

# EAGLE POINT GOLF COMMUNITY, PHASE 12

LOCATED IN  
THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

## 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, and the sanitary sewer and drainage easements as shown hereon. We hereby grant to the City of Eagle Point in fee simple, the areas portrayed and designated hereon as one 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 designate said subdivision as Eagle Point Golf Community, Phase 12.

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

STATE OF OREGON  
COUNTY OF JACKSON )SS.

This certifies that on this 5<sup>th</sup> day  
of MAY 2005, before me a Notary Public,  
personally appeared C. A. Galpin, MEMBER of Eagle Point Developments  
LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Patricia L. Thomas  
Patricia L. Thomas Notary Public - Oregon  
Commission No. 365902

My Commission Expires: Mar 1, 2007  
(Month, date, year)

We, U.S. Bank National Association, the undersigned beneficiary of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42463, amended by instruments recorded September 15, 2003 as Document No. 03-63143, February 6, 2004 as Document No. 2004-006018, and February 16, 2005 as Document No. 2005-008407, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

U.S. National Bank Association by: [Signature]  
It's: Vice President

STATE OF Oregon  
COUNTY OF Multnomah )SS.

This certifies that on this 10<sup>th</sup> day  
of May 2005, before me a Notary Public,  
personally appeared Gina A. Leon, and  
acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Mary E. Wilson  
Mary E. Wilson Notary Public - Oregon  
Commission No. 387677

My Commission Expires: January 9, 2009  
(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 Southwest corner of Lot 230 of "EAGLE POINT GOLF COMMUNITY, PHASE 7", as recorded in Volume 30, Page 42 of the Plat records of Jackson County, Oregon and recorded in the Jackson County Surveyor's office as filed survey number 18344; thence South 76°24'52" East along the Southerly line of said Lot 230, 168.60 feet to a 5/8" iron rod on the Westerly right of way line of Pebble Creek Drive; thence South 62°38'43" East along the Southerly boundary of said "EAGLE POINT GOLF COMMUNITY, PHASE 7", 51.65 feet to a 5/8" iron rod on the Easterly right of way line of Pebble Creek Drive; thence South 66°50'41" East along the Southerly line of Lot 231 of said "EAGLE POINT GOLF COMMUNITY, PHASE 7", 120.23 feet to a 5/8" iron rod at the Southeasterly corner of said Lot 231; thence South 13°35'18" West, 130.73 feet to a found 5/8" iron rod per survey number 18183, as filed in the Jackson County Surveyor's office; thence South 17°35'55" West, 240.11 feet to a found 5/8" iron rod per survey number 18183, as filed in the Jackson County Surveyor's office; thence South 51°18'37" West, 129.51 feet to a found 5/8" iron rod per survey number 18183, as filed in the Jackson County Surveyor's office; thence South 38°48'28" West, 99.75 feet to a found 5/8" iron rod per survey number 18183, as filed in the Jackson County Surveyor's office; thence South 89°53'18" West ( Record, South 89°52'40" West ), 575.07 feet to a 5/8" iron rod; thence North 04°01'21" West, 134.68 feet to a 5/8" iron rod; thence South 89°52'40" West, 29.86 feet to a 5/8" iron rod; thence North 00°07'18" West, 175.71 feet to a 5/8" iron rod; thence North 57°22'16" East, 45.18 feet to a 5/8" iron rod; thence North 83°26'16" East, 114.01 feet to a 5/8" iron rod; thence North 06°33'44" West, 26.02 feet to a 5/8" iron rod; thence North 83°26'21" East, 160.88 feet to a 5/8" iron rod; thence North 10°59'24" West, 136.60 feet to a 5/8" iron rod; thence North 70°10'47" East, 296.84 feet to the initial point of beginning.

[Signature]  
RICHARD G. TEMPLIN LS2359

## SURVEY NARRATIVE

PURPOSE: To survey and monument, a 28 lot Subdivision as depicted hereon.

PROCEDURE: Utilizing control and monuments set on "EAGLE POINT GOLF COMMUNITY PHASE 7" and filed survey number 18183, I computed the new street and lots as shown hereon. The South boundary was established by holding found pins from filed survey number 18183 and a found unrecorded iron rod along the Easterly right of way of Shasta Avenue. This unrecorded iron rod was found while searching for a 1" gas pipe reported on filed survey number 4914. The bearing from the found iron rod to the monument set on filed survey number 18183 are in close harmony with deed records and held for the South boundary of this subdivision. The Easterly boundary was established by "EAGLE POINT GOLF COMMUNITY PHASE 7". The Northerly and Westerly boundary were created for the development of future phases.

I CERTIFY THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT.  
[Signature]  
RICHARD G. TEMPLIN L.S. 2359

## APPROVALS

Examined and approved this 19<sup>th</sup> day of May, 2005  
[Signature]  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 23<sup>rd</sup> day of MAY,  
2005.  
[Signature]  
CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services  
this 31 day of May, 2005.  
[Signature]  
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle  
Point, Jackson County, Oregon. Dated this 31<sup>st</sup> day of MAY,  
2005.  
[Signature]  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as  
of July 6<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 July 6<sup>th</sup>, 2005.  
[Signature]  
TAX COLLECTOR

## RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 213, Page 1166 of  
County Commissioners Journal of Proceedings.

Filed for record this 12<sup>th</sup> day of JULY, 2005 at  
1:18 o'clock P.M.  
and recorded in Volume 31 of Plats at page 34 of records of Jackson  
County, Oregon.

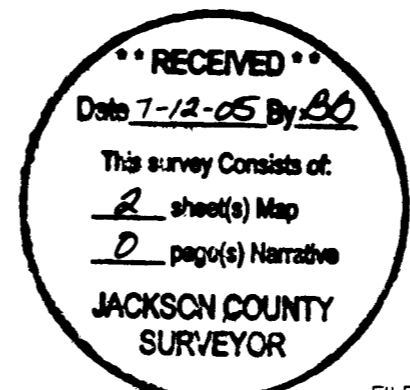
[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
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 12  
LOCATED IN  
THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10,  
T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: APRIL 25, 2005



# EAGLE POINT GOLF COMMUNITY, PHASE 12

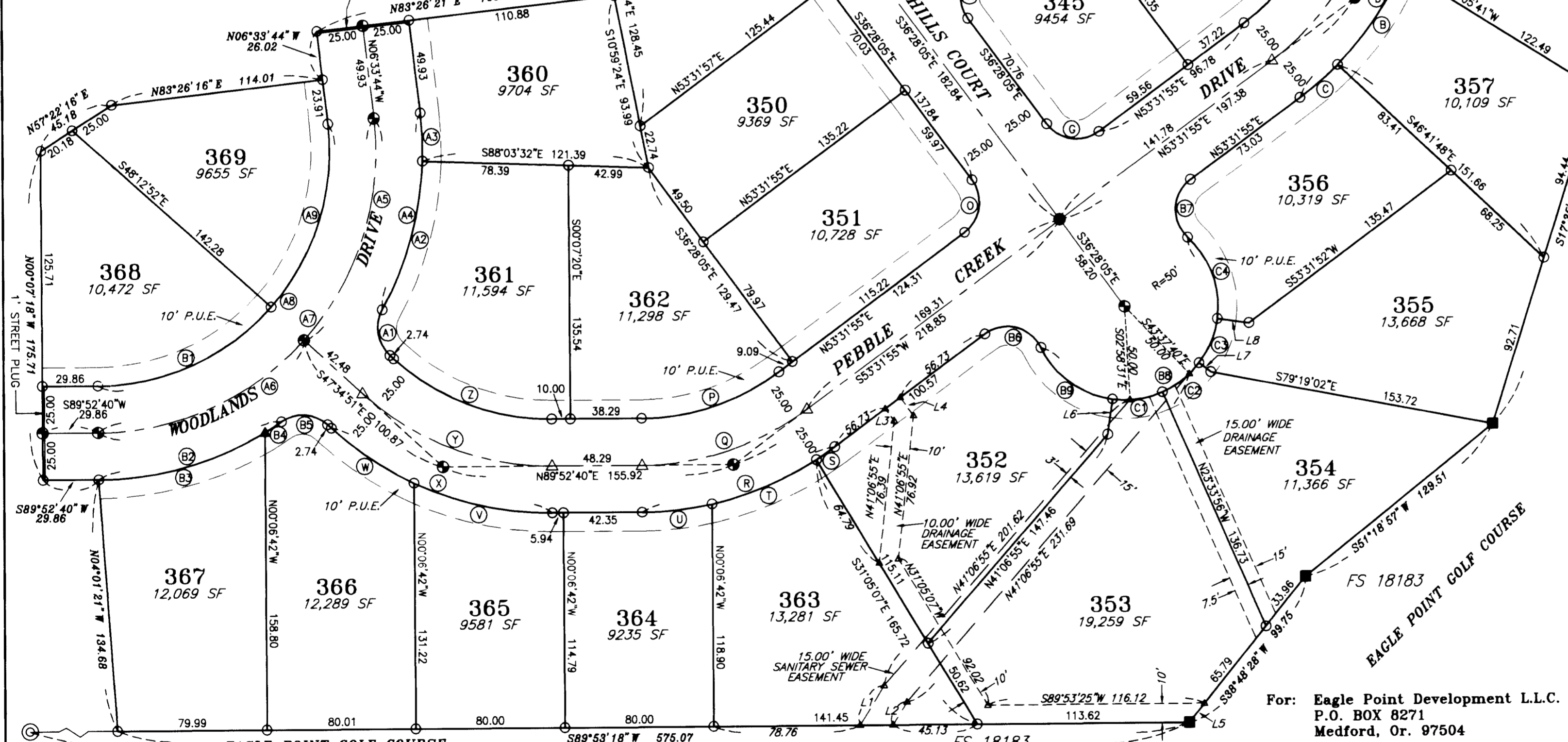
LOCATED IN THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

## LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- ▲ SET TACK IN STAINLESS STEEL WASHER MARKED "LS2359"
- 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- PER EAGLE POINT GOLF COMMUNITY, PHASE 7
- INDICATES 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 7
- FD. 5/8" IRON ROD WITH PLASTIC "McMAHAN" CAP ORIGIN UNKNOWN
- FD. 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "BAROTT LS2332" PER FS 18183
- △ INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DATA PER EAGLE POINT GOLF COMMUNITY, PHASE 7
- 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

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.

**RECEIVED**  
Date 7-12-05 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
RICHARD G. TEMPLIN L.S. 2359

### COURSE DATA

PT	BEARING	DISTANCE
L1	S 31°27'47" W	24.70
L2	S 31°27'47" W	14.21
L3	S 36°28'05" E	8.04
L4	S 36°28'05" E	11.96
L5	N 38°48'28" E	12.85
L6	S 07°48'27" W	18.85
L7	S 52°28'48" E	7.93
L8	N 82°13'17" W	17.07

### CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	175.00	11°35'16"	35.29	N 18°37'54" E	35.23	---
B	175.00	20°16'29"	61.93	N 34°32'47" E	61.60	---
C	175.00	08°50'49"	27.02	N 49°06'36" E	27.00	---
D	175.00	40°40'33"	124.24	N 33°11'36" E	121.65	---
E	150.00	40°40'33"	106.49	N 33°11'36" E	104.27	55.60
F	125.00	40°40'33"	88.74	N 33°11'36" E	86.89	---
G	20.00	90°00'00"	31.42	S 81°28'05" E	28.28	---
H	20.00	73°23'55"	25.62	S 00°13'53" W	23.91	---
I	50.00	35°49'20"	31.26	N 19°01'10" E	30.75	---
J	50.00	73°10'39"	63.86	N 35°28'49" W	59.61	---
K	50.00	52°57'02"	46.21	S 81°27'20" W	44.58	---
L	50.00	49°28'46"	43.18	S 30°14'24" W	41.85	---
M	50.00	41°58'07"	36.62	S 15°28'59" E	35.81	---
N	50.00	25°23'55"	221.13	N 89°46'07" W	80.18	---
O	20.00	90°00'00"	31.42	N 08°31'55" E	28.28	---
P	125.00	36°20'45"	79.29	N 71°42'18" E	77.97	---
Q	150.00	36°20'45"	95.15	N 71°42'18" E	93.57	49.24
R	175.00	36°20'45"	111.01	N 71°42'18" E	109.16	---
S	175.00	3°55'37"	11.99	N 55°29'44" E	11.99	---
T	175.00	19°59'44"	61.07	N 67°27'23" E	60.76	---
U	175.00	12°25'25"	37.95	N 83°39'58" E	37.87	---
V	175.00	25°02'14"	76.47	S 77°36'13" E	75.86	---
W	175.00	17°30'15"	53.46	S 56°19'59" E	53.26	---
X	175.00	42°32'29"	129.93	S 68°51'06" E	126.97	---
Y	150.00	42°32'29"	111.37	S 68°51'06" E	108.83	58.39
Z	125.00	42°32'29"	92.81	S 68°51'06" E	90.69	---
A1	20.00	76°39'24"	26.76	S 09°15'09" E	24.81	---
A2	175.00	27°08'56"	82.92	N 15°30'05" E	82.15	---
A3	175.00	8°29'21"	25.93	N 02°19'04" W	25.90	---
A4	175.00	35°38'17"	108.85	N 11°15'24" E	107.10	---
A5	150.00	48°58'48"	128.23	N 17°55'40" E	124.36	---
A6	150.00	47°27'36"	124.25	N 66°08'52" E	120.73	---
A7	150.00	96°26'24"	252.48	N 41°39'28" E	223.71	---
A8	125.00	96°26'24"	210.40	N 41°39'28" E	186.43	---
A9	125.00	48°20'09"	105.45	N 17°36'21" E	102.35	---
B1	125.00	48°06'15"	104.95	N 65°49'32" E	101.89	---
B2	175.00	34°07'02"	104.21	N 72°49'09" E	102.67	---
B3	175.00	30°38'06"	93.57	N 74°33'37" E	92.46	---

- ### EASEMENTS SHOWN ON CURRENT TITLE REPORT
- THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
  - THE PREMISES ARE SUBJECT TO AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS SET FORTH IN VOLUME 209, PAGE 184 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON - UNPLOTTABLE
  - THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS IMPOSED BY INSTRUMENT RECORDED IN DOCUMENT NO. 00-12920 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND SUPPLEMENTAL DECLARATIONS RECORDED IN DOCUMENT NO. 01-47923, SAID OFFICIAL RECORDS.
  - THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS IMPOSED BY INSTRUMENT AS RECORDED IN DOCUMENT NO. 00-44545 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND 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.

### CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
B4	175.00	3°28'56"	10.64	N 57°30'05" E	10.63	---
B5	20.00	76°39'32"	26.76	N 85°54'36" W	24.81	---
B6	20.00	100°52'10"	35.21	N 76°02'00" W	30.84	---
B7	20.00	100°52'10"	35.21	S 03°05'50" W	30.84	---
B8	50.00	201°44'21"	176.05	N 53°31'55" E	98.21	---
B9	50.00	56°34'15"	49.37	S 53°53'03" E	47.39	---
C1	50.00	31°23'27"	27.39	N 82°08'07" E	27.05	---
C2	50.00	28°57'27"	25.27	N 51°57'40" E	25.00	---
C3	50.00	29°41'36"	25.91	N 22°38'09" E	25.62	---
C4	50.00	55°07'36"	48.11	N 19°46'27" W	46.27	---

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
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 12**  
LOCATED IN THE S 1/2 OF SECTION 3 AND THE N 1/2 OF SECTION 10, T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON  
DATE: APRIL 25, 2005