

# EAGLE POINT GOLF COMMUNITY, PHASE 10

LOCATED IN  
THE SW 1/4 OF THE SW 1/4 OF SECTION 2, AND  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

### APPROVALS

Examined and approved this 26<sup>th</sup> day of January, 2005  
[Signature]  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 26<sup>th</sup> day of JANUARY, 2005  
[Signature]  
CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services  
this 26 day of January, 2005  
[Signature]  
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle  
Point, Jackson County, Oregon. Dated this 27<sup>th</sup> day of JANUARY,  
2005  
[Signature]  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as  
of JANUARY 27<sup>th</sup>, 2005  
[Signature]  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been  
paid as of January 27<sup>th</sup>, 2005  
[Signature]  
TAX COLLECTOR

### RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 212, Page 215-217 of  
County Commissioners Journal of Proceedings.

Filed for record this 2<sup>nd</sup> day of FEBRUARY, 2005 at  
9:30 o'clock A.M.

and recorded in Volume 31 of Plats at page 7 of records of Jackson  
County, Oregon.

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

FILE: "phase10 nov15.dwg"

### 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. We do hereby create the private storm drain easement as  
shown hereon across lots 281 through 297 to benefit lots 281 through 297. We hereby  
designate said subdivision as Eagle Point Golf Community, Phase 10.

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

STATE OF Oregon  
COUNTY OF Jackson SS.

This certifies that on this 26<sup>th</sup> day  
of January, 2005, 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: [Signature]  
[Signature] Notary Public - Oregon  
Commission No. 362050  
My Commission Expires: Oct 14, 2006  
(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 most Northerly corner of Lot  
148 of "EAGLE POINT GOLF COMMUNITY, PHASE 5", as recorded in Volume 28, Page  
59 of the Plat records of Jackson County, Oregon and filed in the Jackson County  
Surveyor's office as filed survey number 17559; thence North 58°33'54" East, 78.85  
feet to a 5/8" iron rod; thence North 89°51'20" East, 1278.70 feet to a 5/8" iron  
rod; thence South 62°25'43" East, 68.54 feet to a 5/8" iron rod; thence South  
32°55'48" West, 54.00 feet to a 5/8" iron rod; thence South 51°04'20" East, 78.00  
feet to a 5/8" iron rod at the most Northerly corner of Lot 183 of "EAGLE POINT  
GOLF COMMUNITY, PHASE 6", as recorded in Volume 29, Page 32 of the Plat records  
of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed  
survey number 17861; thence South 38°55'40" West along the Westerly boundary of  
said "EAGLE POINT GOLF COMMUNITY, PHASE 6", 308.24 feet to a 5/8" iron rod at  
the Southwest corner of Lot 182 of said "EAGLE POINT GOLF COMMUNITY, PHASE 6";  
thence North 51°04'20" West along said the boundary of said "EAGLE POINT GOLF  
COMMUNITY, PHASE 6", 115.00 feet to a 5/8" iron rod at the most Northeasterly  
corner of Lot 181 of said "EAGLE POINT GOLF COMMUNITY, PHASE 6"; thence South  
89°51'20" West along the North boundary line of said "EAGLE POINT GOLF  
COMMUNITY, PHASE 6" and the extension thereof, 950.76 feet to the Northeast  
corner of Lot 151 of said "EAGLE POINT GOLF COMMUNITY, PHASE 5", from which a  
5/8" iron rod witness corner bears North 00°10'52" East 1.00 foot; thence along the  
boundary of said "EAGLE POINT GOLF COMMUNITY, PHASE 5", South 78°00'00" West,  
54.64 feet to the Southeast corner of Lot 149 of said "EAGLE POINT GOLF  
COMMUNITY, PHASE 5", from which a 5/8" iron rod witness corner bears North  
23°39'16" East 1.23 feet; thence along the Easterly line of said "EAGLE POINT GOLF  
COMMUNITY, PHASE 5" the following courses: North 30°41'00" West, 102.99 feet to a  
5/8" iron rod on the Southerly right of way line of Pumpkin Ridge Drive; thence  
North 25°25'55" West, 50.28 feet to a 5/8" iron rod on the Northerly right of way  
line of Pumpkin Ridge Drive; thence North 30°41'00" West, 150.04 feet to the true  
point of beginning.

[Signature]  
RICHARD G. TEMPLIN LS2359

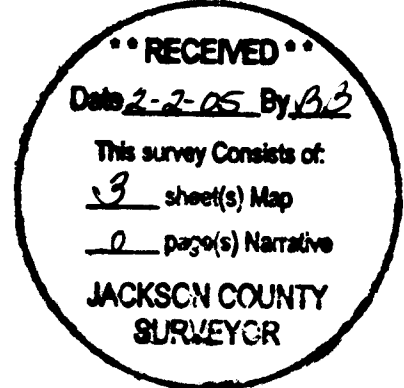
### SURVEY NARRATIVE

PURPOSE: To survey and monument, a 36 lot Subdivision as depicted hereon.

PROCEDURE: Utilizing control and monuments set on 'EAGLE POINT GOLF COMMUNITY  
PHASE 5 & 6', I computed the new street and lots as shown hereon. Along the  
South and West boundary of this subdivision, there have been new fences erected.  
Since our Southerly lot corners are common to 'EAGLE POINT GOLF COMMUNITY PHASE  
5 & 6', these fences destroyed a number of monuments. It was decided that  
witness corners on the newly created property lines, referencing the true corner  
position would be the only course of action. At the corner common to Lots 149,  
Phase 5 and 315, Phase 10, I held 1.00 foot parallel offset from the East line of  
Lot 149 and 1.00 foot parallel offset from the South line of Lot 315 and set a  
witness corner monument at the 1.0 foot offset intersection. From this witness  
corner, the true corner of this subdivision bears South 23°39'16" West, 1.23 feet.

I CERTIFY THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.

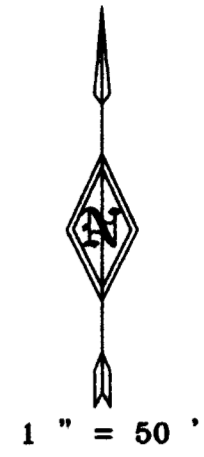
[Signature]  
RICHARD G. TEMPLIN L.S. 2359



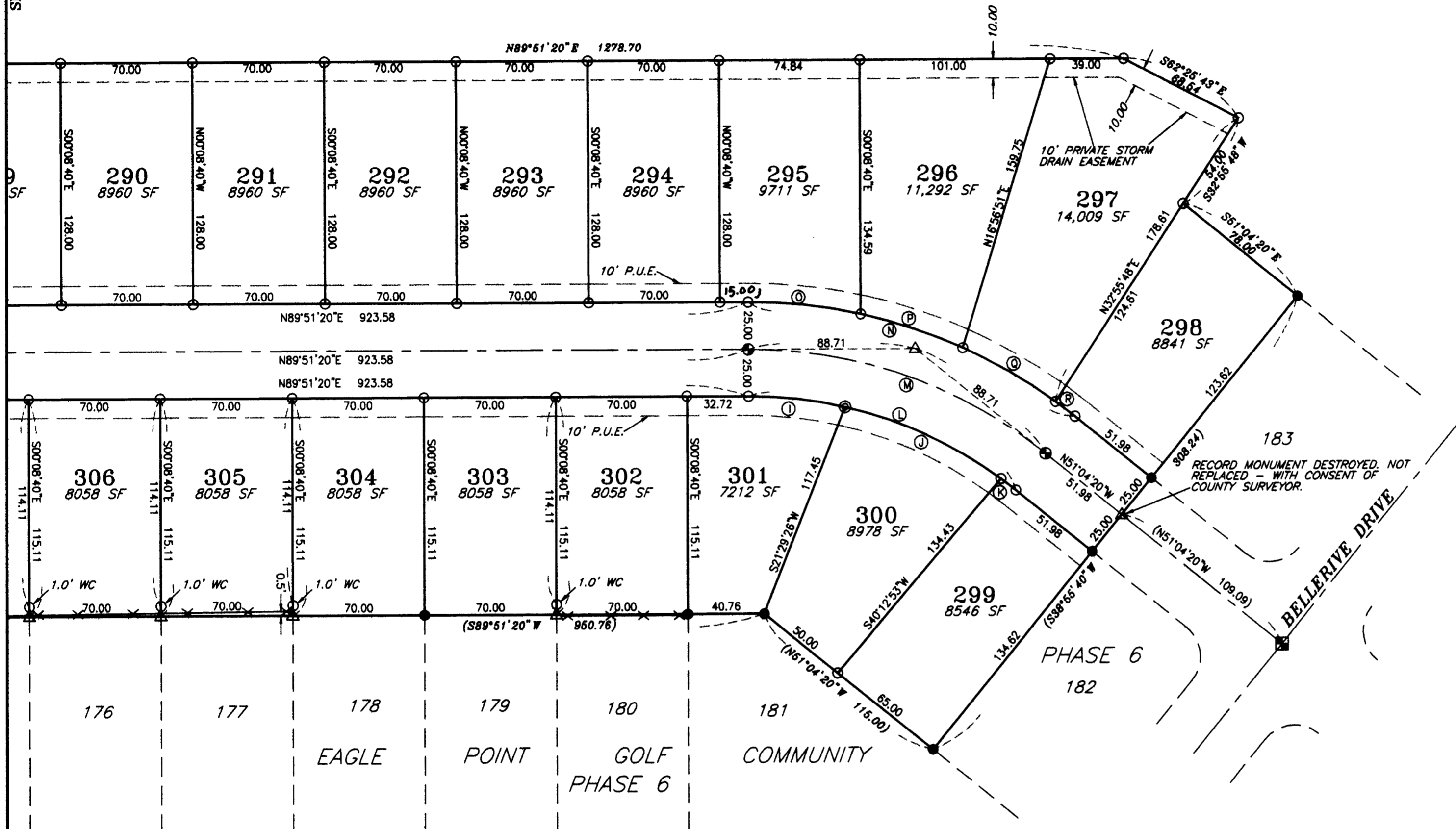
REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2006	RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON EAGLE POINT GOLF COMMUNITY PHASE 10 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3 T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON DATE: NOVEMBER 15, 2004
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# EAGLE POINT GOLF COMMUNITY, PHASE 10

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THE SW 1/4 OF THE SW 1/4 OF SECTION 2, AND  
THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON



SEE PAGE 2

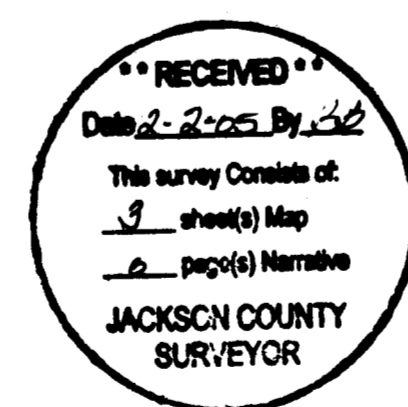


CURVE DATA						
PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
I	225.00	13°11'30"	51.80	N 83°32'55" W	51.69	---
J	225.00	23°20'02"	91.63	N 65°17'09" W	91.00	---
K	225.00	02°32'48"	10.00	N 52°20'44" W	10.00	---
L	225.00	39°04'20"	153.43	S 70°36'30" E	150.48	---
M	250.00	39°04'20"	170.48	N 70°36'30" W	167.20	88.71
N	275.00	39°04'20"	187.53	S 70°36'30" E	183.92	---
O	275.00	12°34'08"	60.33	N 83°51'36" W	60.21	---
P	275.00	11°53'50"	57.10	N 71°37'37" W	57.00	---
Q	275.00	11°53'50"	57.10	N 59°43'47" W	57.00	---
R	275.00	02°42'32"	13.00	N 52°25'36" W	13.00	---

SEE PAGE 2

### LEGEND

- SET 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 5 AND 6
  - ⊙ SET TACK IN SS WASHER MARKED "TEMPLIN LS2359" AT CORNER OF CONCRETE VAULT
  - ⊕ SET CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED) 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
  - ⊞ ALUMINUM CAP CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED) PER EAGLE POINT GOLF COMMUNITY, PHASE 5 AND 6
  - △ INDICATES CALCULATED POSITION
  - ( ) INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 5 AND 6
  - X— INDICATES EXISTING FENCE
  - WC WITNESS CORNER
  - 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: THE NORTH LINE OF EAGLE POINT GOLF COMMUNITY, PHASE 6



NOTE: 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 PUE. The utility may require the lot owner to remove all structures within the PUE 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 PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

### 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, AS CONTAINED IN THE BYLAWS OF THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION, AS RECORDED IN DOCUMENT NO. 00-44548, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FILE: "phase10 nov15.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR

*Richard G. Templin*

OREGON  
JULY 24, 1988  
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 10**

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

DATE: NOVEMBER 15, 2004

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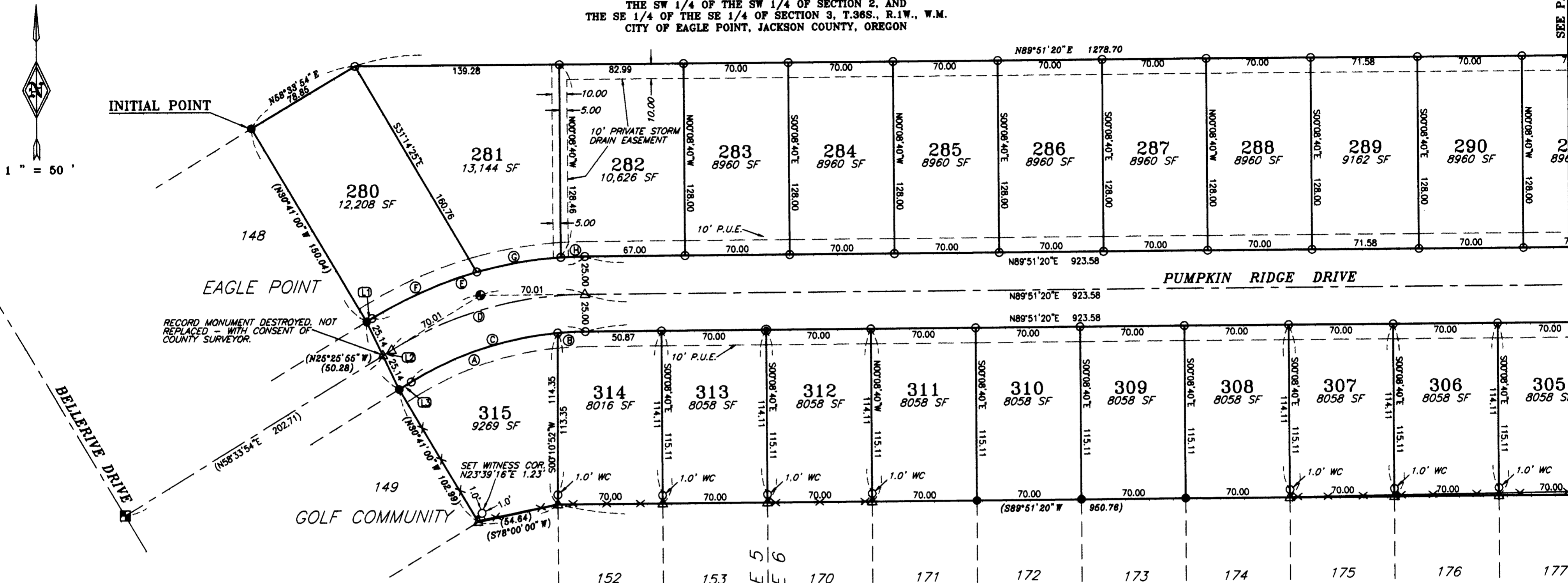
*Richard G. Templin*

RICHARD G. TEMPLIN L.S. 2359

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

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### CURVE DATA

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A	225.00	26°34'42"	104.37	S 71°51'12" W	103.44	---
B	225.00	04°42'41"	18.51	S 87°30'09" W	18.51	---
C	225.00	31°17'26"	122.88	N 74°12'39" E	121.36	---
D	250.00	31°17'26"	138.53	S 74°12'37" W	134.84	70.01
E	275.00	31°17'26"	150.18	N 74°12'37" E	148.32	---
F	275.00	16°03'33"	77.08	S 66°35'28" W	76.83	---
G	275.00	11°53'50"	57.10	S 80°34'22" W	57.00	---
H	275.00	03°20'03"	16.00	S 88°11'31" W	16.00	---

### COURSE DATA

PT	BEARING	DISTANCE
L1	N 58°33'54" E	4.19
L2	N 58°33'54" E	6.82
L3	N 58°33'54" E	9.45

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*Richard G. Templin*  
RICHARD G. TEMPLIN L.S. 2359

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

RECEIVED

Date: 2-25-05 By: VLB

This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY SURVEYOR