

HIDDEN VALLEY ESTATES, PHASE 1

Located In:

the Northwest 1/4 of Section 10
in Township 36 South,
Range 1 West, W.M.,
in the City of Eagle Point,
Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, KENNETH N. BROBERG, PAULETTE BROBERG, DOUGLAS R. LYSTRA, KATHY LYSTRA, JON E. BRITE, SHARON L. BRITE AND THOMAS RICCIARDI AND LINDA RICCIARDI, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE RICCIARDI LOVING TRUST DATED AUGUST 6, 1997, ARE THE OWNERS IN FEE SIMPLE OF OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AND STREETS 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. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE AREAS DESIGNATED FOR STREETS TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF EAGLE POINT IN FEE SIMPLE THOSE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT STREET PLUGS. BY ITS APPROVAL OF THIS PLAT, THE CITY OF EAGLE POINT DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE STREET PLUGS FOR PUBLIC STREET PURPOSES. WE HEREBY GRANT TO THE CITY OF EAGLE POINT A 15-FOOT STORM DRAIN EASEMENT OVER AND ACROSS LOT 13. WE HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, 15-FOOT SANITARY SEWER EASEMENTS OVER AND ACROSS LOTS 12 AND 16. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 2, 11 AND 12, 10-FOOT PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 3, 12 AND 13. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF THE EXISTING PARCEL ADJACENT TO AND SOUTHERLY OF LOT 13, A 5-FOOT EASEMENT FOR IRRIGATION WATER OVER AND ACROSS LOTS 9, 10, 11, 12 AND 13. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS, OF THE PROPERTIES ADJOINING THE WESTERLY RIGHT-OF-WAY LINE OF HIDDEN VALLEY DRIVE THAT USE THE WATER IN THE EXISTING IRRIGATION DITCH, A 10-FOOT EASEMENT FOR IRRIGATION WATER OVER AND ACROSS LOTS 1, 6 AND 8. IN THE EVENT THAT HIDDEN VALLEY DRIVE IS VACATED, OWNERSHIP WILL REVERT TO THE PROPERTIES AS DESCRIBED IN DOCS. NO. 02-48471 AND 03-12890, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. WE HEREBY DESIGNATE SAID SUBDIVISION AS HIDDEN VALLEY ESTATES, PHASE 1.

*** SURVEYOR'S CERTIFICATE ***

I, DAVID M. MINNECI, 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 BOUNDARY LINES:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 47, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE SOUTHERLY LINE OF SAID CLAIM, SOUTH 89°52'30" WEST 2903.36 FEET; THENCE SOUTH 00°11'12" WEST 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ALTA VISTA ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-018842, OFFICIAL RECORDS OF SAID JACKSON COUNTY AND BEING THE INITIAL POINT OF BEGINNING OF HIDDEN VALLEY ESTATES, PHASE 1; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°52'30" EAST 24.92 FEET TO THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT, SOUTH 00°11'12" WEST 800.36 FEET; THENCE, LEAVING SAID EASTERLY LINE, SOUTH 89°52'30" WEST 100.12 FEET; THENCE SOUTH 00°12'20" WEST 81.50 FEET; THENCE SOUTH 89°52'30" WEST 150.00 FEET; THENCE SOUTH 00°12'20" WEST 146.95 FEET TO THE SOUTHWESTERLY LINE OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 2006-018842; THENCE, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, NORTH 55°39'02" WEST 176.97 FEET; THENCE, NORTH 05°44'00" EAST 80.55 FEET; THENCE, ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 06°23'23" WEST 136.51 FEET), AN ARC DISTANCE OF 137.53 FEET; THENCE, ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 02°43'33" WEST 204.04 FEET), AN ARC DISTANCE OF 206.65 FEET; THENCE NORTH 13°03'40" EAST 522.75 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ALTA VISTA ROAD; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°52'30" EAST 51.52 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 01-00651, SAID OFFICIAL RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT, SOUTH 13°03'40" WEST 270.61 FEET TO THE NORTHERLY LINE OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 2006-018842; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 53°37'11" EAST 147.26 FEET TO A 5/8" IRON PIN; THENCE SOUTH 45°58'23" EAST 39.68 FEET TO A 5/8" IRON PIN; THENCE NORTH 53°47'03" EAST 114.44 FEET TO A 5/8" IRON PIN; THENCE EAST 42.81 FEET TO A 5/8" IRON PIN; THENCE NORTH 00°11'12" EAST 311.40 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici
SURVEYOR

*** APPROVALS ***

EXAMINED AND APPROVED BY THE CITY ADMINISTRATOR/PLANNING DIRECTOR OF THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON THIS 25th DAY OF OCTOBER, 2008.

David L. [Signature]
CITY ADMINISTRATOR/PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 7th DAY OF October, 2008.

[Signature]
JACKSON COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 10th DAY OF OCTOBER, 2008.

[Signature]
CITY ENGINEER

EXAMINED AND RECOMMENDED FOR APPROVAL BY ROGUE VALLEY SEWER SERVICES THIS 9 DAY OF October, 2008.

[Signature]
DISTRICT ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 29th DAY OF OCTOBER, 2008.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 29th DAY OF October, 2008.

[Signature]
TAX COLLECTOR

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID M. MINNECI
OREGON
JULY 28, 1998
DAVID M. MINNECI
2340
EXPIRES 12/31/08

CONSENTS

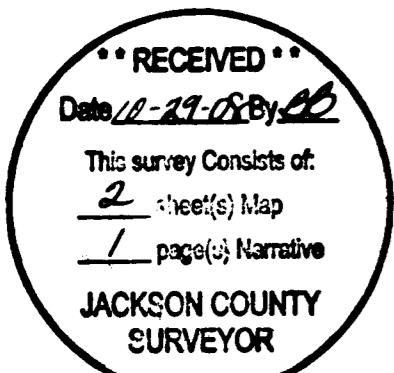
AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM KENNETH N. BROBERG AND PAULETTE BROBERG, AS TENANTS BY THE ENTIRETY, RECORDED AS DOCUMENT NO. 2008-037274, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM DOUGLAS R. LYSTRA AND KATHY LYSTRA, AS TENANTS BY THE ENTIRETY, RECORDED AS DOCUMENT NO. 2008-037273, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM JON E. BRITE AND SHARON L. BRITE, AS TENANTS BY THE ENTIRETY, RECORDED AS DOCUMENT NO. 2008-037275, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM THOMAS RICCIARDI AND LINDA RICCIARDI, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE RICCIARDI LOVING TRUST DATED AUGUST 6, 1997, RECORDED AS DOC. NO. 2008-037276, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT RECORDED AS DOC. NO. 2008-036950, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR TRUST DEED BENEFITING NATIONAL CITY MORTGAGE RECORDED AS DOC. NO. 2006-018843, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



APPROVAL FOR RECORDING

[Signature] 10/29/08
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 29th DAY OF October, 2008 AT 11:09 O'CLOCK A.M.

AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 55 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] [Signature]
COUNTY CLERK DEPUTY

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Ken & Paulette Broberg Doug & Kathy Lystra
422 Robert Trent Jones Blvd. 230 Alta Vista Road
Eagle Point, Oregon 97524 Eagle Point, Oregon 97524

Jon & Sharon Brite Thomas & Linda Ricciardi
240 Alta Vista Road 292 Alta Vista Road
Eagle Point, Oregon 97524 Eagle Point, Oregon 97524

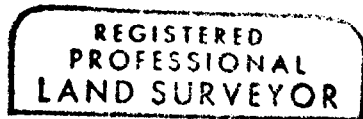
Location: The Northwest One-quarter (1/4) of Section 10, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **HIDDEN VALLEY ESTATES, PHASE 1.**

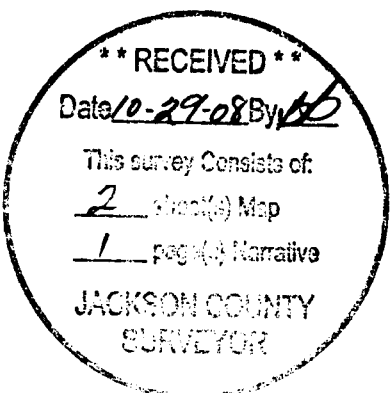
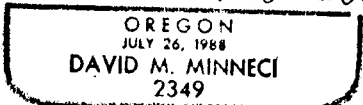
Procedure: Utilizing found monuments from Surveys No. 3007, 9925, 14873 and 18765, I set monuments as shown on the accompanying Plat. This property is a portion of those tracts described in Docs. No. 02-48471, 03-12890 and 03-60018, Official Records of Jackson County, Oregon. The Westerly right-of-way line of Hidden Valley Drive is intended to be 10-foot Easterly and parallel to the Westerly line of Doc. No. 02-48471 except near Lot 10 where the Westerly line is pushed Easterly to avoid a property line conflict. The Easterly property line was established using found monuments from Survey No. 3007. This creates a slightly different bearing than the recorded Westerly line of EMERALD VIEW SUBDIVISION, PHASE 1. This Westerly line is still considered coincident with the Easterly property line because of the call in the Surveyor's Certificate of the EMERALD VIEW SUBDIVISION plat to "the Westerly line of the aforesaid tract described in Document No. 01-60161". The conflict arose from erroneously using record bearings and distances for the boundary of EMERALD VIEW SUBDIVISION instead of holding the found monuments as the description called for. The Southerly line was also established using found monuments from Survey No. 3007.

Basis of Bearing: The South line of Donation Land Claim No. 47 per Survey No. 3007.

Date: February 11, 2008



David M. Minneci



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/08
880 Golf View Dr., Ste. 201
Medford, Oregon 97504

HIDDEN VALLEY ESTATES, PHASE 1

Located in:

the Northwest 1/4 of Section 10
in Township 36 South,
Range 1 West, W.M.,
in the City of Eagle Point,
Jackson County, Oregon

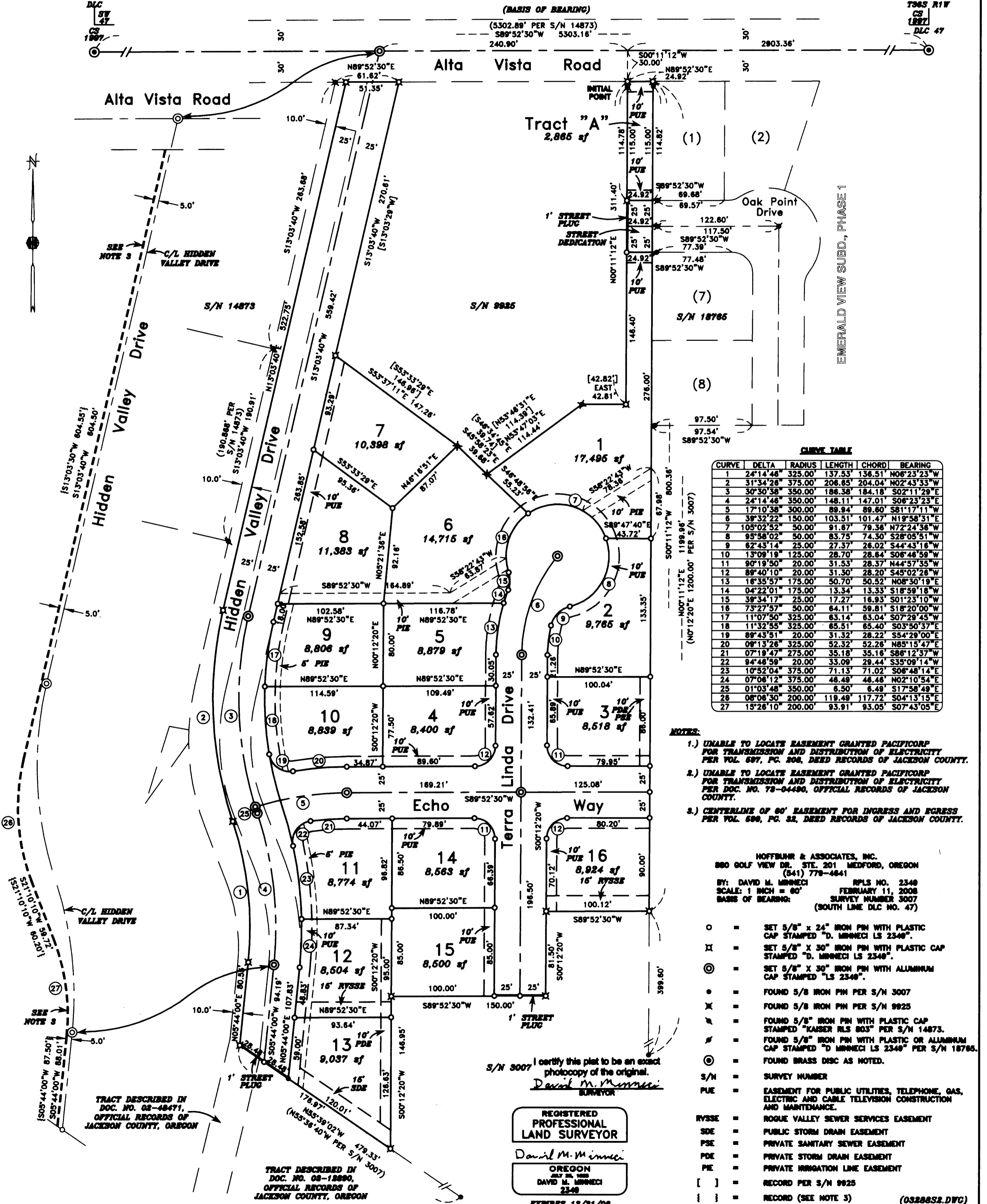
RECEIVED
 Date 10-27-08 By DS
 This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

FOUND 1/2" BRASS CAP STAMPED T365 R1W DLC 47

SE CORNER FOUND 3" BRASS CAP STAMPED T365 R1W CS 1827 DLC 47

(BASIS OF BEARING)

(5302.89' PER S/N 14873)
S89°52'30"W 5303.16'
240.90'



EMERALD VIEW SUBD., PHASE 1

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	24°14'46"	325.00'	137.53'	136.51'	N06°23'23"W
2	31°34'28"	375.00'	206.65'	204.04'	N02°43'53"W
3	30°30'38"	350.00'	186.38'	184.18'	S02°11'29"E
4	24°14'46"	350.00'	148.11'	147.01'	S06°23'23"E
5	17°10'38"	300.00'	89.94'	89.60'	S81°17'11"W
6	39°32'22"	150.00'	103.51'	101.47'	N19°58'31"E
7	105°02'52"	50.00'	91.67'	79.36'	N72°24'38"W
8	95°58'02"	50.00'	83.75'	74.30'	S28°05'51"W
9	62°43'14"	25.00'	27.37'	26.02'	S44°43'16"W
10	13°09'19"	125.00'	28.70'	28.64'	S06°46'59"W
11	90°19'50"	20.00'	31.53'	28.37'	N44°57'35"W
12	89°40'10"	20.00'	31.30'	28.20'	S45°02'28"W
13	16°35'57"	175.00'	50.70'	50.52'	N08°30'19"E
14	04°22'01"	175.00'	13.34'	13.33'	S18°59'18"W
15	39°34'17"	25.00'	17.27'	16.93'	S01°23'10"W
16	73°27'57"	50.00'	64.11'	59.81'	S18°20'00"W
17	11°07'50"	325.00'	63.14'	63.04'	S07°29'45"W
18	11°32'55"	325.00'	65.51'	65.40'	S03°50'37"E
19	89°43'51"	20.00'	31.32'	28.22'	S54°29'00"E
20	09°13'28"	325.00'	52.32'	52.26'	N85°15'47"E
21	07°19'47"	275.00'	35.18'	35.16'	S86°12'37"W
22	94°46'59"	20.00'	33.09'	29.44'	S33°09'14"W
23	10°52'04"	375.00'	71.13'	71.02'	S06°48'14"E
24	07°06'12"	375.00'	48.49'	48.46'	N02°10'54"E
25	01°03'48"	350.00'	6.50'	6.49'	S17°58'49"E
26	06°08'30"	200.00'	118.49'	117.72'	S04°13'15"E
27	15°28'10"	200.00'	93.91'	93.05'	S07°43'05"E

- NOTES:**
- 1.) UNABLE TO LOCATE EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 697, PG. 208, DEED RECORDS OF JACKSON COUNTY.
 - 2.) UNABLE TO LOCATE EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. NO. 78-04490, OFFICIAL RECORDS OF JACKSON COUNTY.
 - 3.) CENTERLINE OF 80' EASEMENT FOR INGRESS AND EGRESS PER VOL. 698, PG. 32, DEED RECORDS OF JACKSON COUNTY.

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
 (541) 778-4841
 BY: DAVID M. MINNECCI RPLS NO. 2348
 SCALE: 1 INCH = 80' FEBRUARY 11, 2008
 BASIS OF BEARING: SURVEY NUMBER 3007
 (SOUTH LINE DLC NO. 47)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348"
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348"
- = FOUND 5/8" IRON PIN PER S/N 3007
- ⊗ = FOUND 5/8" IRON PIN PER S/N 9925
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 14873.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC OR ALUMINUM CAP STAMPED "D. MINNECCI LS 2348" PER S/N 18765.
- ⊙ = FOUND BRASS DISC AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS, ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
- RVSSE = ROGUE VALLEY SEWER SERVICES EASEMENT
- SDE = PUBLIC STORM DRAIN EASEMENT
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PDE = PRIVATE STORM DRAIN EASEMENT
- PE = PRIVATE IRRIGATION LINE EASEMENT
- [] = RECORD PER S/N 9925
- { } = RECORD (SEE NOTE 3)

I certify this plot to be an exact photocopy of the original.
 David M. Minnecci
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 David M. Minnecci
 OREGON
 DAVID M. MINNECCI
 2348
 EXPIRES 12/31/08

TRACT DESCRIBED IN DOC. NO. 08-48471, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

TRACT DESCRIBED IN DOC. NO. 08-18890, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON