

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

PA#03/04-04:SUB/PUD/CUP  
EXAMINED AND APPROVED by the City Administrator/Planning Director of the City of Eagle  
Point this 3<sup>RD</sup> day of July, 2006.

Attest: David A. Russell - City Administrator

EXAMINED AND APPROVED this 6<sup>TH</sup> day of July, 2006.

Robert Roberts  
County Surveyor

EXAMINED AND APPROVED this 30<sup>th</sup> day of June, 2006.

John Hendry  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of July 6, 2006.

William Johnson, Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid  
as of July 6, 2006.

Patty Budzone, Deputy  
Tax Collector

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

Know all men by these presents that SMITH-WOOTON REAL ESTATE, LLP is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into the Lots and Common Areas as shown hereon, and does hereby dedicate to the public for public use the Streets together with that area shown on Sheet 2 & 3 labeled as Public Utility Easement (PUE) and Sanitary Sewer Easement (SSE) and does hereby make and establish the Private Sanitary Sewer Easement (PSSE), Private Storm Drainage Easement (PSDE) and Shared Driveway Easement (SDE) for the the benefit and use by the Lots as shown and does hereby designate said Subdivision as STERLING ESTATES.

STERLING ESTATES

A PLANNED COMMUNITY  
Located in the S.W. 1/4 of Sec. 2, T.36S, R.1W., W.M.  
City of Eagle Point Jackson County, Oregon.  
(PA#03/04-04:SUB/PUD/CUP)

SURVEY FOR:

ELDEN SMITH  
9171 STERLING CREEK ROAD  
JACKSONVILLE, OR 97530

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OR 97501  
PH: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

DATE:

JUNE 20, 2006

EXAMINED AND APPROVED this 22<sup>nd</sup> day of  
June, 2006.

Carlus  
District Engineer  
Rogue Valley Sewer Services

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

Filed for record this 6<sup>th</sup> day of July, 2006, at 2:42 o'clock  
P.M., and recorded in Volume 32 of Plats at Page 52 of the Records  
of Jackson County, Oregon and Document No. 2006-034575, ORJCO.

Kathleen S. Bickett County Clerk  
Carmen D. Helman Deputy

Covenants, Conditions and Restrictions recorded as Doc. 2006-034573, ORJCO.

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

The Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of Section 2, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, lying North of the North line of Stevens Road.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

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

PURPOSE: To survey and monument the corners of the Lots, Streets & Common Areas of STERLING ESTATES. See City PA#03/04-04:SUB/PUD/CUP. The controlling deed is Doc. #2004-046362, ORJCO.

PROCEDURE: Made ties to monuments of record as shown on Sheet 2 & 3 to control this Survey. Held the centerline of Stevens Road as monumented and as shown. Computed the corner positions of the lots, streets & common areas per the approved Tentative Plat and set monuments as shown on Sheets 2 & 3.

Elden Smith  
ELDEN SMITH, MEMBER  
SMITH-WOOTON REAL ESTATE, LLP

Randy D. Wooton  
RANDY D. WOOTON, MEMBER  
SMITH-WOOTON REAL ESTATE, LLP

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Elden Smith, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Smith-Wooton Real Estate, LLP.

Dated this 21<sup>st</sup> day of June, 2006.

Karen L. Lafitte  
Karen L. Lafitte Notary Public - Oregon  
Commission No. 402251  
My Commission Expires March 20, 2010

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Randy D. Wooton, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Smith-Wooton Real Estate, LLP.

Dated this 21<sup>st</sup> day of June, 2006.

Karen L. Lafitte  
Karen L. Lafitte Notary Public - Oregon  
Commission No. 402251  
My Commission Expires March 20, 2010

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs  
SURVEYOR

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From PEOPLE'S BANK OF COMMERCE recorded as Document No. 2006-034572, ORJCO.

APPROVED FOR RECORDING.

David A. Russell  
COUNTY COMMISSIONER/ADMINISTRATOR  
July 6, 2006  
DATE

\*\*\* RECEIVED \*\*\*  
DATE 7-6-06 BY BB  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY FOR:**  
ELDEN SMITH  
9171 STERLING CREEK ROAD  
JACKSONVILLE, OR 97530

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OR 97501  
PH: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

**DATE:**  
JUNE 20, 2006

# STERLING ESTATES

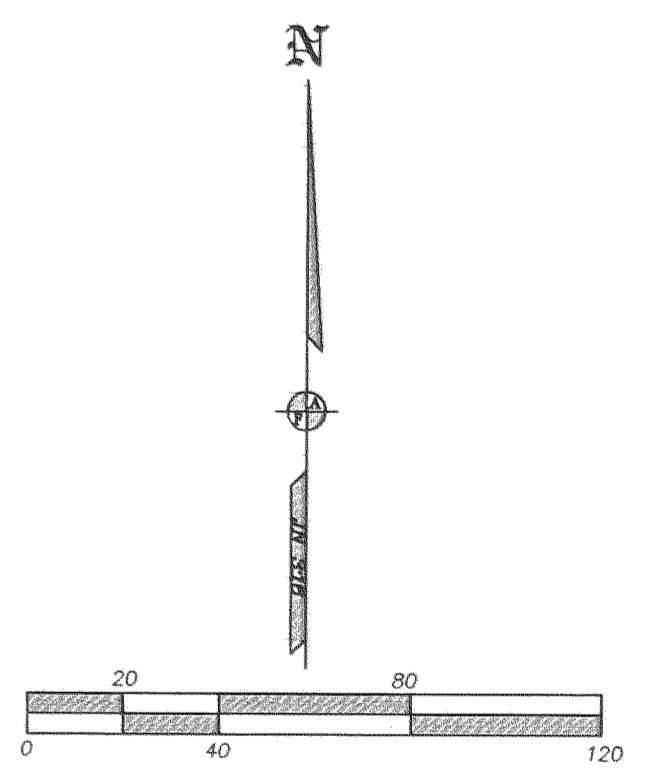
A PLANNED COMMUNITY  
Located in the S.W. 1/4 of Sec. 2, T.36S., R.1W., W.M.  
City of Eagle Point Jackson County, Oregon.  
(PA#03/04-04.SUB/PUD/CUP)

**EASEMENTS OF RECORD**  
POWER EASEMENTS PER V.239, P.358 & V.426, P.197, JCDR  
CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.

**LEGEND**

- ⊙ = FD. BRASS DISK IN CONCRETE. SEE FS4166.
- ⊗ = FD. 1/2" IRON PIPE PER FS4166.
- ⊕ = FD. 5/8" IRON PIN W/ ALUM. CAP MKD. KAISER RLS803 PER FS13659 OR 15236.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS4820, 9410 OR 15236.
- ⊙ = SET 5/8" x 30" IRON PIN W/ ALUMINUM CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. & PK NAIL IN DRILL HOLE IN SANDSTONE.
- SDE(#)= SHARED DRIVEWAY EASEMENT (LOTS WITH RIGHT TO USE).
- PSSE(#)= PRIVATE SANITARY SEWER EASEMENT (LOTS WITH RIGHT TO USE).
- JCDR = JACKSON COUNTY DEED RECORDS.
- PSDE(#)= PRIVATE STORM DRAINAGE EASEMENT (LOTS WITH RIGHT TO USE).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- C1/L1 = SEE COURSE DATA TABLES ON SHEET 3.
- PUE = PUBLIC UTILITY EASEMENT.
- ( ) = RECORD DATA PER SUMMIT ADDITION.
- SSE = PUBLIC SANITARY SEWER EASEMENT.
- PI = POINT OF INTERSECTION.
- WLE = WATER LINE EASEMENT PER V.336, P.259, JCDR.
- CA = COMMON AREA.

**BASIS OF BEARINGS**  
CENTERLINE OF STEVENS ROAD AS SHOWN ON FS9168.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



SEE SHEET 3

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Jan E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jan E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

\*\* RECEIVED \*\*  
DATE 7-6-06 BY *BB*  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 2 OF 3  
02250FM

SURVEY FOR:  
ELDEN SMITH  
9171 STERLING CREEK ROAD  
JACKSONVILLE, OR 97530

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
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JUNE 20, 2006

# STERLING ESTATES

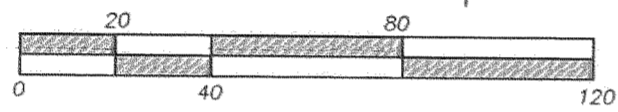
## A PLANNED COMMUNITY

Located in the S.W. 1/4 of Sec. 2, T.36S., R.1W., W.M.  
City of Eagle Point Jackson County, Oregon.  
(PA#03/04-04.SUB/PUD/CUP)

### LEGEND

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- WC = WITNESS CORNER.
- C1/L1 PUE = SEE COURSE DATA TABLES THIS SHEET.
- PUE = PUBLIC UTILITY EASEMENT.
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- CA = WATER LINE EASEMENT PER V.336, P.259, JC DR.
- CA = COMMON AREA.

BASIS OF BEARINGS  
CENTERLINE OF STEVENS ROAD AS SHOWN ON FS9168.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



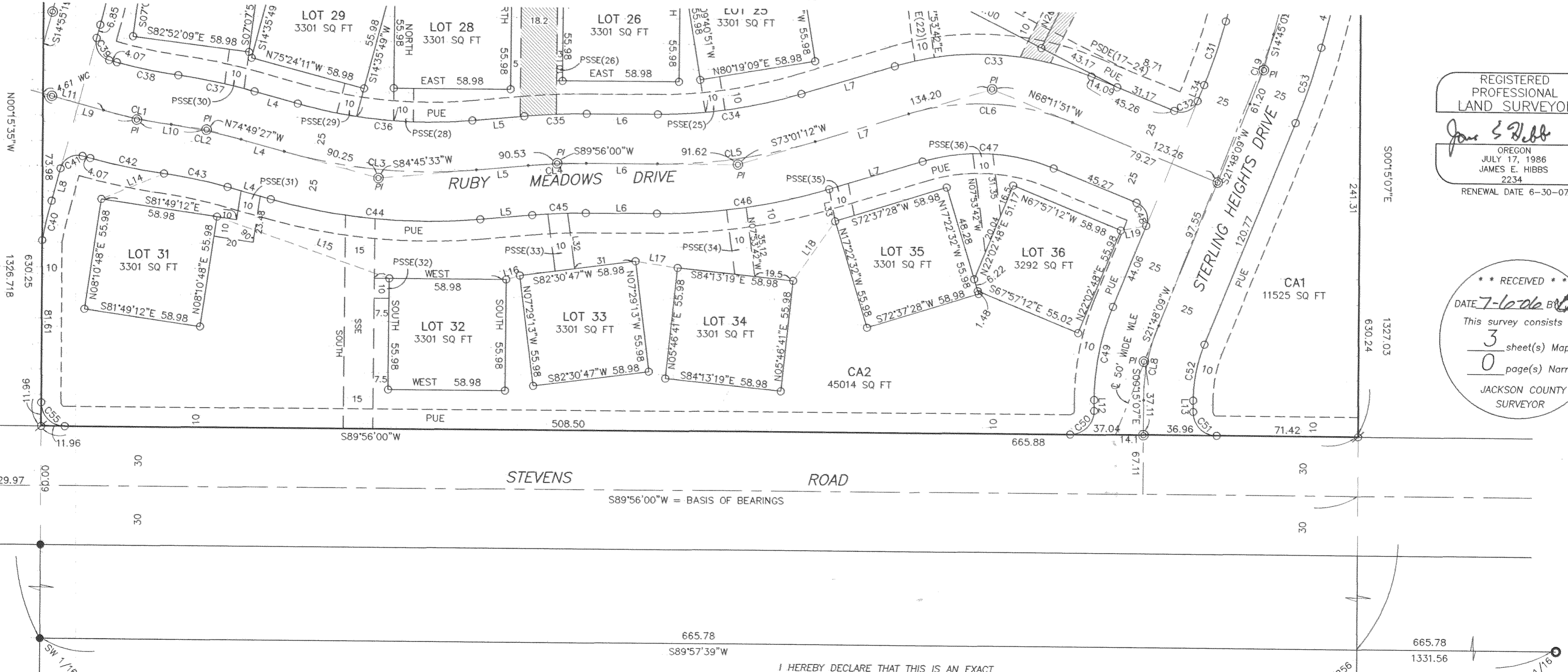
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°59'55"	14.14	9.00	S45°15'33"E 12.73
C2	06°13'44"	54.36	500.00	N87°08'39"W 54.33
C3	07°55'07"	69.10	500.00	N80°04'13"W 69.05
C4	06°34'12"	57.33	500.00	N72°49'34"W 57.30
C5	05°02'28"	43.99	500.00	N67°01'13"W 43.98
C6	25°45'32"	224.79	500.00	N77°22'45"W 222.90
C7	82°44'04"	13.00	9.00	N74°07'59"E 11.90
C8	27°15'36"	40.44	85.00	S46°23'45"W 40.06
C9	29°54'29"	44.37	85.00	S74°58'48"W 43.87
C10	57°10'06"	84.81	85.00	S61°21'00"W 81.34
C11	35°41'07"	14.95	24.00	N17°46'36"E 14.71
C12	35°41'07"	14.95	24.00	S17°54'31"E 14.71
C13	15°54'05"	76.32	275.00	S71°19'02"E 76.08
C14	112°57'26"	17.74	9.00	S06°53'16"E 15.01
C15	40°20'36"	24.64	35.00	S69°45'45"W 24.14
C16	90°00'05"	14.14	9.00	S44°44'27"W 12.73
C17	08°38'10"	67.83	450.00	N85°56'26"W 67.76
C18	09°10'08"	72.01	450.00	N77°02'17"W 71.93
C19	09°05'14"	71.37	450.00	N67°54'36"W 71.30
C20	26°53'31"	211.21	450.00	N76°48'45"W 209.28
C21	08°38'10"	52.91	351.00	N85°56'26"W 52.86
C22	09°10'08"	56.17	351.00	N77°02'17"W 56.11
C23	09°05'14"	55.67	351.00	N67°54'36"W 55.61
C24	01°15'51"	7.74	351.00	N63°59'55"W 7.74
C25	25°37'41"	157.00	351.00	N77°26'40"W 155.69
C26	13°27'54"	77.79	331.00	N83°31'34"W 77.61
C27	02°01'56"	11.53	325.00	N00°45'23"E 11.53
C28	13°08'58"	74.59	325.00	N08°20'50"E 74.42

NUM	DELTA	ARC	RADIUS	LONG CHORD
C29	15°10'54"	86.12	325.00	N07°19'52"E 85.86
C30	84°09'27"	13.22	9.00	N27°19'41"W 12.06
C31	07°03'07"	33.85	275.00	N18°16'35"E 33.83
C32	90°00'00"	14.14	9.00	N66°48'09"E 12.73
C33	38°46'57"	101.53	150.00	N87°35'19"W 99.60
C34	16°54'48"	73.80	250.00	N81°28'36"E 73.53
C35	05°10'27"	31.61	350.00	S87°20'47"W 31.60
C36	20°25'00"	89.08	250.00	S85°01'57"E 88.61
C37	7°30'49"	39.34	300.00	N78°34'52"W 39.31
C38	7°15'35"	31.68	250.00	S78°42'29"E 31.66
C39	90°00'00"	14.14	9.00	S30°04'41"E 12.73
C40	04°16'10"	20.49	275.00	S12°47'14"W 20.49
C41	90°00'00"	14.14	9.00	S59°55'19"W 12.73
C42	7°15'35"	38.01	300.00	S78°42'29"E 37.99
C43	7°30'49"	32.78	250.00	N78°34'52"W 32.76
C44	20°25'00"	106.90	300.00	S85°01'57"E 106.34
C45	05°10'27"	27.09	300.00	S87°20'47"W 27.08
C46	16°54'48"	88.56	300.00	N81°28'36"E 88.24
C47	38°46'57"	67.69	100.00	N87°35'19"W 66.40
C48	90°00'00"	14.14	9.00	N23°11'51"W 12.73
C49	22°03'16"	48.12	125.00	S10°46'31"W 47.82
C50	90°11'07"	18.89	12.00	N44°50'27"E 17.00
C51	89°48'53"	18.81	12.00	S45°09'33"E 16.94
C52	22°03'16"	28.87	75.00	S10°46'31"W 28.69
C53	07°03'07"	40.00	325.00	N18°16'35"E 39.98
C54	79°55'12"	12.55	9.00	S54°42'38"W 11.56
C55	89°48'25"	18.81	12.00	S45°09'48"E 16.94
C56	6°02'25"	34.26	325.00	S66°23'12"E 34.25

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°03'57"W	17.00	L18	N34°49'01"E	36.76
L2	N89°56'03"E	22.00	L19	N79°15'15"E	13.01
L3	N89°44'29"E	13.89	L20	S28°15'55"E	26.86
L4	N74°49'27"W	22.67	L21	S63°17'19"E	9.50
L5	S84°45'33"W	26.32	L22	N22°47'11"E	2.25
L6	S89°56'00"W	36.05	L23	N74°33'58"E	12.05
L7	S73°01'12"W	49.32	L24	N78°42'21"E	1.43
L8	N14°55'19"E	16.92	L25	N26°20'06"E	13.19
L9	N75°04'41"W	49.13	L26	S89°44'25"W	3.00
L10	S82°20'17"E	35.50	L27	S00°15'35"E	16.81
L11	S75°04'41"E	38.07	L28	S00°15'35"E	16.00
L12	S00°15'07"E	5.50	L29	S00°15'35"E	7.49
L13	S00°15'07"E	5.74	L30	S34°24'34"W	7.37
L14	N67°24'01"E	34.04	L31	N35°41'31"W	16.56
L15	S70°52'40"E	92.49	L32	N07°53'42"W	28.25
L16	N73°35'40"E	7.19	L33	S11°11'13"E	16.47
L17	S81°30'00"E	21.60	L34	S21°48'09"W	8.71

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
CL1	7°15'35"	34.84	275.00	S78°42'29"E 34.82	17.445
CL2	7°30'49"	36.06	275.00	N78°34'52"W 36.04	18.055
CL3	20°25'00"	97.99	275.00	S85°01'57"E 97.47	49.52
CL4	05°10'27"	29.35	275.00	S87°20'47"W 29.34	14.68
CL5	16°54'48"	81.18	275.00	N81°28'36"E 80.88	40.89
CL6	38°46'57"	84.61	125.00	N87°35'19"W 83.00	44.00
CL7	15°10'54"	79.49	300.00	N07°19'52"E 79.26	39.98
CL8	22°03'16"	38.49	100.00	S10°46'31"W 38.25	19.49
CL9	07°03'07"	36.92	300.00	N18°16'35"E 36.90	18.48
CL10	26°53'31"	222.94	475.00	N76°48'45"W 220.90	
CL11	16°49'36"	88.10	300.00	S71°46'48"E 87.79	44.37
CL12	63°18'02"	66.29	60.00	S58°17'02"W 62.97	36.98

SEE SHEET 2



REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-07

\*\* RECEIVED \*\*  
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 JACKSON COUNTY SURVEYOR

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*James E. Hibbs*  
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.