

# EAGLE POINT GOLF COMMUNITY, PHASE 14

LOCATED IN  
THE SW, NW AND NE 1/4 OF SECTION 3, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

### APPROVALS

Examined and approved this 3rd day of October, 2013

Scott J...  
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 9th day of October, 2013

Jan W...  
CITY ENGINEER

Examined and recommended for approval by Rogue Valley Sewer Services this 9 day of October, 2013

M.A. ...  
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 October, 2013

U...  
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of OCTOBER 11TH, 2013

Nema Crawford, 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 October 11th, 2013

Patty Budzone, Deputy  
TAX COLLECTOR

### RECORDERS CERTIFICATE

Filed for record this 14th day of October, 2013 at 10:30 o'clock A.M.

and recorded in Volume 39 of Plats at page 11 of records of Jackson County, Oregon.

Christine D. Walker COUNTY CLERK  
Sonya S. Morgan DEPUTY

Approved for Recording: Darwin Jordan COMMISSIONER ADMINISTRATOR 10/14/13 DATE

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots, streets, and alleys as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements as shown hereon. We do hereby create the private drainage easement across lots 445 & 448 for the benefit of lot's 445, 446 and 448; the private drainage easement across lots 451 through 455 for the benefit of lots 451 through 456; and the private drainage easement across lots 441 through 443 for the benefit of lots 441 through 443 and lots 221 & 222 of Eagle Point Golf Community, Phase 7, as shown hereon. We hereby grant to the City of Eagle Point in fee simple, the area portrayed and designated hereon as a one foot street plug, along with that area designated as "OPEN SPACE". By its approval of this plat, the City of Eagle Point declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. We hereby designate said subdivision as Eagle Point Golf Community, Phase 14.

Eagle Point Developments LLC by: C. A. Galpin, its sole member

STATE OF OREGON  
COUNTY OF JACKSON )SS.

This certifies that on this 9 day of October, 2013 before me a Notary Public, personally appeared C. A. Galpin, manager of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Jerry Speedling Notary Public - Oregon

Commission No. 479628  
My Commission Expires: August 16, 2017  
(Month, date, year)

### SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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:

Beginning at the INITIAL POINT, the Southeast corner of Donation Land Claim number 46, Township 36 South, Range 1 West in Section 3 of the Willamette Meridian, Jackson County, Oregon, being also the Initial Point of RODALE SUBDIVISION, as recorded in Volume 10, Page 33 of the Plat records of Jackson County, Oregon; thence North 00°22'51" East along the Easterly line of said RODALE SUBDIVISION ( Record, North 00°23'34" East ), 548.74 feet ( Record, 548.77 feet ) to a 5/8" iron rod at the Southwest corner of Tract II of Instrument number 82-04570 of the Official Deed Records of Jackson County, Oregon; thence South 89°37'09" East along the South line of said Tract II ( Record, South 89°36'26" East ), 85.00 feet to a 5/8" iron rod; thence North 63°30'46" East along the Southerly line of said Tract II, 316.32 feet ( Record, North 63°33'48" East , 316.34 feet ) to a 5/8" iron rod at the Southeast corner of said Tract II; thence South 33°57'42" East ( Record, South 33°55'57" East ), 491.27 feet to a 5/8" iron rod at the Southwest corner of Instrument number 72-10818 of the Official Deed Records of Jackson County, Oregon; thence South, 21.00 feet to a 5/8" iron rod on the North line of Instrument number 2006-054315 of the Official Deed Records of Jackson County, Oregon; thence along the boundary of said Instrument number 2006-054315 the following courses: North 89°28'10" West, 31.97 feet to a 5/8" iron rod; South 55°43'49" West, 54.88 feet to a 5/8" iron rod; North 72°21'00" West, 42.22 feet to a 5/8" iron rod; thence along a 175.00 foot curve to the left ( the long chord of which bears South 36°09'26" West, 21.09 feet ), 21.10 feet to a 5/8" iron rod; South 72°21'00" East, 102.71 feet to the West boundary of said Instrument number 2006-054315; thence South 00°29'54" West along said West boundary, 192.91 feet to the North line of EAGLE POINT GOLF COMMUNITY, PHASE 7 , as recorded in Volume 30, Page 42 of the Plat records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 18344; thence South 89°49'19" West along the North line of said EAGLE POINT GOLF COMMUNITY, PHASE 7, 612.69 feet to the true point of beginning.

Richard G. Templin  
RICHARD G. TEMPLIN LS2359

### SURVEY NARRATIVE

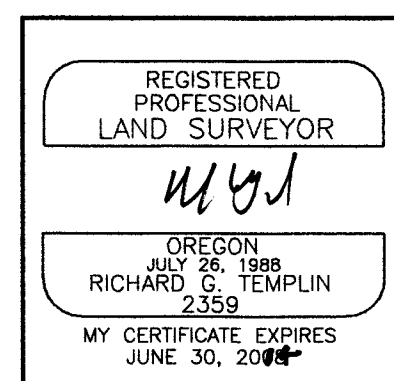
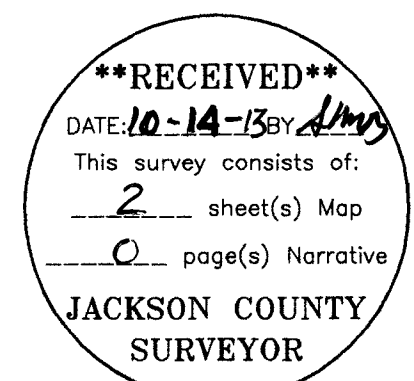
PURPOSE: To survey and monument, a 23 lot Subdivision as depicted hereon.

PROCEDURE: The North boundary of Eagle Golf Community, Phase 7 was held for the South boundary of this Subdivision. The East boundary of Rodale Subdivision was held for the West boundary of this Subdivision. Found monuments from filed survey 9186 were held for the North boundary. Found monuments from filed survey 6559 were held for Northeastly boundary. Instrument number 2006-05315 was held for the Southeasterly boundary.

It might be noted that the SE corner of Donation Land Claim 46 has been destroyed since the recording of said Phase 7. The County Surveyor's office had set references prior to it's removal. These references were tied and checked very good to my calculated position of said Claim corner. I computed the centerline of the new streets and lots and set monuments, as shown. It is noted hereon that this Subdivision was surveyed, monumented and mylars were signed in 2006, but was not recorded due to the poor economy. Over time the mylars got lost and are now being reproduced for recording.

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

Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359



FILE: "ph14 nov6.dwg"

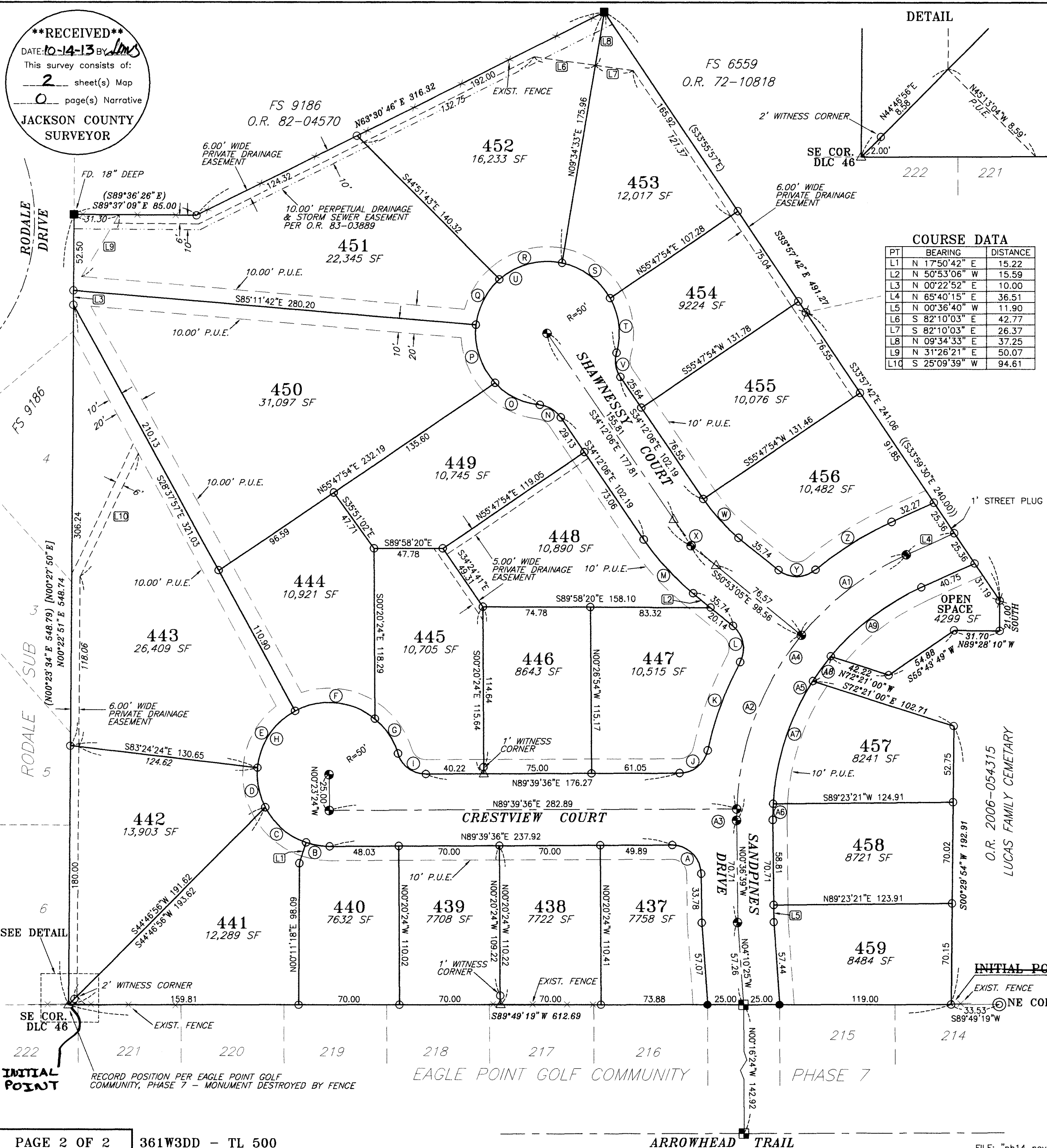
RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON	
EAGLE POINT GOLF COMMUNITY, PHASE 14	
LOCATED IN THE SW, NW AND NE 1/4 OF SECTION 3, T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON	
For: Eagle Point Development L.L.C. P.O. BOX 8271 Medford, Or. 97504	REV: SEPTEMBER 12, 2013 DATE: NOVEMBER 6, 2006

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# EAGLE POINT GOLF COMMUNITY, PHASE 14

LOCATED IN  
THE SW, NW AND NE 1/4 OF SECTION 3, T.36S., R.1W., W.M.  
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

**\*\*RECEIVED\*\***  
DATE: 10-14-13 BY: [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR



**COURSE DATA**

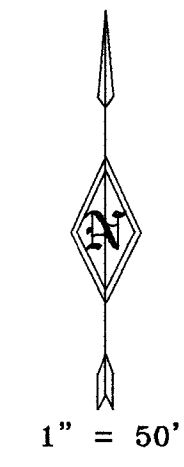
PT	BEARING	DISTANCE
L1	N 17°50'42" E	15.22
L2	N 50°53'06" W	15.59
L3	N 00°22'52" E	10.00
L4	N 65°40'15" E	36.51
L5	N 00°36'40" W	11.90
L6	S 82°10'03" E	42.77
L7	S 82°10'03" E	26.37
L8	N 09°34'33" E	37.25
L9	N 31°26'21" E	50.07
L10	S 25°09'39" W	94.61

- LEGEND**
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
  - ⊗ SET TACK IN STAINLESS STEEL WASHER MARKED "TEMPLIN LS2359" IN CONCRETE.
  - 5/8" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER EAGLE POINT GOLF COMMUNITY, PHASE 7
  - ⊕ SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TEMPLIN LS2359"
  - ⊠ ALUMINUM CAP CENTERLINE MONUMENT (UNLESS OTHERWISE NOTED) PER EAGLE POINT GOLF COMMUNITY, PHASE 7
  - ⊙ FD. JACKSON COUNTY BRASS CAP MONUMENT
  - FD. 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "MOFFIT PLS 944" PER FS 9186
  - ⊗ FD. 5/8" IRON ROD PER FS 6559
  - △ INDICATES CALCULATED POSITION
  - ( ) INDICATES RECORD DATA PER FS 9186
  - (○) INDICATES RECORD DATA PER FS 6559
  - [ ] INDICATES RECORD DATA PER RODALE SUBDIVISION
  - FS INDICATES FILED SURVEY
  - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: PER EAGLE POINT GOLF COMMUNITY, PHASE 7

NOTE: Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

**CURVE DATA**

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	20.00	89°43'44"	31.32	N 45°28'31" W	28.22	----
B	50.00	19°02'24"	16.62	S 80°52'12" E	16.54	----
C	50.00	43°56'48"	38.35	S 49°22'36" E	37.42	----
D	50.00	32°37'31"	28.47	S 11°05'26" E	28.09	----
E	50.00	56°28'03"	49.28	S 33°27'20" W	47.31	----
F	50.00	67°37'04"	59.01	N 84°30'06" W	55.64	----
G	50.00	33°45'04"	29.45	N 33°49'01" W	29.03	----
H	50.00	25°32'54"	22.18	N 36°20'03" E	80.15	----
I	20.00	73°23'55"	25.62	S 53°38'27" E	23.90	----
J	20.00	77°46'03"	27.15	N 50°46'34" E	25.11	----
K	225.00	16°38'20"	65.34	S 20°12'43" W	65.11	----
L	20.00	79°24'58"	27.72	N 11°10'35" W	25.56	----
M	175.00	16°41'00"	50.96	S 42°32'35" E	50.78	----
N	20.00	49°59'41"	17.45	N 59°11'56" W	16.90	----
O	50.00	40°34'23"	35.41	S 63°54'36" E	34.67	----
P	50.00	50°27'22"	44.03	S 18°23'44" E	42.62	----
Q	50.00	41°28'52"	36.20	S 27°34'23" W	35.41	----
R	50.00	53°37'09"	46.79	S 75°07'23" W	45.10	----
S	50.00	48°42'38"	42.51	N 53°42'43" W	41.24	----
T	50.00	45°08'59"	39.40	N 06°46'54" W	38.39	----
U	250.00	279°59'23"	244.34	N 55°47'54" E	64.28	----
V	20.00	49°59'41"	17.45	S 09°12'15" E	16.90	----
W	125.00	16°41'00"	36.40	S 42°32'35" E	36.27	----
X	150.00	16°41'00"	43.68	S 42°32'35" E	43.52	21.99
Y	20.00	79°24'58"	27.72	N 89°24'58" E	25.56	----
Z	225.00	15°58'18"	62.72	S 57°41'06" W	62.52	----
A1	200.00	26°33'20"	92.70	S 52°23'35" W	91.87	----
A2	200.00	37°28'31"	130.81	S 20°22'40" W	128.49	----
A3	200.00	02°15'05"	7.86	S 00°30'54" W	7.86	----
A4	200.00	66°16'56"	231.37	N 32°31'48" E	218.68	----
A5	300.00	66°16'53"	202.44	N 32°31'48" E	191.34	----
A6	175.00	3°40'03"	11.20	S 01°13'24" W	11.20	----
A7	175.00	29°38'45"	90.55	S 17°52'47" W	89.54	----
A8	175.00	6°54'34"	21.10	S 36°09'26" W	21.09	----
A9	175.00	26°03'32"	79.59	S 52°38'29" W	78.91	----



- SHOWN ON CURRENT TITLE REPORT**
- THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
  - THE PROPERTY PLATTED HEREON IS SUBJECT TO THE EFFECTS OF BEING LOCATED WITHIN THE BOUNDARY OF THE FRYER DISTRICT IMPROVEMENT COMPANY AS RECORDED IN VOL. 4, PG. 539 OF THE ARTICLES OF INCORPORATION RECORDS OF JACKSON COUNTY, OREGON.
  - RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 415, PG. 126 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.
  - THE PREMISES ARE SUBJECT TO ACCESS AND OTHER RIGHTS TO IRRIGATION DITCHES AS RECORDED IN VOL. 287, PG. 269 AND VOL. 337, PG. 147 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON - UN-PLOTTABLE.

REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2014	RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
	EAGLE POINT GOLF COMMUNITY, PHASE 14 LOCATED IN THE SW, NW AND NE 1/4 OF SECTION 3, T.36S., R.1W., W.M. CITY OF EAGLE POINT, JACKSON COUNTY, OREGON For: Eagle Point Development L.L.C. P.O. BOX 8271 Medford, Or. 97504

REV: SEPTEMBER 12, 2013  
DATE: NOVEMBER 6, 2006