

# BARTON HILLS ESTATES - PHASE 2

Located in the Lots 18 & 19 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

July 17, 2006

**SURVEY FOR:**  
Southern Oregon Development LLC  
P.O. Box 1926  
Jacksonville, OR. 97230

**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 of 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:

**TRACT A:**  
Lot Eighteen (18) of EAGLE POINT MEADOWS located in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record.

**TRACT B:**  
Lot Nineteen (19) of EAGLE POINT MEADOWS located in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record.

Bary D Kaiser  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

Known all men by these presents, that SOUTHERN OREGON DEVELOPMENT, LLC, an Oregon Limited Liability Company hereafter referred to as Declarant, is the owner of the lands hereon described, and has caused the same to be subdivided into Lots, Streets and Alley as shown sheets 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, and does hereby dedicate to the public for public use the streets and Alley together with all public utility easements (PUE) as shown on Sheet 2. Declarant does also hereby dedicate to the City of Eagle Point that 25 foot wide stormdrain detention basin easement across Lot 68 as shown on Sheet 2, and does also hereby dedicate to the City of Eagle Point that "temporary public fire truck turn-around easement" as shown on Sheet 2 across Lots 77 and 90. Upon the dedication of the extension of Nottingham Terrace and Sheffield Drive these temporary easements will no longer be needed and will expire. Declarant does also hereby create for the benefit of Lots 85-91 that 5-foot wide private stormdrain easement across Lots 84-90 as shown on Sheet 2. We hereby designate said subdivision as BARTON HILLS ESTATES - PHASE 2.

I, the declarant, hereby grant to the City of Eagle Point in Fee simple the area designated on Sheets 2 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, I HAVE SET MY HAND AND SEAL THIS 15 DAY, OF August, 2006.

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 and it was signed on behalf of Southern Oregon Development, LLC.

Subscribed and sworn to before me this 15th day of August, 2006.

(SIGN) Lindsey Trautman  
Lindsey Trautman 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 December 16, 2005, and recorded December 19, 2005, as Instrument No. 2005-076615, Official Records of Jackson County, Oregon. Modified by Trust Deed recorded June 2, 2006 as Instrument No. 2006-028523 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 15 day of August, 2006.

JP / Carol Lewis Hoff  
Title: VP / Carol Lewis Hoff

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

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

Examined and approved this 16<sup>th</sup> day of August, 2006.

Ronald Roberts  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 28<sup>th</sup> day of August, 2006.

Jim Higley For John Harney  
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 28<sup>th</sup> day of August, 2006.

David A. Russell  
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 29<sup>th</sup> day of August, 2006.

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 27<sup>th</sup> day of August, 2006.

Carve Jensen, Deputy  
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

Carl Taylor  
DISTRICT ENGINEER

Approved for Recording.

David Smith August 29, 2006  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Filed for record, this 29<sup>th</sup> day of August, 2006, at 3:52 o'clock P m, and recorded in Volume 32 of Plats on page 71 of the Records of Jackson County, Oregon.

By: KATHLEEN S. BECKETT  
COUNTY CLERK

KAREN ALONZO  
DEPUTY

\*\* RECEIVED \*\*  
Date 8-29-06 By KB  
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

# BARTON HILLS ESTATES - PHASE 2

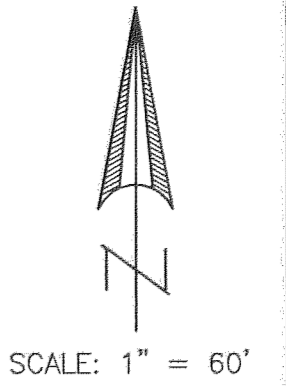
Located in the Lots 18 & 19 of EAGLE POINT MEADOWS and in the East-Half of Section 34, T.35S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

July 17, 2006

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



### CURVE DATA

Δ	R	L	LC
①	89°45'58"	20.00'	31.334' S45°07'10"W, 28.226'
②	90°14'02"	20.00'	31.498' N44°52'50"W, 28.342'
③	89°45'58"	20.00'	31.334' S45°07'10"W, 28.226'
④	90°14'02"	20.00'	31.498' S44°52'50"E, 28.342'
⑤	89°45'58"	20.00'	31.334' S45°07'10"W, 28.226'
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⑩	90°14'02"	20.00'	31.498' S44°52'50"E, 28.342'



- LEGEND**
- = Found Monument as Indicated
  - △ = Found 5/8" Rebar with Plastic Cap - BHE1
  - = Found 5/8" Rebar with Aluminum Cap - BHE1
  - ⊗ = Set Lead/Tack/Brass Washer Stamped "LS 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
  - R.M. = Reference Monument
  - 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
  - BHE1 = BARTON HILLS SUBDIVISION-PHASE 1
  - EPM = EAGLE POINT MEADOWS
  - BHE1-1B = BARTON HILLS SUBDIVISION - PHASE 1 - UNIT 1B
  - ( ) = Record/EAGLE POINT MEADOWS
  - (( )) = Record/S.N. 3270
  - PSDE = PRIVATE STORMDRAIN EASEMENT
  - x-x- = Fence

- EASEMENTS SHOWN ON CURRENT TITLE REPORT**
- Irrigation Easements Disclosed in Vol. 240, Page 438 D.R. and Vol. 241, Page 104 D.R. refer to Eagle Point Irrigation District right to maintain and use canals and as part of their water distribution system. All ditches have been removed from subject property.
  - Irrigation Easement referred to in Inst. 92-38882 O.R. pertains to Eagle Point Irrigation Easements disclosed in Vol. 240, Page 438 D.R. and Vol. 241, Page 104 D.R. and to the use of private ditch across a portion of subject property benefiting Lot 20 of EAGLE POINT MEADOWS. All irrigation ditches have been removed from subject property.
  - Stormdrain Easement recorded in Inst. N. 2006-022170 O.R. pertains to a 15' wide easement across adjoining property for outflow from detention pond area located at the Northwestern corner of subject property.

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

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

**PURPOSE:** Subdivision of tracts described in Inst. Nos. 2004-042575 O.R., and 2004-042577 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.

\*\* RECEIVED \*\*  
Date 8-27-06 By *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR