGN) Sharon L. Bateman
Sharon L. Bateman NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 368865
MY COMMISSION EXPIRES 5-20-07

***** APPROVALS *****

Examined and approved this 9th day of August, 2004.
Roger Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 9th day of August, 2004.
Bart W. Dunning
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 9th day of August, 2004.
Daniel Ashmole
CITY ADMINISTRATOR/PLANNING DIRECTOR

Approved by Rogue Valley Sewer.

Cliff
DISTRICT ENGINEER

Examined and approved as required by O.R.S. 92.100 this 9th day of August, 2004.
[Signature] 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 the 9th day of August, 2004.
Patricia Bidson Deputy
TAX COLLECTOR

** RECEIVED **
Date 8-12-04 By [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Filed for record, this 12 day of August, 2004, at 12:39 O'clock P m, and recorded in Volume 30 of Plats on page 54 of the Records of Jackson County, Oregon.

By: Kathleen S. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY

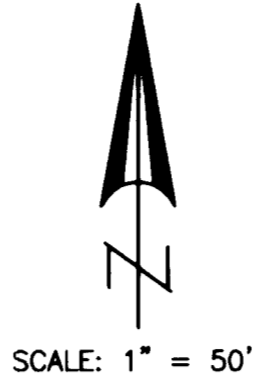
For order of the County Commissioners approving this plat see Volume 207, page 1950-1952 of County Commissioners Journal of Proceedings.

WHISTLING HOLLOW ESTATES SUBDIVISION - PHASE 2

Located in the NE 1/4 of Section 10, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon
July 14, 2004

SURVEY FOR:
Southern Oregon Development LLC
2009 Aero Way, Suite 105
Medford, OR. 97504

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



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

PURPOSE: Subdivision of tracts described in Inst. Nos. 03-87227 O.R. and 03-97223 O.R.

PROCEDURE: The outside boundary was located using information on Filed Survey Nos. 1933, 2257, the Plats of PINERIDGE SUBDIVISION - PHASE 1, WHISPERING PINES SUBDIVISION and WHISTLING HOLLOW ESTATES SUBDIVISION, and Instrument Nos. 03-87227 O.R. and 03-87223 O.R..

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- Title report indicates power line easements recorded in Vol. 528, Pages 414/415/416 D.R. Could not be located.
- Irrigation pipeline easement recorded in Inst. No. 88-05746 could not be located.
- T.C.I. Cablevision easement recorded in Inst. Nos. 91-28449 O.R. and 91-28450 O.R. could not be located.
- Irrigation pipe line easement described in Inst. No. 98-19888 O.R. is located in Pineridge Lane and was relocated to the Westerly boundary of Lot 1 of PINERIDGE SUBDIVISION - PHASE 1 as shown hereon.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

LEGEND

- o = Found 5/8" Rebar with Aluminum Cap - WHES
- ✕ = Found 5/8" Rebar with Plastic Cap - WHES
- = Found 5/8" Rebar with Aluminum Cap - PSP1
- △ = Found 5/8" Rebar with Plastic Cap - PSP1
- ⊘ = Found 5/8" Iron Pin S.N. 2257
- = Set 5/8" x 30" Rebar with Aluminum cap marked "KAISER RLS 803"
- ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 24" 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.

WPS = WHISPERING PINES SUBDIVISION

WHES = WHISTLING HOLLOW ESTATES SUBDIVISION

PSP1 = PINERIDGE SUBDIVISION - PHASE 1

—P— = Overhead Power Lines

() = Record/WPS

(()) = Record/S.N. 1933

((()) = Record/Inst. No. 03-87227 O.R.
Inst. No. 03-87223 O.R. & S.N. 2257

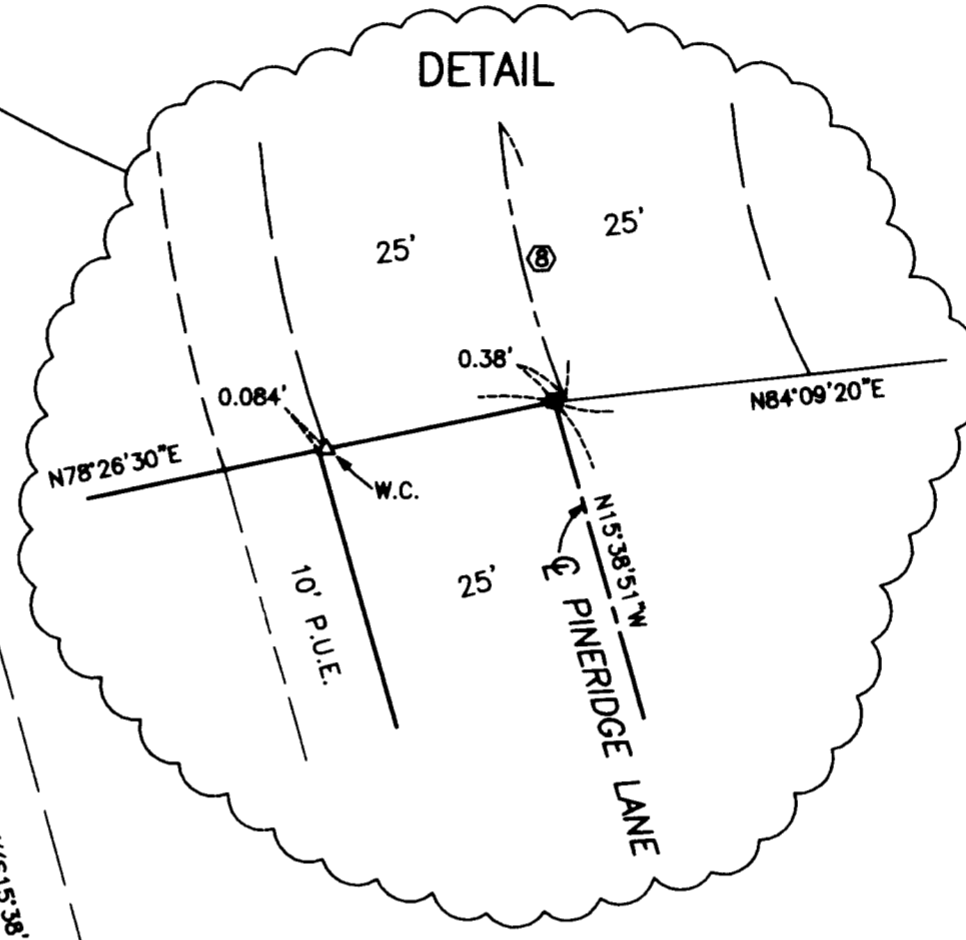
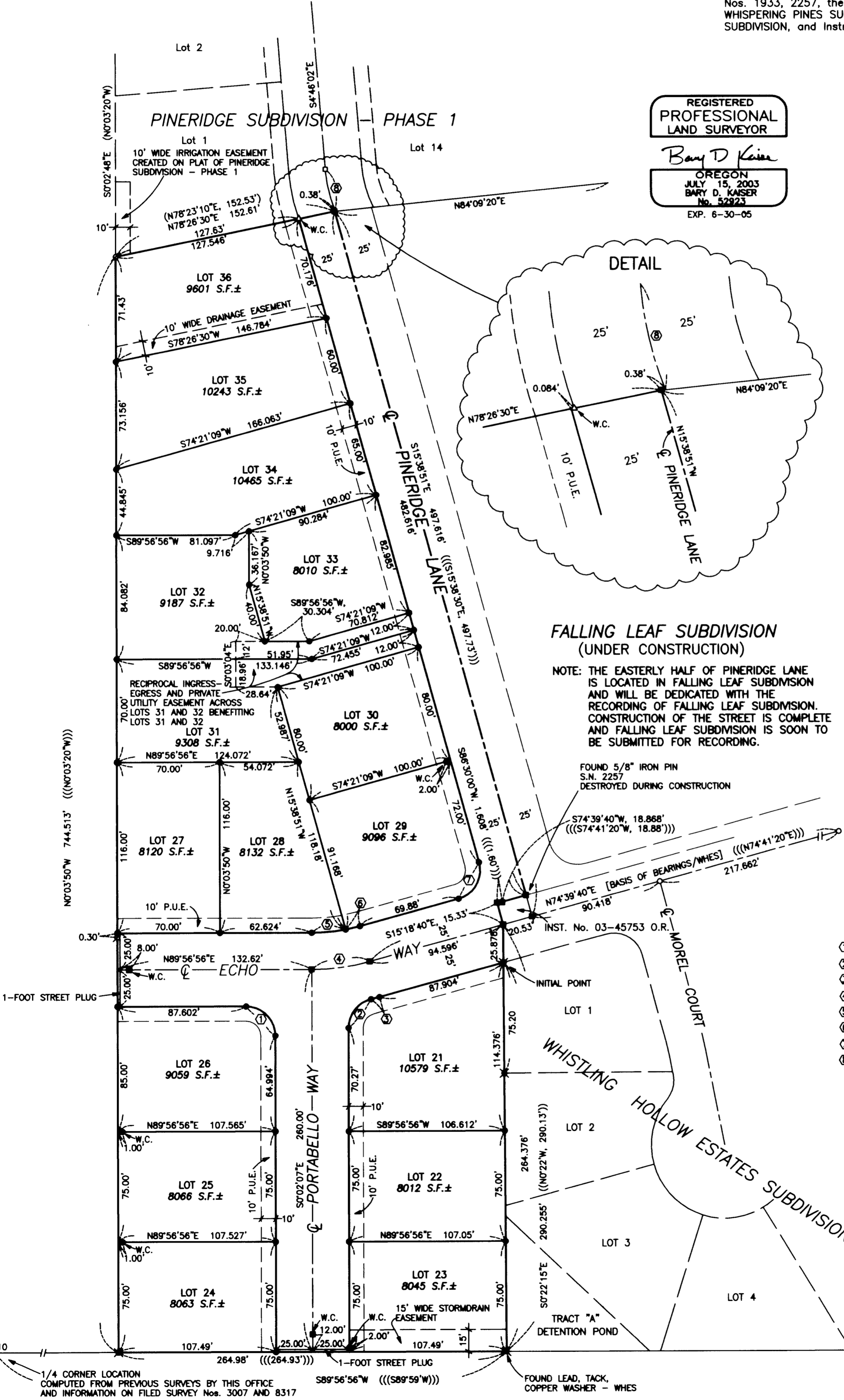
CURVE DATA

Δ	R	L	LC
①	90°00'57"	20.00'	31.421' N45°02'35"W, 28.288'
②	76°38'42"	20.00'	26.754' S38°17'14"W, 24.803'
③	1°56'55"	175.00'	5.952' S75°38'07"W, 5.951'
④	15°17'16"	150.00'	40.023' N82°18'18"E, 39.905'
⑤	10°41'36"	125.00'	23.329' S84°36'08"W, 23.295'
⑥	4°35'40"	125.00'	10.024' S76°57'30"W, 10.021'
⑦	90°18'30"	20.00'	31.524' S29°30'25"W, 28.36'
⑧	16°56'30"	100.00'	29.569' S13°14'17"E, 29.461'

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

Bary D Kaiser
SURVEYOR

RECEIVED
Date 8-12-04 By [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



FALLING LEAF SUBDIVISION (UNDER CONSTRUCTION)

NOTE: THE EASTERLY HALF OF PINERIDGE LANE IS LOCATED IN FALLING LEAF SUBDIVISION AND WILL BE DEDICATED WITH THE RECORDING OF FALLING LEAF SUBDIVISION. CONSTRUCTION OF THE STREET IS COMPLETE AND FALLING LEAF SUBDIVISION IS SOON TO BE SUBMITTED FOR RECORDING.

FOUND 5/8" IRON PIN
S.N. 2257
DESTROYED DURING CONSTRUCTION

S74°39'40"W, 18.868'
(((S74°41'20"W, 18.88')))

N74°39'40"E [BASIS OF BEARINGS/WHES] ((N74°41'20"E))

INST. No. 03-45753 O.R.