

### WOODLAKE VILLAGE SUBDIVISION - PHASE 2

Located in Lots 4 and 5, Block 14 of AGATE SUBDIVISION EXTENSION NO. 2 and in the S.E. 1/4 of Section 21, T.36S.,R.1W., W.M., Jackson County, Oregon

December 27, 2005

**SURVEY FOR:**  
Eagle Ridge Building & Design Inc.  
P.O. Box 1082  
Eagle Point, OR. 97524

**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

**\*\*\* 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 tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with aluminum cap set for the Northwest corner of Lot 4, Block 14, of AGATE SUBDIVISION EXTENSION NO. 2, a recorded subdivision located in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Southerly right-of-way line of Avenue "A", North 89° 55' 50" East, 25.00 feet to a 5/8" rebar with plastic cap set for the Northwest corner of tract described in Instrument No. 2005-029804 of the Official Records of said County; thence South 0° 03' 50" East, 114.00 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of said tract; thence North 89° 55' 50" East, 100.022 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of said tract on the Westerly boundary of tract described in Instrument No. 2004-058955 of said Official records; thence South 0° 03' 50" East, 234.427 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of last said tract; thence North 89° 55' 50" East, 125.022 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of last said tract; thence along the Easterly boundary of last said tract, North 0° 03' 50" West, 13.427 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of tract described in Instrument No. 00-29628 of said Official Records; thence North 89° 55' 50" East, 130.00 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of last said tract on the Westerly boundary of tract described in Instrument No. 2005-000312 of said Official Records; thence South 0° 03' 50" East, 8.80 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of last said tract; thence North 89° 55' 50" East, 120.044 feet to a 5/8" rebar with plastic cap found set for the Southeast corner of last said tract, also being on the Easterly boundary of Lot 5, Block 14 of said AGATE SUBDIVISION EXTENSION NO. 2; thence South 0° 03' 50" East, 353.059 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said Lot 5; thence South 89° 55' 54" West, 500.088 feet (record = South 89° 55' 50" West, 500.10 feet) to a 5/8" Iron pin found set for the Southwest corner of said Lot 4; thence North 0° 03' 50" West, 696.849 feet (record = 696.96 feet) to THE INITIAL POINT OF BEGINNING.

*Bary D. Kaiser*  
SURVEYOR



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

Examined and approved this 23<sup>rd</sup> day of January, 2006.

*Robert Roberts*  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 1<sup>st</sup> day of March, 2006. JCDPD File No. SUB2004-00122.

*Thomas Bignard*  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 2<sup>ND</sup> day of MARCH, 2006.

*William Alan Desautels*  
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 2<sup>nd</sup> day of March, 2006.

*Carol Applegate, Deputy*  
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this 13<sup>th</sup> day of FEBRUARY, 2006.

*Dale Stearns*  
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

*Paul Packer*  
COUNTY COMMISSIONER/ADMINISTRATOR 3-8-06 DATE

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

KNOWN ALL MEN BY THESE PRESENTS, that EAGLE RIDGE BUILDING & DESIGN INC., an Oregon corporation and CRUME CORP., an Oregon corporation, each as to an undivided 50% interest of the lands hereon described, have caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the 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 Sheet 2. We hereby designate said subdivision as "WOODLAKE VILLAGE SUBDIVISION - PHASE 2".

We, the undersigned, hereby dedicate to Jackson County in Fee simple that area designated hereon as street plugs. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 23 DAY, OF Jan., 2006.

*Paul Neussl*  
PAUL NEUSSL  
(Member, EAGLE RIDGE BUILDING & DESIGN INC., an Oregon Corporation)

*Royal Crume*  
ROYAL CRUME  
(Member, CRUME CORP., an Oregon Corporation)

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named PAUL NEUSSL and ROYAL CRUME and acknowledged the foregoing instrument to be their voluntary act and deed and it was signed on behalf of EAGLE RIDGE BUILDING & DESIGN, an Oregon Corporation, and CRUME CORPORATION, an Oregon Corporation.

Subscribed and sworn to before me this 23 day of Jan., 2006.

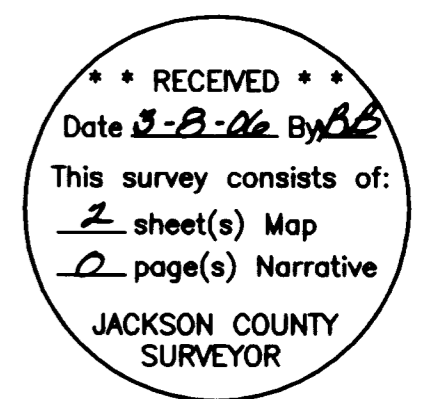
(SIGN) *Carol Sartain*  
Carol Sartain NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 383868  
MY COMMISSION EXPIRES 9-22-2008

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

Filed for record, this 8<sup>th</sup> day of March, 2006, at 3:29 o'clock P.m., and recorded in Volume 32 of Plats on page 21 of the Records of Jackson County, Oregon.

By: *Kathleen S. Beckett* COUNTY CLERK *Sonya S. Morgan* DEPUTY

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
*Bary D. Kaiser*  
SURVEYOR



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December 27, 2005

### SURVEY FOR:

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P.O. Box 1082  
Eagle Point, OR. 97524

### SURVEY BY:

Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

Δ	R	L	LC	§
1	15'00"00"	80.00'	20.944' N7°33'50"W, 20.884'	
2	15'00"00"	100.00'	26.18' S7°33'50"E, 26.105'	13.165'
3	15'00"00"	120.00'	31.416' S7°33'50"E, 31.326'	
4	15'00"00"	80.00'	20.944' S7°33'50"E, 20.884'	
5	15'00"00"	100.00'	26.18' S7°33'50"E, 26.105'	13.165'
6	14°27'49"	120.00'	30.293' S7°49'56"W, 30.212'	
7	0°32'11"	120.00'	1.123' N0°19'55"W, 1.123'	
8	90°00'20"	20.00'	31.418' N45°04'00"W, 28.286'	
9	89°59'40"	20.00'	31.414' S44°56'00"W, 28.283'	
10	90°00'20"	20.00'	31.418' S45°04'00"E, 28.286'	
11	52°01'12"	20.00'	18.158' S25°56'46"W, 17.541'	
12	7°47'12"	45.00'	6.116' S48°03'46"W, 6.111'	
13	59°05'44"	45.00'	46.414' S14°37'18"W, 44.383'	
14	38°16'04"	45.00'	30.055' S34°03'36"E, 29.50'	
15	73°44'24"	45.00'	57.915' N89°56'10"E, 54.00'	
16	38°16'03"	45.00'	30.055' N33°55'56"E, 29.50'	
17	59°06'24"	45.00'	46.422' N14°45'18"W, 44.391'	
18	07°46'32"	45.00'	6.107' N48°11'46"W, 6.102'	
19	52°01'12"	20.00'	18.158' N26°04'26"W, 17.541'	
20	89°59'40"	20.00'	31.414' N44°56'00"E, 28.283'	
21	90°00'20"	20.00'	31.418' S45°04'00"E, 28.286'	
22	52°01'12"	20.00'	18.158' S25°56'46"W, 17.541'	
23	07°46'38"	45.00'	6.108' S48°04'03"W, 6.104'	
24	59°06'18"	45.00'	46.421' S14°37'35"W, 44.39'	
25	38°16'04"	45.00'	30.055' S34°03'36"E, 29.50'	
26	73°44'24"	45.00'	57.915' N89°56'10"E, 54.00'	
27	38°16'04"	45.00'	30.055' N33°55'56"E, 29.50'	
28	59°06'58"	45.00'	46.43' N14°45'35"W, 44.397'	
29	07°45'58"	45.00'	6.099' N48°12'03"W, 6.095'	
30	52°01'12"	20.00'	18.158' N26°04'26"W, 17.541'	
31	89°59'40"	20.00'	31.414' N44°56'00"E, 28.283'	

### EASEMENTS

- Property could be subject to covenants, conditions, restrictions, easements and setbacks imposed by Vol. 494, Page 320 D.R.
- Property could be subject to restrictive covenant recorded in Inst. No. 89-14146 O.R.
- Sewer line described by Inst. No. 97-27842 O.R. benefiting subject property was destroyed by construction, property is now serviced by new sewer main.

NOTE: Conditions of the approval from Jackson County Planning land use case File No. SUB2004-00122 apply to all Lots within this Plat.

**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**  
PURPOSE: Subdivision of tracts described in Inst. No. 2005-031344 O.R.

PROCEDURE: The boundaries of the subject property were located from information from Filed Survey No. 18760 and the Plats of AGATE SUBDIVISION EXTENSION NO. 2 and WOODLAKE VILLAGE SUBDIVISION. The Lots and Streets were located per the approved Tentative Plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

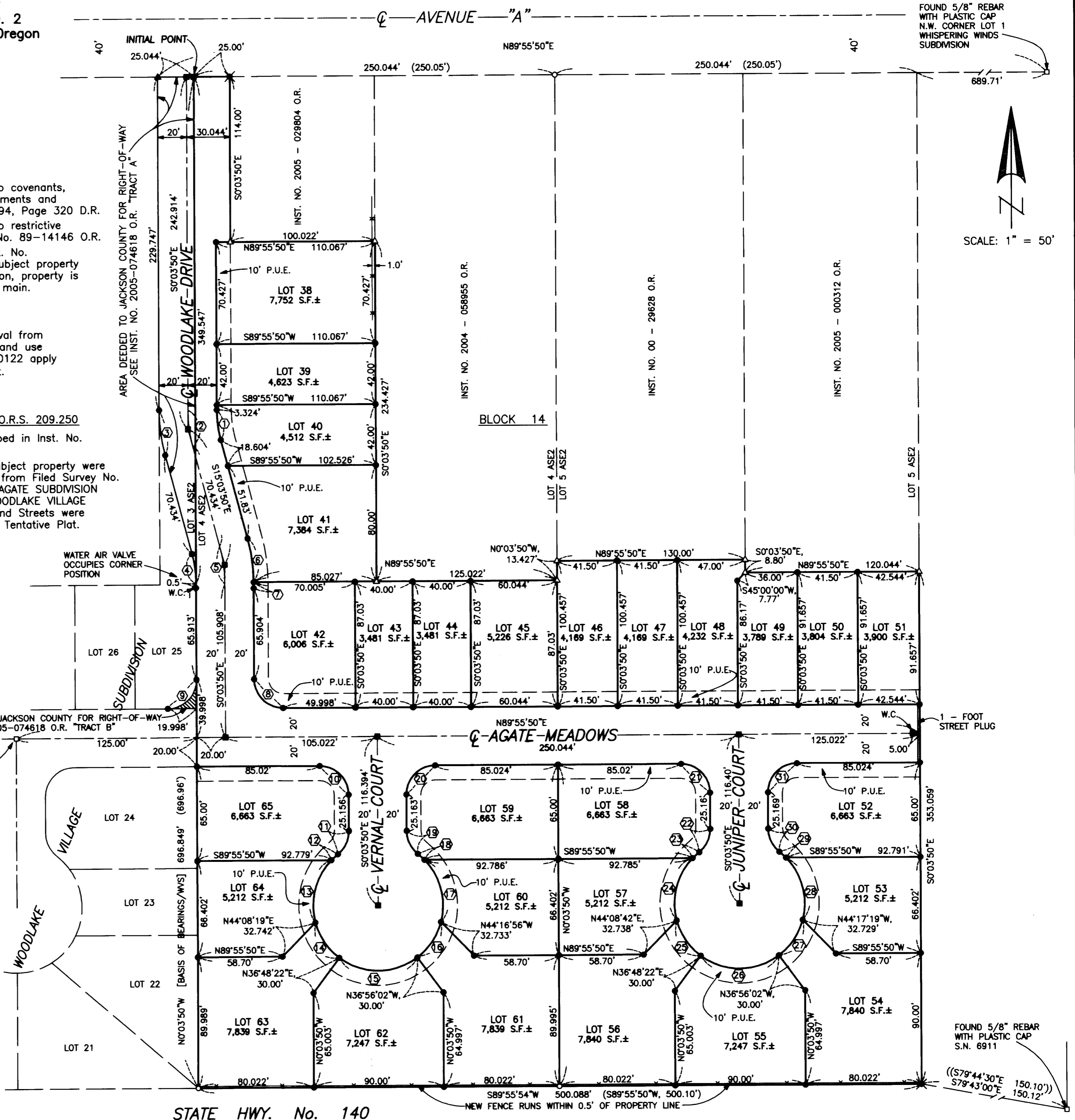
**\*\* RECEIVED \*\***  
Date *1-8-06* By *BDB*  
This survey consists of:  
*2* sheet(s) Map  
*0* page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

*Bary D Kaiser*  
SURVEYOR

- LEGEND**
- = Found 5/8" Iron Pin - AGATE SUBDIVISION EXTENSION NO. 2
  - Δ = Found 5/8" Rebar with Plastic Cap - Survey Nos. 18750, 18751 and 18760
  - = Found Monument as Indicated
  - ▲ = Set Lead/Tack/Washer Stamped "LS 52923"
  - = Set 5/8" x 30" Rebar with Aluminum cap marked "B. KAISER RLS 52923"
  - ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
  - = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
  - S.N. = Filed Survey Number County Surveyors Office
  - W.C. = Witness Corner
  - WVS = WOODLAKE VILLAGE SUBDIVISION
  - ASE2 = AGATE SUBDIVISION EXTENSION NO. 2
  - ( ) = Record/ASE2
  - (( )) = Record/S.N. 6911
  - \*—\*— = Fence

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.



FOUND 5/8" REBAR WITH PLASTIC CAP N.W. CORNER LOT 1 WHISPERING WINDS SUBDIVISION

