

*** 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 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:

Beginning at a 5/8" rebar with plastic cap found set for the most Northerly corner of Lot 41 of SIENNA HILLS, PHASE 1 in the City of Eagle Point, Jackson County, Oregon, according to the Official Plat thereof, now of record, for THE INITIAL POINT OF BEGINNING; thence along the Westerly right-of-way line of Sienna Hills Drive as follows: 77.18 feet along the arc of a 232.00 foot radius curve to the right (long chord bears North 9° 32' 40" West, 76.83 feet) to a 5/8" rebar with plastic cap found set; thence North 0° 00' 50" West (record = North 0° 01' 14" West), 2.59 feet to a 5/8" rebar with plastic cap found set; thence 31.41 feet along the arc of a 20.00 foot radius curve to the left (long chord bears North 45° 00' 33" West, 28.28 feet) to intersect the Southerly right-of-way line of Barton Road at a 5/8" rebar with plastic cap found set; thence along said Barton Road line, South 89° 59' 45" West, 442.92 feet (record = South 89° 59' 47" West, 442.88 feet) to intersect the Easterly right-of-way line of Crater Lake Highway (State Highway No. 62) at a 5/8" rebar with plastic cap set; thence along said Highway line as follows: South 0° 13' 16" West, 219.08 feet to an angle point; thence North 89° 46' 44" West, 10.00 feet; thence South 0° 13' 16" West, 650.00 feet; thence South 89° 46' 44" East, 40.00 feet; thence South 0° 13' 16" West, 200.00 feet; thence North 89° 46' 44" West, 20.00 feet; thence South 0° 13' 16" West, 300.00 feet; thence North 89° 46' 44" West, 20.00 feet; thence South 0° 13' 16" West, 4.73 feet to intersect the Southerly boundary of Lot 4 of EAGLE POINT MEADOWS, in Jackson County, Oregon, according to the Official Plat thereof, at a 5/8" rebar with plastic cap set; thence leaving said Highway line along said Lot 4 boundary, South 89° 53' 52" East, 281.27 feet (record = South 89° 54' 14" East, 281.22 feet) to intersect the Westerly boundary of said SIENNA HILLS, PHASE 1 at the Southwest corner of Lot 5 of said subdivision; thence along the said Westerly boundary of SIENNA HILLS, PHASE 1 as follows: North 0° 12' 35" East (record = North 0° 12' 13" East), 160.40 feet to the Northwest corner of Lot 6; thence North 9° 30' 23" East (record = North 9° 30' 01" East), 41.75 feet to an angle point; thence North 4° 48' 47" East (record = North 4° 48' 25" East), 50.61 feet to the Southwest corner of Lot 8; thence along the Westerly boundary of said Lot 8 and the Northerly extension thereof, North 0° 07' 52" West (record = North 0° 08' 14" West), 60.00 feet to the Northwest corner of tract described in Instrument No. 2008-044261 of the Official Records of said County; thence along the Northerly boundary of said tract, South 89° 49' 33" East, 140.66 feet (record = South 89° 49' 14" East, 140.67 feet) to a 5/8" rebar with plastic cap found set for the Northeasterly corner of said tract; thence North 48° 44' 40" East (record = North 48° 44' 18" East), 50.31 feet to the Northwesterly corner of Lot 57 of said SIENNA HILLS, PHASE 1; thence continuing along said SIENNA HILLS, PHASE 1 boundary, North 55° 07' 31" East (record = North 55° 07' 09" East), 118.96 feet to the Northeasterly corner of said Lot 57; thence South 39° 10' 43" East (record = South 39° 11' 04" East), 52.46 feet to a 5/8" rebar with plastic cap found set for the Northwesterly corner of Lot 56; thence North 50° 49' 18" East (record = North 50° 48' 56" East), 111.00 feet to a 5/8" rebar with plastic cap found set for the Northeasterly corner of said Lot 56; thence North 68° 33' 54" East (record = North 68° 33' 32" East), 52.50 feet to a 5/8" rebar with plastic cap found set for the Northwesterly corner of said Lot 55; thence North 50° 50' 03" East, 99.93 feet (record = North 50° 48' 56" East, 100.00 feet) to a 5/8" rebar with plastic cap found set for the Northeasterly corner of said Lot 55; thence North 39° 10' 07" West, 104.58 feet (record = North 39° 11' 04" West, 104.51 feet) to a 5/8" rebar with plastic cap found set for an angle point; thence North 35° 29' 39" West, 85.21 feet (record = North 35° 30' 49" West, 85.26 feet) to a 5/8" rebar with plastic cap found set for an angle point; thence North 23° 42' 45" West, 86.48 feet (record = North 23° 43' 43" West, 86.46 feet) to a 5/8" rebar with plastic cap found set for an angle point; thence North 12° 36' 34" West, 110.58 feet (record = North 12° 35' 45" West, 110.59 feet) to an angle point; thence North 23° 29' 01" West, 105.34 feet (record = North 23° 29' 45" West, 105.37 feet) to a 5/8" rebar with plastic cap found set for the Northwesterly corner of Lot 44; thence North 89° 20' 01" West, 46.57 feet (record = North 89° 20' 23" West, 46.56 feet) to a 5/8" rebar with plastic cap set for the Southwesterly corner of Lot 43; thence North 10° 49' 05" West, 322.45 feet (record = North 10° 49' 36" West, 322.42 feet) to THE INITIAL POINT OF BEGINNING.

*** DECLARATION ***

Known all men by these presents, that JANAKES FAMILY LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into Lots and Street as shown on Sheet 2, and the number and size of the 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 Street, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby creates that 15-foot wide sewer line easement across Lot 75 benefiting Rogue Valley Sewer Service as shown on sheet 2. Declarant also hereby creates the 6-foot wide private storm drain easement across Lots 58, 59 and 60 for the benefit of Lots 59, 60 and 61, and hereby creates that 6 foot wide storm drain easement across Lots 63, 64, 65 and 66 for the benefit of Lots 62, 63, 64, 65, 66 and 67, and hereby creates that 6-foot wide storm drain easement across Lot 74 for the benefit of Lot 75 as shown on sheet 2. Declarant also hereby dedicates to the City of Eagle Point that Temporary Public Turn-around Easement across Lot 75. Upon the dedication of the extension of Cedric Court to a dedicated street, the Temporary Public Turn-around easement will no longer be needed and will expire. Declarant hereby designates said subdivision as SIENNA HILLS, PHASE 5.

I, the declarant, hereby dedicate to the City of Eagle Point that area designated hereon as street plugs. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected streets, it will automatically be dedicated for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22 DAY, OF March, 20 16.

JON S. JANAKES (Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named JON S. JANAKES acting as Vice President of JANAKES FAMILY LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of JANAKES FAMILY LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 22 day of March, 20 16.

(SIGN) Shelly M. Miller
shelly m. miller NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 475247
MY COMMISSION EXPIRES January 31, 2017

351W34CA T.L. 4700 & 4701 and
351W34BD T.L. 2400 & 2500

SIENNA HILLS, PHASE 5

Located in Lots 4, 5, 6 and 7 of EAGLE POINT MEADOWS and in the West Half of Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

March 21, 2016

SURVEY FOR:
Janakes Family LLC
2631 Delta Waters Road
Medford, OR. 97504

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

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

Bary D. Kaiser
SURVEYOR

We, EVERGREEN FEDERAL SAVINGS AND LOAN, are the undersigned beneficiary of certain Trust Deed dated January 7, 2016 and recorded January 8, 2016 as Document No. 2016-000562, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Alvin K. Francis
Title: Business Development Officer

Signed this 22 day of March, 20 16.

Before me: (SIGN) Shelly M. Miller
shelly m. miller NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 475247
MY COMMISSION EXPIRES January 31, 2017

*** APPROVALS ***

Examined and approved this 12th day of April, 20 16.

Scott S.
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 4th day of April, 20 16.

John Hendry
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 7th day of April, 20 16.

CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 14 day of April, 20 16.

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 12 day of April, 20 16.

TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

DISTRICT ENGINEER

Approved for Recording.

C. M.
COUNTY COMMISSIONER/ADMINISTRATOR 4/12/16 DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 13th day of April, 20 16, at 10:41 o'clock A.M., and recorded in Volume 42 of Plats on page 9 of the Records of Jackson County, Oregon.

By: Christopher Walker COUNTY CLERK
Carmen D. Nelson DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

OREGON JULY 15, 2003 BARY D. KAISER No. 52923

EXP. 6-30-17

** RECEIVED **
Date 4/13/16 By PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SIENNA HILLS, PHASE 5

Located in Lots 4, 5, 6 and 7 of EAGLE POINT MEADOWS and in the West Half of Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

March 21, 2016

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Bary D Kaiser
SURVEYOR

BASIS OF BEARINGS
Survey control points from Filed Survey No. 21788 (by this office)

EASEMENTS

- Subject Property is located in the Eagle Point Irrigation District and could be subject to irrigation rights, easements for ditches and canals and regulations concerning the same.
- Deed document recorded in Vol. 282, Page 219 D.R. is a deed conveying a strip of property to the State Highway Commission for additional right-of-way. It also grants an easement for the relocation of irrigation facilities. This easement appears to affect the subject property along Crater Lake Highway right-of-way but it also appears that the existing irrigation facilities are not in use and have been abandoned.
- Deed document recorded in Vol. 236, Page 162 D.R. reserves to the Eagle Point Irrigation district to right to use and maintain canals and ditches on the deeded property. The subject property may be affected by this document though there does not appear to be such irrigation ditches in use on the property.
- Document recorded in Vol. 377, Page 293 D.R. is a 20' wide easement for overhead power line. The overhead power lines shown hereon could pertain to this easement.
- Document recorded in Inst. No. 2015-008891 O.R. is a Storm Water Detention Easement located Easterly of the subject property of which the subject property is benefited.
- Document recorded in Inst. No. 77-04510 O.R. is an agreement between past property owners that a fence was erected for convenience and is known by the parties to not be on the property line. Said fence appears to lie East of and not affect the subject property.

CURVE DATA

	Δ	R	L	LC
①	21°58'22"	584.05'	223.98'	N28°11'32"W, 222.61'
②	72°36'31"	100.00'	126.725'	N53°30'37"W, 118.415'
③	72°36'31"	75.00'	95.044'	N53°30'36"W, 88.81'
④	2°31'26"	609.05'	26.83'	N18°28'04"W, 26.827'
⑤	3°57'44"	609.05'	42.12'	N21°42'39"W, 42.11'
⑥	5°45'04"	609.05'	61.134'	S26°34'03"E, 61.11'
⑦	5°58'07"	609.05'	63.446'	S32°25'39"E, 63.417'
⑧	3°46'01"	609.05'	40.04'	S37°17'43"E, 40.035'
⑨	4°15'14"	559.05'	51.506'	S37°03'06"E, 41.500'
⑩	9°20'13"	559.05'	91.10'	S30°15'22"E, 91.00'
⑪	8°22'55"	559.05'	81.785'	S21°23'48"E, 81.71'
⑫	1°52'38"	125.00'	4.095'	S18°08'40"E, 4.095'
⑬	25°05'19"	125.00'	54.735'	S31°37'39"E, 54.30'
⑭	13°45'25"	125.00'	30.013'	S51°03'00"E, 29.94'
⑮	13°45'20"	125.00'	30.01'	S64°48'23"E, 29.94'
⑯	18°07'49"	125.00'	39.554'	S80°44'57"E, 39.39'
⑰	28°58'38"	125.00'	63.22'	N24°41'24"W, 62.55'
⑱	48°34'04"	200.00'	169.534'	S24°17'52"E, 164.50'
	(48°34'02")	(169.53')		(S24°18'16"E)
⑲	19°03'41"	232.00'	77.18'	N9°32'40"W, 76.83'
				(N9°33'05"W)
⑳	89°59'25"	20.00'	31.41'	N45°00'33"W, 28.28'
	(89°58'59")			(N45°00'44"W)

LEGEND

- = Found 5/8" Rebar with Plastic Cap marked "HOFFBUHR & ASSOC. INC" See SH1 or S.N. 20263
- = Computed Location or Found Monument as Indicated
- ✕ = Found 5/8" Rebar with Aluminum Cap - SH1
- Δ = Found 3/4" Iron Pin O.D.O.T. Monument
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- ▲ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- RM = Reference Monument
- SH1 = SIENNA HILLS, PHASE 1
- EPM = EAGLE POINT MEADOWS
- () = Record/SIENNA HILLS, PHASE 1 and S.N. 20263
- (()) = Record/BARTON HILLS ESTATES - PHASE 1
- x-x- = Fence
- P- = Overhead Power Lines

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-17

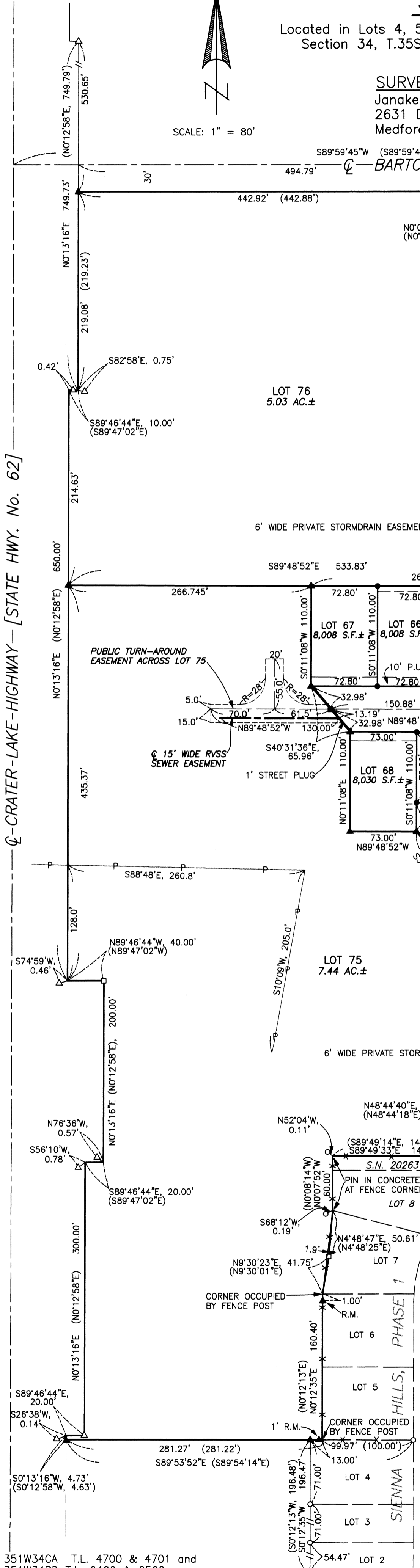
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivision of tracts described in Inst. No. 2016-000560 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station. The boundaries of subject properties were determined using information from the deed of record, Filed Survey No. 20263, the Plats of SIENNA HILLS PHASE 1 BARTON HILLS ESTATES - PHASE 1 and PHASE 2 and EAGLE POINT MEADOWS. The Easterly property boundary is the Westerly boundary of SIENNA HILLS PHASE 1. The Westerly boundary was located from found O.D.O.T. monuments and information from said SIENNA HILLS PHASE 1. The most Southerly property boundary is described as being the Southerly boundary of Lot 4 of EAGLE POINT MEADOWS and was determined from found monuments and information shown on the Plat of said SIENNA HILLS PHASE 1. The Northerly property boundary is the Southerly right-of-way line of Barton Road, which was determined from found centerline monuments as shown on the Plats of said SIENNA HILLS PHASE 1 and BARTON HILLS - PHASE 2. The Lot boundaries of this subdivision were located per the clients direction and the City approval.

* * RECEIVED * *
Date 4/13/16 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

CRATER LAKE-HIGHWAY - [STATE HWY. No. 62]



351W34CA T.L. 4700 & 4701 and
351W34BD T.L. 2400 & 2500