

SIENNA HILLS, PHASE 6A

Located in Lot 75 of SIENNA HILLS, PHASE 5, in the West Half of Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

November 11, 2016

SURVEY FOR:
Janakes Family LLC
P.O. Box 8494
Medford, OR. 97501

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

***** 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:

Lot 75 of SIENNA HILLS, PHASE 5, located in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 42, Page 9 of Plat Records.

Bary D Kaiser
SURVEYOR

***** 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 the 6-foot wide private storm drain easement across Lots 87, 88, 89, 90, 91 and 92 for the benefit of Lots 88, 89, 90, 91, 92 and 96, and that 6 foot wide private storm drain easement across Lots 77, 78, 79 and 80 for the benefit of Lots 78, 79, 80, and 81 as shown on sheet 2. Declarant also hereby dedicates to the City of Eagle Point that Temporary Public Turn-around Easement across Lot 96. Upon the dedication of the extension of Stonewater Drive 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 6A.

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 20th DAY OF December, 20 16.

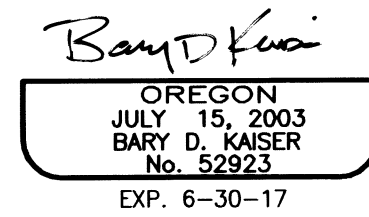
Jon S. Janakes
JON S. JANAKES
(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

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 20th day of December, 20 16.

(SIGN) Teri Diane Higinbotham
(PRINT) Teri Diane Higinbotham NOTARY PUBLIC - OREGON
COMMISSION NO. 922831
MY COMMISSION EXPIRES 12/12/2017



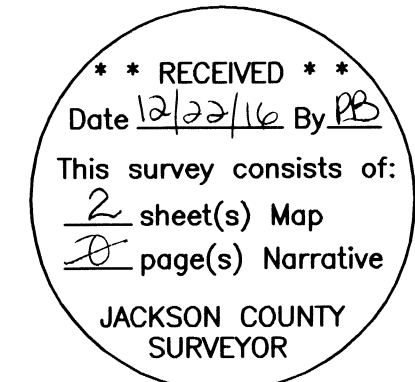
We, EVERGREEN FEDERAL SAVINGS AND LOAN, are the undersigned beneficiary of certain Trust Deed dated January 7, 2016 and recorded January 8, 2016 as Document No. 2016-000562, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed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

Al Francis
Title: Business Development Officer

Signed this 20th day of December, 20 16.



(SIGN) Teri Diane Higinbotham
(PRINT) Teri Diane Higinbotham NOTARY PUBLIC - OREGON
COMMISSION NO. 922831
MY COMMISSION EXPIRES 12/12/2017



***** APPROVALS *****

Examined and approved this 22nd day of December, 20 16.

Scott J...
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 13th day of December, 20 16.

John Handley
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 19th day of December, 20 16.

[Signature]
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 21st day of December, 20 16.

Jon Wright 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 21st day of December, 20 16.

Bruce K. Coniff, Deputy
TAX COLLECTOR

Approved by Rogue Valley Sewer Service.

Mike R. Beck
DISTRICT ENGINEER

Approved for Recording.

[Signature] 12/22/16
COUNTY COMMISSIONER/ADMINISTRATOR DATE

***** RECORDER'S CERTIFICATE *****

Filed for record, this 22nd day of December, 20 16, at 2:03 O'clock P m, and recorded in Volume 42 of Plats on page 32 of the Records of Jackson County, Oregon.

By: Christie D Walker COUNTY CLERK
Ruby Banouchiff DEPUTY

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P.O. Box 8494
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SURVEY BY:
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19754 Highway 62
Eagle Point, OR. 97524

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

Bary D Kaiser
SURVEYOR

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

PURPOSE: Subdivision of Lot 75 of SIENNA HILLS, PHASE 5.

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 and SIENNA HILLS, PHASE 5. The Easterly and Northerly property boundaries are the boundaries of SIENNA HILLS PHASE 1 and SIENNA HILLS, PHASE 5. The Westerly boundary was located from found O.D.O.T. monuments and information from said SIENNA HILLS PHASE 5. 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 5. The Lot boundaries of this subdivision were located per the clients direction and the City approval.



SCALE: 1" = 60'

EASEMENTS

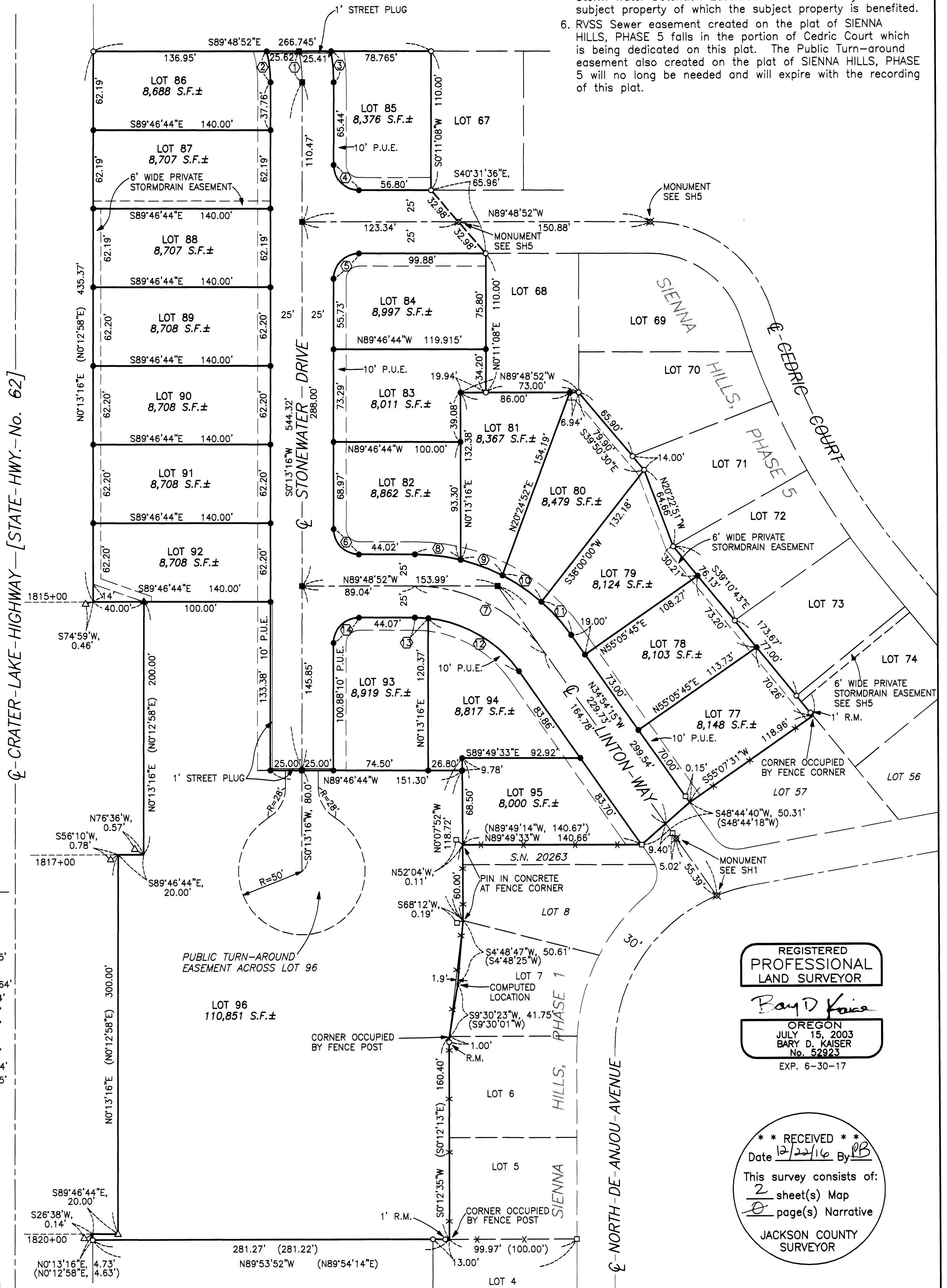
1. Subject Property is located in the Eagle Point Irrigation District and could be subject to irrigation rights, easements for ditches and canals and regulations concerning the same.
2. Deed document recorded in Vol. 236, Page 162 D.R. reserves to the Eagle Point Irrigation district to right to use and 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.
3. Document recorded in Vol. 377, Page 293 D.R. is a 20' wide easement for overhead power line. The overhead power lines which once existed on the property have been removed.
4. 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.
6. RVSS Sewer easement created on the plat of SIENNA HILLS, PHASE 5 falls in the portion of Cedric Court which is being dedicated on this plat. The Public Turn-around easement also created on the plat of SIENNA HILLS, PHASE 5 will no longer be needed and will expire with the recording of this plat.

LEGEND

- = Found 5/8" Rebar with Plastic Cap marked "B. KAISER, RLS 52923" See SH5
- = Found 5/8" Rebar with Plastic Cap marked "HOFFBUHR & ASSOC. INC" See SH1 or S.N. 20263
- ⊗ = Found 5/8" Rebar with Aluminum Cap - SH1 or SH5
- △ = Found 3/4" Iron Pin O.D.O.T. Monument See S.N. 21213
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- ▲ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- RM = Reference Monument
- SH1 = SIENNA HILLS, PHASE 1
- SH5 = SIENNA HILLS, PHASE 5
- () = Record/SIENNA HILLS, PHASE 1 and S.N. 20263
- x — = Fence

CURVE DATA

Δ	R	L	LC
①	11'18"59"	125.00'	24.69'
②	14'11"20"	100.00'	24.764'
③	9'25"03"	150.00'	24.655'
④	90'02"08"	20.00'	31.43'
⑤	89'57"52"	20.00'	31.404'
⑥	90'02"08"	20.00'	31.43'
⑦	54'54'37"	125.00'	119.796'
⑧	13'52'27"	150.00'	36.32'
⑨	13'23'59"	150.00'	35.08'
⑩	14'11'43"	150.00'	37.16'
⑪	13'26'28"	150.00'	35.19'
⑫	48'55'04"	100.00'	85.38'
⑬	5'59'33"	100.00'	10.46'
⑭	89'57'52"	20.00'	31.404'



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

** RECEIVED **
 Date 12/22/16 By RB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR