

BARTON HILLS ESTATES - PHASE 1 - UNIT 1B
Being a Replat of Lots 21, 22, 23, 24, 25, 26, 27, 28, 36, 52
of BARTON HILLS ESTATES - PHASE 1

Located in the East-Half of Section 34, T.35S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

MAY 2, 2006

SURVEY FOR:
Southern Oregon Development LLC
1245 North Riverside, Suite 16
Medford, OR. 97504

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

***** 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:

Lots 21, 22, 23, 24, 25, 26, 27, 28, 36 and 52, BARTON HILLS ESTATES - PHASE 1 in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record.

Bary D Kaiser
SURVEYOR

***** DECLARATION *****

Known all men by these presents, that SOUTHERN OREGON DEVELOPMENT, LLC, an Oregon Limited Liability Company is the owner of the lands hereon described, and has caused the same to be subdivided into Lots as shown sheet 2, 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, being a replat of Lots 21 through 28, and Lot 36 and Lot 52 of BARTON HILLS ESTATES - PHASE 1. All existing easements which were created on said BARTON HILLS ESTATES - PHASE 1 are being hereby retained for this plat, as shown hereon on Sheet 2. SOUTHERN OREGON DEVELOPMENT, LLC. does hereby grant to Rogue Valley Sewer Service the following: that 15-foot wide sewer line easement across Lots 113 through 118 as shown on Sheet 2, and that 15-foot wide sewer easement across Lots 119 through 124 as shown on Sheet 2. SOUTHERN OREGON DEVELOPMENT, LLC. does also hereby create for the benefit of Lots 113, 114 and 115 that 15-foot wide private water line easement across Lots 112 and 114, and for the benefit of Lot 109 that 15-foot wide private water line easement across Lot 108, and for the benefit of Lot 110 that 15-foot private water line easement across Lot 111, and for the benefit of Lots 115, 116 and 118 that 15-foot wide private water line easment across Lots 116 and 117, and for the benefit of Lots 119 and 122 that 15-foot private water line easement across Lots 120 and 121, and for the benefit of Lots 122, 123 and 124 that 15-foot private water line easement across Lots 123 and 125, and does hereby designate said subdivision as BARTON HILLS ESTATES - PHASE 1 - UNIT 1B.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 2 DAY, OF June, 20 06.

Kenneth M. Krieser
KENNETH M. KRIESER
(Member, Southern Oregon Development, LLC)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named KENNETH M. KRIESER, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Southern Oregon Development, LLC.

Subscribed and sworn to before me this 2nd day of June, 20 06.

(SIGN) Lindsey Troutman
Lindsey Troutman NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 401862
MY COMMISSION EXPIRES January 26, 2010

WE, PEOPLE'S BANK OF COMMERCE, are the undersigned beneficiary of a certain Trust Deed, dated September 16, 2005, and recorded September 22, 2005, as Instrument No. 2005-057961, 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.

Signed this 2nd day of June, 20 06.

Lindsey Troutman
Title: President

Before me:
(SIGN) Lindsey Troutman
Lindsey Troutman NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 401862
MY COMMISSION EXPIRES January 26, 2010

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

***** APPROVALS *****

Examined and approved this 2nd day of June, 20 06.

Frank Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 2nd day of June, 20 06.

Jim Hardy
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 6th day of JUNE, 20 06.
(City of Eagle Point File No. 05-06-01,CUP)

David P. Marshall
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 6th day of June, 20 06.

Amanda Kirkpatrick, 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 the 6th day of June, 20 06.

James Clark, Deputy
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

Carl Gans
DISTRICT ENGINEER

Approved for Recording.

David Cannon 6/6/06
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Filed for record, this 6th day of JUNE, 20 06, at 3:09 o'clock P m, and recorded in Volume 32 of Plats on page 44 of the Records of Jackson County, Oregon.

By: Kathleen S Beckett
COUNTY CLERK

Barbara J Shaw
DEPUTY

** RECEIVED **
Date 6-6-06 By MB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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Bary D. Kaiser
 SURVEYOR

Located in the East-Half of Section 34, T.35S.,R.1W., W.M.,
 City of Eagle Point, Jackson County, Oregon

MAY 2, 2006

SURVEY FOR:
 Southern Oregon Development LLC
 1245 North Riverside, Suite 16
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SURVEY BY:
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 19754 Highway 62
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SCALE: 1" = 50'

LEGEND

- o = Found 5/8" Rebar with Plastic Cap - BHE
- = Found 5/8" Rebar with Aluminum cap marked "B KAISER RLS 52923"
- ▲ = Set Lead/Tack/Washer Marked "LS 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

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.

RVS = Rogue Valley Sewer
 () = Record/EAGLE POINT MEADOWS

P.W.E. = Private Water Line Easement
 P.S.D.E. = Private Stormdrain Easement
 BHE = BARTON HILLS ESTATES - PHASE 1
 EPM = EAGLE POINT MEADOWS

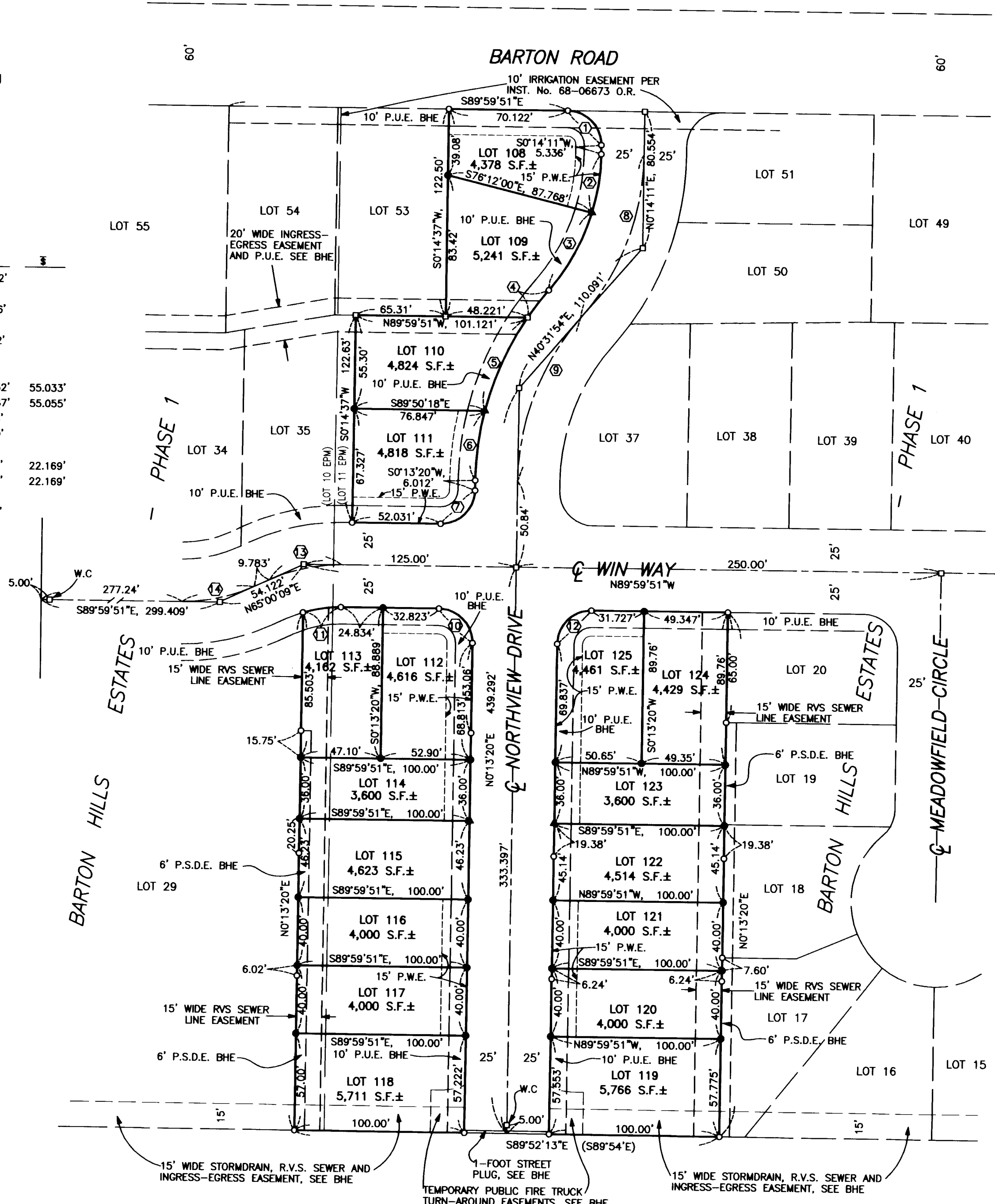
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Replat of Lots 21, 22, 23, 24, 25, 26, 27, 28, 36 and 52 of BARTON HILLS ESTATES - PHASE 1.

PROCEDURE: The Plat of BARTON HILLS ESTATES - PHASE 1 was used to locate the Lot boundaries. The Lots were located per the approved tentative plat.

BASIS OF BEARINGS
 BARTON HILLS ESTATES - PHASE 1

CURVE DATA				
Δ	R	L	LC	Δ
①	90°14'02"	20.00'	31.498'	N44°52'50"W, 28.342'
②	16°04'33"	125.00'	35.072'	S8°16'28"W, 34.957'
③	24°13'10"	125.00'	52.839'	S28°25'19"W, 52.446'
④	6°43'32"	175.00'	20.542'	S37°10'08"W, 20.53'
⑤	19°58'06"	175.00'	60.99'	N23°49'19"E, 60.682'
⑥	13°36'56"	175.00'	41.586'	N7°01'48"E, 41.489'
⑦	89°46'49"	20.00'	31.339'	S45°06'44"W, 28.23'
⑧	40°17'43"	150.00'	105.492'	N20°23'03"E, 103.332'
⑨	40°18'34"	150.00'	105.53'	N20°22'37"E, 103.367'
⑩	90°13'11"	20.00'	31.493'	S44°53'16"E, 28.338'
⑪	17°17'02"	75.00'	22.625'	N81°21'38"E, 22.539'
⑫	89°46'49"	20.00'	31.339'	N45°06'44"E, 28.23'
⑬	25°00'00"	100.00'	43.633'	N77°30'09"E, 43.288'
⑭	25°00'00"	100.00'	43.633'	N77°30'09"E, 43.288'
⑮	21°06'37"	20.00'	7.369'	S39°13'03"E, 7.327'
⑯	72°45'36"	50.00'	63.495'	S13°23'33"E, 59.314'



** RECEIVED **
 Date 6-6-06 By *B.D.K.*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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

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