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

*** 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.

*** 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 <u>December</u>,

(Member/Marager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON) COUNTY OF JACKSON)

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) Sent Jane Higin bo Than len Diane Higin (. Yham NOTARY PUBLIC - OREGON COMMISSION NO. 92283/
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.

Title: Brsines & Development officer

Signed this 20th day of <u>December</u>, 20 16

OFFICIAL SEAL

OFFICIAL SEAL

TERI DIANE HIGINBOTHAM

NOTARY PUBLIC-OREGON

COMMISSION NO 922831 COMMISSION NO. 922831 MY COMMISSION EXPIRES DECEMBER 12, 2017

(SIGN) Scit Janettigin botham

Ten Dianeth ginbotham NOTARY PUBLIC - OREGON
(PRINT) COMMISSION NO. 922831 MY COMMISSION EXPIRES 12/12/2017

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Bampkun JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-17

* RECEIVED * Date 12 22/16 By PB This survey consists of: $\frac{2}{2}$ sheet(s) Map page(s) Narrative JACKSON COUNTY SURVEYOR

***	APPROVA	15 **
	AFFILOVA	LO

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

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

CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this _________, 20 \(\frac{1}{2}\).

CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 21st day of December, 20 <u>/(a</u>

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.

TAX COLLECTOR CUMP, Deputy

Approved by Rogue Valley Sewer Service.

Approved for Recording.

COUNTY COMMISSIONER/ADMINISTRATOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 3 and day of Plats on page 3 of the Records of Jackson County,

By: Country CLERK Deputy Sanowells

351W34CA T.L. 4700 and 351W34BD T.L. 2501

22146 SIENNA HILLS, PHASE 6A SHEET 2 OF 2 Located in Lot 75 of SIENNA HILLS, PHASE 5, in the West Half of I HEREBY CERTIFY THAT THIS IS AN Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon EXACT COPY OF THE ORIGINAL PLAT November 11, 2016 D Kain SURVEY BY: SURVEY FOR: SURVEYOR Kaiser Surveying Janakes Family LLC 19754 Highway 62 P.O. Box 8494 Medford, OR. 97501 Eagle Point, OR. 97524 SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 **EASEMENTS** PURPOSE: Subdivision of Lot 75 of SIENNA HILLS, PHASE 5. 1. Subject Property is located in the Eagle Point Irrigation PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station. The District and could be subject to irrigation rights, easements boundaries of subject properties were determined using information from the for ditches and canals and regulations concerning the same. deed of record, Filed Survey No. 20263, the Plats of SIENNA HILLS, PHASE 1 2. Deed document recorded in Vol. 236, Page 162 D.R. and SIENNA HILLS, PHASE 5. The Easterly and Northerly property boundaries reserves to the Eagle Point Irrigation district to right to are the boundaries of SIENNA HILLS PHASE 1 and SIENNA HILLS, PHASE 5. use and maintain canals and ditches on the deeded The Westerly boundary was located from found O.D.O.T. monuments and property. The subject property may be affected by this information from said SIENNA HILLS PHASE 5. The most Southerly property document though there does not appear to be such boundary is described as being the Southerly boundary of Lot 4 of EAGLE irrigation ditches in use on the property. POINT MEADOWS and was determined from found monuments and information 3. Document recorded in Vol. 377, Page 293 D.R. is a 20' shown on the Plat of said SIENNA HILLS PHASE 5. The Lot boundaries of wide easement for overhead power line. The overhead this subdivision were located per the clients direction and the City approval. power lines which once existed on the property have been SCALE: 1" = 60'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. STREET PLUG 6. RVSS Sewer easement created on the plat of SIENNA HILLS, PHASE 5 falls in the portion of Cedric Court which S89"48'52"E 266.745 is being dedicated on this plat. The Public Turn—around 136.95 78.765 easement also created on the plat of SIENNA HILLS, PHASE 5 will no long be needed and will expire with the recording LOT 86 of this plat. 8,688 S.F.± LOT 85 8,376 S.F.± LOT 67 S89'46'44"E 140.00' 110.47 10' P.U.E. 8,707 S.F.± S40°31'36"E, ---765.96' 6' WIDE PRIVATE 56.80 MONUMENT STORMDRAIN EASEMENT SEE SH5 25, N89'48'52"W S89'46'44"E 140.00 123.34 25' -MONUMENT LOT 88 SEE SH5 8,707 S.F.± 99.88' S89°46'44"E 140.00' 110.00 <u>LEGEND</u> LOT 68 , C LOT 84 Found 5/8" Rebar with Plastic Cap marked "B. KAISER, RLS 52923" (N0'12'58"E) 8,997 S.F.± 25' 25' NO.11'08"E 8,708 S.F.± See SH5 N89°46'44"W 119.915' - EEBRIC DRIVE \Box = Found 5/8" Rebar with Plastic Cap S89'46'44"E 140.00' LOT 70 <u></u> marked "HOFFBUHR & ASSOC. INC -10' P.U.E. _/ N89°48'52"W ___ 73.00' See SH1 or S.N. 20263 62.20 LOT 83 LOT 90 50°13°16°W 544.32° STONEWATER – 288.0° x = Found 5/8 Rebar with 8,011 S.F.± 8,708 S.F.± Aluminum Cap - SH1 or SH5 $\Delta =$ Found 3/4" Iron Pin O.D.O.T. Monument LOT 81 S89'46'44"E 140.00' 8,367 S.F.± & N89'46'44"W 100.00' See S.N. 21213 --14.00° LOT 71 \bullet = Set 5/8" × 24" Rebar LOT 91 with Plastic Cap marked "B. KAISER LS 52923" LOT 82 8,708 S.F.± Sis 8,862 S.F.± LOT 80 8,479 S.F.± STATE LOT 72 S89'46'44"E 140.00' \triangle = Set 5/8" × 30" Rebar B with Plastic Cap marked "B. KAISER LS 52923" 6' WIDE PRIVATE STORMDRAIN EASEMENT 44.02 LOT 92 \blacksquare = Set 5/8" × 30" Rebar 8,708 S.F.± with Áluminum Cap marked \S9*48'52"W LOT 79 "B. KAISER LS 52923' 153.99 8,124 S.F.± \$89°46'44"E 140.00' 89.04' 1815+00 S.N. = Filed Survey Number LOT 73 ` 40.00'-100.00' County Surveyors Office 44.07 RM = Reference Monument S74'59'W, **(3**) LOT 78 8,103 S.F.± 0.46' = SIENNA HILLS, PHASE 1 LOT 74 SH5 = SIENNA HILLS, PHASE 5 10' P.U.E. LOT 93 8,919 S.F.± 6' WIDE PRIVATE Record/SIENNA HILLS, PHASE 1 LES-15 INTON WAY STORMDRAIN EASEMENT and S.N. 20263 LOT 94 SEE SH5 8,817 S.F.± 8,148 S.F.± 10' P.U.E. S89'49'33"E 92.92 CORNER OCCUPIED TO BY FENCE CORNER 74.50 LOT 56 1' STREET PLUGZ N89°46'44"W 151.30' LOT 95 LOT 57 8,000 S.F.± · S48°44'40"W, 50.31' N76°36'W, (S48'44'18"W) (N89°49'14"W, 140.67') ,N89°49'33"W 140.66' S56°10'W, 0.78 S.N. 20263 1817+00 5.02' حير/ CURVE DATA SEE SH1 N52'04'W, 0.11 PIN IN CONCRETE S89°46'44"E, AT FENCE CORNER 20.00' S5'26'13"E, 24.65' 11°18'59" 125.00' 24.69' S68'12'W, 0.19' LOT 8 N6'52'24"W, 24.70' 2 14 11 20" 100.00' 24.764 3 9°25'03" 150.00 24.655 S4'29'15"E, 24.63' 90'02'08" 31.43 S44 47 48 E, 28.29 4 20.00 S4'48'47"W, 50.61 (S4'48'25"W) REGISTERED 89'57'52" PUBLIC TURN-AROUND S45°12'12"W, 28.275' 20.00' 31.404 PROFESSIONAL EASEMENT ACROSS LOT 96 S44°47'48"E, 28.29" 90'02'08" 20.00 31.43 LOT 7 LAND SURVEYOR 119.796 N62°21'33"W, 115.264 ⇗ 54°54'37" 125.00 -COMPUTED 36.32 S82°52'38"E, 36.234' LOCATION 13°52'27" 150.00' Kons Hay D LOT 96 N69'14'25"W, 35.00' 9 >S9°30°23"W, 41.75° (S9°30'01"W) 13°23'59" 150.00 35.08 110,851 S.F.± 150.00' 37.16 N55*26'34"W, 37.07' 14°11'43" JULY 15, 2003 BARY D. KAISER No. 52923 CORNER OCCUPIED S41°37'29"E, 35.11' 150.00 35.19 13*26'28" 1.00 BY FENCE POST N59'21'47"W, 82.81' 48'55'04" 85.38 100.00 EXP. 6-30-17 5'59'33" N86'49'05"W, 10.454' *-NORTH-DE-ANJOU-AVENUE* 100.00' 10.46 S45'12'12"W, 28.275' 89*57'52" 20.00 31.404 LOT 6 * RECEIVED * Date 12/22/16 By 18 LOT 5 This survey consists of: 2 sheet(s) Map S89'46'44"E,

20.00

NO 13'16"E, 4.73' (NO 12'58"E, 4.63')

S26'38'W,

1820+00

5

/31

2

4

6

351W34CA T.L. 4700 and 351W34BD T.L. 2501

0.14

page(s) Narrative

JACKSON COUNTY

SURVEYOR

CORNER OCCUPIED ()
BY FENCE POST

99.97' (100.00')

LOT 4

Ú

13.00'

1' R.M.

(N89°54'14"E)

281.27' (281.22')

N89°53'52"W