

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 30.00 foot access easement as shown hereon. We do hereby create the private storm drain easement as shown hereon across lots 251 through 263 to benefit lots 251 through 263. We also hereby create the private storm drain easement as shown hereon across lots 239 through 242 to benefit lots 239 through 243. We also hereby create the private storm drain easement as shown hereon across lots 244 through 249 to benefit lots 244 through 250. 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 8.

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

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 3rd 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: Patricia L. Thomas  
Patricia L. Thomas Notary Public - Oregon  
Commission No. 365902  
My Commission Expires: March 1, 2007  
(Month, date, year)

We, U.S. Bank National Association, the undersigned beneficiary of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42463, 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: Leeann Thompson  
It's: VCE PRESIDENT

STATE OF Oregon  
COUNTY OF Multnomah )SS.

This certifies that on this 5th day of August 2004, before me a Notary Public, personally appeared Leeann 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)

EAGLE POINT GOLF COMMUNITY, PHASE 8

LOCATED IN  
THE NE 1/4 OF THE NW 1/4 & THE NW 1/4 OF THE NE 1/4  
OF SECTION 11, 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:

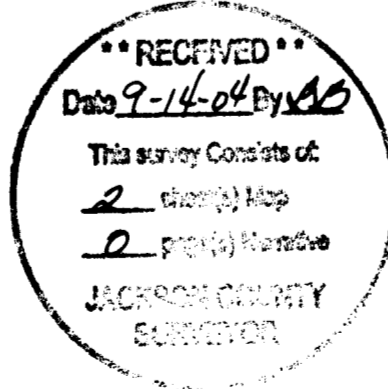
Beginning at the INITIAL POINT, a 5/8" iron rod at the Northeast corner of Lot 47 of "EAGLE POINT GOLF COMMUNITY, PHASE 2", as recorded in Volume 27, Page 6 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 16792; thence South along the East line of said Phase 2 and the projection thereof, 268.80 feet to a 5/8" iron rod on the South line of the Northeast Quarter of the Northwest Quarter of Section 11, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°52'22" East along said South line, 517.86 feet to a 5/8" iron rod set for the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence North 89°48'02" East along the South line of said Northwest Quarter of the Northeast Quarter of said Section 11, 663.90 feet to the Southeast corner of the West Half of the said Northwest Quarter of the Northeast Quarter of said Section 11; thence North 00°00'32" West along the East line of said West Half of the Northwest Quarter of the Northeast Quarter of said Section 11, 270.11 feet to a 5/8" iron rod; thence West, 118.30 feet to a 5/8" iron rod; thence along a 160.00 foot radius curve to the left ( the long chord of which bears North 03°03'38" East, 17.08 feet ), 17.09 feet to a 5/8" iron rod; thence North 89°59'57" West, 313.00 feet to a 5/8" iron rod; thence North 71°37'20" West, 142.00 feet to a 5/8" iron rod; thence North 89°59'57" West, 145.98 feet to a 5/8" iron rod; thence North 20°13'00" East, 4.01 feet to a 5/8" iron rod; thence North 69°47'02" West, 50.00 feet to a 5/8" iron rod; thence South 20°12'58" West, 49.00 feet to a 5/8" iron rod; thence North 65°41'27" West, 238.00 feet to a 5/8" iron rod; thence North 76°03'53" West, 115.52 feet to a 5/8" iron rod; thence South 89°59'41" West, 67.00 feet to a 5/8" iron rod at the Northeast corner of Lot 46 of said "EAGLE POINT GOLF COMMUNITY, PHASE 2" ; thence South 02°00'00" West along the East line of said Lot 46, 117.83 feet to a 5/8" iron rod on the North right of way line of Poppy Ridge Drive; thence South 09°08'03" West, 50.34 feet to a 5/8" iron rod on the Southerly right of way line of Poppy Ridge Drive, being the true point of beginning

Richard G. Templin  
RICHARD G. TEMPLIN LS2359

SURVEY NARRATIVE

PURPOSE:  
To survey and monument Phase 8 of Eagle Point Golf Community, a 28 lot Subdivision as depicted hereon.

PROCEDURE:  
Eagle Point Golf Community Phase 8 is situated in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 11, Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon. I previously surveyed the Northeast Quarter of Section 11 (see filed Survey number 17725). From ties between filed survey number 17725 and previous Phases of Eagle Point Golf Community, which included ties to the Northwest corner of Section 11, I computed the South and East line of the Northwest Quarter of the Northeast Quarter and the South line of the Northeast Quarter of the Northwest Quarter of said Section 11. I then computed the outside boundary of the planned subdivision along with streets and lots as shown hereon. The outside monuments were set as shown and the interior monuments and street centerline monuments are to be deferred until the underground utilities are in place.



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
Richard G. Templin  
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 10th day of August, 2004  
Roger Roberts  
JACKSON COUNTY SURVEYOR

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

All deferred monuments are now set, see Document No. 04-001205 of Official Records, this 21st day of October 2004 (CS 18470)

Approved by Jackson County Surveyor.  
Roger Roberts  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 2nd day of SEPTEMBER 2004.  
Bob W. Diney  
CITY ENGINEER

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

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 7th day of SEPTEMBER 2004.  
David Adham  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of SEPTEMBER 8th, 2004.  
Christopher Francis Sparty  
ASSESSOR, DEPARTMENT OF ASSESSMENT

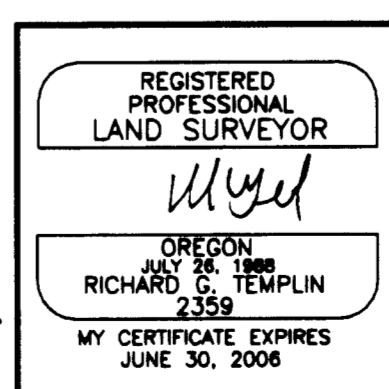
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of September 8th, 2004.  
Carol Quenon Deputy  
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 208, Page 134-136 of County Commissioners Journal of Proceedings.

Filed for record this 14th day of SEPTEMBER, 2004 at 2:47 o'clock P.M.  
and recorded in Volume 30 of Plats at page 61 of records of Jackson County, Oregon.

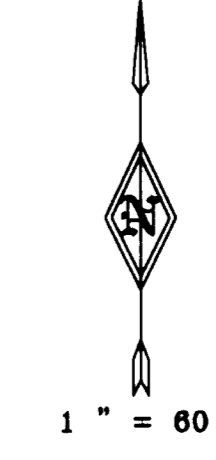
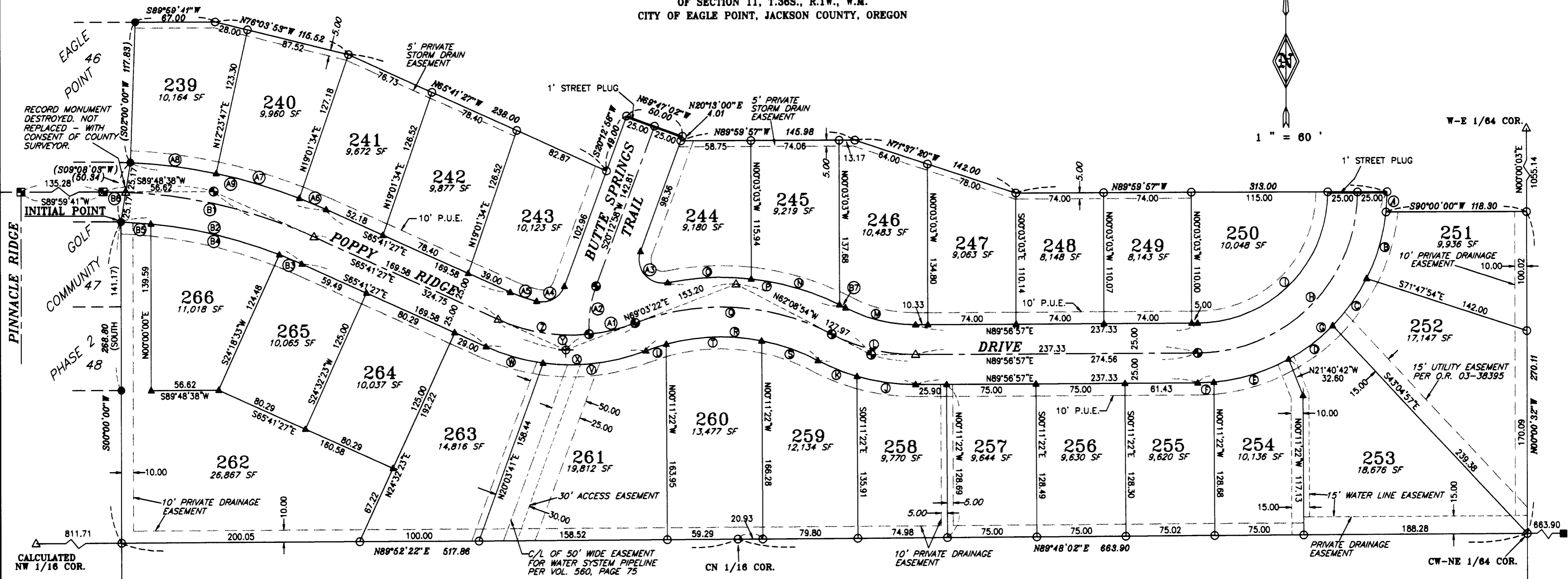
Kathleen S Beckett COUNTY CLERK  
Barbara Shaw DEPUTY



FILE: "phase8 july26.dwg"  
RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
EAGLE POINT GOLF COMMUNITY PHASE 8  
LOCATED IN THE NE 1/4 OF THE NW 1/4 & THE NW 1/4 OF THE NE 1/4 OF SECTION 11, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: JULY 26, 2004

# EAGLE POINT GOLF COMMUNITY, PHASE 8

LOCATED IN  
THE NE 1/4 OF THE NW 1/4 & THE NW 1/4 OF THE NE 1/4  
OF SECTION 11, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON



RECORD MONUMENT DESTROYED. NOT REPLACED - WITH CONSENT OF COUNTY SURVEYOR.

INITIAL POINT

PHASE 2

PHASE 48

CALCULATED NW 1/16 COR.

W-E 1/64 COR.

1" = 60'

1' STREET PLUG

1' STREET PLUG

10' PRIVATE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

15' UTILITY EASEMENT PER O.R. 03-36395

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15' UTILITY EASEMENT PER O.R. 03-36395

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	160.00	06°07'14"	17.09	N 03°03'38" E	17.08	---
B	160.00	20°54'58"	58.41	N 16°34'47" E	58.09	---
C	160.00	17°33'38"	49.04	N 35°49'05" E	48.85	---
D	160.00	16°44'49"	46.77	N 52°58'19" E	46.60	---
E	160.00	23°43'56"	66.27	N 73°12'41" E	65.80	---
F	160.00	04°52'18"	13.80	N 87°30'48" E	13.60	---
G	160.00	89°56'54"	251.18	N 44°58'30" E	226.17	---
H	135.00	89°56'53"	211.94	N 45°58'30" E	190.83	---
I	110.00	89°56'53"	172.69	N 44°58'30" E	155.49	---
J	175.00	16°17'34"	49.76	S 81°54'16" E	49.60	---
K	175.00	11°36'36"	35.46	S 67°57'12" E	35.40	---
L	150.00	27°54'10"	73.05	S 76°05'58" E	72.33	37.26
M	125.00	27°54'10"	60.87	S 76°05'58" E	60.27	---
N	225.00	19°45'24"	77.58	N 73°39'01" W	77.20	---
O	225.00	17°57'04"	70.49	S 87°39'13" W	70.21	---
P	225.00	39°11'05"	153.87	S 81°44'06" E	150.86	---
Q	200.00	48°47'44"	170.33	N 86°32'46" W	165.23	90.71
R	175.00	48°47'44"	149.04	S 86°17'34" E	144.80	---
S	175.00	16°25'35"	50.17	N 70°21'41" W	50.00	---
T	175.00	28°28'24"	80.86	S 88°11'19" W	80.14	---
U	175.00	05°53'45"	18.01	S 72°00'15" W	18.00	---

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
V	175.00	28°48'39"	88.00	N 83°27'42" E	87.07	---
W	175.00	16°25'32"	50.22	S 73°54'43" E	50.05	---
X	175.00	45°15'11"	138.22	S 88°19'02" E	134.65	---
Y	150.00	45°15'11"	118.47	S 88°19'02" E	115.42	62.53
Z	150.00	29°58'30"	78.47	S 80°40'42" E	77.58	---
A1	150.00	15°16'41"	40.00	N 76°41'42" E	39.88	---
A2	100.00	23°27'59"	40.96	S 08°28'58" W	40.87	---
A3	20.00	121°32'17"	42.43	S 40°33'10" E	34.91	---
A4	20.00	83°19'30"	29.09	N 61°52'41" E	26.59	---
A5	125.00	10°46'09"	23.50	S 71°04'31" E	23.46	---
A6	455.00	03°05'08"	24.50	N 67°13'49" W	24.50	---
A7	455.00	09°12'09"	73.08	N 73°22'39" W	73.00	---
A8	455.00	09°07'50"	72.51	N 82°32'39" W	72.43	---
A9	455.00	21°25'07"	170.09	S 76°23'59" E	169.10	---
B1	430.00	21°46'57"	163.48	N 76°34'54" W	162.49	82.74
B2	405.00	22°11'35"	156.87	S 76°47'13" E	155.89	---
B3	405.00	02°54'10"	20.52	N 87°08'18" W	20.52	---
B4	405.00	15°44'42"	111.29	N 76°27'58" W	110.94	---
B5	405.00	03°32'43"	25.06	N 86°06'40" W	25.06	---
B6	430.00	02°31'55"	19.00	N 88°44'37" W	19.00	---
B7	225.00	01°28'37"	5.80	N 60°49'08" W	5.80	---

RECEIVED  
Date 7-14-04  
This survey consists of  
2 sheets of Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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 EAGLE POINT GOLF COMMUNITY, PHASE 2
- ⊙ INDICATES DEFERRED CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)  
5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
- ⊕ INDICATES DEFERRED CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)  
NAIL & FLASHER IN LIP OF CONCRETE GUTTER MARKED "LS2359"
- ALUMINUM CAP CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED)  
PER EAGLE POINT GOLF COMMUNITY, PHASE 2
- 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"  
PER FS 17725
- △ INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 2
- 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

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

FILE: "phase8 july26.dwg"

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

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
- 2) THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS OF A 50 FOOT WIDE EASEMENT FOR WATER SYSTEM PIPELINE PURPOSES AS SHOWN HEREON AND AS RECORDED IN VOLUME 560, PAGE 75, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard G. Templin*  
OREGON  
JULY 26, 1986  
RICHARD G. TEMPLIN  
2359  
MY CERTIFICATE EXPIRES  
JUNE 30, 2006

RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
**EAGLE POINT GOLF COMMUNITY PHASE 8**  
LOCATED IN  
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