

***** APPROVALS *****

FILE NO. 439-18-00001-SUB
EXAMINED AND APPROVED by Jackson County Development Services.

this 27th day of November, 20 18.

Attest: [Signature]
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of November 14, 20 18.

[Signature]
County Surveyor

EXAMINED AND APPROVED this 20th day of November, 20 18.

[Signature]
County Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of November 28th, 20 18.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of NOV. 28th, 20 18.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that BOB FELLOWS CONSTRUCTION, LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots and street as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of Jackson County, the Street Right of Way together with the Public Utility Easements (PUE) and (2) do hereby grant to Jackson County the Street Plugs (1SP) and (3) do hereby make and establish the Private Storm Drainage Easements shown on Sheet 2 and (4) do hereby make and establish the Temporary Turn Around Easements (TTE) as shown on Sheet 2 and (5) do hereby designate said Subdivision as EAGLE'S NEST. Upon the extension of Wilson Way, the Street Plug shall automatically be dedicated to the public as Street Right of Way and the Temporary Turn Around Easement shall automatically terminate.

[Signature]
BOB FELLOWS, MANAGER
BOB FELLOWS CONSTRUCTION, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS.

Personally appeared the above named Bob Fellows and acknowledged the foregoing to be his voluntary act and deed and was signed on behalf of Bob Fellows Construction, LLC.

Dated this 13 day of November, 20 18.

[Signature]
Suzanne Marie Lunsford
Notary Public - Oregon

Commission No. 980100
My Commission Expires 10-10-22

***** AFFIDAVIT OF CONSENT *****

FROM KENNETH PHILLIPS AND JOANNE C. PHILLIPS, TRUSTEES RECORDED AS DOC. # _____, ORJCO.

EAGLE'S NEST

A Subdivision being a re-plat of
Lot 1, Block 10 of AGATE SUBDIVISION EXTENSION NO. 2
& located in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M.
White City Jackson County, Oregon
(File No. 439-18-00001-SUB)

SURVEY FOR:

BOB FELLOWS
2950 PHILLIPS WAY
CENTRAL POINT, OR 97502

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

NOVEMBER 2, 2018

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

Filed for record this 5th day of December, 20 18, at 1:21
o'clock P.M., and recorded in Volume 44 of Plats at Page 22 of the
Records of Jackson County, Oregon and Document No. 2018-037139, ORJCO.

[Signature]
County Clerk

[Signature]
Deputy

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 1, Block Ten (10) of AGATE SUBDIVISION EXTENSION NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF EAGLE'S NEST. SEE JACKSON COUNTY FILE 439-18-00001-SUB.

PROCEDURE: MADE TIES TO ORIGINAL LOTS CORNERS AND MONUMENTS OF RECORD AS SHOWN ON SHEET 2. COMPUTED THE INTERIOR LOT AND STREET R/W CORNER POSITIONS AND SET MONUMENTS AS SHOWN ON SHEET 2.

FILED
Date 12/5/18 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVED BY MAJORITY FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

12/4/18
DATE

SHEET 1 OF 2

17198FM

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

[Signature]
SURVEYOR

SURVEY FOR:

SURVEY BY:

DATE:

EAGLE'S NEST

*A Subdivision being a re-plot of
Lot 1, Block 10 of AGATE SUBDIVISION EXTENSION NO. 2
& located in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M.
White City Jackson County, Oregon
(File No. 439-18-00001-SUB)*

BOB FELLOWS
2950 PHILLIPS WAY
CENTRAL POINT, OR 97502

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

NOVEMBER 2, 2018

COURSE DATA TABLE

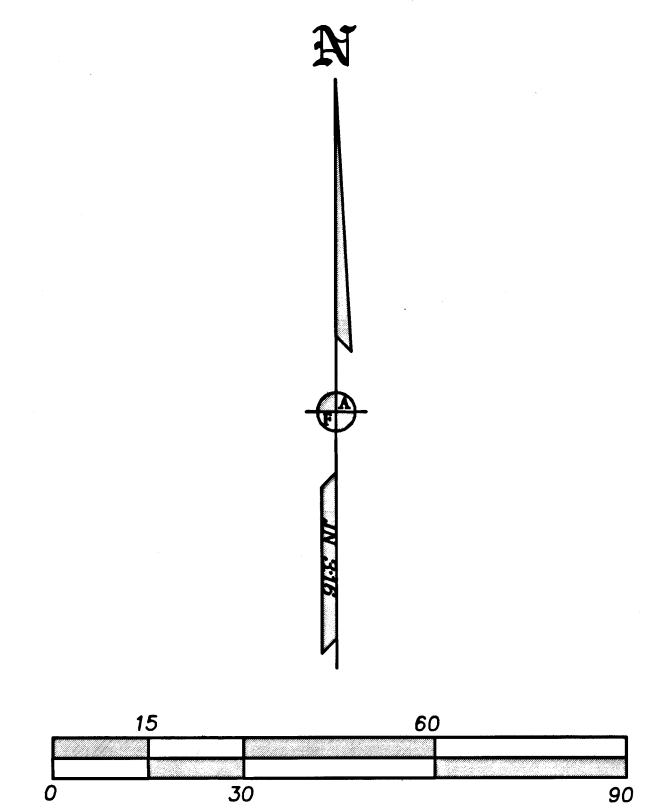
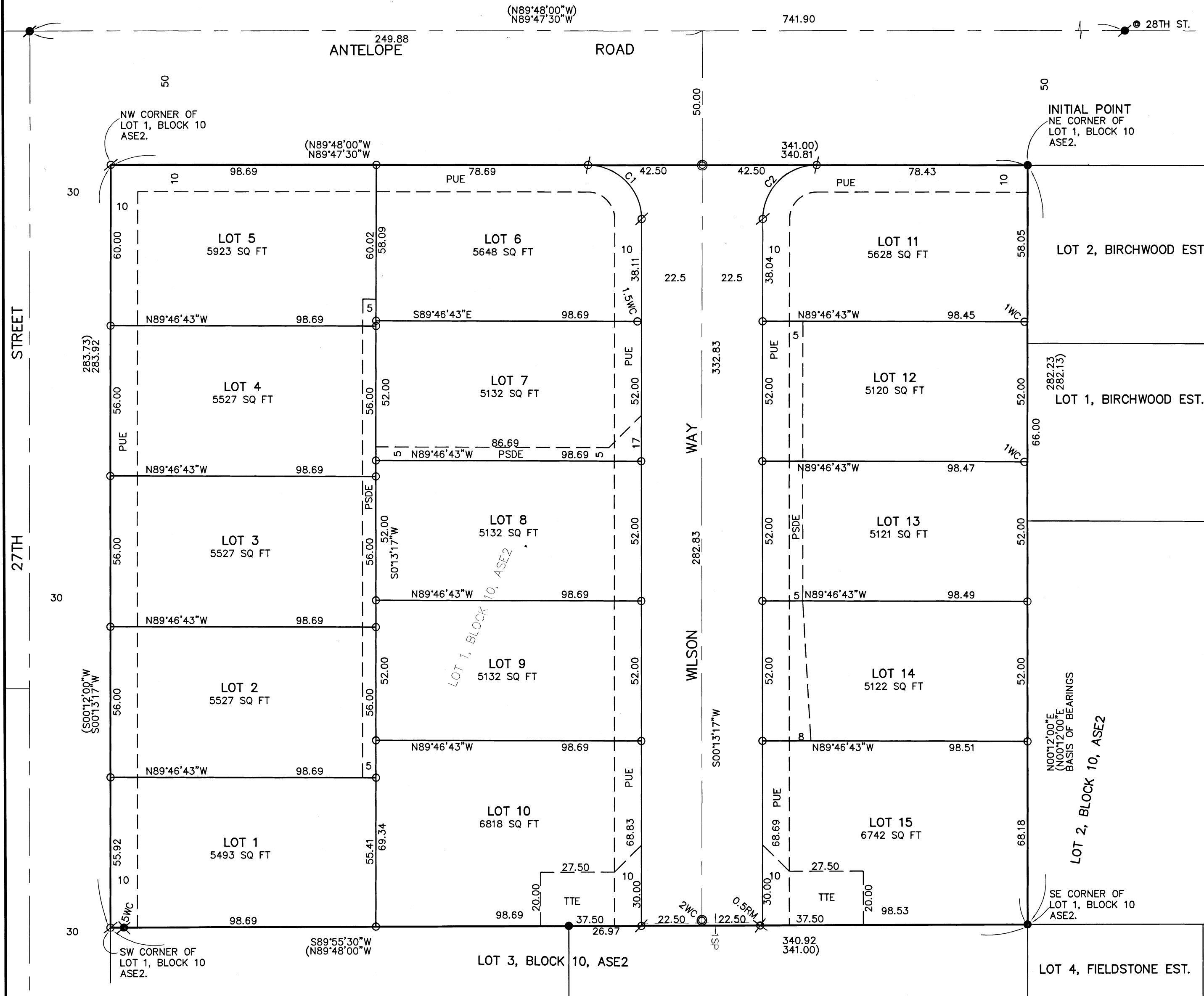
NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'47"	31.42	20.00	N44°47'06"W 28.29
C2	89°59'13"	31.41	20.00	S45°12'54"W 28.28

LEGEND:

- = FD. 5/8" IRON PIN PER ASE2.
- ⦿ = FD. 2.5" BRASS CAP MKD. HEA, INC. IN CONCRETE PER FS18403.
- ✕ = FD. 5/8" IRON PIN PER FS8757.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1.5" COPPER DISK MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1/C1 = SEE COURSE DATA TABLE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- TTE = TEMPORARY TURN AROUND EASEMENT PER THIS PLAT.
- () = PLAT RECORD DATA PER ASE2.
- ASE2 = AGATE SUBDIVISION, EXTENSION NO. 2.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- 5WC = 5.00' WITNESS CORNER MONUMENT.
- 1WC = 1.00' WITNESS CORNER MONUMENT.
- 2WC = 2.00' WITNESS CORNER MONUMENT.
- 0.5RM = 0.50' REFERENCE MONUMENT.
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- 1.5WC = 1.50' WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

AGATE SUBDIVISION, EXTENSION NO. 2 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'



EASEMENTS PER SUBDIVISION GUARANTEE

REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF ROGUE RIVER VALLEY IRRIGATION DISTRICT.

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.

THE SUBJECT PROPERTY WAS INCORPORATED INTO THE URBAN RENEWAL PROJECT PER DOC. 92-12658, ORJCO. BLANKET.

COVENANTS, CONDITIONS AND RESTRICTIONS PER VOL. 584, PG. 275, JCDR. BLANKET.

JACKSON COUNTY SPORTS PARK DEED DECLARATIONS RECORDED AS DOC. 2018-031279 & 2018-031280, ORJCO. BLANKET.

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

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

FILED
Date 12/5/18 By JB
This Survey Consists Of:
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0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2