

# A RE-PLAT OF GREENVIEW

## A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10

TOWNSHIP 36 SOUTH, RANGE 1 WEST,

WILLAMETTE MERIDIAN, CITY OF EAGLE POINT

JACKSON COUNTY, OREGON

FOR

RENY TOWNSEND and RICHARD ROWE

6403 PIONEER ROAD

MEDFORD, OREGON 97501

**\*\* RECEIVED \*\***  
DATE 2/14/17 BY PB  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

### Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Bob Gordon-Stables, Richard Rowe and Townsend and Townsend, LLC, are the owners in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into Lots as shown hereon, and does hereby dedicate to the public for public use the Streets and Public Utility/Sidewalk Easement (PUE/WALK), and hereby grant to City of Eagle Point a Water-line Easement and Storm Drain Easements as shown hereon, and hereby grant to Rogue Valley Sewer Service a Sewer-line easement as shown hereon, and do hereby grant a Private Storm Drain Easement (PSDE) for the benefit and use of the Lots as shown and does hereby designate said Subdivision as GREENVIEW

[Signature]  
RENY TOWNSEND  
MEMBER OF TOWNSEND AND TOWNSEND, LLC

[Signature]  
RICHARD ROWE

[Signature]  
BOB GORDON-STABLES

### Surveyor's Certificate

I, Sean P. Metzger, 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 hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel Number 1 of Partition Plat Number P-30-1996 of the Records of Jackson County, Oregon Index Volume 7, Page 30, and also filed in the Jackson County Surveyor's Office as Survey Number 14873

[Signature]  
SEAN P. METZGER PLS 82769

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

[Signature]

### Exceptions and Easements per Subdivision Guarantee Not Shown

- Terms, provisions and conditions, including but not limited to maintenance provisions, contained in Easement Agreement, Recorded: July 17, 1995 Instrument No.: 95-19339
- Storm Drainage Easement Agreement, including the terms and provisions thereof, Recorded: April 13, 2007 Instrument No.: 2007-017902 Between: Ron H. Miller and Jackie L. Miller, Trustees of the Miller Family Trust And: Trent Greens, LLC
- Restrictive Covenants regarding improvements of Alta Vista Road, including the terms and provisions thereof, and including among other things a waive of right of remonstrance, Recorded: May 2, 2008 Instrument No.: 2008-016648
- An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: City of Eagle Point, a political subdivision of the State of Oregon Recorded: May 28, 2008 Instrument No.: 2008-019946
- Public utility easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Public waterline easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Public sanitary easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Utility service easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Vineyard easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Private irrigation easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Private road, public utility easement and sewer easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)
- Slope easement and public utility easement as shown on the official plat of said land. (NOT SHOWN- Re-created or removed during This Subdivision re-platting process)

### Approvals:

Examined and approved by the City of Eagle Point Planning Director this 21 day of December, 2016

[Signature]  
Planning Director

Examined and approved this 27 day of December, 2016

[Signature]  
City Engineer

Examined and approved this 9<sup>th</sup> day of February, 2016

[Signature]  
Jackson County Surveyor

Examined and recommended for approval by Rogue Valley Sewer Services this 22<sup>nd</sup> day of December, 2016

[Signature]  
District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 13<sup>th</sup> day of FEB., 2016

[Signature] Deputy 2/13/17 Date

Examined and approved as required by O.R.S. 92.100 this 13<sup>th</sup> day of FEBRUARY, 2016

[Signature] Assessor 2/13/2017 Date

### Recorder:

Filed for record this 14<sup>th</sup> day of February 2016 at 9:30 clock A.M. and recorded in Volume 43, Page 62 of the Plat Records of Jackson County, Oregon.

[Signature] County Clerk 02-14-2017 Date [Signature] Deputy 02-14-2017 Date

### Approved for Recording:

[Signature] County Commissioner/Administrator 2/13/17 Date

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

SURVEY FOR: Reny Townsend, 6403 Pioneer Road, Medford, Oregon 97501

DATE FINAL MONUMENT SET: NOVEMBER 4, 2016

BASIS OF BEARING: Per Survey Number 20050, as filed in the Jackson County Surveyors Office, Jackson County, Oregon.

PURPOSE OF SURVEY: To Survey and Monument the Re-Plat of Greenview a Planned Unit Development approved by the City of Eagle Point Planning. Greenview is being re-platted to have 15 single family lots with no common areas and a public street.

PROCEDURE USED DURING SURVEY: Utilizing found controlling monuments from Survey Number 20050, the outside boundary of the subdivision was determined as shown hereon. The majority of the right of way of Greenview Drive is not being monumented as part of this survey with prior approval of the County Surveyor. Instead of post monumentation each lot will have the side line monumented with a witness corner at the intersection of said sideline and the PUE/WALK, to prevent being destroyed during sidewalk and utility construction.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON  
JUNE 8, 2008  
SEAN P. METZGER  
No. 82769

RENEWS: 12/31/2016

PREPARED BY: METZGER LAND SURVEYING, LLC  
P.O. BOX 3521  
CENTRAL POINT, OR 97502  
PHONE: 541-727-2749

DRAWN BY: SPM

DATE: 12/01/2016

CHECKED BY:

SURVEY FOR: RENY TOWNSEND  
6403 PIONEER ROAD, MEDFORD, OREGON 97501

SHEET 1 OF 3



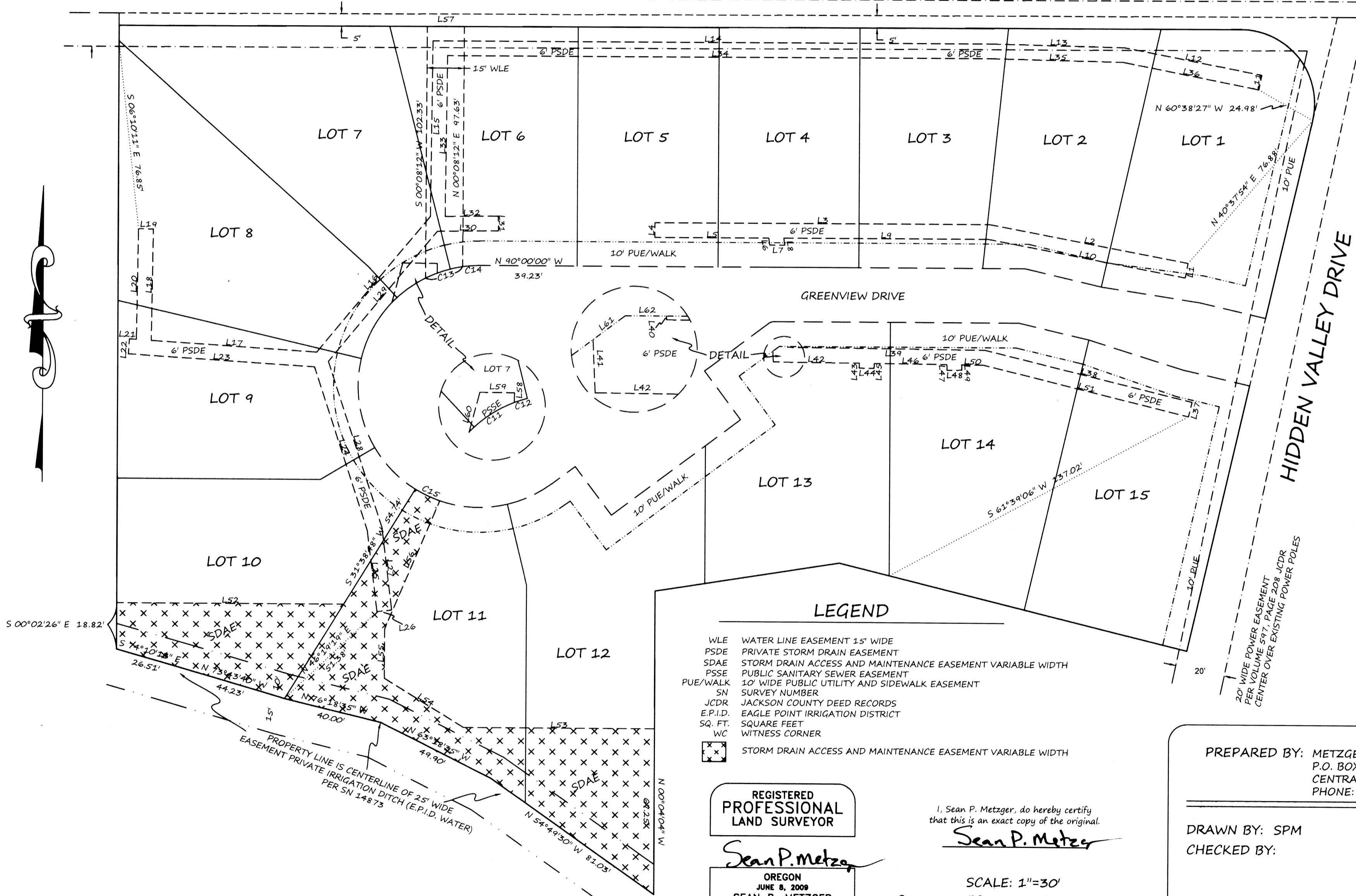
# A RE-PLAT OF GREENVIEW A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 10  
TOWNSHIP 36 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT  
JACKSON COUNTY, OREGON

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This survey consists of:  
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SURVEYOR

20' WIDE POWER EASEMENT  
PER VOLUME 597, PAGE 208 JCDR  
CENTER OVER EXISTING POWER POLES

CENTERLINE ALTA VISTA ROAD



LINE	BEARING	DISTANCE
L1	N 10°44'17" E	6.00'
L2	S 79°15'43" E	81.48'
L3	S 89°59'13" E	135.41'
L4	N 00°00'47" E	6.00'
L5	N 89°59'13" W	46.02'
L6	S 07°20'38" E	2.89'
L7	N 90°00'00" E	6.05'
L8	S 07°20'38" E	2.88'
L9	N 89°59'13" W	82.78'
L10	S 79°15'43" E	80.92'
L11	N 11°11'39" E	6.00'
L12	S 78°48'46" E	56.65'
L13	S 88°47'52" E	55.10'
L14	S 89°59'52" E	226.36'
L15	N 00°34'55" E	71.42'
L16	N 39°33'04" E	71.63'
L17	S 86°22'02" E	67.00'
L18	S 00°49'26" W	45.29'
L19	S 89°10'34" E	6.00'
L20	N 00°49'26" E	45.00'
L21	S 86°22'02" E	2.83'
L22	S 03°37'58" W	6.00'
L23	N 86°22'02" W	75.33'
L24	N 18°07'15" W	69.63'
L25	N 07°03'25" W	32.99'
L26	S 82°56'35" W	6.00'
L27	S 07°03'25" E	33.57'
L28	S 18°07'15" E	70.60'
L29	S 34°33'04" W	68.73'
L30	S 89°22'26" W	24.73'
L31	N 00°38'34" W	6.00'
L32	N 89°22'26" E	21.51'
L33	S 00°34'35" W	65.35'
L34	N 89°59'52" W	220.36'
L35	S 88°47'52" E	52.51'
L36	N 78°48'46" W	56.13'
L37	S 13°45'38" W	6.00'
L38	S 76°14'22" E	86.08'
L39	S 89°28'15" E	79.93'
L40	N 02°29'11" W	.30'
L41	S 02°29'11" E	4.31'
L42	S 89°28'15" E	34.80'
L43	S 00°31'45" W	2.00'
L44	S 89°28'15" E	6.00'
L45	S 00°31'45" W	2.00'
L46	N 89°28'15" W	29.36'
L47	S 00°50'01" E	2.34'
L48	N 89°09'59" E	6.00'
L49	S 00°50'01" E	2.20'
L50	S 89°28'15" E	8.76'
L51	N 76°14'22" W	85.39'
L52	N 90°00'00" E	91.69'
L53	N 90°00'00" E	77.19'
L54	S 58°25'16" E	37.77'
L55	S 00°00'00" W	19.94'
L56	N 22°58'06" E	56.47'
L57	N 89°52'51" E	15.00'
L58	N 00°28'30" E	3.93'
L59	N 89°31'30" W	13.95'
L60	S 15°03'32" W	16.78'
L61	N 53°09'04" E	3.23'
L62	N 90°00'00" E	3.33'

- ### LEGEND
- WLE WATER LINE EASEMENT 15' WIDE
  - PSDE PRIVATE STORM DRAIN EASEMENT
  - SDAE STORM DRAIN ACCESS AND MAINTENANCE EASEMENT VARIABLE WIDTH
  - PSSE PUBLIC SANITARY SEWER EASEMENT
  - PUE/WALK 10' WIDE PUBLIC UTILITY AND SIDEWALK EASEMENT
  - SN SURVEY NUMBER
  - JCDR JACKSON COUNTY DEED RECORDS
  - E.P.I.D. EAGLE POINT IRRIGATION DISTRICT
  - SQ. FT. SQUARE FEET
  - WC WITNESS CORNER
  - STORM DRAIN ACCESS AND MAINTENANCE EASEMENT VARIABLE WIDTH

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
*Sean P. Metzger*  
OREGON  
JUNE 8, 2009  
SEAN P. METZGER  
No. 82769  
RENEWS: 12/31/2016

I, Sean P. Metzger, do hereby certify  
that this is an exact copy of the original.  
*Sean P. Metzger*  
SCALE: 1"=30'

PREPARED BY: METZGER LAND SURVEYING, LLC  
P.O. BOX 3521  
CENTRAL POINT, OR 97502  
PHONE: 541-727-2749

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DRAWN BY: SPM  
CHECKED BY:  
DATE: 12/01/2016

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SURVEY FOR: RENY TOWNSEND  
6403 PIONEER ROAD, MEDFORD, OREGON 97501  
SHEET 3 OF 3

36-1W-10BC TAX LOTS 300 THROUGH 317



U. S. Department of State

INDIVIDUAL ACKNOWLEDGMENT CERTIFICATE

VENUE

NEW ZEALAND

(Country)

(State, Province, etc.)

AUCKLAND

(City)

CONSULATE GENERAL OF THE U.S.A

(Name of consular post)

ss.

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

BOB GORDON-STABLES

(Typed Name of Individual)

(Signature of Consular Officer)

CAVAN E. FABRIS

(Typed Name of Consular Officer)

UNITED STATES CONSUL

(Title of Consular Officer)

01-26-2017

Date (mm-dd-yyyy)

