

IDLEWOOD SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 1 WEST, W.M.
EAGLE POINT, JACKSON COUNTY, OREGON
DATE SURVEYED: AUGUST 2018
SHEET 1 OF 2

EXACT COPY:

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

Signature of Lawrence B. Olson
LAWRENCE B. OLSON, PLS 655

RECEIVED
DATE 10/23/18 BY PB
This survey consists of:
2 sheet(s) Map
4 page(s) Narrative
JACKSON COUNTY SURVEYOR

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT HAYDEN HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY 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. FURTHER, THE FOLLOWING IS HEREBY DEDICATED TO THE CITY OF EAGLE POINT FOR THE FREE USE OF THE PUBLIC THE PUBLIC UTILITIES EASEMENTS, STORM DRAINAGE EASEMENTS AND SIDEWALK EASEMENTS, AND THAT CERTAIN 5.00 FOOT SIDEWALK AND DRAINAGE EASEMENT ALONG THE STREET RIGHT OF WAY ON LOTS 15 TO 23, AND THAT CERTAIN 12.00 FOOT PEDESTRIAN WAY, SIDEWALK AND DRAINAGE EASEMENT BETWEEN LOTS 12 AND 13. THE DECLARANTS HEREBY GRANT TO THE CITY OF EAGLE POINT THE STREET PLUG AT THE WEST END OF LINWOOD AVENUE TO BE HELD IN PUBLIC TRUST UNTIL SUCH TIME THAT LINWOOD AVENUE IS EXTENDED. AT THAT TIME SAID PLUG WILL BE DEDICATED AS PUBLIC ROADWAY AND OR EASEMENT. LOT 24 WILL BE CONVEYED TO THE CITY OF EAGLE POINT AS OPEN SPACE UPON RECORDING OF THIS SUBDIVISION. FURTHER, THE DECLARANTS HEREBY DESIGNATE THIS SUBDIVISION AS IDLEWOOD SUBDIVISION.

IN WITNESS WHEREOF, I HAVE SET OUR HAND AND SEAL THIS 19th DAY OF OCTOBER 2018.

Signature of David Woods
HAYDEN HOMES, LLC

BY: David Woods, TITLE Controller

SURVEYOR'S CERTIFICATE

I, LAWRENCE B. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8 INCH BY 30 INCH IRON REBAR ROD WITH A YELLOW PLASTIC CAP MARKED 'OLSON AND MORRIS' SET FLUSH WITH THE GROUND. SAID POINT BEING SOUTH 1' 35' 48" WEST 40.30 FEET FROM A 3/4 INCH IRON PIPE THAT IS NORTH 1' 35' 48" EAST 280.34 FEET AND SOUTH 88' 24' 12" EAST 789.40 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 47; FROM SAID INITIAL POINT RUN THENCE NORTH 1' 35' 48" EAST 529.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF IDLEWOOD DRIVE; RUN THENCE ALONG SAID RIGHT OF WAY NORTH 56' 27' 44" EAST 251.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STEVENS ROAD; RUN THENCE ALONG THE RIGHT OF WAY OF SAID STEVENS ROAD ALONG THE ARC OF A 130.52 RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 44' 24' 29" EAST 3.43 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 13' 46' 55" WEST 26.47 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 2' 14' 41" WEST 323.35 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 2' 12' 52" WEST 113.85 FEET; THENCE SOUTH 0' 49' 17" WEST 204.17 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING SOUTH 0' 49' 17" WEST 4.78 FEET TO A POINT ON THE NORTH LINE OF THE LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF EAGLE POINT GOLF COMMUNITY, PHASE 13 AS PLATTED AND RECORDED IN JACKSON COUNTY OFFICIAL RECORDS; RUN THENCE ALONG SAID LINE NORTH 88' 27' 24" WEST 200.43 FEET TO THE PLACE OF BEGINNING, IN EAGLE POINT, JACKSON COUNTY, OREGON.

Signature of Lawrence B. Olson
LAWRENCE B. OLSON, PLS 655

SURVEYOR'S NARRATIVE

PURPOSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARIES AND STAKE THE LOTS AS APPROVED BY THE CITY OF EAGLE POINT. THE DESCRIPTION FOR THIS SITE IS DESCRIBED IN DOCUMENT 2018-00621 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

BASIS OF BEARINGS
THE BEARINGS USED HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ZONE 3602 (SOUTH ZONE) PROJECTED ONTO NAD 83 2011.2010.

WEST LINE
WE FOUND AND HELD A 3/4 INCH IRON PIPE ON THE WESTERLY BOUNDARY OF LOT 14 HEREON. WE ALSO RECOVERED A 3/4 INCH IRON PIPE NEAR THE EAST BOUNDARY OF LOT 11. WE THEN COMPUTED AN INVERSE BEARING AND DISTANCE BETWEEN THOSE IRON PIPES AND DETERMINED IT TO BE SOUTH 88'24'12" EAST 199.67 FEET AS COMPARED TO THE RECORD ON SURVEY No. 207 OF EAST 200.00 FEET. THESE TWO IRON PIPES WERE SET BY C.Z. BOYDEN IN SURVEY No. 207. FROM THIS INVERSED LINE BETWEEN THESE TWO MONUMENTS AND HOLDING THE IRON PIPE ON LOT 14, WE DETERMINED THE WEST BOUNDARY TO BE PERPENDICULAR AS PER SAID SURVEY No. 207. THIS BOUNDARY WAS EXTENDED NORTHERLY TO THE SOUTHERN RIGHT OF WAY OF IDLEWOOD DRIVE AND SOUTHERLY TO THE NORTH LINE OF EAGLE POINT GOLF COMMUNITY, PHASE 13.

NORTH LINE
THE RIGHT OF WAY OF IDLEWOOD DRIVE (A PORTION BEING A PRIVATE ROAD, A 15.0 FOOT PUBLIC ROAD AND A MORE RECENTLY DEDICATED PUBLIC ROAD DEEDED TO THE CITY OF EAGLE POINT BY THAT INSTRUMENT No. 2018-025462) ESTABLISHES THE ALIGNMENT OF THE NORTH PROPERTY LINE. THIS WAS DETERMINED BY LOCATING AND HOLDING THE BEST FIT FROM MONUMENTS SET IN PARTITION PLAT NUMBER P-57-1992 AND RECORDED AS SURVEY NO. 12981. A PORTION OF THE NORTH LINE BORDERS ON STEVENS ROAD. I USED SURVEY NUMBER 22319 TO DETERMINE THE ALIGNMENT. BY HOLDING POINTS NUMBER 1007 AND 1023 ON SHEET 4 OF SAID SURVEY AND CONSTRUCTING THE RECORD CURVE AS IT ABUTS THE SITE WE WERE ABLE TO FIND THE CENTERLINE INTERSECTION MONUMENT (IRON ROD WITH 2" ALUMINUM CAP) AT BRIDGEPORT DRIVE 0.07 FEET OFF LINE.

EAST LINE
THE EAST LINE OF THIS PROPERTY IS DESCRIBED BY A BOUNDARY LINE AGREEMENT. THE FOUNDATION FOR THIS AGREEMENT WAS A SURVEY BY GARY D. KAISER RECORDED ON DECEMBER 22, 1995, SURVEY FILE NUMBER 14786. AT THE SOUTHEAST CORNER, MR. KAISER SET A WITNESS CORNER 5.00 FEET NORTH OF THE TRUE CORNER, ON LINE. HE SET A TOTAL OF 5 POINTS ALONG THIS LINE AND WE WERE ABLE TO LOCATE AND HOLD 4. THE NORTHERLY MOST MONUMENT SET IN THE 1995 SURVEY WAS DISREGARDED SINCE IT FELL WITHIN THE RIGHT OF WAY OF STEVENS ROAD AS IT IS CURRENTLY ALIGNED. THE SOUTHERLY MOST POINT ON THE EAST LINE WAS SET ON THE NORTH LINE OF EAGLE POINT GOLF COMMUNITY, PHASE 13 AS IT IS CURRENTLY MONUMENTED.

SOUTH LINE
THE SOUTH LINE OF THIS PLAT IS DEFINED AS THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN. IN THE RECORDED PLAT OF EAGLE POINT GOLF COMMUNITY, PHASE 13, MR. RICHARD TEMPLIN, THE PROFESSIONAL LAND SURVEYOR WHO SURVEYED SAID PLAT, SUBDIVIDED THE SOUTHEAST 1/4 OF SECTION 3 AND ESTABLISHED THE SOUTH 1/16 CORNER AS SHOWN HEREON. HE ALSO SET AN ANGLE POINT ALONG SAID LINE AT 952.73 WESTERLY OF SAID 1/16 CORNER. HOLDING THESE FOUND MONUMENTS GAVE US THE SOUTH LINE OF THIS PLAT. BOTH THE EAST AND WEST BOUNDARIES WERE EXTENDED TO INTERSECT THIS LINE.

APPROVALS

EXAMINED AND APPROVED THIS 23 DAY OF OCTOBER 2018.

Signature of Scott Jensen
JACKSON COUNTY SURVEYOR

EXAMINED AND RECOMMENDED FOR APPROVAL

THIS 22 DAY OF October 2018.

Signature of Phillip P.
CITY ENGINEER

EXAMINED AND APPROVED BY THE CITY ADMINISTRATOR / PLANNING DIRECTOR OF THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON.

DATED THIS 22nd DAY OF October 2018.

Signature of V.
CITY ADMINISTRATOR / PLANNING DIRECTOR

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100

THIS 22 DAY OF October 2018.

Signature of Kelly Thompson, agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID IN FULL AS OF

THE 22nd DAY OF Oct. 2018.

Signature of P. Deputy
TAX COLLECTOR

APPROVED BY ROGUE VALLEY SEWER SERVICES.

THIS 22nd DAY OF October 2018.

Signature of M.
DISTRICT ENGINEER

APPROVED FOR RECORDING.

THIS 23 DAY OF October 2018.

Signature of Danny Jordan
COUNTY COMMISSIONER/ADMINISTRATOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 23rd DAY OF October 2018.
AT 11:11 A.M. AND RECORDED IN VOLUME 44 OF PLATS ON PAGE 20 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Signature of Christine D. Walker
BY: COUNTY CLERK

Signature of Jean Sheng
BY: DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR
Signature of Lawrence B. Olson
OREGON JULY 10, 1964
LAWRENCE B. OLSON 655
RENEWS: 12-31-2018

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF)
ON THIS 19 DAY OF OCTOBER, 2018, PERSONALLY
APPEARED David Woods, Controller, of HAYDEN HOMES, LLC, KNOWN TO ME AND EXECUTED THE ABOVE INSTRUMENT, FREELY AND VOLUNTARILY ON BEHALF OF SAID LLC.

WITNESSED BY ME THIS DAY AND YEAR LAST ABOVE WRITTEN.

Signature of Kimberly D. Guthrie
NOTARY PUBLIC FOR OREGON (SIGNATURE)

Kimberly D. Guthrie
NOTARY PRINTED NAME

COMMISSION EXPIRES: June 21 2019
(WRITE OUT IN FULL)

COMMISSION NUMBER: 940005

ENCUMBRANCE NOTES

THE FOLLOWING ENCUMBRANCES ACCORDING TO THE PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE DATED AUGUST 20, 2018 FILE NUMBER 224576AM, ITEM NUMBERS WHICH CANNOT BE LOCATED SPECIFICALLY (NUMBERS CORRESPOND TO SAID REPORT):

- 9. THE PROPERTY LIES WITHIN THE BOUNDARIES OF ROGUE VALLEY SEWER SERVICES AND IS SUBJECT TO ANY CHARGES OR ASSESSMENTS LEVIED BY SAID DISTRICT AND PIPELINE EASEMENTS IN CONNECTION THEREWITH, NOT PLOTTED
11. IRRIGATION EASEMENTS - VOLUME 159, PAGE 587 OF DEED RECORDS OF JACKSON COUNTY, OREGON, NOT PLOTTED
12. ELECTRICAL EASEMENTS - VOLUME 309, PAGE 212, VOLUME 400, PAGE 50 AND VOLUME 434, PAGE 115 OF DEED RECORDS OF JACKSON COUNTY, OREGON, NOT PLOTTED
13. INGRESS AND EGRESS OVER THE PRIVATE ROADWAY ADJOINING THE PROPERTY - VOLUME 477, PAGE 24 OF DEED RECORDS OF JACKSON COUNTY, OREGON.
14. GAS LINE EASEMENT - DOCUMENT NO. 80-01415 OF OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PLOTTED

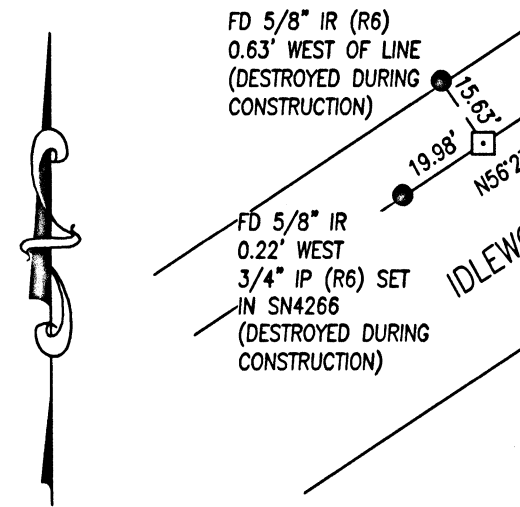
SPRINGFIELD, OR 97477 (541) 302-9790

IDLEWOOD SUBDIVISION
 LOCATED IN THE
 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 1 WEST, W.M.
 EAGLE POINT, JACKSON COUNTY, OREGON
 DATE SURVEYED: AUGUST 2018
 SHEET 2 OF 2

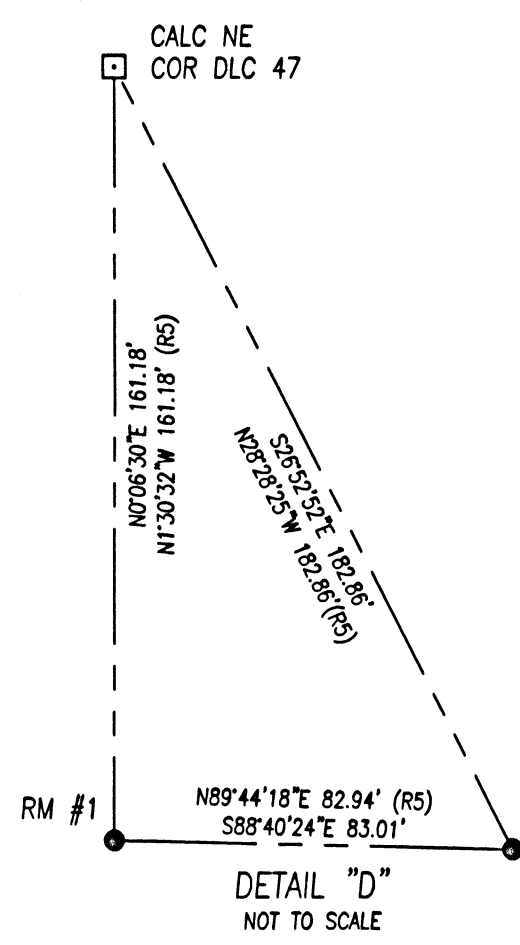
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SCALE 1" = 40'



EXACT COPY:
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[Signature]
 LAWRENCE B. OLSON, PLS 655

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 10, 1964
 LAWRENCE B. OLSON
 655
 RENEWS: 12-31-2018



LEGEND

- FOUND AS DESCRIBED
- SET 5/8" x 30" REBAR WITH YPC MARKED "OLSON & MORRIS"
- SET 5/8" x 30" REBAR WITH OPC MARKED "TRP OLSON & MORRIS" - SHOWN HEREON NOT TO SCALE FOR THE SAKE OF LEGIBILITY
- CALCULATED POINT
- XXX(X) RECORD DATA PER REFERENCE NUMBER NOTED
- PUE EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC AND IRRIGATION
- NTS NOT TO SCALE
- R/W RIGHT OF WAY
- PUB SD PUBLIC STORM DRAINAGE EASEMENT
- S/W & SD SIDEWALK & STORM DRAINAGE EASEMENT
- FD FOUND
- COR CORNER
- YPC/ OPC YELLOW PLASTIC CAP/ ORANGE PLASTIC CAP
- PED, S/W & SD PEDESTRIAN WAY, SIDEWALK AND STORM DRAINAGE.

REFERENCES

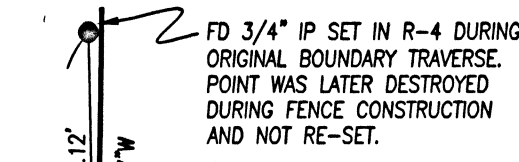
- SN 22319, FOR CITY OF EAGLE POINT & OREGON DEPARTMENT OF TRANSPORTATION, JAMES W. COLTON, 2017
- SN14786, FOR VIRGINIA MCKINNEY, GARY D. KAISER, 1995
- SN19275 EAGLE POINT GOLF COMMUNITY PHASE 13, RICHARD G. TEMPLIN, 2006
- SN207, FOR J.B. JOHNSON, C.Z. BOYDEN, 1949
- RE-ESTAB, JACKSON COUNTY
- SN 12981, PARTITION PLAT NO. P-57-1992, GARY D. KAISER, 1992

NOTE

SEE BOUNDARY LINE AGREEMENT FOR EAST BOUNDARY HEREON RECORDED 11/22/95, DOCUMENT NUMBER 95-33507, OFFICIAL RECORDS PER JACKSON COUNTY, OREGON.

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS	CHORD
C1	90°35'47"	158.94	100.52	S43°11'54"E 142.89'
C2	28°25'47"	64.80	130.59	S11°48'12"E 64.14'
C3	17°38'00"	40.17	130.52	S34°50'20"E 40.01'
C4	44°50'28"	102.15	130.52	S66°04'34"E 99.56'
C5	1°30'19"	3.43	130.52	S44°24'29"E 3.43'
C6	14°11'11"	84.18	340.00	N80°18'15"E 83.97'
C7	89°52'31"	31.37	20.00	S43°06'51"E 28.25'
C8	90°07'29"	31.46	20.00	N46°53'09"E 28.32'



22660
 177/21

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