

SURVEY NO 18765

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Shane and Margaret Thurston
2805 Juniper Avenue
Central Point, Oregon 97502

Location: The Northeast One-quarter (1/4) of Section 10, Township 36 South,
Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for EMERALD
VIEW SUBDIVISION.

Procedure: Using found monuments from Surveys No. 3007 and 16893 and
deed information from Doc. No. 01-60161, Official Records of Jack-
son County, I set monuments as shown on the accompanying Plat.

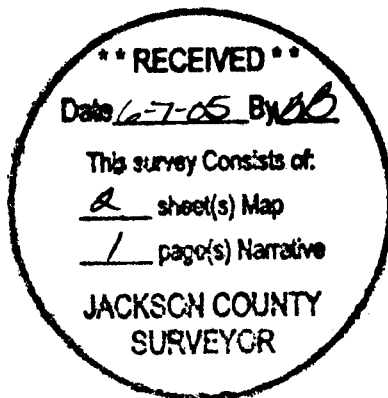
Basis of
Bearing: The South line of Donation Land Claim No. 47 per Survey No.
3007.

Date: March 30, 2005

*Vol. 31 Pg. 28
Book 16 pg. 65
144/23*



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/06
880 Golf View Dr., Ste. 201
Medford, Oregon 97504

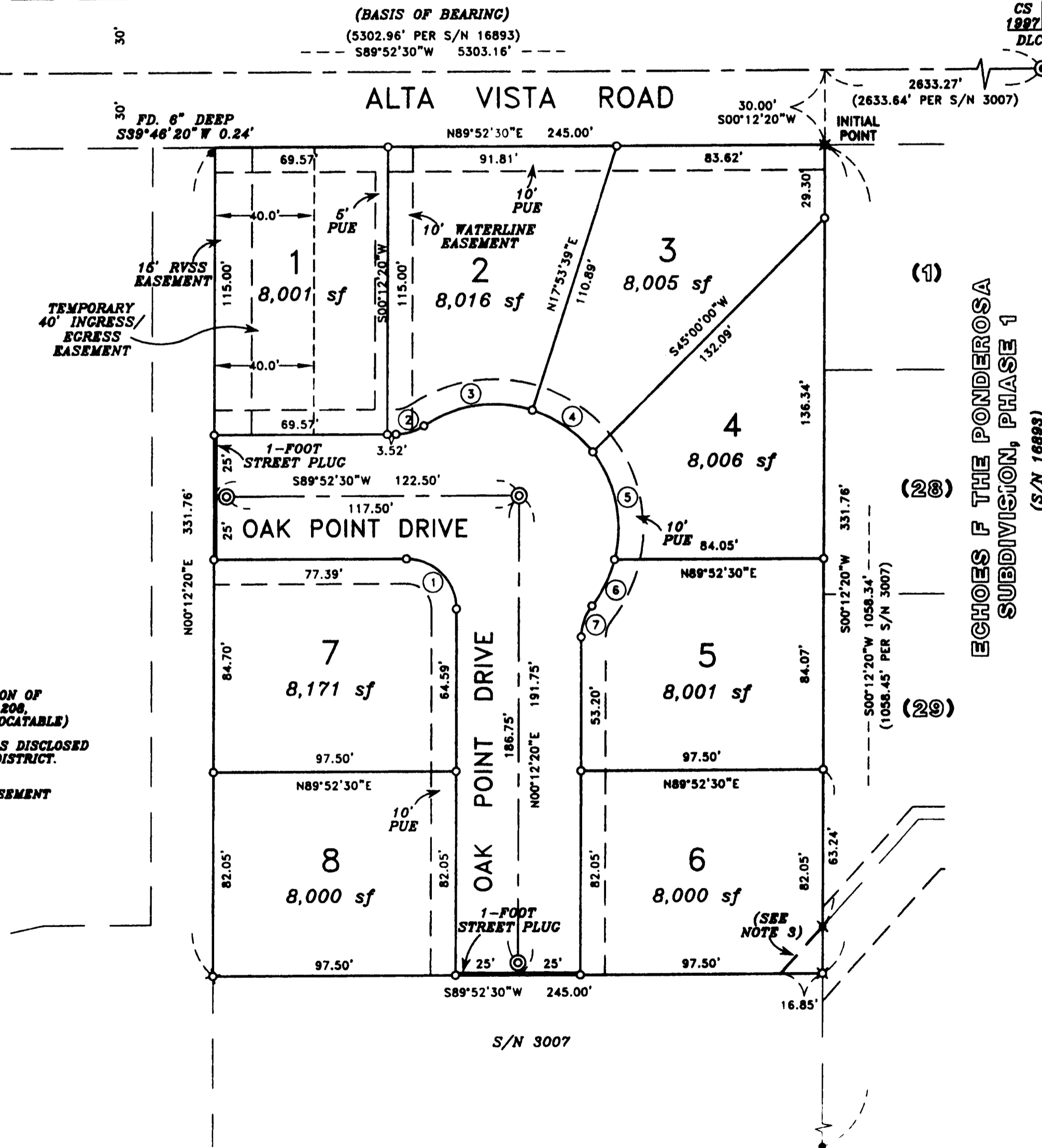


EMERALD VIEW SUBDIVISION, PHASE 1

Located in:
in the Northeast 1/4 of Section 10,
Township 36 South, Range 1 West, W.M.,
City of Eagle Point, Jackson County, Oregon

FOUND 2 1/2" BRASS
CAP STAMPED
T36S R1W
DLC
SW
47
CS
1997

SE CORNER
FOUND 3" BRASS
CAP STAMPED
T36S R1W
CS
1997
DLC 47



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°19'50"	20.00'	31.53'	28.36'	N44°57'25"W
2	34°02'52"	20.00'	11.88'	11.71'	N72°51'04"E
3	52°04'01"	50.00'	45.44'	43.89'	N81°51'39"E
4	34°22'39"	50.00'	30.00'	29.55'	N54°55'02"W
5	52°14'05"	50.00'	45.48'	44.02'	S11°36'40"E
6	23°54'35"	50.00'	20.87'	20.71'	N26°27'40"E
7	36°12'36"	20.00'	13.34'	13.09'	N19°18'39"E

NOTES:

- RIGHT(S) OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOL. 597, PG. 208, DEED RECORDS OF JACKSON COUNTY, OREGON. (NOT LOCATABLE)
- EXISTING RIGHTS-OF-WAY FOR DITCHES OR CANALS AS DISCLOSED BY ASSESSOR'S MAPS FOR EAGLE POINT IRRIGATION DISTRICT. NO EASEMENT OF RECORD.
- EXISTING UNDERGROUND IRRIGATION PIPELINE. (NO EASEMENT OF RECORD.)

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 20, 1988
DAVID M. MINNECCI
2349

EXPIRES 12/31/06

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST, STE 201, MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECCI RPLS NO. 2349
SCALE: 1 INCH = 40' MARCH 30, 2005
BASIS OF BEARING: SURVEY NUMBER 3007
(SOUTH LINE DLC NO. 47)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "D. MINNECCI LS 2349".
- ✕ = FD. 5/8" IRON PIN WITH PLASTIC CAP STAMPED "NEATHAMER LS 2675" PER S/N 16893.
- = FD. 5/8" IRON PIN PER S/N 3007
- ⊙ = FOUND BRASS DISC AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS, ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
- RVSS = ROGUE VALLEY SEWER SERVICES



ECHOES F THE PONDEROSA
SUBDIVISION, PHASE 1
(S/N 16893)

EMERALD VIEW SUBDIVISION, PHASE 1

Located in:
in the Northeast 1/4 of Section 10,
Township 36 South, Range 1 West, W.M.,
City of Eagle Point, Jackson County, Oregon

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, SHANE R. THURSTON AND MARGARET A. THURSTON, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT AREA DESIGNATED FOR STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF EAGLE POINT IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-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 GRANT TO ROGUE VALLEY SEWER SERVICES A 15-FOOT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER LINE OVER AND ACROSS LOT 1. WE HEREBY GRANT TO THE CITY OF EAGLE POINT A 10-FOOT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A WATER LINE OVER AND ACROSS LOT 2. WE HEREBY CREATE FOR THE BENEFIT OF THE CITY OF EAGLE POINT, EMERGENCY SERVICES AND THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 2, 3, 4, 5, 6, 7 AND 8, A TEMPORARY 40-FOOT EASEMENT OVER AND ACROSS LOT 1 FOR INGRESS AND EGRESS BETWEEN ALTA VISTA ROAD AND OAK POINT DRIVE. THE CITY OF EAGLE POINT, EMERGENCY SERVICES AND THE OWNERS, THEIR HEIRS AND ASSIGNS OF SAID LOTS DECLARE THAT SAID TEMPORARY EASEMENT WILL TERMINATE UPON THE CITY'S APPROVAL AND ACCEPTANCE OF A DEDICATED ALTERNATE CONNECTION TO ALTA VISTA ROAD. WE HEREBY DESIGNATE SAID SUBDIVISION AS EMERALD VIEW SUBDIVISION, PHASE 1.

STATE OF OREGON)
COUNTY OF JACKSON) SS

I, DAVID M. MINNECI, A DULY REGISTERED PROFESSIONAL LAND 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:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 47, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, THENCE SOUTH 89°52'30" WEST, ALONG THE SOUTH LINE OF SAID CLAIM, 2633.27 FEET (RECORD 2633.64 FEET); THENCE, SOUTH 00°12'20" WEST 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ALTA VISTA ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 01-60161, OFFICIAL RECORDS OF SAID JACKSON COUNTY, FOR THE INITIAL POINT OF BEGINNING OF EMERALD VIEW SUBDIVISION; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT, SOUTH 00°12'20" WEST 331.76 FEET; THENCE, LEAVING SAID EASTERLY LINE, SOUTH 89°52'30" WEST 245.00 FEET TO THE WESTERLY LINE OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 01-60161; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°12'20" EAST 331.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°52'30" EAST 245.00 FEET TO THE POINT OF BEGINNING.

David M. Minnecci
SURVEYOR

IN WITNESS WHEREOF, SIGNED THIS 26th DAY OF May, 2005.

Shane R. Thurston
SHANE R. THURSTON

STATE OF Oregon
COUNTY OF Jackson

SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 26th DAY OF May, 2005 BY SHANE R. THURSTON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

Debra J. Hood
NOTARY
My Commission Expires 9-6-08 # 383392

IN WITNESS WHEREOF, SIGNED THIS 26th DAY OF May, 2005.

Margaret A. Thurston
MARGARET A. THURSTON

STATE OF Oregon
COUNTY OF Jackson

SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 26th DAY OF May, 2005 BY MARGARET A. THURSTON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

Debra J. Hood
NOTARY
My Commission Expires 9-6-08 # 383392

WE, WILKENING LIVING TRUST, KURT WILKENING AND TOREE WILKENING TRUSTEES, PAUL N. SCHULZ AND ED R. SETZER, BEING THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED SEPTEMBER 22, 2004 AND RECORDED SEPTEMBER 24, 2004 AS DOCUMENT NO. 2004-056214, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON

SEE CONSENT RECORDED AS DOC. NO. 2005-033615, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

*** APPROVALS ***

EXAMINED AND APPROVED BY THE CITY ADMINISTRATOR/PLANNING DIRECTOR OF THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON THIS 27th DAY OF May, 2005.

Dani Paik
CITY ADMINISTRATOR/PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 26th DAY OF May, 2005.

Roger Roberts
JACKSON COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 26th DAY OF MAY, 2005.

Bob W. D...
CITY ENGINEER

EXAMINED AND RECOMMENDED FOR APPROVAL BY ROGUE VALLEY SEWER SERVICES THIS 26 DAY OF May, 2005.

Carl Teas
DISTRICT ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 3rd DAY OF June, 2005.

James Clark, 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 THIS 3rd DAY OF June, 2005.

James Clark, Deputy
TAX COLLECTOR



I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349

EXPIRES 12/31/06

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 219, PAGE 571-572 OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 7th DAY OF June, 2005 AT 2:44 O'CLOCK P.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 28 OF RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett
COUNTY CLERK

Sonya J. Morgan
DEPUTY