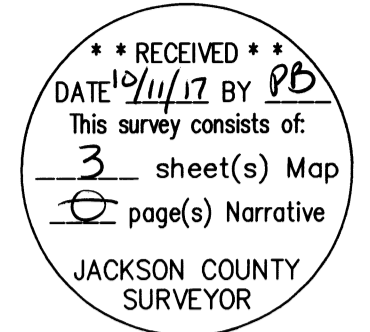


# Eagle Crest Overlook Subdivision Phase 1, 2 and 3

Located In:

NW1/4, NE1/4, Section 11, Township 36 South, Range 1 West, W.M.  
City of Eagle Point, Jackson County, Oregon



### SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land is shown on Sheet 2 and 3 of this plat. Said plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Parcel 1 of Partition Plat number P-90-1995, Recorded November 29, 1995 in a partition located in the City of Eagle Point, Jackson County, Oregon and recorded as filed survey 14751, Jackson County Surveyor's office.

EXCEPTING THEREFROM that portion conveyed to the City of Eagle Point, a municipality of the State of Oregon, as described in the instrument recorded August 3, 2017 as Instrument number 2017-026655, in the Official Records of Jackson County, Oregon.

More particularly described as follows:

Beginning at the southwest corner of Parcel 1 of P-90-1995 and filed as FS 14751 Jackson County Surveyor's office, thence North 01°31'45" East, along the west line of said Parcel 1, 773.35 feet to a point on the east-west center line of the NW quarter Section 11, Township 36 South, Range 1 West, W.M., City of Eagle Point, Jackson County, Oregon; thence along said center line, South 88°35'08" East, 2.84 feet to the south-westerly corner of Lot 262, Eagle Point Golf Community - Phase 8, FS 18420; thence South 88°35'08" East along the south line of said FS 18420, 518.01 feet to the CN 1/16th corner Section 11, thence South 88°35'29" East along the east-west center line of the NE quarter Section 11, 779.56 feet to a point on the westerly line of Riley Road; thence South 07°27'34" West along the westerly line of Riley Road, 240.24 feet; thence along the arc of a 602.96 foot radius curve to the left (the long chord of which bears South 14°14'18" East, 445.84 feet) 456.68 feet to the southeasterly corner of said Parcel 1; thence along the southerly line of said Parcel 1, South 54°11'43" West, 176.78 feet; thence along the arc of a 599.92 foot radius curve to the right (the long chord of which bears South 72°44'23" West, 381.58 feet) 388.32 feet; thence North 88°42'59" West, 398.45 feet; thence along the arc of a 470.03 foot radius curve to the right (the long chord of which bears North 76°40'30" West, 196.11 feet) 197.56 feet; thence North 64°38'04" West, 60.01 feet; thence along the arc of a 660.00 foot radius curve to the left (the long chord of which bears North 73°13'02" West, 197.01 feet) 197.75 feet; thence continuing along the said south line North 81°09'59" West, 60.06 feet to the southwesterly corner of the said Parcel 1 and the point of beginning.

*John R. Pariani*  
John R. Pariani, PLS

### APPROVALS:

Examined and approved this 6<sup>th</sup> day of October, 2017.

*Scott J. [Signature]*  
Jackson County Surveyor

Examined and recommended for approval this 6<sup>th</sup> day of October, 2017.

*John [Signature]*  
City Engineer

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 5<sup>th</sup> day of October, 2017.

*[Signature]*  
City Administrator/Planning Director

Examined and approved as required by ORS 92.100 this 10<sup>th</sup> day of Oct., 2017.

*Adam [Signature]*  
Assessor, Department of Assessment

### Survey For:

J and N Investments, LLC,  
an Oregon limited liability company  
533 Brookside Lane  
Central Point, OR 97502

### Survey By:

Pariani Land Surveying  
P.O. Box 551  
Shady Cove, OR 97539

### Survey Narrative:

to comply with ORS 209.250 & ORS 92

The purpose of this survey is to subdivide the property defined in Instrument Number 2017-026656 Jackson County Official Records and as approved in tentative plat for Eagle Crest Overlook Subdivision.

Riley Road right of way was resolved by utilizing the found monuments per FS 6798 & FS 11463. Several monuments along Riley Road were tied between station 20+75 and station 38+80, many of these monuments did not fit well with their respective record positions. The most southeasterly corner of the said FS 11463 was held and the monument along the east line of Riley Road per FS 6798 near approximate station 32+28.6 was held and then applied the the record geometry of Riley Road per for a best fit result.

The north line of the property was resolved using the north-east 1/16th corner set per FS 17725 and the record position of the center-north 1/16th corner per FS 18420 (the center-north 1/16th corner was re-set as shown on sheet 3. Also using the said center-north 1/16th and the southwesterly corner of Lot 262 per FS 18420 and the westerly extension thereof to intersect the west line of Parcel 1 per FS 14751, as depicted on sheet 3 of this Plat.

The Friar pin per FS 14751 located at the southwest corner of said Parcel 1, is held and the applied bearing of N01°31'45"E (record bearing N00°01'10"W per FS 14751) was used for the west line of Parcel 1, and was extended to intersect the east-west center line of the NW 1/4, Section 11.

Along the south line of this property, previously found monuments from FS 11463, were not relocated and apparently destroyed by reasons unknown to me. Monuments were set in the positions as depicted on sheets 2 and 3.

The basis of bearing for this project is Filed Survey 22210, as shown hereon.

Surveying equipment used: Trimble S6, fully robotic, total station.

The Washington Federal, the undersigned beneficiary of a certain Trust Deed, recorded September 8, 2016 as Instrument No. 2016-029658, Jackson County Official Records, affecting the lands described herein, hereby releases from the lien of said Deed all property hereon as dedicated to the public for public use.

By: *Jim [Signature]*  
Title: VP, Division Manager

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 10<sup>th</sup> day of Oct., 2017.

*Alex [Signature]*  
Tax Collector

Approved by Rogue Valley Sewer Services.

*[Signature]* 10/9/17  
District Engineer Date

*Danny [Signature]* 10/10/17  
County Commissioner/Administrator Date

I hereby certify that this is an exact duplicate of the original plat

*John R. Pariani*  
Surveyor

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that J and N Investments, LLC is the owner of the lands hereon described and has caused the same to be subdivided into lots and streets as shown on Sheet 2 of this Plat and the number and size of the lots and course and lengths of all lines are plainly set forth and this map is a correct representation of the subdivision, and does hereby dedicate to the public for public use the streets together with all the public and private easements as shown on Sheet 2 and Sheet 3 of this Plat, and further described below:

- \* The 20 foot wide private driveway and sanitary sewer easement over Lot 2 and Lot 3 is for the benefit of Lot 1 and Lot 2, as shown on sheet 2 of this Plat.
- \* The 20 foot wide public path easement is dedicated to the public for public use as an access path, as shown on sheets 2 and 3 of this Plat.
- \* The 6 feet of right of way dedication along the west line of Riley Road is dedicated to the City of Eagle Point for public road purposes.
- \* A 10 foot wide public utility easements as shown on sheets 2 and 3.
- \* A 15 foot wide public sanitary sewer easement over Lot 9, sheet 2.
- \* A 15 foot wide public storm drain easement over Lot 10 and Lot 18, sheet 2 and 3.
- \* A 40 foot wide fire department turnaround access and public utility easement over Lot 18, to be vacated upon the recording of a future subdivision plat having a right of way dedication over the same location as this easement as shown on sheet 2.

I hereby designate said subdivision as Eagle Crest Overlook Subdivision Phase 1, 2 and 3. In witness whereof, I have set our hand and seal this 5 day of October, 2017.

*Judy M. Fellows*  
Judy M. Fellows, Manager of  
J and N Investments, LLC

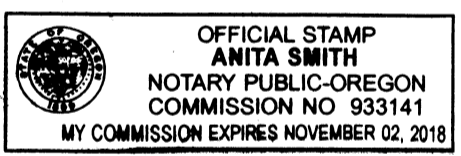
*Nancy Miles-Lanfear*  
Nancy Miles-Lanfear, Manager of  
J and N Investments, LLC

### ACKNOWLEDGEMENT

State of Oregon )  
County of Jackson ) S.S.

This certifies that on this 5 day of October, 2017, that before me, a Notary Public, personally appeared Judy M. Fellows and acknowledged the foregoing instrument to be her voluntary act and deed.

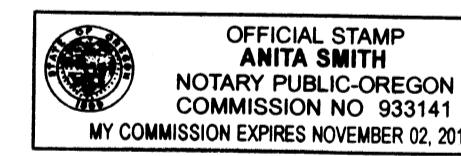
*Anita Smith* 933141  
Notary Signature Commission No.  
Jackson County, Oregon 11-2-2018  
Notary Public - Oregon My Commission Expires



State of Oregon )  
County of Jackson ) S.S.

This certifies that on this 5 day of October, 2017, that before me, a Notary Public, personally appeared Nancy Miles-Lanfear and acknowledged the foregoing instrument to be her voluntary act and deed.

*Anita Smith* 933141  
Notary Signature Commission No.  
Jackson County, Oregon 11-2-2018  
Notary Public - Oregon My Commission Expires



### RECORDER'S CERTIFICATE:

Filed for record this 11<sup>th</sup> day of October, 2017, at 8:36 A.M., and recorded in Volume 43 of Plats on page 20 of the Records of Jackson County, Oregon

By: *Christine D. Walker* County Clerk  
*Sonya J. Morgan* Deputy

COUNTY SURVEYOR FILE NUMBER: \_\_\_\_\_



*John R. Pariani*  
OREGON  
July 13, 1999  
JOHN R. PARIANI  
#51382  
Renews: December 31, 2018

## Pariani Land Surveying

P.O. Box 551  
Shady Cove, OR 97539  
541-890-1131

|              |        |          |        |
|--------------|--------|----------|--------|
| Date:        | Scale: | Job No.: | Sheet: |
| Oct. 5, 2017 | n/a    | 2014-189 | 1 of 3 |

# Eagle Crest Overlook Subdivision Phase 1, 2 and 3

## Eagle Point Golf Community - Phase 8

Located In:  
NW1/4, NE1/4, Section 11, Township 36 South, Range 1 West, W.M.  
City of Eagle Point, Jackson County, Oregon

Lot 257 | Lot 256 | Lot 255 | Lot 254 | Lot 253

Basis of Bearing : Filed Survey 22210  
S88°35'29"E, 779.56', R=N89°39'29"E, 779.56'

### Legend:

- FS Filed Survey Number
- R= Record Data per Filed Survey 22210
- (( )) Record Data per Filed Survey 14751
- Found 5/8" Rebar w/Plastic Cap Marked "PARIANI LS 51382" per Filed Survey 22210
- Found 5/8" Pin w/Plastic Cap Marked "DW Edwards LS751" per Filed Survey 11463
- ⊙ Found 5/8" Pin w/Plastic Cap Marked "LJ Friar & Assoc" per Filed Survey 14751
- Found 5/8" Rebar per JCRD and Survey of Riley Road FS 6798
- JCRD Jackson Co. Road Dept. Records
- Set 5/8"x30" Rebar With Cap Marked "PARIANI LS 51382"
- ⊙ Set 1-1/2" Copper Disk in Concrete Marked "PARIANI LS 51382"
- Interior Property Lines
- - - Right of Way/Boundary Lines
- - - Easement Lines

### Notes:

Property Corners were set in June, 2017  
See Sheet 3/3 for Curve Table Data  
Phase 1: Lot 1-3  
Phase 2: Lot 4-12  
Phase 3: Lot 13-17  
Future Phase(s): Lot 18

J and N Investments, LLC  
Instr. #2017-026656

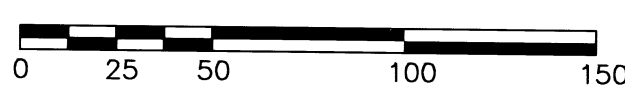
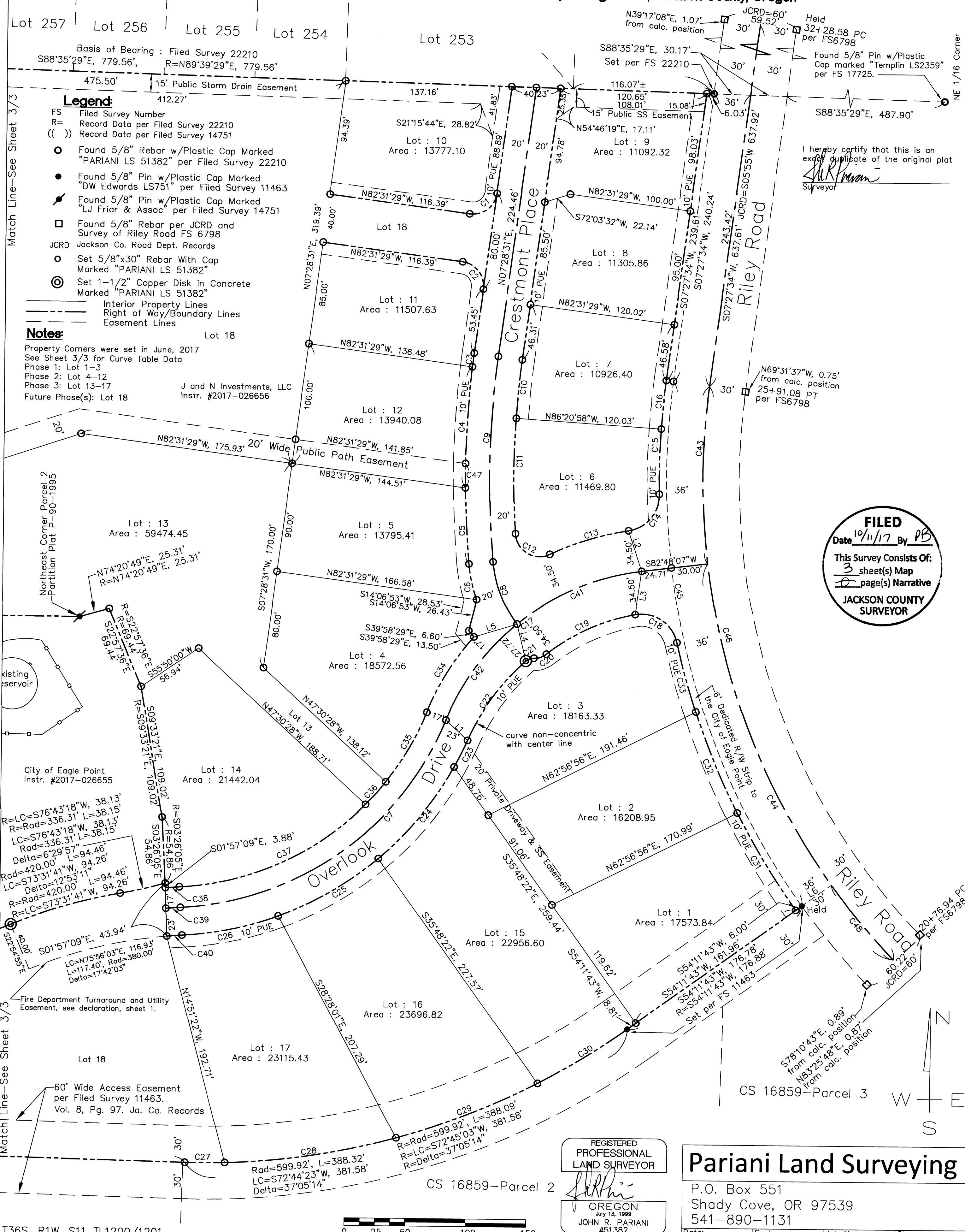
Match Line—See Sheet 3/3

Match Line—See Sheet 3/3

I hereby certify that this is an exact duplicate of the original plat

*[Signature]*  
Surveyor

**FILED**  
Date 10/11/17 By *[Signature]*  
This Survey Consists Of:  
3 sheet(s) Map  
2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**



REGISTERED PROFESSIONAL LAND SURVEYOR

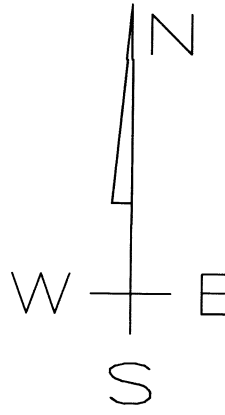
*[Signature]*

OREGON  
July 13, 1999  
JOHN R. PARIANI  
#51382  
Renews: December 31, 2018

**Pariani Land Surveying**

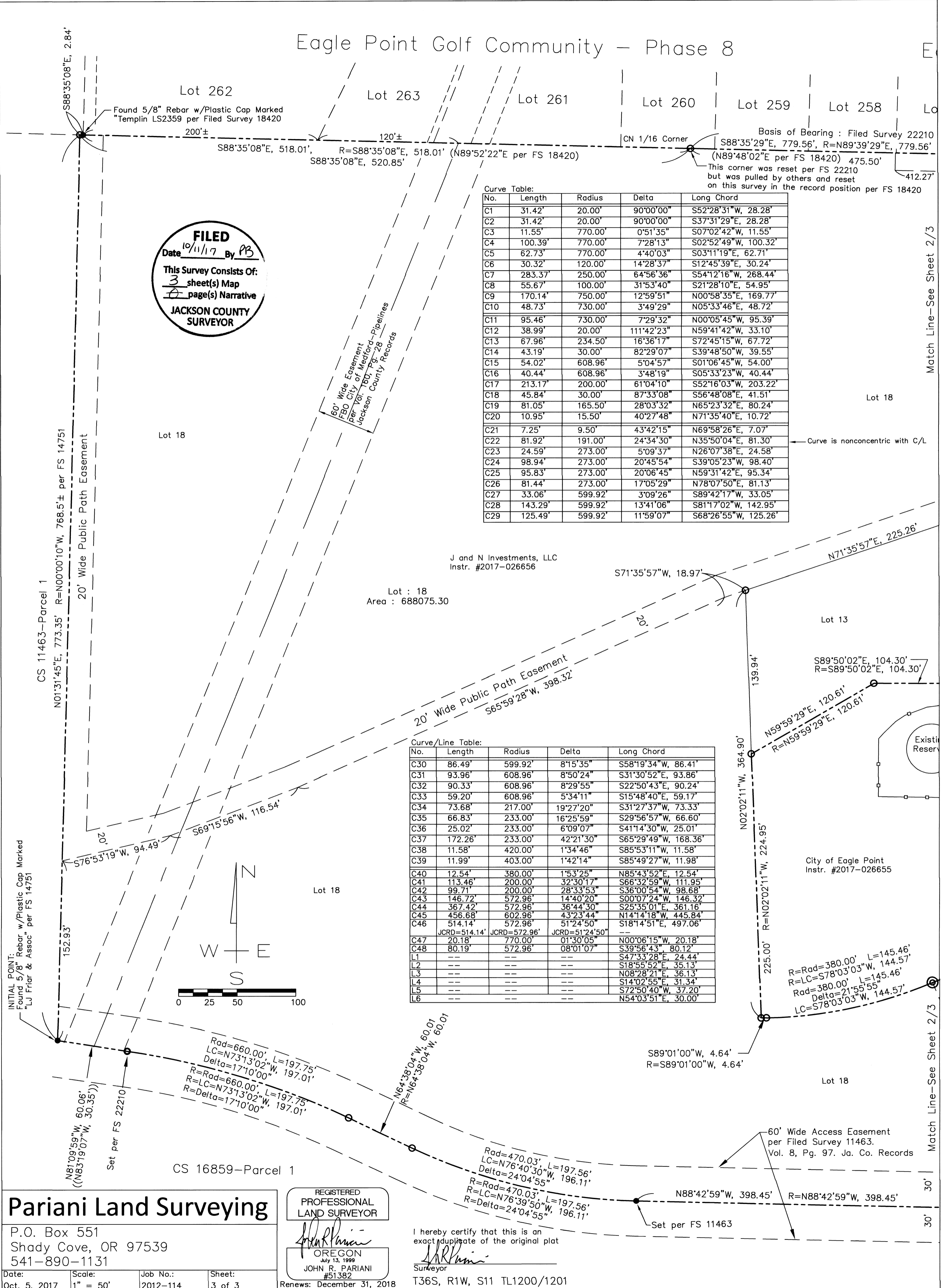
P.O. Box 551  
Shady Cove, OR 97539  
541-890-1131

|                    |                 |                   |               |
|--------------------|-----------------|-------------------|---------------|
| Date: Oct. 5, 2017 | Scale: 1" = 50' | Job No.: 2012-114 | Sheet: 2 of 3 |
|--------------------|-----------------|-------------------|---------------|



22377

# Eagle Point Golf Community - Phase 8



Match Line—See Sheet 2/3

Match Line—See Sheet 2/3

**Pariani Land Surveying**  
P.O. Box 551  
Shady Cove, OR 97539  
541-890-1131

Date: Oct. 5, 2017  
Scale: 1" = 50'  
Job No.: 2012-114  
Sheet: 3 of 3

REGISTERED PROFESSIONAL LAND SURVEYOR  
*John R. Pariani*  
OREGON July 13, 1999  
JOHN R. PARIANI #51382  
Renews: December 31, 2018

I hereby certify that this is an exact duplicate of the original plat.  
*John R. Pariani*  
Surveyor  
T36S, R1W, S11 TL1200/1201