

CRYSTAL VIEW ESTATES - PHASE 2 (A SUBDIVISION)

Located in Lots 1 and 2 of EAGLE POINT MEADOWS and in Parcel No. 2 of Partition Plat No. P-26-2002 and in the SW1/4 of Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

March 16, 2005

SURVEY FOR: James D. Plummer and Rick Brink c/o Rick Brink 2710 Donnalee Drive Medford, OR. 97504

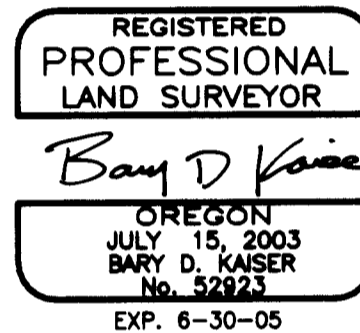
SURVEY BY: Kaiser Surveying 19754 Highway 62 Eagle Point, OR. 97524

*** 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 plastic cap set for the Northeast corner of Lot 21 of CRYSTAL VIEW ESTATES - PHASE 1, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Northerly boundary of Lot 2 of EAGLE POINT MEADOWS, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon, South 89° 52' 39" East, 486.25 feet to a 5/8" rebar found set for the Northeast corner of said Lot 2 of EAGLE POINT MEADOWS; thence South 0° 01' 07" West, 773.79 feet along the Easterly boundary of said Lot 2 and to and along the Easterly boundary of Lot 1 of EAGLE POINT MEADOWS to the Southeast corner of Parcel No. 2 of Partition Plat recorded April 10, 2002 as Partition Plat No. P-28-2002 of "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17275 in the Office of the County Surveyor; thence along the Southerly boundary of said Parcel No. 2, North 89° 52' 50" West, 482.80 feet to the Southeast corner of Lot 1 of said CRYSTAL VIEW ESTATES - PHASE 1; thence along the Easterly boundary of said CRYSTAL VIEW ESTATES - PHASE 1, North 0° 12' 10" East, 100.858 feet to a found 5/8" rebar with plastic cap; thence North 24° 15' 29" West, 30.00 feet; thence North 45° 13' 34" West, 75.112 feet to a found 5/8" rebar with plastic cap; thence North 0° 12' 10" East 105.843 feet; thence South 89° 52' 39" East, 25.00 feet; thence North 0° 12' 10" East, 332.00 feet; thence North 35° 10' 06" East, 61.073 feet to a found 5/8" rebar with plastic cap at the Southeast corner of said Lot 21; thence North 0° 12' 10" East, 105.00 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser SURVEYOR



*** DECLARATION ***

KNOWN ALL MEN BY THESE PRESENTS, that PBP, INC., an Oregon Corporation, is the owner of the lands 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 dedicate to the City of Eagle Point a portion of Lots 73 and 74 for stormdrain detention basin easement as shown on Sheet 2. We also hereby dedicate to the City of Eagle Point the 15-foot wide stormdrain and access easement across Lot 74 as shown on Sheet 2. We also hereby dedicate to the City of Eagle Point in Fee Simple Lot 78 in its entirety for the Pioneer Cemetery as shown on Sheet 2. We also hereby create for the benefit of Lots 65, 66, 67, 68, 69, 70, 71 and 72 that 6-foot wide private stormdrain easement across Lots 66, 67, 68, 69, 70, 71, 72, and 73 and for the benefit of Lots 53, 54, 55, 56 and 57 that 6-foot wide private stormdrain easement across Lots 54, 55, 56 and 63 and for the benefit of Lots 42, 43, 44 and 45 that 6-foot wide private stormdrain easement across Lots 42, 43, 44, and 45 all as shown on Sheet 2. We hereby designate said subdivision as CRYSTAL VIEW ESTATES - PHASE 2.

We, the undersigned, hereby grant to the City of Eagle Point in Fee simple the area designated on Sheet 2 as street plug. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected street, it will dedicate said street plug for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 7th DAY OF APRIL, 2005.

James D. Plummer (President of PBP, INC., an Oregon Corporation)

STATE OF OREGON) COUNTY OF JACKSON) ss

Personally appeared the above named JAMES D. PLUMMER, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 7th day of April, 2005.

Jodi A. Straw, Notary Public - Oregon, Commission No. 37931, My Commission Expires Feb. 24, 2008.

*** APPROVALS ***

Examined and approved this 7th day of April, 2005.

Ronald Roberts, Jackson County Surveyor

Examined and recommended for approval this 7th day of April, 2005.

John Hadley, City Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 7th day of April, 2005.

David A. Russell, City Administrator/Planning Director

Examined and approved as required by O.R.S. 92.100 this 8 day of April, 2005.

K. Langmark, 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 8th day of April, 2005.

Patty Budsberg, Deputy Tax Collector

Approved by Rogue Valley Sewer Service.

Calvin, District Engineer

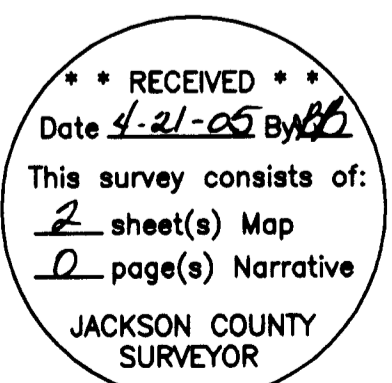
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT Bary D Kaiser SURVEYOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 21 day of April, 2005, at 8:00 o'clock A.M., and recorded in Volume 31 of Plats on page 20 of the Records of Jackson County, Oregon.

By: Kathleen S. Beckett, County Clerk; Sonya J. Morgan, Deputy

For order of the County Commissioners approving this plat see Volume 212, page 1641 of County Commissioners Journal of Proceedings.

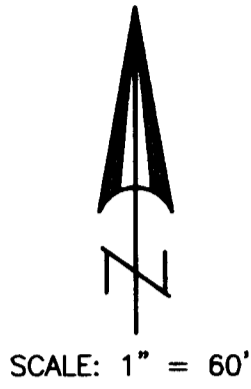


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March 16, 2005

SURVEY FOR:
James D. Plummer
and Rick Brink
c/o Rick Brink
2710 Donnalee Drive
Medford, OR. 97504

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524



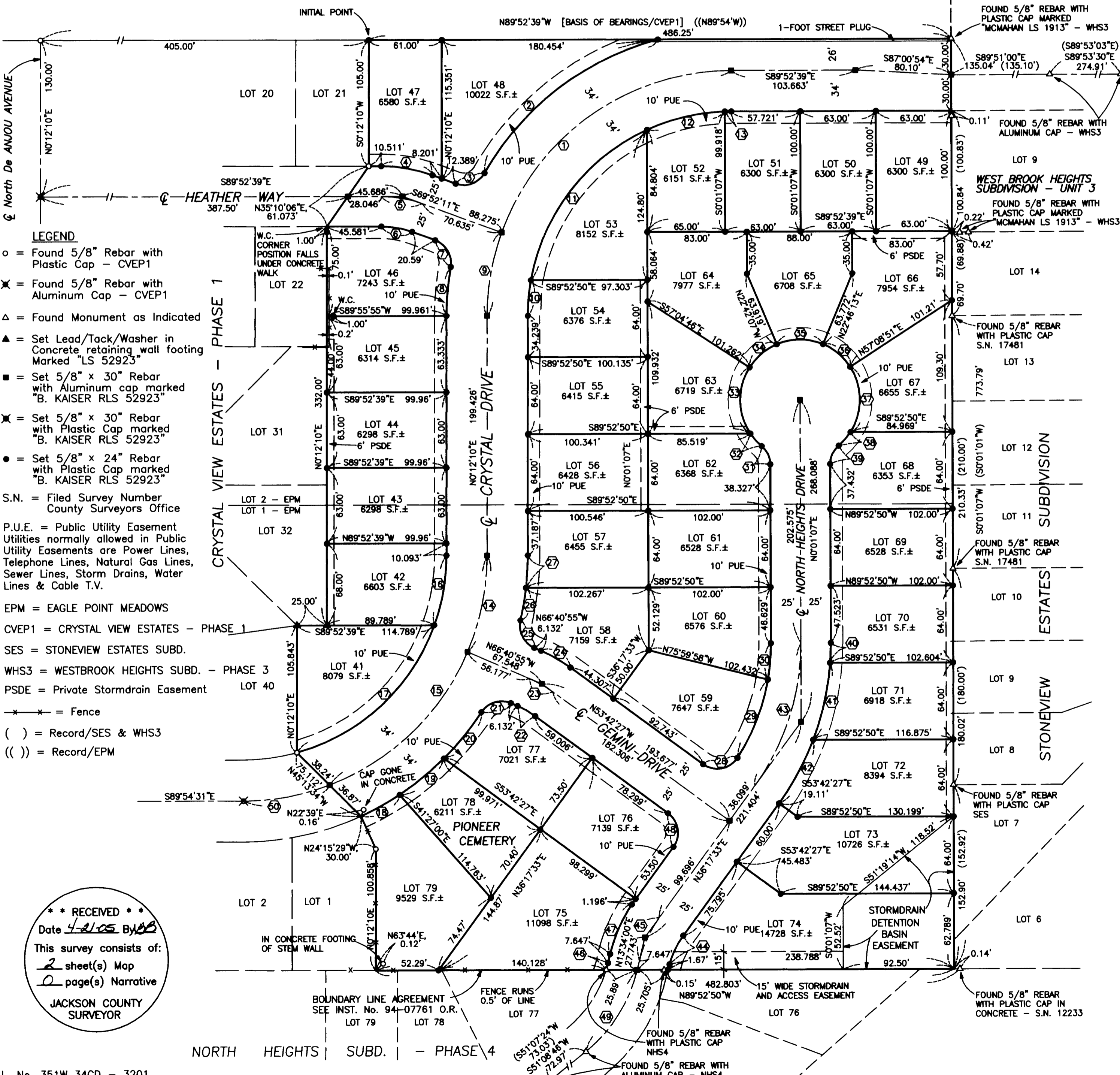
I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Barry D. Kaiser
SURVEYOR

CURVE DATA

Δ	R	L	LC	§
30	175.00'	30.220'	N4°57'57"E, 30.182'	
31	20.00'	17.451'	S24°58'43"E, 16.903'	
32	50.00'	14.010'	S41°56'57"E, 13.964'	
33	50.00'	58.331'	S0°30'03"E, 55.079'	
34	50.00'	30.00'	N50°06'33"E, 29.552'	
35	50.00'	39.682'	S89°57'57"E, 38.649'	
36	50.00'	30.00'	S50°02'28"E, 29.552'	
37	50.00'	57.304'	S0°01'12"E, 54.219'	
38	50.00'	15.01'	N41°24'47"E, 14.954'	
39	20.00'	17.451'	N25°00'58"E, 16.903'	
40	225.00'	16.49'	S2°07'06"W, 16.486'	
41	225.00'	65.781'	S12°35'36"W, 65.547'	
42	225.00'	60.176'	S28°37'51"W, 59.997'	
43	200.00'	126.62'	N18°09'20"E, 124.516'	65.513'
44	75.00'	29.748'	S24°55'47"W, 29.554'	
45	100.00'	39.664'	N24°55'47"E, 39.405'	20.096'
46	100.00'	6.025'	S15°17'34"W, 6.024'	
47	125.00'	49.58'	S24°55'47"W, 49.256'	
48	20.00'	31.416'	N8°42'27"W, 28.284'	
49	100.00'	81.99'	S32°21'22"W, 80.528'	
50	204.00'	73.493'	N79°46'14"E, 73.096'	

Δ	R	L	LC	§
1	204.00'	320.157'	N45°09'45"E, 288.298'	
2	238.00'	187.136'	N52°42'01"E, 182.352'	
3	20.00'	27.91'	N70°09'09"E, 25.70'	
4	125.00'	43.65'	S79°52'25"E, 43.429'	17.64'
5	100.00'	34.92'	S79°52'25"E, 34.743'	
6	75.00'	26.19'	S79°52'25"E, 26.057'	
7	20.00'	27.91'	S29°53'32"E, 25.699'	
8	238.00'	41.051'	S5°08'38"W, 41.00'	
9	204.00'	70.951'	N10°09'59"E, 70.594'	
10	170.00'	29.919'	S5°14'40"W, 29.88'	
11	170.00'	164.453'	S37°59'58"W, 158.115'	
12	170.00'	67.143'	S77°01'38"W, 66.707'	
13	170.00'	5.283'	S89°13'56"W, 5.283'	
14	204.00'	82.302'	N34°49'35"E, 81.745'	
15	204.00'	246.553'	N34°49'35"E, 231.819'	
16	170.00'	59.105'	N10°09'46"E, 58.808'	
17	170.00'	162.347'	S47°28'52"W, 156.248'	
18	238.00'	36.941'	S61°17'43"W, 36.904'	
19	238.00'	47.698'	S51°06'27"W, 47.618'	
20	238.00'	49.86'	S39°21'52"W, 49.789'	
21	20.00'	27.91'	S73°20'25"W, 25.70'	
22	75.00'	16.984'	N60°11'41"W, 16.947'	
23	100.00'	22.645'	N60°11'41"W, 22.596'	11.371
24	125.00'	28.306'	N60°11'41"W, 28.245'	
25	20.00'	27.91'	N26°42'16"W, 25.70'	
26	238.00'	27.421'	N9°58'21"E, 27.406'	
27	238.00'	26.873'	S3°26'14"W, 26.858'	
28	20.00'	32.565'	N79°38'47"E, 29.085'	
29	175.00'	70.518'	N21°27'24"E, 70.041'	

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: Subdivision of Easterly portion (See Surveyor's Certificate) of Parcel No. 2 of Partition Plat No. P-26-2002, Filed Survey No. 17275.
PROCEDURE: The outside boundary was located from information on Filed Survey No. 17275 and the Plat of CRYSTAL VIEW ESTATES - PHASE 1. The Lot and Street Boundaries were located per the approved Tentative Plat.



- LEGEND**
- = Found 5/8" Rebar with Plastic Cap - CVEP1
 - ✕ = Found 5/8" Rebar with Aluminum Cap - CVEP1
 - Δ = Found Monument as Indicated
 - ▲ = Set Lead/Tack/Washer in Concrete retaining wall footing Marked "LS 52923"
 - = 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
 - 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.
 - EPM = EAGLE POINT MEADOWS
 - CVEP1 = CRYSTAL VIEW ESTATES - PHASE 1
 - SES = STONEVIEW ESTATES SUBD.
 - WHS3 = WESTBROOK HEIGHTS SUBD. - PHASE 3
 - PSDE = Private Stormdrain Easement
 - = Fence
 - () = Record/SES & WHS3
 - (()) = Record/EPM

RECEIVED
Date 4-21-05 By BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR