

Surveyor's Certificate:

I, Herbert A. Farber, 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the southwest corner of Parcel Number 1, of the Partition Plat Recorded February 19, 1997 in the records of Jackson County, Oregon as P-13-1997, and filed as Survey Number 15290 in the office of the Jackson County Surveyor; Thence South 89°57'03" West 6.59 feet to the Initial Point of this Subdivision and the POINT OF BEGINNING; thence North 0°02'19" East 104.65 feet; thence North 89°57'19" East 6.90 feet to the West boundary of said Parcel 1; thence North 0°12'38" East 164.29 feet to the northwest corner of said Parcel 1; thence North 89°55'36" East along the North line of said Partition 306.65 feet to the Northeast Corner of said Parcel Number 1; thence South 00°03'57" West along the westerly boundary of Village Green Subdivision filed March 12, 1998 in the Plat Records of said County and filed as Survey Number 15682 in the of the Jackson County Surveyor, 4.16 feet; thence continuing along said westerly boundary along the arc of a curve to the left having a radius of 85.00 feet an internal angle of 42°40'37" and an arc length of 63.31 feet, (the long chord of which bears South 21°16'22" East 61.86 feet); thence continuing along said westerly boundary South 42°36'40" East 13.54 feet; thence continuing along said westerly boundary along the arc of a curve to the right having a radius of 20.00 feet an internal angle of 109°52'47" and an arc length of 38.36 feet, (the long chord of which bears South 12°19'43" West 32.74); thence continuing along said westerly boundary along the arc of curve to the right having a radius of 75.00 feet; and internal angle of 22°42'41" and an arc length of 29.73 feet, (the long chord of which bears South 78°37'27" West 26.54 feet); thence continuing along said westerly boundary South 00°01'08" East 50.00 feet; thence continuing along said westerly boundary along the arc of a curve to the left having a radius of 125.00 feet; an internal angle of 12°10'02" and an arc length of 26.55 feet, (the long chord of which bears North 83°53'47" East 26.50 feet); thence South 28°25'37" East along said westerly boundary 34.00 feet; thence continuing along said westerly boundary South 00°01'35" West 82.73 feet to the southwest corner of said Village Green Subdivision; thence North 89°59'22" West, along the south boundary of said Partition, 345.81 to the southwest corner of said Partition; thence South 89°57'03" West 6.59 feet to the POINT OF BEGINNING.

*Herbert A. Farber*

Herbert A. Farber, PLS 2189

Release Affidavits:

-For, People's Bank of Commerce, beneficiary of that Trust Deed dated June 1, 2004 and recorded June 2, 2004 as Instrument No. 04-030760 of the Official Records of Jackson County, Oregon and modified by Instrument No. 05-038602 of the Official Records of Jackson County, Oregon.

See Instrument No. 2006-002140 of said Records.

-For, Russell K. Vaughn and Laura L. Vaughn, husband and Wife, beneficiary of that Mortgage dated June 21, 2004 and recorded June 24, 2004 as Inst No. 04-035577 of the Official Records of Jackson County, Oregon.

See Instrument No. 2006-002141 of said Records.

-For, Harold C. Munson & A.E. Munson, Trustees, or their successors in trust, under Munson Living Trust as Mortgagee of the mortgage dated July 13, 2004 and recorded July 14, 2004 as Inst No. 04-040220 of the Official Records of Jackson County, Oregon.

See Instrument No. 2006-002142 of said Records.

-For, Harold C. Munson & A.E. Munson, Trustees, or their successors in trust, under Munson Living Trust as Mortgagee of the mortgage dated April 21, 2005 and recorded April 25, 2005 as Inst No. 05-023035 of the Official Records of Jackson County, Oregon.

See Instrument No. 2006-002143 of said Records.

-For, Kaye Francis Gibbs, Mortgagee or the Mortgage dated April 21, 2005 and recorded April 25, 2005 as Inst No. 05-023036 of the Official Records of Jackson County, Oregon.

See Instrument No. 2006-002144 of said Records.

-For, Harold C. Munson & A.E. Munson, Trustees, or their successors in trust, under Munson Living Trust as Mortgagee of the mortgage dated November 10, 2005 and recorded November 18, 2005 as Inst No. 05-070816 of the Official Records of Jackson County, Oregon.

See Instrument No. 2006-002145 of said Records.

COTTONWOOD VILLAGE, PHASE 1

A  
SUBDIVISION

located in the

NORTHWEST ONE QUARTER OF SECTION 3,  
TOWNSHIP 36 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT  
JACKSON COUNTY, OREGON

for

PACIFIC CREST PROPERTIES INC.

P.O. BOX 1488  
MEDFORD, OREGON 97501

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Pacific Crest Properties, Inc, an Oregon Corporation, is the owner of the lands hereon described, and has subdivided the same into lots and streets, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and does hereby dedicate to the public for public use the street and public utility easements, and does hereby create the private storm drain easement for the benefit of Lots 10, 12 through 19 and Phase II, and does hereby grant unto the the City of Eagle Point the Storm Drain Easement as shown hereon. We hereby designate said Subdivision as Cottonwood Village Phase 1.

*Gary T. Whittle*

Gary Whittle, President of, Pacific Crest Properties Inc.

State of Oregon )  
County of Jackson )

Personally appeared before me the above named Gary Whittle, President of, Pacific Crest Properties Inc., on this the 27th day of December 2005 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) *Susan Morgan Farber*

(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My Commission Expires: June 21, 2008

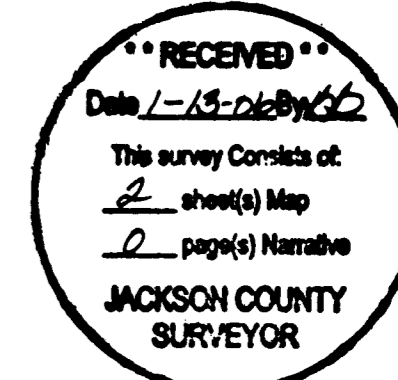
Easement Notes:

The easement for Ingress-Egress Parking and Utility Easement Agreement recorded November 19, 2003, as No. 03-79211 of the Official Records of Jackson County does not fall within the boundary of this plat.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-05



Approvals:

Examined and approved by the City of Eagle Point Planning Director this 11th day of January, 2005.

*Dan P. Marshall*  
Planning Director

Examined and approved this 5th day of JANUARY, 2005.

*Bob W. Dineen*  
City Engineer

Examined and approved this 29th day of DECEMBER, 2005.

*Robert Roberts*  
Jackson County Surveyor

Examined and recommended for approval by ROGUE VALLEY SEWER SERVICES this 4 day of January, 2006.

*[Signature]*  
District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Jan 13 2006

*Carol Applegate, Deputy* Jan. 13, 2006  
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 13th day of JANUARY, 2006

*William Johnson, Deputy* 1-13-2006  
Assessor Date

Recorder:

Filed for record this 13th day of January, 2006 at 12:20 o'clock P. M. and recorded in Volume 32, Page 4 of the Plat Records of Jackson County, Oregon.

*Kathleen S. Beckett* CHERYL ANGERIS  
County Clerk DEPUTY Date

Approved for Recording: *[Signature]* 1-13-2006  
Commissioner/Administrator Date

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

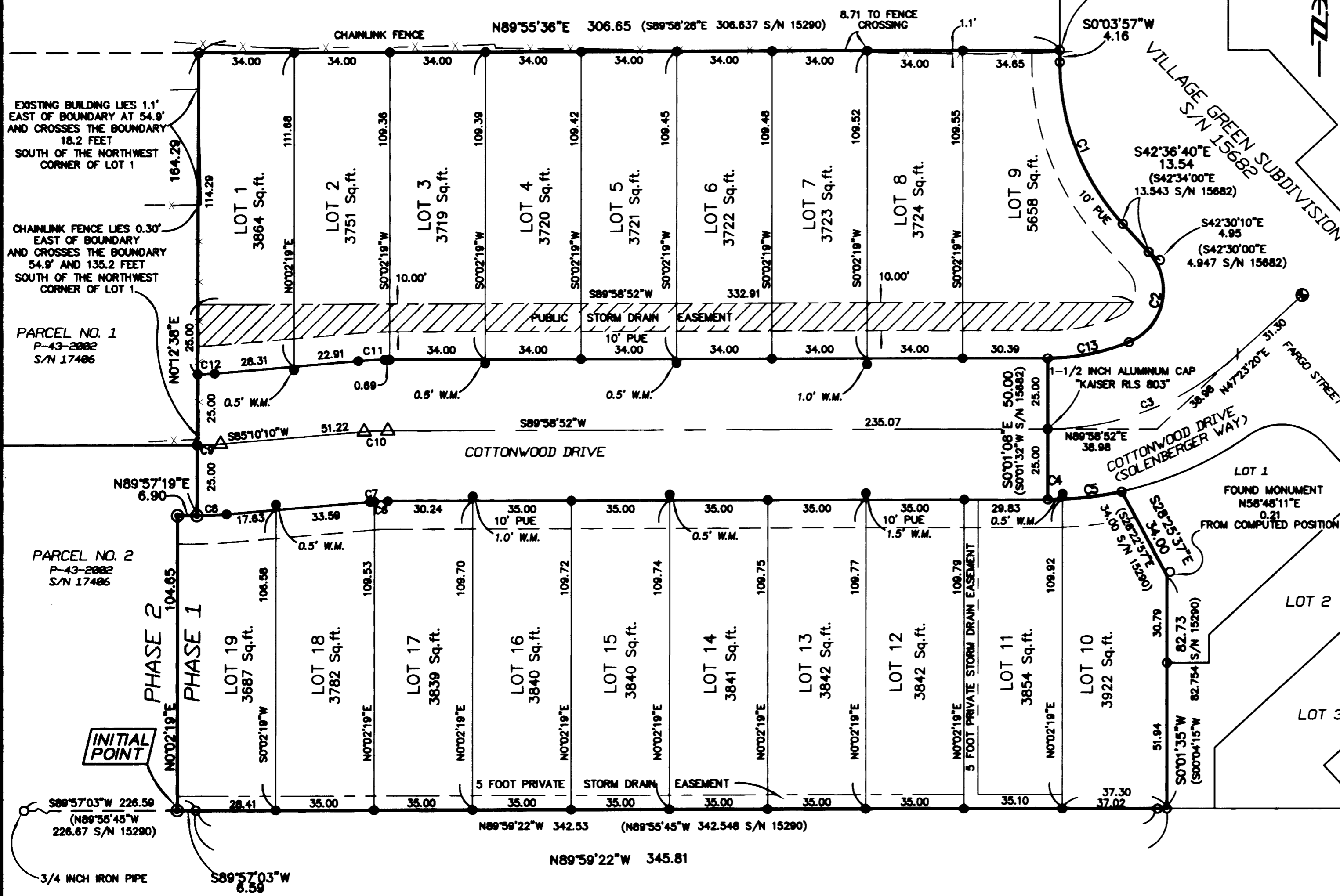
*Herbert A. Farber*

**COTTONWOOD VILLAGE, PHASE 1**  
A  
SUBDIVISION

located in the  
NORTHWEST ONE QUARTER OF SECTION 3,  
TOWNSHIP 36 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT  
JACKSON COUNTY, OREGON

for  
**PACIFIC CREST PROPERTIES INC.**

P.O. BOX 1488  
MEDFORD, OREGON 97501



**LEGEND**

- = FOUND 1 1/2" ALUMINUM CAP MARKED "KAISER RLS 803"
- = FOUND 5/8" IRON PIN MARKED KAISER R.L.S 803 OR AS DESCRIBED
- △ = SET 5/8" x 30" IRON PIN WITH 1 1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT DUE TO WATER METER LOCATION

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

▨ = PUBLIC STORM DRAIN EASEMENT

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

**PURPOSE:**  
To survey and monument Cottonwood Village Subdivision as approved by the city of Eagle Point per file number PA#02/03-31:SUB/CUP/PUD.

**Procedure:**  
Using control established in previous surveying and by Global Positioning System. I tied the found monuments as shown hereon. Using Inst.No. 04-030759 and Inst.No. 04-036007, and Survey Number 14982, 15290, and 15682 I compared the found monuments positions to their record position and found them to be undisturbed except where noted on the map. The existing monumentation was used to establish the location of the exterior boundary except the portion of the west boundary below Cottonwood Drive which was monumented per the tentative plat.

Surveyed by:

**FARBER & SONS, INC.**  
dba FARBER SURVEYING  
(541) 664-5599

PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'



DATE: DECEMBER 22, 2005  
JOB NO.: 1302-04

DRAWING FILE: JOBS\EAGLE POINT\MICROSURVEY\FINAL\COTTONWOOD\_FINAL PLAT.DWG

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	• BEARING
C1	42°40'37"	63.31	85.00	S21°16'22"E	61.86	S21°13'42"E
C2	109°52'47"	38.36	20.00	N12°19'43"E	32.74	N12°22'23"W
C3	42°35'32"	74.34	100.00	N88°41'08"E	72.64	S88°43'46"W
C4	2°24'54"	5.27	125.00	N88°48'21"E	5.27	
C5	9°45'08"	21.28	125.00	N82°41'20"E	21.25	
C6	3°38'24"	4.78	75.00	S88°09'40"W	4.78	
C7	1°10'18"	1.53	75.00	S85°48'19"W	1.53	
C8	4°48'58"	10.54	125.00	N87°35'08"E	10.54	
C9	4°47'09"	8.35	100.00	N87°33'44"E	8.35	
C10	4°48'43"	8.40	100.00	S87°34'30"W	8.40	
C11	4°48'43"	10.50	125.00	S87°34'30"W	10.48	
C12	4°41'35"	6.14	75.00	N87°30'57"E	6.14	
C13	22°42'41"	29.73	75.00	N78°37'27"E	28.54	S78°40'07"W
C4+C5	12°10'02"	26.55	125.00	N83°53'47"E	26.50	N83°58'27"E

\* BEARING = RECORD BEARING PER S/N 15682

RECEIVED

DATE 1/13/06 BY RRR

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

JACKSON COUNTY SURVEYOR

RECEIVED

Date 1-13-06 By RRR

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

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 28, 1986  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-05