

# WOODLAKE VILLAGE SUBDIVISION AND PROPERTY-LINE-ADJUSTMENT

Located in Lots 2 and 3, Block 14 of AGATE SUBDIVISION EXTENSION NO. 2  
and in the S.E. 1/4 of Section 21, T.36S.,R.1W., W.M., Jackson County, Oregon

September 13, 2004

**SURVEY FOR:**  
Eagle Ridge Building & Design Inc.  
P.O. Box 1082  
Eagle Point, OR. 97524

**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" iron pin found set for the Southeast corner of Lot 3, Block 14 of AGATE SUBDIVISION EXTENSION NO. 2, a recorded subdivision in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence South 89° 55' 54" West, 500.088 feet (record = South 89° 55' 50" West, 500.10 feet) to the Southwest corner of Lot 2, Block 14, of said AGATE SUBDIVISION EXTENSION NO. 2; thence North 0° 03' 50" West, 696.838 feet (record = 696.96 feet) to a 5/8" rebar with plastic cap set for the Northwest corner of said Lot 2; thence along the Southerly right-of-way line of Avenue "A", North 89° 55' 50" East, 180.044 feet (record = 179.98"), to a 5/8" rebar with plastic cap set for the Northwest corner of tract described in Instrument No. 2004-009957 of the Official Records of said County; thence South 0° 03' 50" East, 135.00 feet to a 5/8" rebar with plastic cap set for the Southwest Corner of said tract; thence North 89° 55' 50" East, 70.00 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said tract, also being on the Easterly boundary of said Lot 2; thence along the said Lot 2 boundary, South 0° 03' 50" East, 214.857 feet to a 5/8" rebar found set for the Northwest corner of tract described in Instrument No. 75-11194 of the said Official Records, thence North 89° 55' 50" East, 225.00 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract, thence North 0° 03' 50" West, 349.853 feet (record = 350.00 feet) to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 75-14306 of said Official records; thence along the said Avenue "A" line, North 89° 55' 50" East, 25.044' (record = 25.05 feet) to a 5/8" rebar with plastic cap set for the Northeast corner of Lot 3, Block 14, of said AGATE SUBDIVISION EXTENSION NO. 2; thence South 0° 03' 50" East, 696.849 feet (record = 696.96 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 EAGLE RIDGE BUILDING & DESIGN INC., an Oregon corporation and CRUME CORP., an Oregon corporation, each as to an undivided 50% interest of the lands hereon described, have 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 create that 10-foot wide private stormdrain easement across Lots 3-8 benefiting Lots 2-7, and that 10-foot wide private stormdrain easement across Lots 9-11 benefiting Lots 10-12, and that 10-foot wide private stormdrain easement across Lots 22-24 benefiting Lots 21-23 as shown on Sheet 2. We hereby designate said subdivision as "WOODLAKE VILLAGE SUBDIVISION".

We, the undersigned, hereby dedicate to Jackson County in Fee simple that area designated hereon as street plugs. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 7<sup>th</sup> DAY, OF Oct., 20 04.

*Paul Neussl*

PAUL NEUSSL  
(Member, EAGLE RIDGE BUILDING & DESIGN INC., an Oregon Corporation)

*Royal Crume*

ROYAL CRUME  
(Member, CRUME CORP., an Oregon Corporation)

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named PAUL NEUSSL and ROYAL CRUME and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 7<sup>th</sup> day of October, 20 04.

(SIGN) *Jenni K. Compa*  
Lonni R. Compa NOTARY PUBLIC - OREGON  
(PRINT) 374066  
COMMISSION NO. 374066  
MY COMMISSION EXPIRES 11-14-07

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

Filed for record, this 20 day of October, 20 04, at 1:24 O'clock P.m., and recorded in Volume 30 of Plats on page 66 of the Records of Jackson County, Oregon.

By: *Kathleen A. Beckett* COUNTY CLERK *Heraldine Cutting* DEPUTY

For order of the County Commissioners approving this plat see Volume 208, Page 509-511 of County Commissioners Journal of Proceedings.

\*\*\* RECEIVED \*\*\*  
Date 10-20-04 By 66  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

*Bary D Kaiser*  
SURVEYOR

**\*\*\* APPROVALS \*\*\***

Examined and approved this 11<sup>th</sup> day of OCTOBER, 20 04.  
*Roger R. Roberts*  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 12<sup>th</sup> day of October, 20 04. JCDPD File No. SUB2003-00071.  
*Chris Nail*  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 14<sup>th</sup> day of October, 20 04.  
*[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 14<sup>th</sup> day of October, 20 04.  
*Janice Clark*  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.  
*[Signature]*  
DISTRICT ENGINEER

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
*Bary D Kaiser*  
SURVEYOR

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and in the S.E. 1/4 of Section 21, T.36S.,R.1W., W.M., Jackson County, Oregon

September 13, 2004

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"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstructions which interfere with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E."

### EASEMENTS

- Property could be subject to covenants, conditions, restrictions, easements and setbacks as disclosed in Vol. 488, Page 147 D.R. and Vol. 595, Page 393 D.R.

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

PURPOSE: Subdivision of tracts described in Inst. Nos. 75-11194 O.R., Parcel #4 of 90-16793 and 2004-009959 O.R.

PROCEDURE: The boundaries of the subject properties were located from information from Filed Survey No. 4723 and the Plats of AGATE SUBDIVISION EXTENSION NO. 2 and CASCADE ACRES SUBDIVISION. The Lots and Streets were located per the approved Tentative Plat.

### SURVEY FOR:

Eagle Ridge Building & Design Inc.  
P.O. Box 1082  
Eagle Point, OR. 97524

### SURVEY BY:

Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524



SCALE: 1" = 50'

Δ	R	L	LC	§	
1	39°08'45"	100.00'	68.322'	S19°22'22"E, 67.001'	35.555'
2	38°52'55"	100.00'	67.862'	S19°30'17"E, 66.567'	35.296'
3	90°16'10"	20.00'	31.51'	S44°56'05"E, 28.351'	
4	33°32'25"	125.00'	73.174'	S16°34'12"E, 72.133'	
5	7°50'05"	125.00'	17.093'	S37°15'28"E, 17.079'	
6	24°54'46"	75.00'	32.611'	S28°43'07"E, 32.354'	
7	16°11'54"	75.00'	21.204'	S8°09'47"E, 21.133'	
8	89°43'50"	20.00'	31.322'	N45°03'55"E, 28.218'	
9	36°48'16"	75.00'	48.177'	N18°12'08"W, 47.353'	
10	32°25'52"	125.00'	70.754'	N20°23'20"W, 69.813'	
11	4°06'34"	125.00'	8.965'	N2°07'07"W, 8.963'	
12	90°00'20"	20.00'	31.418'	N45°04'00"W, 28.286'	
13	89°59'40"	20.00'	31.414'	S44°56'00"W, 28.283'	
14	90°00'20"	20.00'	31.418'	S45°04'00"E, 28.286'	
15	52°01'12"	20.00'	18.158'	S25°56'46"W, 17.541'	
16	16°07'49"	45.00'	12.669'	S43°53'28"W, 12.627'	
17	61°51'13"	45.00'	48.58'	S4°53'57"W, 46.255'	
18	32°01'05"	45.00'	25.147'	N42°02'13"W, 24.821'	
19	32°01'05"	45.00'	25.147'	N74°03'18"W, 24.821'	
20	32°01'25"	45.00'	25.151'	S73°55'27"W, 24.825'	
21	32°01'25"	45.00'	25.151'	S41°54'02"W, 24.825'	
22	61°51'13"	45.00'	48.58'	S5°02'17"E, 46.255'	
23	16°07'09"	45.00'	12.66'	N44°01'28"W, 12.618'	
24	52°01'12"	20.00'	18.158'	N26°04'26"W, 17.541'	
25	89°59'40"	20.00'	31.414'	N44°56'00"E, 28.283'	
26	90°00'20"	20.00'	31.418'	N45°04'00"W, 28.286'	
27	52°01'12"	20.00'	18.158'	N25°56'46"E, 17.541'	
28	16°07'19"	45.00'	12.662'	N43°53'42"E, 12.62'	
29	61°51'16"	45.00'	48.58'	N4°54'25"E, 46.255'	
30	32°01'19"	45.00'	25.15'	N42°01'53"W, 24.824'	
31	32°01'18"	45.00'	25.15'	N74°03'11"W, 24.824'	
32	32°01'38"	45.00'	25.154'	S73°55'21"W, 24.828'	
33	32°01'39"	45.00'	25.154'	S41°53'42"W, 24.828'	
34	61°51'16"	45.00'	48.58'	S5°02'45"E, 46.255'	
35	16°06'39"	45.00'	12.653'	S44°01'43"E, 12.612'	
36	52°01'12"	20.00'	18.158'	S26°04'26"E, 17.541'	
37	89°59'40"	20.00'	31.414'	S44°56'00"W, 28.283'	

- LEGEND**
- = Found 5/8" Iron Pin - AGATE SUBDIVISION EXTENSION NO. 2
  - △ = Found 5/8" Rebar with Plastic Cap - CASCADE ACRES SUBDIVISION
  - = Found Monument as Indicated
  - = Set 5/8" x 30" Rebar with Aluminum cap marked "B. KAISER RLS 52923"
  - ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
  - = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"

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.

CAS = CASCADE ACRES SUBDIVISION

ASE2 = AGATE SUBDIVISION EXTENSION NO. 2

W.C. = Witness Corner

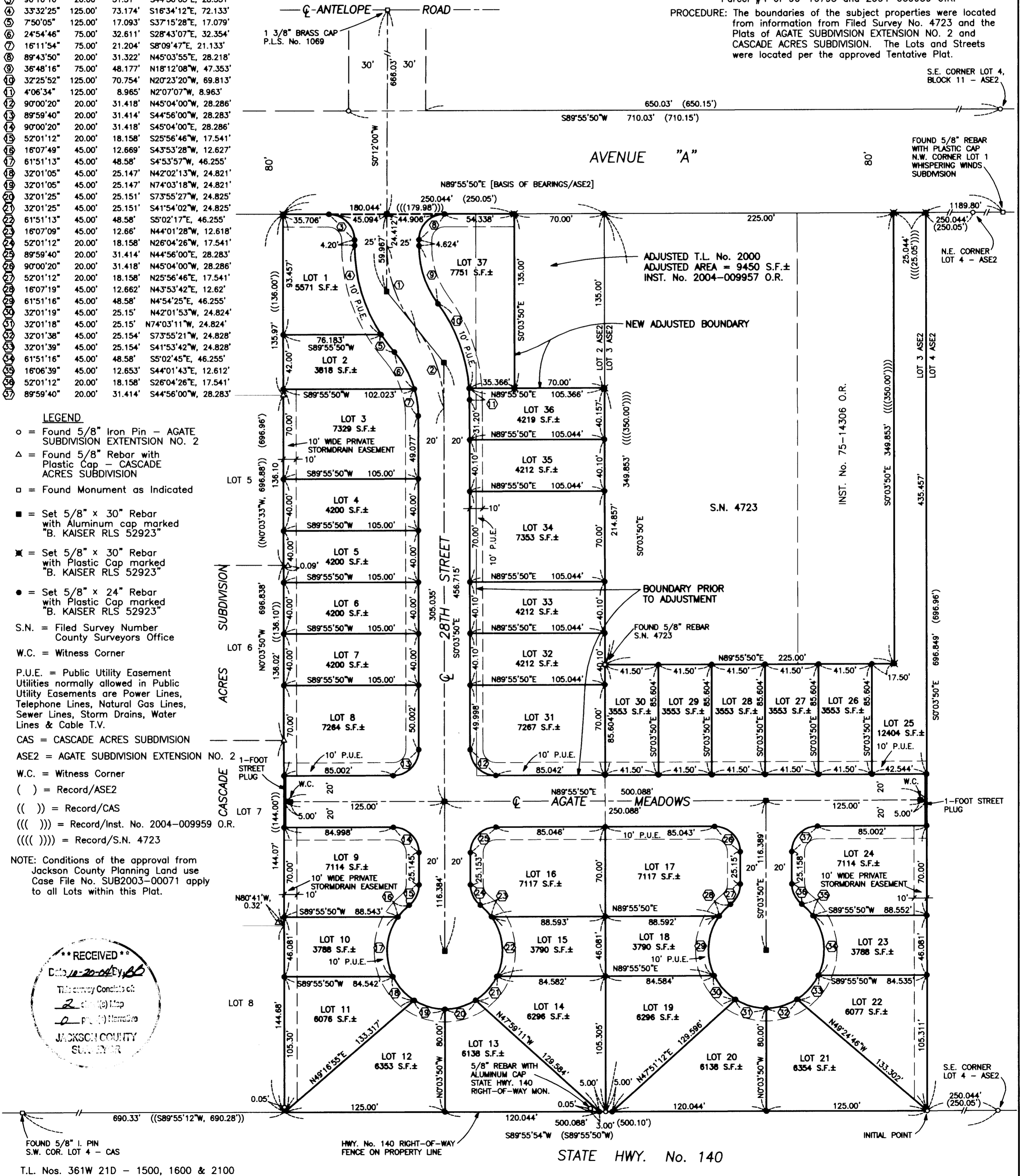
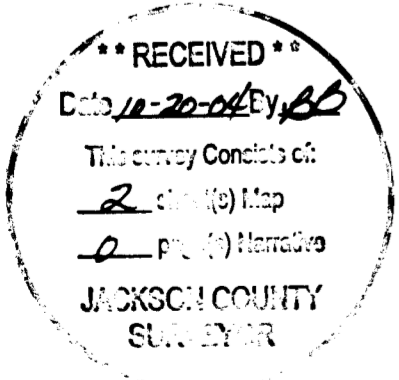
( ) = Record/ASE2

(( )) = Record/CAS

(( ( )) = Record/Inst. No. 2004-009959 O.R.

(( ( ( )) = Record/S.N. 4723

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2003-00071 apply to all Lots within this Plat.



T.L. Nos. 361W 21D - 1500, 1600 & 2100