

***** APPROVALS *****

PA#05/06-04:SPR/CUP/PUD
EXAMINED AND APPROVED by the City Administrator/Planning Director of the City of Eagle

Point this 27TH day of NOVEMBER, 2006.

Attest: David A. Russell

EXAMINED AND APPROVED this 12TH day of September, 2006.

Robert Roberts
County Surveyor

EXAMINED AND APPROVED this 26TH day of October, 2006.

Jim Husley
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of APRIL 16, 2007.

Nena Crawford Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of April 16th, 2007.

Case A. Juvenon Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that GREGORY D. MAJOR and DEBRA K. MAJOR, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the Lots as shown hereon, and we do hereby dedicate to the public for public use the Right of Way Dedication and the Public Utility Easement (PUE) as shown on Sheet 2 and we do hereby designate said Subdivision as NEVA ESTATES.

Gregory D. Major
GREGORY D. MAJOR

Debra K. Major
DEBRA K. MAJOR

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Gregory D. Major and Debra K. Major, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 11th day of September, 2006.

Karen L. Lafitte
Notary Public - Oregon
Commission No. 402751
My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

From DONALD W. BERRY and DAVID S. CHIRGWIN recorded as Document No. 2007-18056, ORJCO.

NEVA ESTATES

A Planned Community

In Lot 6, Block 7 of DALEY AND EMERY'S ADDITION
& located in the N.E. 1/4 of Sec. 3, T.36S., R.1W., W.M.
City of Eagle Point Jackson County, Oregon
(PA#05/06-04:SPR/CUP/PUD)

SURVEY FOR:

GREG MAJOR
2633 KERRISDALE DRIVE
MEDFORD, OR 97504

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:

SEPTEMBER 6, 2006

EXAMINED AND APPROVED this 18 day of
October, 2006.

John S. Bibb
District Engineer
Rogue Valley Sewer Services

*** RECORDER'S CERTIFICATE ***

Filed for record this 16 day of APRIL, 2007, at 11:54 o'clock
A.M., and recorded in Volume 33 of Plats at Page 23 of the Records
of Jackson County, Oregon and Document No. 2007-18057, ORJCO.

Keathleen S Beckett
County Clerk

Barbara J SHAW
Deputy

~~Declarations, Conditions and Restrictions recorded as Doc. _____, 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:

Lot Six (6) in Block Seven (7) of the DALEY AND EMERY ADDITION to the Town of Eagle Point, Jackson County Oregon, according to the official plat thereof, now of record. TOGETHER WITH that portion of the vacated alley adjoining that inured thereto by Ordinance No. 11-57 recorded April 2, 1992 in No. 92-09203, Official Records of Jackson County, Oregon.

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 of NEVA ESTATES. See City PA#05/06-04:SPR/CUP/PUD.

PROCEDURE: Made ties to monuments of record as shown on Sheet 2 to control this Survey. Used map record data per FS12389 to compute the centerline of Neva Street. and the centerline of the vacated alley. Computed the lot corner positions per the approved Tentative Plat and set monuments as shown on Sheet 2. The controlling deed for the subject property is Doc. #2006-019142, ORJCO.

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

James E. Hibbs
SURVEYOR

APPROVED FOR RECORDING.

David S. Chirgwin
COUNTY COMMISSIONER/ADMINISTRATOR

4-16-07
DATE

*** RECEIVED ***
DATE 4-16-07 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 1 OF 2

SURVEY FOR:
GREG MAJOR
2633 KERRISDALE DRIVE
MEDFORD, OR 97504

SURVEY BY:
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SEPTEMBER 6, 2006

NEVA ESTATES
A Planned Community
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& located in the N.E. 1/4 of Sec. 3, T.36S, R.1W., W.M.
City of Eagle Point Jackson County, Oregon
(PA#05/06-04:SPR/CUP/PUD)

LEGEND:

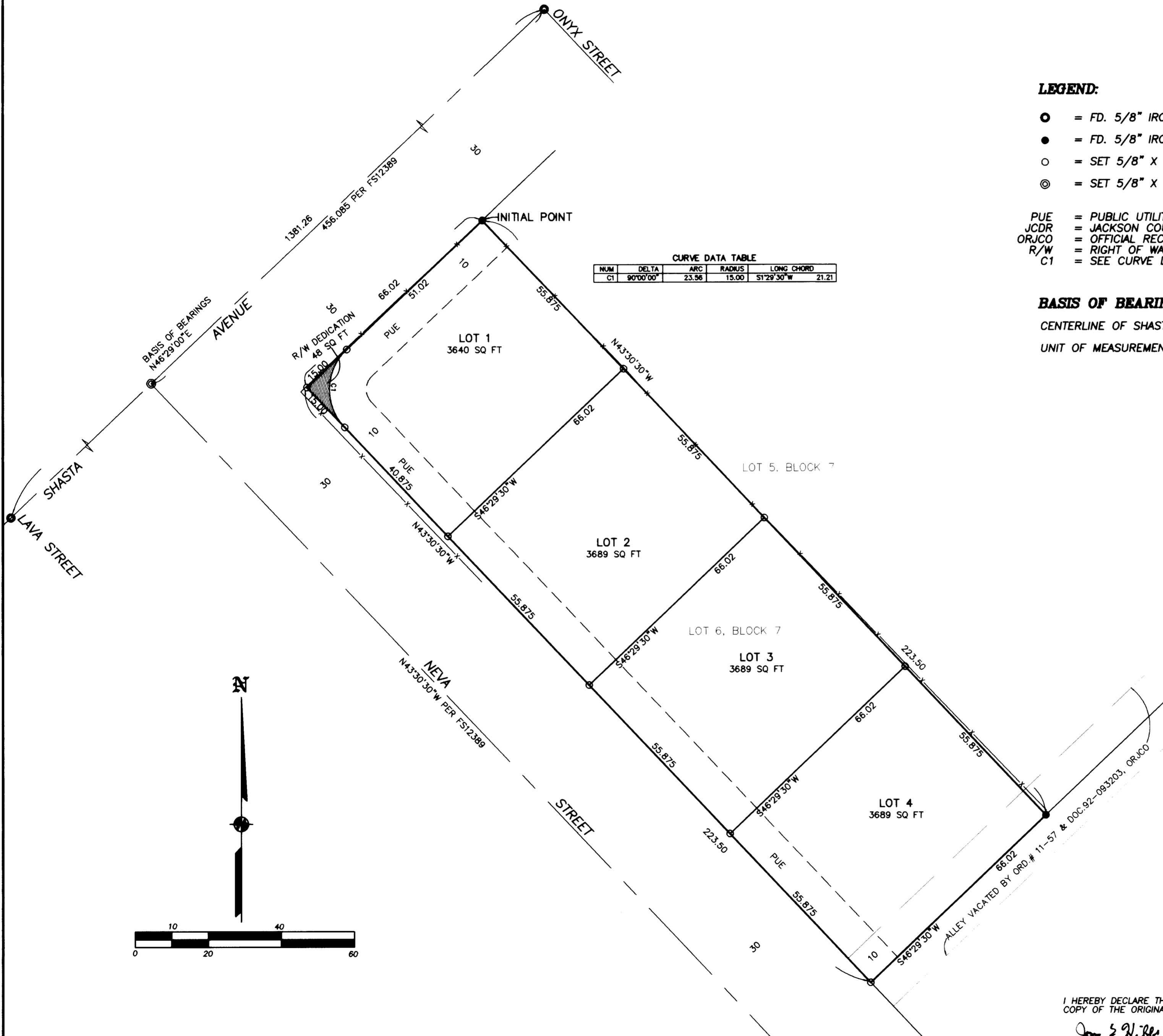
- = FD. 5/8" IRON PIN IN CONCRETE PER FS2327.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. FARBER PLS2189 PER FS18279.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT.
JCDCR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
R/W = RIGHT OF WAY
C1 = SEE CURVE DATA TABLE.

BASIS OF BEARINGS

CENTERLINE OF SHASTA AVENUE PER FS12389 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°00'00"	23.96	15.00	S1°29'30"W 21.21



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DATE 4-16-07 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

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James E. Hibbs
SURVEYOR

SHEET 2 OF 2
05197FM