BARTON HILLS ESTATES - PHASE 3

Located in the Lot 29 of BARTON HILLS ESTATES — PHASE 1 and in the East—Half of Section 34, T.35S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

March 26, 2009

SURVEY FOR: Victor P. Olson P.O. Box 2583 White City, OR. 97503

SURVEY BY: Kaiser Surveying 19754 Highway 62 Eagle Point, OR. 97524

*** APPROVALS ***

*** 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:

Parcel No. 1 of Partition Plat No. P-38-2008, recorded June 19, 2008 in Record of Partition Plats in Jackson County, Oregon, and filed as Survey No. 20063 in the Office of the County Surveyor.

TRACT B:

Parcel No. 2 of Partition Plat No. P-38-2008, recorded June 19, 2008 in Records of Partition Plats in Jackson County, Oregon, and filed as Survey No. 20063 in the Office of the County Surveyor.

Bay D Law

1) 60 1001 NOTARY PUBLIC - OREGON

COMMISSION NO. 41/603

MY COMMISSION EXPIRES 12-03-2010

*** DECLARATION ***

Known all men by these presents, that VICTOR P. OLSON, Trustee of the PARADISE AIR RETIREMENT TRUST is the owner of Tract "A", and that PARADISE AIR LLC is the owner of Tract "B", hereafter referred to as Declarant, are the owner of the lands hereon described, and have caused the same to be subdivided into Lots and private street (Bailee Way) 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 public utility easements (PUE) as shown on Sheet 2. Declarant does also hereby create for the benefit of Lots 133, 134 and the City of Eagle Point all of the flag pole portion of said Lots 133 and 134 and the 25 foot wide ingress—egress easements across Lots 133 and 134 as shown on Sheet 2. Declarant does also hereby create that water line easement area benefiting the City of Eagle Point and Lot 134 across Lot 133 as shown on Sheet 2. Declarant does also hereby create for the benefit of Lots 131 and 132 that 5—foot wide private stormdrain easement across Lots 133 and 134 and that 5—foot wide private sewer line easement across Lot 131 as shown on Sheet 2. We hereby designate said subdivision as BARTON HILLS ESTATES — PHASE 3.

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| REGISTERED | |
| PROFESSIONAL | F |
| LAND SURVEYOR | |
| Bay D Kain | |
| Day 1/ 1/20 | , |
| OREGON | |
| JULY 15, 2003 BARY D. KAISER | |
| No. 52923 | |
| EXP. 6-30-09 | |

| Examined and approved this 15^{10} day of 10^{10} , 20 00^{10} . |
|--|
| JACKSON COUNTY SURVEYOR |
| Examined and recommended for approval this 15th day of 1/49, 2002. |
| CIPY ENGINEER |
| Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this |
| CITY ADMINISTRATOR/PLANNING DIRECTOR |
| Examined and approved as required by O.R.S. 92.100 this 18 th day of May, |
| Omanda Kirkpatriek, 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 17 day of, 20, 20, |
| TAX COLLECTOR TO TAX |
| Approved for Recording. Slicios COUNTY COMMISSIONER/ADMINISTRATOR DATE |
| |
| *** RECORDER'S CERTIFICATE *** Filed for record, this 18^{TH} day of 09 , at 109 0'clock 9 , m, |
| Filed for record, this |
| By: Christine D. Walker Sonya J. Morgani COUNTY CLERK |

HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

* * RECEIVED * *
Date 5-12-09 By
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 2 OF 2 LEGEND BARTON HILLS ESTATES - PHASE 3 \circ = Found 5/8" Rebar with Plastic Cap - BHE Located in the Lot 29 of BARTON HILLS ESTATES - PHASE 1 $\Delta =$ Found 5/8" Rebar with Plastic Cap - BHE 1B and in the East-Half of Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon □ = Found 5/8" Rebar with Plastic Cap - S.N. 20063 March 26, 2009 \times = Found 5/8" Rebar with BASIS OF BEARINGS SURVEY BY: SURVEY FOR: Aluminum Cap - BHE BARTON HILLS ESTATES - PHASE 1 Kaiser Surveying Victor P. Olson \bullet = Set 5/8" × 24" Rebar 19754 Highway 62 P.O. Box 2583 with Plastic Cap marked "B. KAISER RLS 52923" Eagle Point, OR. 97524 White City, OR. 97503 ▲ = Set 5/8" × 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923" CURVE DATA ■ = Set 5/8" × 30" Rebar with Aluminum Cap marked SCALE: 1" = 40'R "B. KAISER RLS 52923" LINE TABLE N44°52'37"W, 28.344' 90'14'28" 20.00' 31.50' 89'45'32" 20.00' 31.332' N45'07'23"E, 28.225' S.N. = Filed Survey Number (1) S80'09'57"E 9.075 County Surveyors Office 12*47'17" 125.00' 27.899' S83'36'30"W, 27.841' N70'00'00"E 21.22' S71'06'30"W, 26.592' 12"12'43" 125.00' 26.642 R.M. = Reference Monument S68'51'38"W, 10.093' 10.10' 7"42'58" 75.00° 43.633' N77"30'09"E, 43.288' 22.169 25'00'00" 100.00' BHE = BARTON HILLS ESTATES - PHASE 1 N77'30'09"E, 43.288' 22.169 25'00'00" 100.00' 43.633' BHE 1B = BARTON HILLS ESTATES - PHASE 1 - UNIT 1B S83'00'20"E, 59.761' 13'43'45" 250.00' 59.904 REGISTERED S79'20'32"E, 11.168' 6'24'08" 100.00' 11.174) = Record/EAGLE POINT MEADOWS **PROFESSIONAL** S79'38'03"E, 35.541' 18.058 20"28"20" 100.00' 35.731 LAND SURVEYOR S34'34'38"E, 45.681" 27.822 69"38"30" 40.00' 48.619° - = Fence S7"33'06"W, 25.441' 14"36'58" 100.00' 25.51 S12'20'49"W, 8.768' 5'01'31" 100.00' 8.771' P.U.E. = Public Utility Easement S4'55'06"W, 17.139' 9'49'55" 100.00' 17.16 Utilities normally allowed in Public S85'04'54"E. 17.138' 9'49'54" 100.00' 17.16 8.60' Utility Easements are Power Lines, 16'07'23" 14.773' S60'08'17"E, 14.725' 52.50 Telephone Lines, Natural Gas Lines, S77'30'09"W, 54.11' 25'00'00" 125.00' 54.542' Sewer Lines, Storm Drains, Water EXP. 6-30-09 Lines & Cable T.V. LOT 110 BARTON HILLS ESTATES - PHASE LOT 35 LOT 33 LOT 34 LOT 31 LOT 32 LOT 30 LOT 111 S89°59'51"E 125.00 /INITIAL POINT 277.24 Q-WIN-WAY S89°59'51"E 299.409 277.345' 40.00' -10' P.U.E. 40.00 3.0'--- -- 15.00' LOT 112 LOT 113 & LOT 131 4,413 S.F± LOT 129 LOT 128 LOT 127 3,600 S.F± 3,628 S.F± 은 LOT 130 LOT 132 4,415 S.F± 5 4,950 S.F± 5' WIDE PRIVATE SEWER EASEMENT ACROSS LOT 132 BENEFITING LOT 131 10' P.U.E.--NORTHVIEW-DRIVE $\hat{\omega}$ LOT 114 15,00 DISTURBED BY 40.00 FENCE CONSTRUCTION 50.00 10.35 N89'59'51"W 1.00' @ 10' WIDE P.U.E. S89'59'51"E, 47.0' 뿖 LOT 115 5' WIDE PRIVATE STORMDRAIN 125.32 EASEMENT ACROSS LOT 133 S89'59'51"E, 30.50" BENEFITING LOTS 131 & 132 12 © 25' WIDE INGRESS-EGRESS EASEMENT BENEFITING LOT 134 AND THE CITY OF EASEMENT EAGLE POINT LOT 116 WATER LINE EASEMENT AREA BENEFITING LOT 133 LOT 134 LOT 134 AND THE CITY OF EAGLE POINT ₹26.00°-29,052 S.F± 41,717 S.F± **Q 15' WIDE STORMDRAIN** EASEMENT SEE BHE DISTURBED BY G BAILEE WAY [Private] FENCE CONSTRUCTION [C 25' WIDE INGRESS—EGRESS EASEMENT LOT 117 BENEFITING LOTS 133 & 134 AND THE CITY OF EAGLE POINT AND P.U.E.] 18 49' STORMDRAIN DETENTION BASIN EASEMENT - SEE BHE **(D**) ADDITIONAL INGRESS-EGRESS EASEMENT LOT 118 105.074 100.00 15' WIDE STORMDRAIN AND INGRESS-EGRESS EASEMENT SEE ABHE 150.499 197.982' 20' WIDE INGRESS-EGRESS EASEMENT ACROSS LOT 118 (BHE1B) BENEFITING LOT 29 (BHE) SEE INST. No. 2008-018514 O.R. S89'52'13"E, 348.481' * * RECEIVED * 1 SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 Date <u>5-18-09</u> By **66** PURPOSE: Subdivision of tracts described in Inst. Nos. 2009-004853 O.R., This survey consists of: and 2009-007253 O.R. sheet(s) Map PROCEDURE: The outside boundary of subject properties were located from I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT information from BARTON HILLS ESTATES - PHASE 1 and S.N. 20063. **O** page(s) Narrative The Lots and Private Street were located per the approved Tentative Plat. JACKSON COUNTY **SURVEYOR**

TAX LOT No. 351W 34AC - 5900 & 5901