

WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 2

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that MCANDREWS PROPERTIES, a partnership consisting of Pacific Crest Properties, Inc., an Oregon Corporation, and James K. Johnson, DMD PC Pension and Profit Sharing Trust, is the owner in fee simple of the lands hereon described, and has 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, and does hereby dedicate to the public use the streets shown hereon, together with those easements labeled as public utility easements, and does also hereby create the private storm drainage easements (PSDE) across Lots 46-51 for the benefit of the owners, heirs and assignees of Lots 47-52, the private sanitary sewer easement (PSSE) across Lot 51 for the benefit of the owners, heirs and assignees of Lot 52, and does hereby grant to ROGUE VALLEY SEWER SERVICES, its successors and assignees, a permanent right-of-way and easement to construct, reconstruct, operate, repair and maintain sewer lines and all related facilities over, across and under the area portrayed hereon as R.V.S.S. easements and does hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as a one-foot street plug, by its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purpose. McAndrews Properties does hereby designate said subdivision as WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 2.

LOCATED IN: THE S.E. 1/4 OF SECTION 34, T.35S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON ) County of Jackson ) ss I, Douglas C. McMahan, 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.

BEGINNING at a point for the most-Northerly corner of Lot 35 of WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1, in the City of Eagle Point, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence South 42°10'13" West along the Northwesterly boundary of said Lot 35, a distance of 95.65 feet; thence leaving said boundary North 37°23'16" West 453.84 feet; thence North 00°34'16" West 101.03 feet; thence North 22°54'30" East 86.45 feet; thence North 49°52'19" East 84.90 feet; thence North 56°16'55" East 90.73 feet; thence North 74°37'36" East 96.09 feet; thence North 88°51'18" East 511.03 feet to a point on the Westerly boundary of BUTTE CREST UNIT NO. 13 SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°06'54" East along said boundary 80.91 feet to the Northeast corner of the aforementioned WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1; thence along the boundary of said subdivision, South 89°53'06" West 74.78 feet; thence South 38°51'08" West 101.21 feet; thence South 50°17'50" West 50.00 feet; thence along the arc of a 75.00 foot radius curve to the right (the long chord to which bears South 19°54'32" East 50.80 feet) an arc distance of 51.82 feet; thence South 00°06'54" East 13.63 feet; thence South 89°53'06" West 110.00 feet; thence South 00°06'54" East 70.00 feet; thence South 89°56'55" West 68.00 feet; thence South 17°36'26" East 27.75 feet; thence South 52°00'10" West 119.37 feet; thence South 83°08'58" West 71.41 feet to the INITIAL POINT OF BEGINNING.

MCANDREWS PROPERTIES:

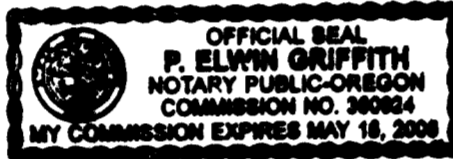
IN WITNESS WHEREOF, signed this 23 day of MAY, 2005.

STATE OF OREGON ) County of Jackson ) ss

Gary T. Whittle, President Pacific Crest Properties, Inc., Partner

The foregoing instrument was acknowledged before me this 23 day of MAY, 2005, by GARY T. WHITTLE, for Pacific Crest Properties, Inc., a partner of MCANDREWS PROPERTIES, known to me as the person who executed the within instrument on behalf of MCANDREWS PROPERTIES.

Before me: P. Elaine Dwyer Notary



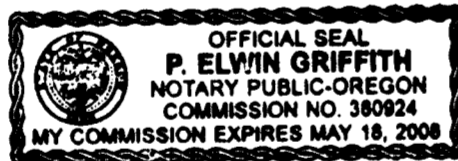
IN WITNESS WHEREOF, signed this 23 day of May, 2005.

James K. Johnson, Trustee of James K. Johnson, DMD PC Pension and Profit Sharing Trust, Partner

STATE OF OREGON ) County of Jackson ) ss

The foregoing instrument was acknowledged before me this 23 day of May, 2005, by JAMES K. JOHNSON on behalf of James K. Johnson, DMD PC Pension and Profit Sharing Trust, a partner of MCANDREWS PROPERTIES, known to me as the person who executed the within instrument on behalf of MCANDREWS PROPERTIES.

Before me: P. Elaine Dwyer Notary



PEOPLE'S BANK OF COMMERCE, the undersigned beneficiary of that certain Trust Deed dated May 10, 2004 and recorded May 17, 2004, as Document No. 2004-027410, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON ) County of Jackson ) ss

By: Vicki Krenshaw Title: Vice President

The foregoing instrument was acknowledged before me this 25 day of May, 2005, by Betty Kennedy known to me as the person who executed the within instrument as, Vice President on behalf of People's Bank, freely and voluntarily.

Before me: Sharon DeBateran Notary



REGISTERED PROFESSIONAL LAND SURVEYOR

DOUGLAS C. McMAHAN No. 1913

RENEWS 12/31/06

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

Examined and approved this 25th day of May, 2005.

Douglas C. McMahan SURVEYOR

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

Roger Roberts Jackson County Surveyor

Examined and recommended for approval by Rogue Valley Sewer Services this 7th day of June, 2005.

Jim Hagley City Engineer

District Engineer

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

David Parrish City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of JUNE 10, 2005.

Willie Johnson 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 June 10th, 2005.

Carol Casper Deputy Tax Collector

For order of the County Court approving this plat see Volume 219, Page 592-594 of County Commissioners Journal of Proceedings.

\*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for record this 14th day of June, 2005, at 10:45 o'clock A.M. and recorded in Volume 31 of Plats at page 29 of records of Jackson County, Oregon.

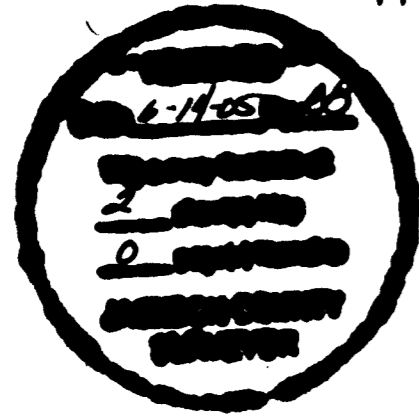
Kathleen J. Beckett County Clerk

Sonya J. Morgan Deputy

# WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 2

LOCATED IN:

THE S.E. 1/4 OF SECTION 34, T35S., R1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON



- NOTES:
- INITIAL POINT, SET METAL CAP ON 1"x30" REBAR, STAMPED "HOFFBUHR AND ASSOC INC" IN LOCATION OF FOUND 5/8" REBAR WITH CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1.
  - THE PORTION OF THE 15 FOOT SANITARY SEWER EASEMENT AS SHOWN OUTSIDE OF THE BOUNDARY OF THIS PROJECT IS BEING GRANTED TO ROGUE VALLEY SEWER SERVICES BY SEPARATE DOCUMENT.
  - ACCESS EASEMENTS BEING CREATED HEREON FOR ROGUE VALLEY SEWER SERVICES AND THE CITY OF EAGLE POINT FOR ACCESS TO SANITARY AND STORM DRAINAGE FACILITIES.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	39°35'15"	75.00	51.82	50.80	S19°54'32"E
2	51°26'32"	75.00	67.34	65.10	N65°25'26"W
3	51°26'32"	100.00	89.78	86.80	S65°25'26"E
4	11°32'04"	125.00	25.16	25.12	N45°28'12"W
5	24°49'34"	125.00	54.16	53.74	N63°39'00"W
6	15°04'55"	125.00	32.90	32.81	N83°36'14"W
7	75°23'41"	20.00	26.32	24.46	N53°26'51"W
8	79°19'04"	20.00	27.69	25.53	S23°54'32"W
9	14°36'19"	100.00	25.49	25.42	N81°33'09"E
10	10°40'55"	100.00	18.64	18.62	N68°54'32"E
11	91°01'48"	75.00	119.16	107.02	S45°37'48"E
12	25°17'14"	75.00	33.10	32.83	N76°12'41"E
13	15°22'46"	145.00	38.92	38.80	S55°52'41"W
14	18°12'51"	145.00	46.10	45.93	S39°04'52"W
15	17°25'39"	145.00	44.10	43.94	S21°15'38"W
16	16°33'00"	145.00	41.88	41.74	S04°16'18"W
17	16°53'31"	145.00	42.75	42.59	S12°26'57"E
18	28°04'11"	145.00	71.04	70.33	S34°55'48"E
19	14°22'30"	145.00	36.38	36.28	S56°09'08"E
20	126°54'27"	120.00	265.80	214.70	N00°06'50"E
21	98°01'13"	95.00	162.53	143.42	N06°56'00"E
22	21°15'47"	95.00	35.26	35.05	N52°42'30"W
23	16°35'23"	75.00	21.72	21.64	S55°02'42"E
24	19°39'38"	75.00	25.74	25.61	S36°55'12"E
25	36°15'00"	100.00	63.27	62.22	N45°12'53"W
26	9°28'26"	125.00	20.67	20.65	N58°36'10"W
27	26°46'34"	125.00	58.42	57.89	N40°28'40"W
28	12°00'14"	125.00	26.19	26.14	S33°05'30"E
29	21°35'17"	100.00	37.68	37.46	N37°53'02"W
30	42°31'54"	75.00	55.67	54.40	N48°21'20"W
31	07°37'27"	95.00	12.64	12.63	N59°45'21"E
32	39°35'16"	100.00	69.09	67.73	N19°54'32"W
33	20°56'37"	100.00	36.55	36.35	S59°08'59"E
34	110°29'37"	100.00	192.85	164.32	N55°07'54"E

LOT NO.	LOT SIZE	SQUARE FEET
36	7,666	7,666
37	7,777	7,777
38	8,640	8,640
39	7,921	7,921
40	6,968	6,968
41	7,643	7,643
42	8,621	8,621
43	8,139	8,139
44	7,367	7,367
45	9,099	9,099
46	8,135	8,135
47-49	6,600	6,600
50	7,395	7,395
51	8,546	8,546
52	13,087	13,087
53	8,532	8,532
54	10,701	10,701
55	9,186	9,186
56	7,641	7,641
57	7,043	7,043
58	7,463	7,463
59	8,168	8,168
60	10,424	10,424
61	11,722	11,722
62	10,915	10,915
63	10,068	10,068

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

**SURVEY FOR:** MCANDREWS PROPERTIES  
P.O. BOX 2488  
MEDFORD, OREGON 97501

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 2 PER THE CITY OF EAGLE POINT PLANNING DEPARTMENT AND PER CLIENTS REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEY NO. 17275 AND PER FINAL PLATS OF WESTBROOK HEIGHTS UNITS NO. 3 AND NO. 4, PHASE 1, AND BUTTE CREST UNIT NO. 13 SUBDIVISION, FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

- HOFFBUHR & ASSOCIATES, INC.**  
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON  
(541) 779-4641 97504
- SCALE: 1" = 60' DATE: APRIL 21, 2005  
BASIS OF BEARING: WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 1, PHASE 1 (CENTERLINE OF HIGHLANDS DRIVE)
- = SET 5/8"x24" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC."
  - ⊗ = SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
  - ⊙ = SET 5/8"x30" REBAR WITH METAL CAP STAMPED "HOFFBUHR & ASSOC INC."
  - ⊛ = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN 1913" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1.
  - ⊚ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "L.S. 2023" PER PLAT OF WESTBROOK HEIGHTS SUBDIVISION, UNIT NO. 4, PHASE 1.
  - = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER PLAT OF BUTTE CREST UNIT NO. 13 SUBDIVISION.
  - S/N = FILED SURVEY NUMBER
  - J.C.D.R. = JACKSON COUNTY DEED RECORDS
  - P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
  - PSDE = PRIVATE STORM DRAINAGE EASEMENT
  - PSSE = PRIVATE SANITARY SEWER EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Doug C. McMah*  
OREGON JULY 18, 1960  
DOUGLAS C. MCMAHAN No. 1913  
RENEWS 12/31/06

I certify this plat to be an exact photocopy of the original.  
*Doug C. McMah*  
04177sh2.dwg  
SHEET 2 OF 2