

CREEKSIDE CENTER

LOCATED IN:
PARCEL NO. 1 OF PARTITION PLAT NO. P-76-1993 IN
THE N.W. 1/4 OF SECTION 10, T.36S., R.1W., W.M.
IN THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that CREEKSIDE CENTER, LLC, an Oregon limited liability company, is the owner in fee simple of the lands hereon described, and has subdivided the same into lots as shown hereon, and the number of each lot and the 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 area being dedicated for street purposes as shown hereon and those easements labeled as public utility easements, and does hereby create the easement for installation and maintenance of a waterline and related facilities for the benefit of the City of Eagle Point as shown hereon, and does hereby create the 15.00 foot wide easement for construction and maintenance of a sidewalk and slope bank for the benefit of the City of Eagle Point as shown hereon, and does also hereby create a storm drain easement for access, construction and maintenance of creek drainage area, for the benefit of the City of Eagle Point as shown hereon, and does hereby designate said subdivision as CREEKSIDE CENTER.

CREEKSIDE CENTER LLC:

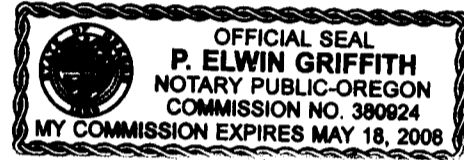
IN WITNESS WHEREOF, I have set my hand and seal this 13 day of July, 2007.

STATE OF OREGON }
County of Jackson } ss.

Mike Malepsy
MIKE MALEPSY
Managing member

The foregoing instrument was acknowledged before me this 13 day of July, 2007, by MIKE MALEPSY as Managing Member of CREEKSIDE CENTER LLC, an Oregon Limited Liability Company.

Before me: P. Elwin Griffith
Notary



EVERGREEN FEDERAL SAVINGS AND LOAN, THE UNDERSIGNED BENEFICIARY OF CERTAIN TRUST DEEDS DATED NOVEMBER 29, 2006 AND RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 2006-060425 AND DATED DECEMBER 17, 2006 AND RECORDED DECEMBER 27, 2006 AS DOCUMENT NO. 206-064397, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEEDS ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

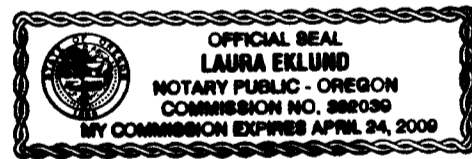
IN WITNESS HEREOF, SIGNED THIS 16 DAY OF July, 2007.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Jan M Betz
AUTHORIZED REPRESENTATIVE
EVERGREEN FEDERAL SAVINGS AND LOAN
Assist. Vice President
TITLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF July, 2007, BY Jan M Betz, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF EVERGREEN FEDERAL SAVINGS AND LOAN.

Before me: Laura Eklund
NOTARY



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON }
County of Jackson } ss

I, DOUGLAS C. MCMAHAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY.

PARCEL NO. 1 OF PARTITION PLAT NO. P-76-1993, RECORDED SEPTEMBER 16, 1993, IN RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 13652 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

Examined and approved this 16th day of July, 2007.

Roger Robert
Jackson County Surveyor

Examined and recommended for approval this 18th day of July, 2007.

J. H. Hardy
City Engineer

Examined and recommended for approval by Rogue Valley Sewer Services this 19th day of July, 2007.

John T. ...
District Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 7th day of August, 2007.

David Asthand, act'g
City Administrator/ Planning Director

Examined and approved as required by O.R.S. 92.100 as of August 9, 2007.

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 Aug. 9, 2007.

Mike Deputy
Tax Collector

APPROVED FOR RECORDING:

David Smith
County Commissioner/Administrator

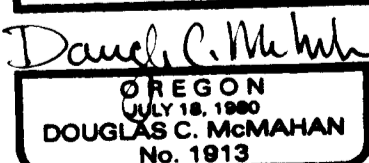
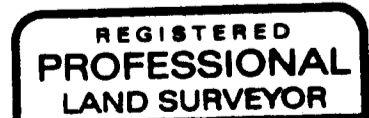
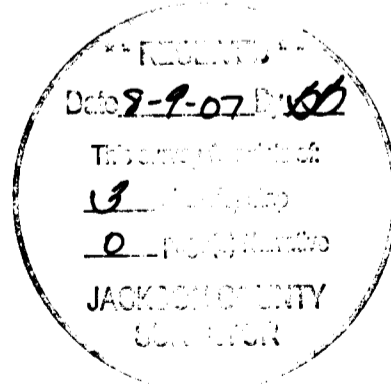
Aug 9, 2007
Date

*** RECORDERS CERTIFICATE ***

Filed for record this 9 day of AUGUST, 2007, at 2:59 o'clock P.M. and recorded in Volume 33 of Plats at page 50 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Barbara J. Shaw
Deputy



RENEWS 12/31/08

I certify this plat to be an exact photocopy of the original.

Douglas C. McMahan
SURVEYOR

INDEX
SHEET 2 OF 3 PLAT OF LOT INFORMATION
SHEET 3 OF 3 LOCATION OF EASEMENTS

CREEKSIDE CENTER

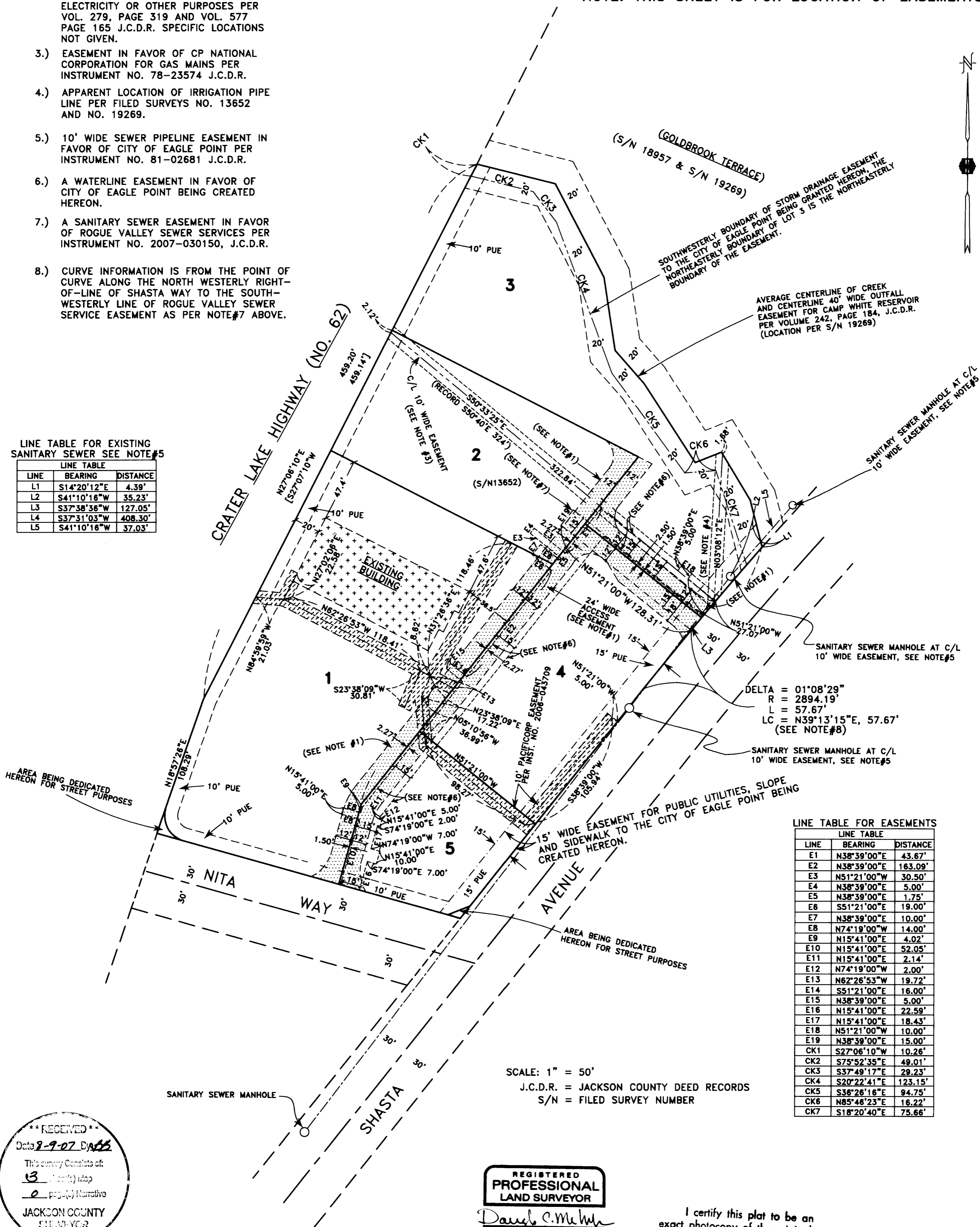
LOCATED IN:
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 IN THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

NOTE: THIS SHEET IS FOR LOCATION OF EASEMENTS

- NOTES:**
- 1.) ACCESS, PARKING AND MAINTENANCE AGREEMENT PER INSTRUMENT NO. 2007-016996 J.C.D.R.
 - 2.) EASEMENTS IN FAVOR OF PACIFICORP FOR TRANSMISSION OR DISTRIBUTION OF ELECTRICITY OR OTHER PURPOSES PER VOL. 279, PAGE 319 AND VOL. 577 PAGE 165 J.C.D.R. SPECIFIC LOCATIONS NOT GIVEN.
 - 3.) EASEMENT IN FAVOR OF CP NATIONAL CORPORATION FOR GAS MAINS PER INSTRUMENT NO. 78-23574 J.C.D.R.
 - 4.) APPARENT LOCATION OF IRRIGATION PIPE LINE PER FILED SURVEYS NO. 13652 AND NO. 19269.
 - 5.) 10' WIDE SEWER PIPELINE EASEMENT IN FAVOR OF CITY OF EAGLE POINT PER INSTRUMENT NO. 81-02681 J.C.D.R.
 - 6.) A WATERLINE EASEMENT IN FAVOR OF CITY OF EAGLE POINT BEING CREATED HEREON.
 - 7.) A SANITARY SEWER EASEMENT IN FAVOR OF ROGUE VALLEY SEWER SERVICES PER INSTRUMENT NO. 2007-030150, J.C.D.R.
 - 8.) CURVE INFORMATION IS FROM THE POINT OF CURVE ALONG THE NORTH WESTERLY RIGHT-OF-LINE OF SHASTA WAY TO THE SOUTH-WESTERLY LINE OF ROGUE VALLEY SEWER SERVICE EASEMENT AS PER NOTE#7 ABOVE.

LINE TABLE FOR EXISTING SANITARY SEWER SEE NOTE#5

LINE	BEARING	DISTANCE
L1	S14°20'12"E	4.39'
L2	S41°10'18"W	35.23'
L3	S37°38'36"W	127.05'
L4	S37°31'03"W	408.30'
L5	S41°10'16"W	37.03'



AVERAGE CENTERLINE OF CREEK AND CENTERLINE 40' WIDE OFFFALL EASEMENT FOR CAMP WHITE RESERVOIR PER VOLUME 242, PAGE 184, J.C.D.R. (LOCATION PER S/N 19269)

DELTA = 01°08'29"
 R = 2894.19'
 L = 57.67'
 LC = N39°13'15"E, 57.67'
 (SEE NOTE#8)

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
E1	N38°39'00"E	43.67'
E2	N38°39'00"E	163.09'
E3	N51°21'00"W	30.50'
E4	N38°39'00"E	5.00'
E5	N38°39'00"E	1.75'
E6	S51°21'00"E	19.00'
E7	N38°39'00"E	10.00'
E8	N74°19'00"W	14.00'
E9	N15°41'00"E	4.02'
E10	N15°41'00"E	52.05'
E11	N15°41'00"E	2.14'
E12	N74°19'00"W	2.00'
E13	N62°26'53"W	19.72'
E14	S51°21'00"E	16.00'
E15	N38°39'00"E	5.00'
E16	N15°41'00"E	22.59'
E17	N15°41'00"E	18.43'
E18	N51°21'00"W	10.00'
E19	N38°39'00"E	15.00'
CK1	S27°06'10"W	10.26'
CK2	S75°52'35"E	49.01'
CK3	S37°49'17"E	29.23'
CK4	S20°22'41"E	123.15'
CK5	S36°26'16"E	94.75'
CK6	N85°48'23"E	16.22'
CK7	S18°20'40"E	75.66'

SCALE: 1" = 50'
 J.C.D.R. = JACKSON COUNTY DEED RECORDS
 S/N = FILED SURVEY NUMBER

**** RECEIVED ****
 Date 8-9-07 By DAB
 This survey consists of:
13 page(s) map
2 page(s) narrative
JACKSON COUNTY
SURVEYOR

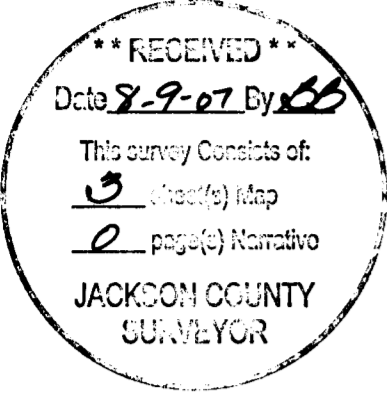
REGISTERED
PROFESSIONAL
LAND SURVEYOR
David C. McMahan
 OREGON
 JULY 18, 1980
 DOUGLAS C. McMAHAN
 No. 1913

I certify this plat to be an exact photocopy of the original.
David C. McMahan
 SURVEYOR

CREEKSIDE CENTER

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THE N.W. 1/4 OF SECTION 10, T.36S., R.1W., W.M.
IN THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

FOR:
CREEKSIDE CENTER, LLC
P.O. BOX 1004
SHADY COVE, OREGON 97539
(541) 878-2249



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

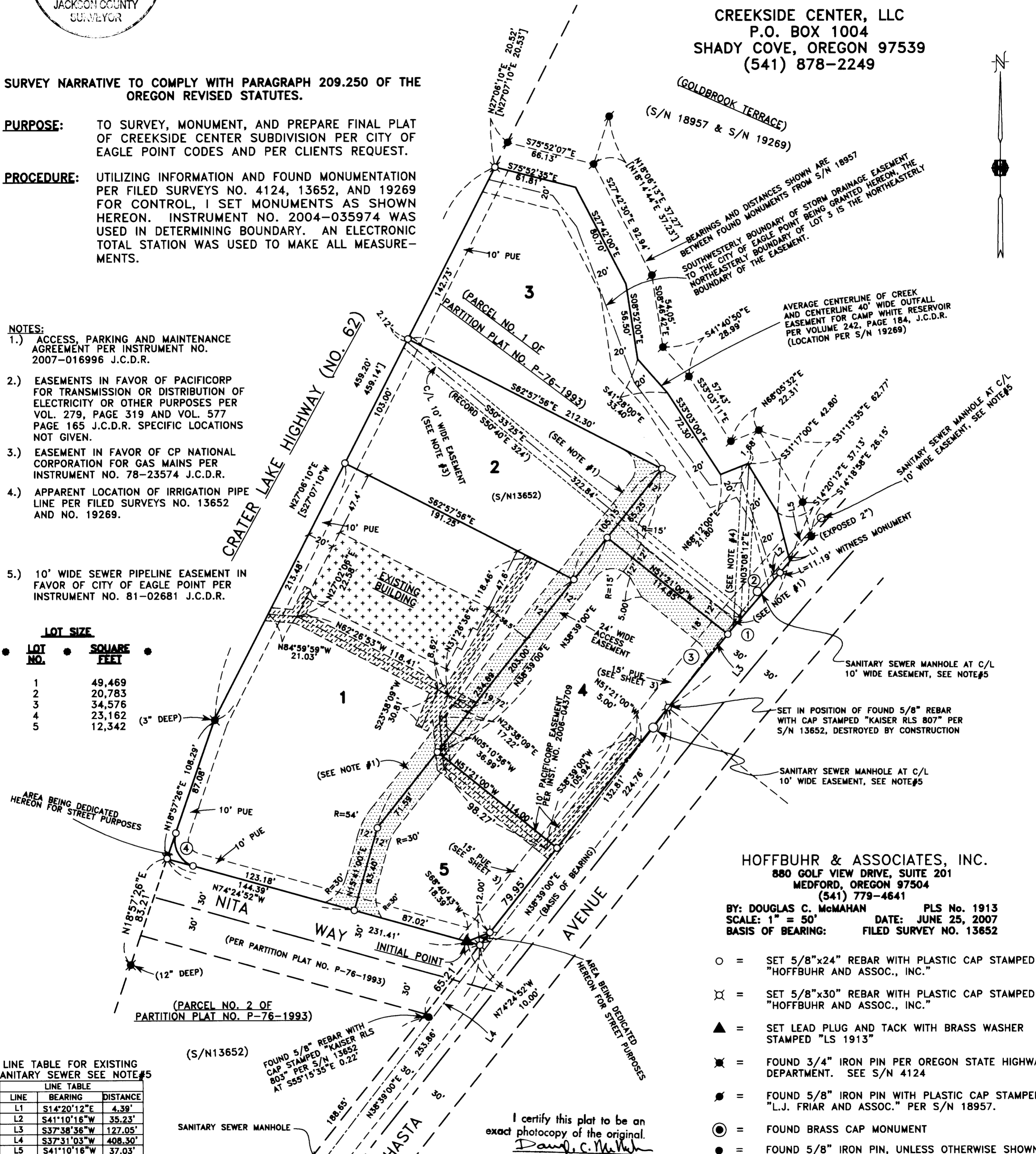
PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF CREEKSIDE CENTER SUBDIVISION PER CITY OF EAGLE POINT CODES AND PER CLIENTS REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 4124, 13652, AND 19269 FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2004-035974 WAS USED IN DETERMINING BOUNDARY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

- NOTES:**
- 1.) ACCESS, PARKING AND MAINTENANCE AGREEMENT PER INSTRUMENT NO. 2007-016996 J.C.D.R.
 - 2.) EASEMENTS IN FAVOR OF PACIFICORP FOR TRANSMISSION OR DISTRIBUTION OF ELECTRICITY OR OTHER PURPOSES PER VOL. 279, PAGE 319 AND VOL. 577 PAGE 165 J.C.D.R. SPECIFIC LOCATIONS NOT GIVEN.
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LOT SIZE

LOT NO.	SQUARE FEET
1	49,469
2	20,783
3	34,576
4	23,162
5	12,342



LINE TABLE FOR EXISTING SANITARY SEWER SEE NOTE#5

LINE	BEARING	DISTANCE
L1	S14°20'12"E	4.39'
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	02°47'42"	2894.79'	141.21'	141.94'	S40°02'51"W
2	01°24'20"	2894.79'	71.01'	71.01'	S40°44'32"W
3	01°23'22"	2894.79'	70.20'	70.20'	S39°20'41"W
4	93°22'18"	20.00'	32.59'	29.10'	N27°43'43"W

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DOUGLAS C. McMAHON PLS No. 1913
SCALE: 1" = 50' DATE: JUNE 25, 2007
BASIS OF BEARING: FILED SURVEY NO. 13652

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ▲ = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913"
- ✱ = FOUND 3/4" IRON PIN PER OREGON STATE HIGHWAY DEPARTMENT. SEE S/N 4124
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.J. FRIAR AND ASSOC." PER S/N 18957.
- ⊙ = FOUND BRASS CAP MONUMENT
- = FOUND 5/8" IRON PIN, UNLESS OTHERWISE SHOWN
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- [] = INFORMATION PER S/N 18957
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- S/N = FILED SURVEY NUMBER

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Douglas C. McMahon
SURVEYOR

