

# GLENWOOD SUBDIVISION, PHASE 2

LOCATED IN  
THE SE 1/4 OF THE SW 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

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 Leann Thompson  
its: VICE PRESIDENT

STATE OF Oregon  
COUNTY OF Multnomah )SS.

This certifies that on this 5<sup>th</sup> day  
of August 2004, before me a Notary Public,  
personally appeared Leann Thompson and  
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Mary E. Wilson  
Mary E. Wilson Notary Public - Oregon  
Commission No. 341810

My Commission Expires: January 9, 2005  
(Month, date, year)

We, PremierWest Bank, the undersigned beneficiary of a certain Trust Deed recorded May 15, 2003, as Document No. 03-31428, 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.

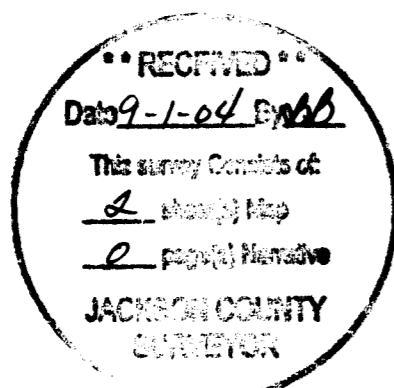
PremierWest Bank by: \_\_\_\_\_  
its: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS.

This certifies that on this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_, before me a Notary Public,  
personally appeared \_\_\_\_\_ and  
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: \_\_\_\_\_  
\_\_\_\_\_ Notary Public - Oregon  
Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(Month, date, year)



### SURVEYOR'S CERTIFICATE

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 Northwesterly corner of Lot 43 of " GLENWOOD SUBDIVISION ", as recorded in Volume 28, Page 28 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 17321; thence South 40°36'30" East along the Southwesterly boundary of said " GLENWOOD SUBDIVISION ", 241.09 feet to a 5/8" iron rod on the Southeasterly right of way line of Black Wolf Lane; thence South 27°19'00" East along the boundary of said " GLENWOOD SUBDIVISION ", 100.00 feet to a point from which a 5/8" iron rod witness monument bears South 62°10'29" West, 1.00 foot; thence South 62°10'29" West, 30.00 feet to a 5/8" iron rod; thence South 29°54'32" East, 117.63 feet to a 5/8" iron rod; thence South 13°51'18" East, 54.00 feet to a 5/8" iron rod; thence along a 373.00 foot curve to the left ( the long chord of which bears South 73°51'07" West, 29.85 feet ) 29.86 feet to a 5/8" iron rod; thence South 18°35'56" East, 111.06 feet to a 5/8" iron rod; thence South 47°02'14" East, 34.86 feet to a 5/8" iron rod; thence South 35°05'45" West, 126.56 feet to a 5/8" iron rod; thence South 63°17'58" West, 115.94 feet to a 5/8" iron rod; thence South 74°17'07" West, 107.05 feet to a 5/8" iron rod; thence North 84°23'07" West, 85.05 feet to a 5/8" iron rod; thence North 66°00'18" West, 60.74 feet to a 5/8" iron rod; thence North 54°16'39" West, 114.09 feet to a 5/8" iron rod; thence North 58°40'06" West, 56.88 feet to a 5/8" iron rod; thence North 62°07'50" West, 149.55 feet to a 5/8" iron rod on the Southeasterly right of way line of Shasta Avenue; thence along said Southeasterly right of way line the following courses: North 45°16'50" East, 80.75 feet to a 5/8" iron rod; thence along a 984.93 foot curve to the left ( the long chord of which bears North 37°32'11" East, 263.93 feet ) 264.72 feet to a 5/8" iron rod; thence North 29°50'40" East, 201.70 feet to a 5/8" iron rod; thence along a 573.12 foot curve to the right ( the long chord of which bears North 37°40'05" East, 154.22 feet ) 154.69 to the true point of beginning.

Richard G. Templin  
RICHARD G. TEMPLIN LS2359

### 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, and the public storm drain as shown hereon, and we hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as a one foot street plug. By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. We hereby designate said subdivision as Glenwood Subdivision, Phase 2.

Eagle Point Developments LLC by: C. A. Galpin  
Its \_\_\_\_\_

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 3<sup>rd</sup> day  
of August 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: Guilaine Escig  
Guilaine Escig Notary Public - Oregon

Commission No. 362050  
My Commission Expires: Oct. 14, 2006  
(Month, date, year)

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

### APPROVALS

Examined and approved this 10<sup>th</sup> day of August, 2004  
Roger Roberts  
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than Decemeber 15, 2004.  
Richard G. Templin  
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 04-061207 of Official Records, this 21<sup>st</sup> day of October 2004 (CS 18471)

Approved by Jackson County Surveyor.  
Roger Roberts  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 24<sup>th</sup> day of August, 2004.  
Bob W. Dwyer  
CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services this 17 day of August, 2004.  
John T. ...  
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 24<sup>th</sup> day of August, 2004.  
Dan LaShore  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of August 26, 2004.  
William Johnson, 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 August 26, 2004.  
Carol Applegate, Deputy  
TAX COLLECTOR

### RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 208, Page 49-51 of County Commissioners Journal of Proceedings.

Filed for record this 1<sup>st</sup> day of SEPTEMBER, 2004 at 3:38 o'clock P.M.

and recorded in Volume 30 of Plats at page 57 of records of Jackson County, Oregon.

Kathleen S. Beckett COUNTY CLERK  
Barbara J. Straw DEPUTY

For: **Eagle Point Developments L.L.C.**  
P.O. BOX 8271  
Medford, Or. 97504

FILE: "glenwood2 july31.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR  <u>Richard G. Templin</u> OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2006	<b>RICHARD TEMPLIN LAND SURVEYING</b> P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON <b>GLENWOOD SUBDIVISION, PHASE 2</b> LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 3 T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON DATE: JULY 21, 2004
	PAGE 1 OF 2      361W3C - TL 4100, 4101

# GLENWOOD SUBDIVISION, PHASE 2

LOCATED IN  
THE SE 1/4 OF THE SW 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

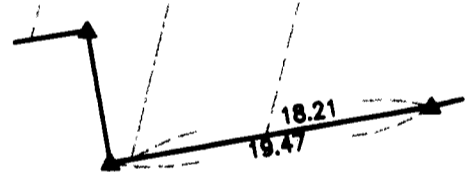
## LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ▲ INDICATES DEFERRED MONUMENT  
5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"  
PER GLENWOOD SUBDIVISION
- ⊗ INDICATES NAIL & WASHER MARKED "TEMPLIN LS2359" SET IN CONCRETE
- ⊙ 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 GLENWOOD SUBDIVISION
- FD. 5/8" IRON ROD PER FS 11981
- ⊕ FD. 5/8" IRON ROD PER FS 15723
- ⊙ FD. 5/8" IRON ROD PER FS 18020
- △ INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DATA PER GLENWOOD SUBDIVISION
- [ ] INDICATES RECORD DATA PER FS 11981
- 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 GLENWOOD SUBDIVISION

**\*\*RECEIVED\*\***  
Date 9-1-04 By *GG*  
This survey consists of  
2 sheet(s) Map  
D page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

DETAIL "A"



PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	373.00	04°35'11"	29.86	S 73°51'07" W	29.85	
B	373.00	11°54'46"	77.55	S 65°36'08" W	77.41	
C	373.00	01°04'31"	7.00	S 59°06'30" W	7.00	
D	373.00	17°34'28"	114.42	N 67°21'28" E	113.96	
E	400.00	17°34'28"	122.69	S 67°21'28" W	122.21	
F	427.00	17°34'28"	130.98	N 67°21'28" E	130.46	
G	427.00	09°31'01"	70.93	S 71°23'12" W	70.84	
H	427.00	08°03'27"	60.05	S 62°35'58" W	60.00	
I	223.00	02°03'20"	8.00	N 59°35'54" E	8.00	
J	223.00	19°57'37"	77.69	N 70°36'23" E	77.30	
K	223.00	22°00'57"	85.69	N 69°34'43" E	85.16	
L	250.00	22°00'57"	96.06	N 69°34'43" E	95.47	
M	277.00	22°00'57"	106.44	N 69°34'43" E	105.78	
N	277.00	12°43'07"	61.49	N 64°55'48" E	61.36	
O	277.00	09°17'50"	44.95	N 75°56'16" E	44.90	
P	20.00	90°00'00"	31.42	S 54°24'50" E	28.28	
Q	20.00	90°00'00"	31.42	N 35°35'11" E	28.28	
R	75.00	67°47'36"	88.74	S 24°29'00" W	83.65	
S	100.00	67°47'36"	118.32	S 24°29'00" W	111.54	67.19
T	125.00	67°47'36"	147.90	S 24°29'00" W	139.42	
U	125.00	17°29'09"	38.15	S 00°40'15" E	38.00	
V	125.00	21°45'49"	47.48	S 18°57'14" W	47.20	
W	125.00	21°12'20"	46.26	S 40°28'19" W	46.00	
X	125.00	07°20'20"	16.01	S 54°42'48" W	16.00	
Y	573.12	05°30'02"	55.02	S 42°39'00" W	55.00	
Z	573.12	05°30'02"	55.02	S 37°08'56" W	55.00	
A1	573.12	04°27'48"	44.65	S 32°10'03" W	44.64	
A2	573.12	15°27'52"	154.69	N 37°40'05" E	154.22	
A3	165.00	48°57'20"	140.98	S 74°56'09" E	136.73	
A4	200.00	48°57'20"	170.89	S 74°56'09" E	165.74	91.05
A5	235.00	48°57'05"	200.78	S 74°56'16" E	194.72	
A6	235.00	11°47'23"	48.36	N 86°28'52" E	48.27	
A7	235.00	17°28'42"	71.69	S 76°53'08" E	71.41	
A8	235.00	19°41'18"	80.75	S 60°18'07" E	80.35	
A9	20.00	86°43'38"	30.27	S 07°05'40" E	27.47	
B1	20.00	87°01'45"	30.38	S 86°01'23" W	27.54	
B2	998.93	02°43'42"	47.47	N 43°52'22" E	47.47	
B3	984.93	05°49'57"	100.26	N 42°19'12" E	100.22	
B4	984.93	03°08'05"	53.89	N 37°50'11" E	53.88	
B5	984.93	06°25'57"	110.58	N 33°03'10" E	110.52	
B6	984.93	15°23'59"	264.72	N 37°32'11" E	263.93	
B7	924.93	15°23'19"	248.42	N 37°32'20" E	247.68	
B8	833.06	16°51'26"	208.35	S 39°21'43" W	207.41	
C1	573.12	04°05'20"	40.90	N 47°20'25" E	40.89	
C2	924.93	04°50'11"	78.07	N 42°48'55" E	78.05	
C3	924.93	07°34'58"	122.41	N 36°36'20" E	122.32	
C4	924.93	02°58'10"	47.94	N 31°19'45" E	47.93	

\*\* DENOTES RECORD CURVE DATA PER GLENWOOD SUBDIVISION

## SURVEY NARRATIVE

**PURPOSE:**  
To survey and monument a 21 lot subdivision as depicted on the attached map.

**PROCEDURE:**  
I found and tied monuments set on "GLENWOOD SUBDIVISION" and monuments set for the Westerly right of way line of Shasta Avenue as shown on filed survey numbers 4124, 11981 and 15723. The majority of monuments set on the Easterly right of way line of Shasta, as reported on filed survey number 18020 were looked for, but have been destroyed over time. I held found monuments along the Westerly right of way line of Shasta and computed the Easterly right of way line, setting monuments as shown. A portion of the East boundary was controlled by locating and tying monuments set for "GLENWOOD SUBDIVISION". The remainder of the East boundary and the South boundary was set by instructions from my client. 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.

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

FILE: "glenwood2\_july21.dwg"

**EASEMENTS SHOWN ON CURRENT TITLE REPORT**

- THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
- THE PROPERTY PLATTED HEREON IS SUBJECT TO THE AFFECTS OF BEING LOCATED WITHIN THE BOUNDARY OF THE FRYER DISTRICT IMPROVEMENT COMPANY AS RECORDED IN VOL. 4, PG. 539 OF THE ARTICLES OF INCORPORATION RECORDS OF JACKSON COUNTY, OREGON.
- RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN DOCUMENT NO. 73-08282 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*RT*  
RICHARD G. TEMPLIN  
L.S. 2359  
MY CERTIFICATE EXPIRES JUNE 30, 2006

RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
**GLENWOOD SUBDIVISION, PHASE 2**  
LOCATED IN  
THE SE 1/4 OF THE SW 1/4 OF SECTION 3  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: JULY 21, 2004