

### BARTON HILLS ESTATES - PHASE 1

Located in the Lots 10, 11 & 12 of EAGLE POINT MEADOWS and in the East-Half of Section 34, T.35S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

June 30, 2005

#### SURVEY FOR:

Southern Oregon Development LLC  
1245 North Riverside, Suite 16  
Medford, OR. 97504  
and  
David C. Mcfall  
P.O. Box 924  
Eagle Point, OR. 97524

#### SURVEY BY:

Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D Kaiser  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-07

#### \*\*\* 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 attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

#### TRACT A:

Lot Ten (10) of EAGLE POINT MEADOWS in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record.

#### TRACT B:

Lot Eleven (11) of EAGLE POINT MEADOWS in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record

#### TRACT C:

Parcel No. Two (2) of Partition Plat No. P-65-2004 recorded October 12, 2004 in the Record of Partition Plats in Jackson County, Oregon, and filed as Survey No. 18457 in the Office of the County Surveyor.

Bary D. Kaiser  
SURVEYOR

#### \*\*\* DECLARATION \*\*\*

Known all men by these presents, that DAVID C. MCFALL and RUTH A. MCFALL, husband and wife, as tenants by the entirety, as to an undivided 50% interest and JOSEPH E. KELLERMAN and WINNIFRED M. KELLERMAN, husband and wife, as tenants by the entirety, as to an undivided 50% interest, as to TRACT A and TRACT C, and SOUTHERN OREGON DEVELOPMENT, LLC, an Oregon Limited Liability Company as to TRACT B, are the owners of the lands hereon described, and have caused the same to be subdivided into Lots and Streets as shown sheets 2 and 3, and the number and size of 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 Sheets 2 and 3. We also hereby create for the benefit of Lots 37 through 50, Parcel 1 of Partition Plat No. P-65-2004 and the City of Eagle Point that 20-foot wide ingress-egress easement across Lots 37 through 50 as shown on Sheet 2. We also hereby create for the benefit of Lots 30 through 36 and 52 through 59 and the City of Eagle Point that 20-foot wide ingress-egress easement across Lots 30 through 36 and 52 through 59 and 25-foot radius arc across Lot 30 as shown on Sheet 3. We also hereby dedicate to Rogue Valley Sewer the following sewer easements: that 12-foot wide sewer line easement across Lots 5 and 6 as shown on Sheet 2, and that 14-foot wide sewer easement across Lots 15 and 16 as shown on Sheet 2, and that 15-foot wide sewer easement across Lots 4, 5, 6, 7, 14, 15, 16, 17 and 24 as shown on Sheet 2, and that 15-foot wide sewer easement across Lots 25 and 29 as shown on Sheet 3. We also hereby dedicate to the City of Eagle Point the following stormdrain easements: that 13-foot wide stormdrain easement across Lots 6 and 7 as shown on Sheet 2, and that 13-foot wide stormdrain easement across Lots 16 and 17 as shown on Sheet 2, and that 15-foot wide stormdrain easement across Lots 4, 5, 6, 7, 14, 15, 16, 17 and 24 as shown on Sheet 2, and that 15-foot wide stormdrain easement across Lot 25 as shown on sheet 3, and that 15-foot wide stormdrain easement across Lot 29 as shown on sheet 3, and that 15-foot wide stormdrain easement across Lots 57 and 58 as shown on Sheet 3. We also hereby dedicate to the City of Eagle Point that portion of Lot 29 for stormdrain detention basin easement as shown on Sheet 3. We also hereby dedicate to the City of Eagle Point that "temporary public fire truck turn-around easement" as shown on Sheets 2 and 3 across Lots 24 and 25. Upon the dedication of the extension of Northview Drive these temporary easements will no longer be needed and will expire. We also hereby create for the benefit of Lots 18, 19 and 20 that 6-foot wide private stormdrain easement across Lots 17, 18 and 19, and for the benefit of Lots 8, 9, and 10 that 6-foot wide private stormdrain easement across Lots 7, 8 and 9 as shown on Sheet 2, and for the benefit of Lots 26, 27 and 28 that 6-foot private stormdrain easement across Lots 25, 26 and 27 as shown on Sheet 3. We hereby designate said subdivision as BARTON HILLS ESTATES - PHASE 1.

We, the undersigned, hereby grant to the City of Eagle Point in Fee simple the area designated on Sheets 2 and 3 as 1-foot street plugs. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected streets, it will dedicate said street plugs for Public Street purposes.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 11<sup>th</sup> DAY, OF July, 20 05.

David C. Mcfall  
DAVID C. MCFALL  
Ruth A. Mcfall  
RUTH A. MCFALL

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named DAVID C. MCFALL and RUTH A. MCFALL and acknowledge the foregoing instrument to be their voluntary act and deed.  
Subscribed and sworn to before me this 11<sup>th</sup> day of July, 20 05.

(SIGN) Donna J. Oliver  
DONNA J. OLIVER NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 358637  
MY COMMISSION EXPIRES 1-15-05

#### \*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 19<sup>th</sup> day of JULY, 20 05, at 10:49 O'clock A m, and recorded in Volume 31 of Plats on page 37 of the Records of Jackson County, Oregon.

BY: Kathleen S Beckett  
COUNTY CLERK

BY: Barbara J Shaw  
DEPUTY

For order of the County Commissioners approving this plat see Volume 213, page 1307-1309 of County Commissioners Journal of Proceedings.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 12<sup>th</sup> DAY, OF July, 20 05.

Joseph E. Kellerman  
JOSEPH E. KELLERMAN  
STATE OF OREGON)  
COUNTY OF JACKSON)

Winnifred M. Kellerman  
WINNIFRED M. KELLERMAN

Personally appeared the above named JOSEPH E. KELLERMAN and WINNIFRED M. KELLERMAN and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 12<sup>th</sup> day of July, 20 05.

(SIGN) Nancy L Harris  
Nancy L Harris NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 352005  
MY COMMISSION EXPIRES 11-19-2005

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 12<sup>th</sup> DAY, OF July, 20 05.

Kenneth M. Krieser  
KENNETH M. KRIESER  
(Member, Southern Oregon Development, LLC)  
STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named KENNETH M. KRIESER, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 11<sup>th</sup> day of July, 20 05.

(SIGN) Julia Reader  
Julia Reader NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 386318  
MY COMMISSION EXPIRES 12-13-2006

WE, PEOPLE'S BANK OF COMMERCE, are the undersigned beneficiary of a certain Trust Deed, dated December 2, 2004, and recorded December 6, 2004, as Instrument No. 2004-070432, Official Records of Jackson County, Oregon, affecting the land described herein as TRACT B, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 11<sup>th</sup> day of July, 20 05.

Before me:

Thomas J. Knox  
Title: Vice President  
(SIGN) Julia Reader  
Julia Reader NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 386318  
MY COMMISSION EXPIRES 12-13-2006

WE, PREMIERWEST BANK, are the undersigned beneficiary of a certain Trust Deed, dated February 1, 2005, and recorded February 3, 2005, as Instrument No. 2005-006342, Official Records of Jackson County, Oregon, affecting the land described herein as TRACTS A and TRACT C, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 12<sup>th</sup> day of July, 20 05.

Before me:

Kathleen O. Trautman  
Title: Vice-President  
(SIGN) Pamela S. Bennett  
Pamela S. Bennett NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 354310  
MY COMMISSION EXPIRES 2-3-2006

#### \*\*\* APPROVALS \*\*\*

Examined and approved this 11<sup>th</sup> day of July, 20 05.

Barbara J Shaw  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 14<sup>th</sup> day of July, 20 05.

Barbara J Shaw  
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 14<sup>th</sup> day of July, 20 05.

Namika Hussell  
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 15<sup>th</sup> day of July, 20 05.

Amanda Kirkpatrick  
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 15<sup>th</sup> day of July, 20 05.

Carol O'Connell  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.  
Neil T. ...  
DISTRICT ENGINEER

RECEIVED  
Date 7-19-05 By ...  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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June 30, 2005

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Medford, OR. 97504

and  
David C. Mcfall  
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Kaiser Surveying  
19754 Highway 62  
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I HEREBY CERTIFY THAT THIS IS A  
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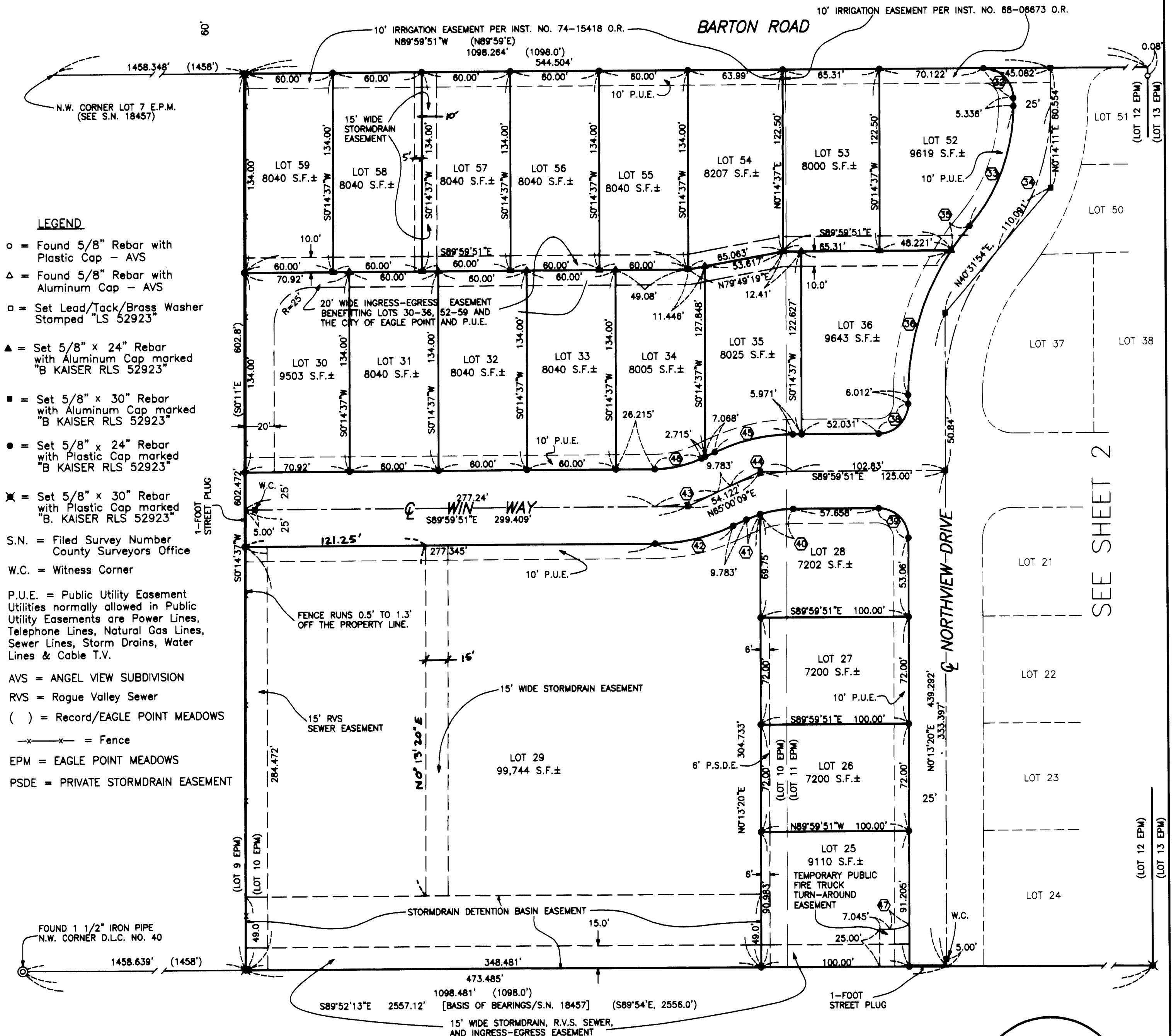
*Bary D. Kaiser*  
SURVEYOR

#### CURVE DATA

Station	R	L	LC	Δ
32	20.00'	31.498'	N44°52'50"W, 28.342'	
33	125.00'	87.910'	N20°23'03"E, 86.110'	
34	150.00'	105.492'	N20°23'03"E, 103.332'	55.033'
35	175.00'	20.542'	N37°10'08"E, 20.530'	
36	175.00'	102.576'	N17°00'51"E, 101.114'	
37	20.00'	31.339'	N45°06'44"E, 28.230'	
38	20.00'	31.493'	N44°53'16"W, 28.338'	
39	75.00'	22.625'	S81°21'38"W, 22.539'	
40	75.00'	10.100'	S68°51'38"W, 10.093'	
41	125.00'	54.542'	S77°30'09"W, 54.110'	
42	100.00'	43.633'	N77°30'09"E, 43.288'	22.169'
43	100.00'	43.633'	N77°30'09"E, 43.288'	22.169'
44	125.00'	54.542'	S77°30'09"W, 54.110'	
45	75.00'	32.725'	S77°30'09"W, 32.466'	
46	28.00'	13.474'	N76°20'39"E, 13.344'	



SCALE: 1" = 50'



#### LEGEND

- = Found 5/8" Rebar with Plastic Cap - AVS
- △ = Found 5/8" Rebar with Aluminum Cap - AVS
- = Set Lead/Tack/Brass Washer Stamped "LS 52923"
- ▲ = Set 5/8" x 24" Rebar with Aluminum Cap marked "B KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- 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.
- AVS = ANGEL VIEW SUBDIVISION
- RVS = Rogue Valley Sewer
- ( ) = Record/EAGLE POINT MEADOWS
- x-x- = Fence
- EPM = EAGLE POINT MEADOWS
- PSDE = PRIVATE STORMDRAIN EASEMENT

SEE SHEET 2

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Bary D. Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-07

\*\* RECEIVED \*\*  
Date 7-19-05 By *DL*  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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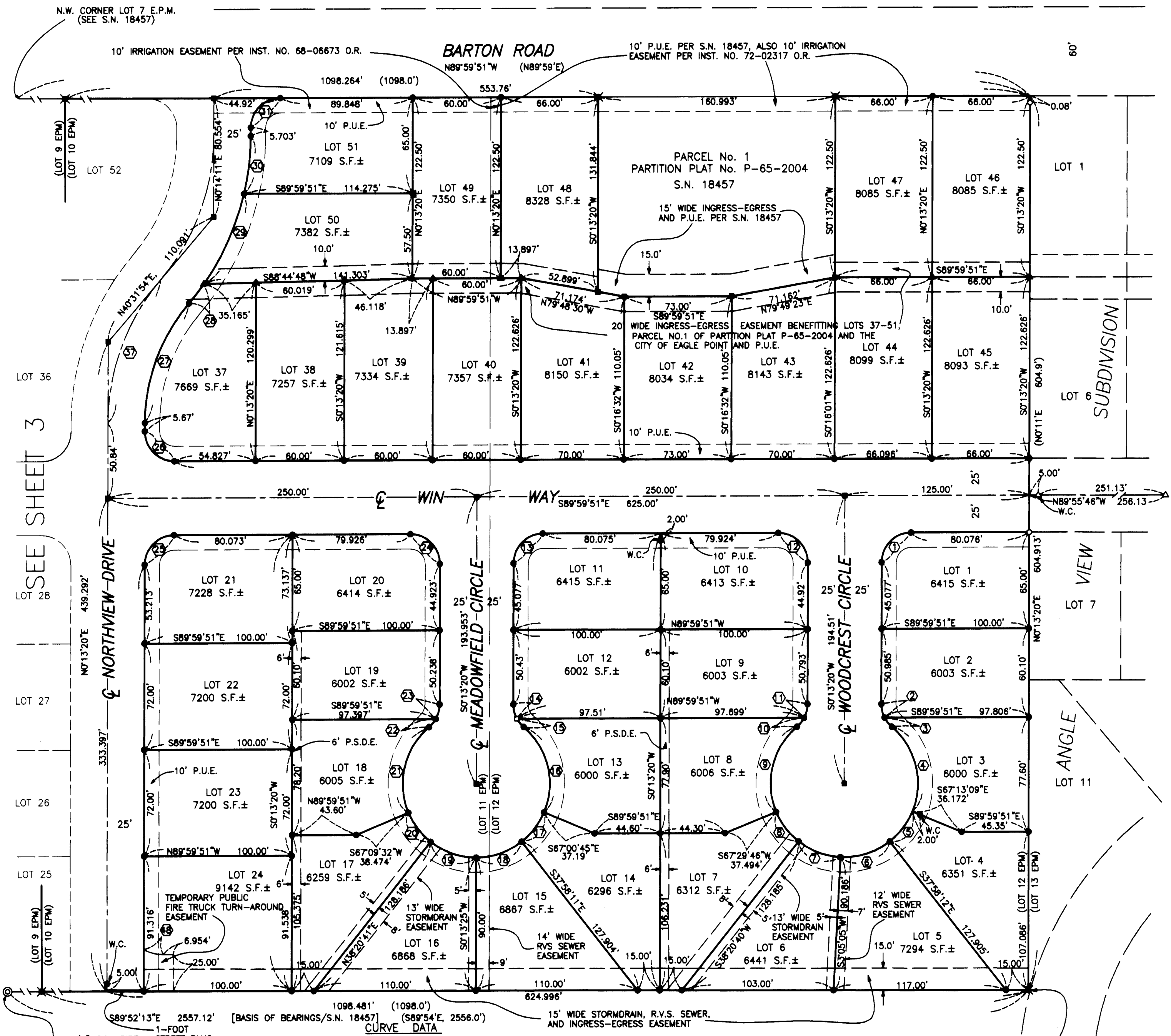
#### EASEMENTS SHOWN ON CURRENT TITLE REPORT

1. The subject properties may be subject to covenants, conditions, restrictions, setbacks and easements as disclosed in Inst. Nos. 68-06673 O.R., and 72-02317 O.R. The 10-foot wide irrigation easements indicated in Inst. Nos. 68-06673 O.R., 72-02317 O.R. and 74-15418 O.R. are shown hereon.

#### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivision of tracts described in Inst. Nos. 03-70016 O.R., 03-71828 O.R. and 2004-025086 O.R.  
PROCEDURE: The outside boundary was located using information from EAGLE POINT MEADOWS as shown on Partition Plat No. P-65-2004 which used monuments found from Filed Survey Nos. 567 and 3270. Barton Road was also located using information from Partition Plat No. P-65-2004. The Lots and Streets were located per the approved Tentative Plat.

SCALE: 1" = 50'



FOUND 1 1/2" IRON PIPE STREET PLUG N.W. CORNER D.L.C. NO. 40

Δ	R	L	LC	Δ	R	L	LC		
1	89°46'49"	20.00'	31.39'	S45°06'45"W, 28.23'	18	38°11'31"	50.00'	33.329'	S71°07'34"W, 32.715'
2	27°05'07"	20.00'	9.455'	S13°19'13"E, 9.367'	19	38°07'21"	50.00'	33.268'	S70°43'00"E, 32.658'
3	22°54'34"	20.00'	7.997'	S38°19'04"E, 7.944'	20	28°48'51"	50.00'	25.145'	N37°14'54"W, 24.881'
4	72°20'28"	50.00'	63.129'	S13°36'08"E, 59.019'	21	73°03'29"	50.00'	63.755'	S13°41'16"W, 59.523'
5	29°27'43"	50.00'	25.710'	S37°17'56"W, 25.428'	22	20°25'00"	20.00'	7.127'	S40°00'31"W, 7.089'
6	41°03'17"	50.00'	35.827'	S72°33'26"W, 35.065'	23	29°34'41"	20.00'	10.325'	S15°00'41"W, 10.210'
7	35°15'35"	50.00'	30.770'	N89°17'08"W, 30.287'	24	90°13'11"	20.00'	31.493'	S44°53'16"E, 28.338'
8	29°09'06"	50.00'	25.440'	N37°04'47"W, 25.166'	25	89°46'49"	20.00'	31.339'	S45°06'45"W, 28.230'
9	72°43'15"	50.00'	63.461'	N13°51'23"E, 59.286'	26	90°13'11"	20.00'	31.493'	S44°53'16"E, 28.338'
10	22°14'05"	20.00'	7.761'	N39°05'58"E, 7.713'	27	40°18'34"	125.00'	87.942'	S20°22'37"W, 86.139'
11	27°45'36"	20.00'	9.690'	N14°06'08"E, 9.596'	28	05°24'14"	175.00'	16.505'	S37°49'47"W, 16.499'
12	90°13'11"	20.00'	31.493'	N44°53'16"W, 28.338'	29	21°52'52"	175.00'	66.832'	N24°11'14"E, 66.427'
13	89°46'09"	20.00'	31.339'	S45°06'45"W, 28.230'	30	13°00'37"	175.00'	39.737'	N6°44'30"E, 39.652'
14	28°53'04"	20.00'	10.083'	N14°13'12"W, 9.976'	31	89°45'57"	20.00'	31.334'	N45°07'10"E, 28.226'
15	21°06'37"	20.00'	7.369'	S39°13'03"E, 7.327'	32	40°18'34"	150.00'	105.530'	N20°22'37"E, 103.367'
16	72°45'36"	50.00'	63.495'	S13°23'33"E, 59.314'	33	27°45'23"	28.00'	13.564'	S75°59'31"E, 13.432'
17	29°02'34"	50.00'	25.345'	S37°30'32"W, 25.074'					

FD 2" PIPE WITH CAP PER EPM DESTROYED BY CONSTRUCTION, REPLACED WITH 5/8" REBAR/PLASTIC CAP MARKED "B. KAISER RLS 52923"

REGISTERED PROFESSIONAL LAND SURVEYOR

*Bary D Kaiser*

OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-07

RECEIVED

Date 7-19-06 By *BB*

This survey consists of:  
13 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY SURVEYOR