

FALLING LEAF SUBDIVISION

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

August 10, 2004

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

Bary D Kaiser
SURVEYOR

SURVEY FOR:
Bylund and Son Enterprises LLC
401 Morton Way
Jacksonville, OR. 97530

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 aluminum cap found set for the Northeasterly corner of WHISTLING HOLLOW ESTATES SUBDIVISION - PHASE 2, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Southerly boundary of PINERIDGE SUBDIVISION - PHASE 1, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon, North 84° 09' 20" East, 324.94 feet (record = 324.86 feet), to a 5/8" Iron pin found set for an angle point on the Southerly boundary of Lot 11 in said PINERIDGE SUBDIVISION - PHASE 1, and also being the Northeasterly corner of tract described in Instrument No. 03-47977 of the Official Records of said County; thence South 19° 36' 05" East, 436.118 feet (record = South 19° 36' 40" East, 436.42 feet) to a 5/8" rebar with aluminum cap set for the Southeasterly corner of said tract; thence along the Northerly right-of-way line of Echo Way, South 82° 50' 20" West, 41.493 feet (record = South 82° 52' 00" West, 41.48 feet) to a 5/8" rebar with aluminum cap set for an angle point; thence continuing along said Echo Way line South 74° 39' 40" West, 309.233 feet (record = South 74° 41' 20" West, 309.30 feet) to a 5/8" rebar with aluminum cap found set on the Easterly boundary of said WHISTLING HOLLOW ESTATES SUBDIVISION - PHASE 2; thence along the said Easterly boundary, North 15° 38' 51" West, 482.616 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 Bylund and Son Enterprises LLC, an Oregon Limited Liability Company, is the owner of the land 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 10-foot wide pedestrian right-of-way as shown on Sheet 2 between Lots 4 and 5. We also grant to the City of Eagle Point the 10-foot wide stormdrain easement across Lots 6, 7 and 8 as shown on sheet 2. We also grant to the City of Eagle Point the 25-foot wide water and stormdrain easement partially across Lots 4 and 5 as shown on Sheet 2. We also grant to Rogue Valley Sewer that 15' wide sewer line easement partially across Lot 5 as shown on Sheet 2. We hereby designate said subdivision as FALLING LEAF SUBDIVISION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 31st DAY, OF August, 2004.

David L. Bylund
DAVID L. BYLUND
(Member, Bylund and Son Enterprises LLC)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named DAVID L. BYLUND, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 31st day of August, 2004.

(SIGN) Lidia Daniela
Lidia Daniela NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 344008
MY COMMISSION EXPIRES MAR 22, 2005

WE, SOUTH VALLEY BANK & TRUST, are the undersigned beneficiary of a certain Trust Deed, dated June 3, 2004, and recorded June 4, 2004, as Instrument No. 2004-031299, 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 31st day of August, 2004.

Before me:

Julia R. Keattie
Title: Notary Officer

(SIGN) Lidia Daniela
Lidia Daniela NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 344008
MY COMMISSION EXPIRES MAR 22, 2005

WE, SOUTH VALLEY BANK & TRUST, are the undersigned beneficiary of a certain Trust Deed, dated June 30, 2004, and recorded July 6, 2004, as Instrument No. 2004-031299, 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 31st day of August, 2004.

Before me:

Julia R. Keattie
Title: Notary Officer

(SIGN) Lidia Daniela
Lidia Daniela NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 344008
MY COMMISSION EXPIRES MAR 22, 2005

*** APPROVALS ***

Examined and approved this 31st day of August, 2004.

Ronald Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 24th day of SEPTEMBER, 2004.

Bob W. Dunning
CIVIL ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 27th day of SEPTEMBER, 2004.

David A. Howell
CITY ADMINISTRATOR/PLANNING DIRECTOR

Approved by Rogue Valley Sewer.

Carl T. ...
DISTRICT ENGINEER

Examined and approved as required by O.R.S. 92.100 this 28th day of SEPTEMBER, 2004.

Christopher Francis Deputis
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 28th day of September, 2004.

Carol Applegate, Supervisor
TAX COLLECTOR

RECEIVED
Date 10-07-04 By [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 7th day of OCTOBER, 2004, at 8:07 o'clock A m, and recorded in Volume 30 of Plats on page 65 of the Records of Jackson County, Oregon.

By: Kathleen S. Beckett
COUNTY CLERK

Barbara J. Shaw
DEPUTY

For order of the County Commissioners approving this plat see Volume 205, page 342-344 of County Commissioners Journal of Proceedings.

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City of Eagle Point, Jackson County, Oregon

August 10, 2004

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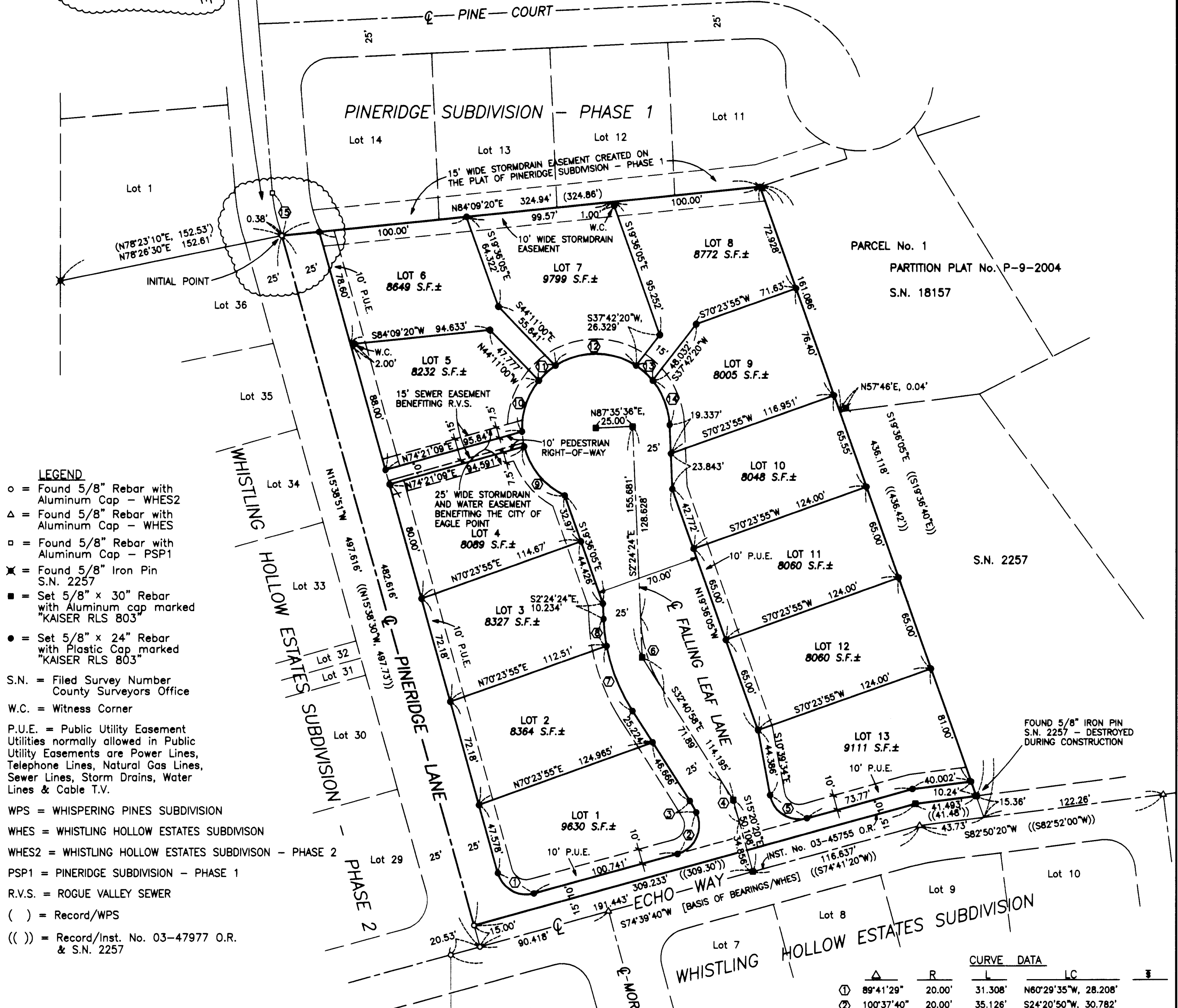
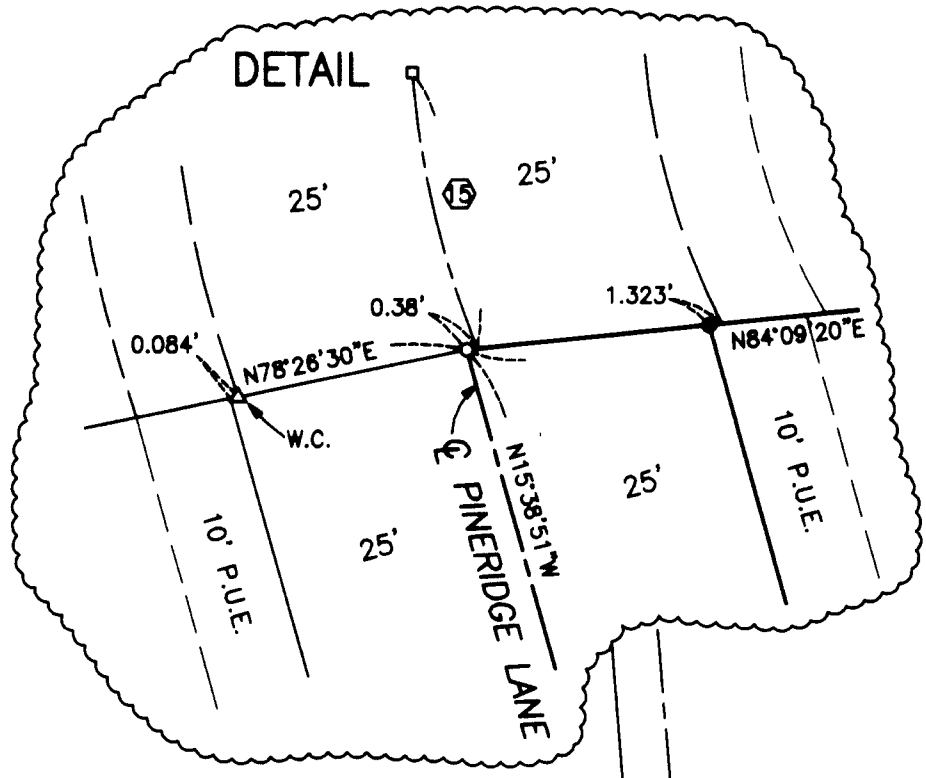


SCALE: 1" = 50'

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

PURPOSE: Subdivision of tract described in Inst. Nos. 03-47977 O.R.
PROCEDURE: The outside boundary was located using information on Filed Survey Nos. 18157, 2257, the Plats of PINERIDGE SUBDIVISION - PHASE 1, WHISPERING PINES SUBDIVISION and WHISTLING HOLLOW ESTATES SUBDIVISION, and Instrument Nos. 03-47977 O.R..

**** RECEIVED ****
Date 10-07-04 By JMK
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



- LEGEND**
- o = Found 5/8" Rebar with Aluminum Cap - WHES2
 - △ = Found 5/8" Rebar with Aluminum Cap - WHES
 - = Found 5/8" Rebar with Aluminum 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 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
WHES2 = WHISTLING HOLLOW ESTATES SUBDIVISION - PHASE 2
PSP1 = PINERIDGE SUBDIVISION - PHASE 1
R.V.S. = ROGUE VALLEY SEWER
() = Record/WPS
(()) = Record/Inst. No. 03-47977 O.R. & S.N. 2257

- EASEMENTS SHOWN ON CURRENT TITLE REPORT**
1. Title report indicates power line easement recorded in Vol. 528, Pages 415 D.R. Could not be located.
 2. Irrigation pipeline easement recorded in Inst. No. 88-05746 O.R. could not be located.
 3. Water line easement recorded in Inst. No. 97-28677 O.R. falls in the right-of-way of Pineridge Lane.
 4. Sanitary Sewer line easement recorded in Inst. No. 98-56273 O.R. falls in the right-of-way of Pineridge Lane and Echo Way.

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

CURVE DATA				
Δ	R	L	LC	ℓ
①	89°41'29"	20.00'	31.308'	N60°29'35"W, 28.208'
②	100°37'40"	20.00'	35.126'	S24°20'50"W, 30.782'
③	6°42'58"	75.00'	8.791'	S29°19'29"E, 8.786'
④	17°20'38"	100.00'	30.271'	S24°00'39"E, 30.155'
⑤	94°40'46"	20.00'	33.049'	S57°59'57"E, 29.415'
⑥	30°16'34"	100.00'	52.842'	S17°32'41"E, 52.229'
⑦	21°53'32"	125.00'	47.761'	S21°44'12"E, 47.471'
⑧	8°23'02"	125.00'	18.291'	S6°35'55"E, 18.274'
⑨	50°51'50"	50.00'	44.387'	S39°44'34"E, 42.944'
⑩	42°20'30"	50.00'	36.95'	N18°25'40"E, 36.115'
⑪	17°16'10"	50.00'	15.07'	S48°14'00"W, 15.013'
⑫	66°06'46"	50.00'	57.694'	S89°55'28"W, 54.546'
⑬	17°17'40"	50.00'	15.092'	N48°22'19"W, 15.035'
⑭	37°19'05"	50.00'	32.566'	N21°03'57"W, 31.994'
⑮	16°56'30"	100.00'	29.569'	S13°14'17"E, 29.461'