

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE ROAD CENTERLINES DESIGNATED AND REPRESENTED ON THIS RE-PLAT WITHIN MCLOUGHLIN MEADOWS, PHASE I, RECORDED IN VOLUME 28, PAGE 33 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, MCLOUGH LIN MEADOWS PHASE II, RECORDED IN VOLUME 29, PAGE 43 OF SAID PLAT RECORDS, MCLOUGH LIN MEADOWS PHASE III, RECORDED IN VOLUME 29, PAGE 29 OF SAID PLAT RECORDS AND MCLOUGH LIN MEADOWS PHASE IV, RECORDED IN VOLUME 31, PAGE 31 OF SAID PLAT RECORDS, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY HEREON:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12 OF MCLOUGH LIN MEADOWS, PHASE I, RECORDED IN VOLUME 28, PAGE 33 OF PLAT RECORDS OF JACKSON COUNTY, OREGON, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF REESE CREEK ROAD, MONUMENTED WITH A 5/8-INCH REBAR; THENCE SOUTH 00°12'03" EAST, ALONG SAID LINE, 54.74 FEET; THENCE, CONTINUING ALONG SAID LINE, SOUTH 00°37'04" EAST, 643.35 FEET TO THE TRUE POINT OF BEGINNING, MONUMENTED WITH A 5/8-INCH REBAR WITH A 2-INCH ALUMINUM CAP; THENCE, NORTH 00°37'04" WEST, ALONG SAID LINE, 35.28 FEET TO THE EASTERLY, SOUTHEAST CORNER OF LOT 1 OF SAID PHASE I, THE NORTH RIGHT OF WAY LINE OF AMY WAY AND A NON-TANGENT CURVE; THENCE, ALONG SAID LINE, 31.69 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 90°47'01" (CHORD BEARING SOUTH 44°46'27" WEST, 28.48 FEET), TO THE SOUTHERLY, SOUTHEAST CORNER OF SAID LOT 1 AND A POINT OF TANGENCY; THENCE NORTH 89°50'03" WEST, 49.44 FEET TO THE SOUTHERLY, SOUTHWEST CORNER OF SAID LOT 1 AND A POINT OF CURVATURE, MONUMENTED WITH A 5/8-INCH REBAR; THENCE 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 89°59'58" (CHORD BEARING NORTH 44°50'03" WEST, 28.28 FEET) TO THE WESTERLY, SOUTHWEST CORNER OF SAID LOT 1, THE EAST RIGHT OF WAY LINE OF SANDI WAY AND A POINT OF TANGENCY, MONUMENTED WITH A TACK AND WASHER; THENCE, ALONG SAID LINE, NORTH 00°09'56" EAST, 209.99 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID PHASE I; THENCE NORTH 05°23'36" WEST, 57.27 FEET, TO THE NORTHWEST CORNER OF LOT 5 OF SAID PHASE I, MONUMENTED WITH A TACK AND WASHER; THENCE NORTH 00°02'08" WEST, 352.40 FEET TO A POINT OF CURVATURE ON THE WEST BOUNDARY LINE OF LOT 12 OF SAID PHASE I, MONUMENTED WITH A TACK AND WASHER; THENCE 17.05 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 48°50'53" (CHORD BEARING NORTH 24°23'18" EAST, 16.54 FEET), TO A POINT OF REVERSE CURVATURE; THENCE 25.74 FEET ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 81°55'40" (CHORD BEARING NORTH 07°50'54" EAST, 23.60 FEET), TO A POINT OF REVERSE CURVATURE; THENCE 5.39 FEET ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 61°47'27" (CHORD BEARING NORTH 02°13'12" WEST, 5.13 FEET) TO THE NORTH BOUNDARY LINE OF SAID PHASE I, THE NORTH RIGHT OF WAY LINE OF KARIC WAY AND A POINT OF NON-TANGENCY; THENCE NORTH 89°51'50" WEST, ALONG SAID LINE, 108.50 FEET TO THE NORTHWEST CORNER OF SAID PHASE I, ALSO BEING THE EASTERLY, NORTHEAST CORNER OF MCLOUGH LIN MEADOWS, PHASE II; THENCE, CONTINUING ALONG SAID LINE, NORTH 89°51'50" WEST, 776.10 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF LOT 57 OF SAID PHASE II AND A POINT OF CURVATURE; THENCE 8.67 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 24°50'01" (CHORD BEARING NORTH 77°26'50" WEST, 8.60 FEET) TO A POINT OF REVERSE CURVATURE; THENCE 49.03 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 140°27'38" (CHORD BEARING SOUTH 44°44'21" WEST, 37.64 FEET) TO A POINT ON THE EAST BOUNDARY LINE OF LOT 55 OF SAID PHASE II, THE WEST RIGHT OF WAY LINE OF BRADLEY WAY AND A POINT OF REVERSE CURVATURE; THENCE, ALONG SAID LINE, 8.89 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 25°27'20" (CHORD BEARING SOUTH 12°45'48" EAST, 8.81 FEET) TO A POINT OF TANGENCY, MONUMENTED WITH A TACK AND WASHER; THENCE, CONTINUING ALONG SAID LINE, SOUTH 00°02'08" EAST, 97.46 FEET TO THE SOUTHEAST CORNER OF LOT 54 OF SAID PHASE II, ALSO BEING THE NORTHEAST CORNER OF LOT 53 OF MCLOUGH LIN MEADOWS, PHASE I, MONUMENTED WITH A TACK AND WASHER; THENCE, CONTINUING SOUTH 00°02'08" EAST, 259.86 FEET TO A POINT ON THE EAST BOUNDARY LINE OF LOT 49 OF SAID PHASE I AND A POINT OF CURVATURE, MONUMENTED WITH A TACK AND WASHER; THENCE 13.27 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 07°36'19" (CHORD BEARING SOUTH 03°50'17" EAST, 13.26 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 07°38'27" EAST, 10.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 49 AND THE NORTHEAST CORNER OF LOT 104 OF MCLOUGH LIN MEADOWS, PHASE IV; THENCE SOUTH 07°43'50" EAST, 14.49 FEET TO A POINT OF CURVATURE, MONUMENTED WITH A TACK AND WASHER; THENCE 13.27 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 07°36'20" (CHORD BEARING SOUTH 03°50'17" EAST, 13.26 FEET) TO A POINT OF TANGENCY, MONUMENTED WITH A TACK AND WASHER; THENCE SOUTH 00°02'08" EAST, 196.41 FEET TO THE SOUTHEAST CORNER OF LOT 107, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID PHASE IV, MONUMENTED WITH A TACK AND WASHER; THENCE, ALONG SAID LINE, NORTH 74°17'40" EAST, 51.29 FEET TO THE SOUTHWEST CORNER OF LOT 108 OF SAID PHASE IV AND THE EAST RIGHT OF WAY LINE OF BRADLEY WAY, MONUMENTED WITH A TACK AND WASHER; THENCE, ALONG SAID LINE, NORTH 00°09'56" EAST, 86.00 FEET TO THE NORTHWEST CORNER OF LOT 108 OF SAID PHASE IV AND THE SOUTHWEST CORNER OF LOT 48 OF MCLOUGH LIN MEADOWS, PHASE I, MONUMENTED WITH A 5/8-INCH REBAR; THENCE, CONTINUING NORTH 00°09'56" EAST, 72.01 FEET TO A POINT OF CURVATURE AND THE WESTERLY, NORTHWEST CORNER OF SAID LOT 48, MONUMENTED WITH A 5/8-INCH REBAR; THENCE 31.41 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 89°58'14" (CHORD BEARING NORTH 45°09'03" EAST, 28.28 FEET) TO THE NORTHERLY, NORTHWEST CORNER OF SAID LOT 48, THE SOUTH RIGHT OF WAY LINE OF BRANDI WAY AND A POINT OF TANGENCY; THENCE, ALONG SAID LINE, SOUTH 89°51'50" EAST, 104.01 FEET TO THE NORTHEAST CORNER OF LOT 47 OF SAID PHASE I AND THE NORTHWEST CORNER OF LOT 102 OF MCLOUGH LIN MEADOWS, PHASE III, MONUMENTED WITH A 5/8-INCH REBAR; THENCE, CONTINUING SOUTH 89°51'50" EAST, 616.03 FEET TO THE NORTHEAST CORNER OF LOT 92 OF SAID PHASE III AND THE NORTHWEST CORNER OF LOT 14 OF MCLOUGH LIN MEADOWS, PHASE I, MONUMENTED WITH A TACK AND WASHER; THENCE, CONTINUING SOUTH 89°51'50" EAST, 68.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 AND THE WEST RIGHT OF WAY LINE OF SANDI WAY, MONUMENTED WITH A TACK AND WASHER; THENCE, ALONG SAID LINE, SOUTH 00°09'56" WEST, 208.00 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID PHASE I AND THE NORTH RIGHT OF WAY LINE OF AMY WAY, MONUMENTED WITH A TACK AND WASHER; THENCE, ALONG SAID LINE, NORTH 89°50'04" WEST, 39.15 FEET TO THE SOUTHERLY, SOUTHWEST CORNER OF SAID LOT 13, MONUMENTED WITH A TACK AND WASHER; THENCE SOUTH 48°43'19" EAST, 40.30 FEET TO A POINT OF CURVATURE, MONUMENTED WITH A TACK AND WASHER; THENCE 7.18 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 41°06'44" (CHORD BEARING SOUTH 69°16'42" EAST, 7.02 FEET) TO A POINT OF NON-TANGENCY, MONUMENTED WITH A TACK AND WASHER; THENCE SOUTH 00°09'57" WEST, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF AMY WAY, MONUMENTED WITH A 5/8-INCH REBAR; THENCE, ALONG SAID LINE, SOUTH 89°50'03" EAST, 122.62 FEET TO A POINT OF CURVATURE, MONUMENTED WITH A TACK AND WASHER; THENCE 31.14 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 89°12'58" (CHORD BEARING SOUTH 45°13'34" EAST, 28.09 FEET) TO THE EAST BOUNDARY LINE OF SAID PHASE I, THE WEST RIGHT OF WAY OF REESE CREEK ROAD AND A POINT OF NON-TANGENCY; THENCE, ALONG SAID LINE, NORTH 00°37'04" WEST, 34.73 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, LOTS 15 TO 46 OF MCLOUGH LIN MEADOWS PHASE I, RECORDED IN VOLUME 28, PAGE 33 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LOTS 69 TO 80 AND 103 OF MCLOUGH LIN MEADOWS PHASE II, RECORDED IN VOLUME 29, PAGE 43 OF SAID PLAT RECORDS AND LOTS 81 TO 91 OF MCLOUGH LIN MEADOWS PHASE III, RECORDED IN VOLUME 29, PAGE 29 OF SAID PLAT RECORDS.

Jason M. Martin
JASON M. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 54729

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THE CENTERLINES OF AMY, ANDREA, BRADLEY, BRANDI, KARIC AND SANDI WAYS (PRIVATE STREETS), AS DEFINED ON MCLOUGH LIN MEADOWS, PHASE I AS RECORDED IN VOLUME 28, PAGE 33 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, MCLOUGH LIN MEADOWS, PHASE II, RECORDED IN VOLUME 29, PAGE 43 OF SAID PLAT RECORDS, MCLOUGH LIN MEADOWS, PHASE III, RECORDED IN VOLUME 29, PAGE 29 OF SAID PLAT RECORDS AND MCLOUGH LIN MEADOWS, PHASE IV, RECORDED IN VOLUME 31, PAGE 31 OF SAID PLAT RECORDS FOR PUBLIC DEDICATION, PER THE REQUEST OF THE CLIENTS.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING HELD FOR THIS SURVEY IS MCLOUGH LIN MEADOWS, PHASES I TO IV, LOCATED IN THE SOUTH WEST QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS SHOWN ON SURVEY NUMBERS 17361, 17823, 17952 AND 18787 ON FILE IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

SELECTED LOT CORNERS AND RIGHT OF WAY MONUMENTS FROM MCLOUGH LIN MEADOWS, PHASES I TO IV WERE LOCATED AND FOUND TO AGREE WELL WITH PLAT DIMENSIONS AND THEREFORE WERE HELD IN THEIR RECORD POSITIONS.

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- PAGE 1 - TITLE PAGE
- PAGE 2 - EASEMENTS & ENCUMBRANCES, DEDICATION AND NOTARY
- PAGE 3 - MCLOUGH LIN MEADOWS, PHASES I & II, LOTS 8-12, 16-44, 51-80 & 103
- PAGE 4 - MCLOUGH LIN MEADOWS, PHASES I, III & IV, LOTS 1-7, 13-15, 45-50, 81-102 & 104-107
- PAGE 5 - PLOTTED EASEMENTS

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

*** FILED ***
Date 3/14/19 By JPB
This survey consists of 5 sheet(s) Map
5 page(s) Narrative
JACKSON COUNTY SURVEYOR

Assessor's Plat No. 351W35CB, Tax Lots 1100 & 1101 and 351W35CC, Tax Lots 3701, 3715, 3730 & 3747

**MCLOUGH LIN MEADOWS PHASE V,
A RE-PLAT OF THE COMMON AREAS WITHIN
MCLOUGH LIN MEADOWS, PHASES I TO IV**

LOCATED WITHIN
THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

FOR
**MCLOUGH LIN MEADOWS
HOMEOWNERS ASSOCIATION, INC.**
300 SANDI WAY
EAGLE POINT, OREGON 97524

APPROVALS

- APPROVED THIS 22 DAY OF February, 20 19
Jason M. Martin
JACKSON COUNTY SURVEYOR
- APPROVED THIS 5th DAY OF March, 20 19
Robert Duke PE
CITY OF EAGLE POINT ENGINEER
- APPROVED THIS 4th DAY OF March, 20 19
W. ...
CITY OF EAGLE POINT PLANNING DIRECTOR
- APPROVED THIS 7th DAY OF March, 20 19, BY ROGUE VALLEY
SEWER SERVICES
...
DISTRICT ENGINEER
- APPROVED THIS 8th DAY OF March, 20 19
...
COUNTY COMMISSIONER/ADMINISTRATOR
- EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100,
THIS 14th DAY OF March, 20 19
... agent
ASSESSOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 14th DAY OF March, 20 19
... DEPUTY
JACKSON COUNTY TAX COLLECTOR OR DEPUTY

STATE OF OREGON)SS
COUNTY OF JACKSON)

I DO HEREBY CERTIFY THAT THE ATTACHED RE-PLAT WAS RECEIVED FOR RECORDING ON THE 14th DAY OF March, 20 19 AT 10:51 O'CLOCK A.M. AND RECORDED AS PLAT NO. V45 P08, JACKSON COUNTY RECORDS.

Christine D. Walker
JACKSON COUNTY CLERK
Jean Shigle
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2021

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587
Date: August 8, 2018
Project No. 0024-18

EASEMENTS AND ENCUMBRANCES

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7169-3092525, EFFECTIVE DATE: DECEMBER 13, 2018)

TRACT A: THE COMMON AREAS KNOWN AS ANDREA WAY, BRADLEY WAY AND SANDI WAY, MCLOUGHLIN MEADOWS, PHASE I, RECORDED IN VOLUME 28, PAGE 33 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

TRACT B: THE COMMON AREA KNOWN AS BRADLEY WAY, MCLOUGHLIN MEADOWS, PHASE III, RECORDED IN VOLUME 29, PAGE 29 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

TRACT C: THE COMMON AREA KNOWN AS BRADLEY WAY, MCLOUGHLIN MEADOWS, PHASE IV, RECORDED IN VOLUME 31, PAGE 31 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

THE FOLLOWING MATTERS AFFECT TRACTS A, B & C:

- 5) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO CALIFORNIA OREGON POWER COMPANY, RECORDED SEPTEMBER 12, 1958 AS VOLUME 461, PAGE 344, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
6) BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT GRANTED TO TCI CABLEVISION OF OREGON, RECORDED SEPTEMBER 17, 1997 AS DOCUMENT NO. 97-34890, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)

THE FOLLOWING MATTERS AFFECT TRACT A:

- 7) PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC OF EAGLE POINT, RECORDED SEPTEMBER 8, 1998 AS DOCUMENT NO. 98-41382, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
8) EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF EAGLE POINT, RECORDED APRIL 30, 2003 AS DOCUMENT NO. 03-27575, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
9) PUBLIC UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT. (AS SHOWN ON PAGE 5)
10) EASEMENT FOR SANITARY SEWER LINES AND RELATED APPURTENANCES, RECORDED MAY 20, 2002 AS DOCUMENT NO. 02-27698, AND RECORDED MARCH 21, 2005 AS DOCUMENT NUMBER 2005-015319, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
11) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED AUGUST 12, 2002 AS DOCUMENT NO. 02-42629, OFFICIAL RECORDS OF JACKSON COUNTY, MODIFIED AND/OR AMENDED BY THE FOLLOWING INSTRUMENTS: JULY 3, 2003 AS DOCUMENT NO. 03-43762, DECEMBER 26, 2003 AS DOCUMENT NO. 03-86278 AND SEPTEMBER 25, 2018 AS DOCUMENT NO. 2018-029814.
12) REGULATIONS AND ASSESSMENTS AS SET FORTH IN DECLARATION RECORDED AUGUST 12, 2002 AS DOCUMENT NO. 02-42629, OFFICIAL RECORDS OF JACKSON COUNTY.
13) BLANKET EASEMENT RESERVED BY THE DECLARATION FOR ALL PURPOSES REASONABLY REQUIRED TO CARRY OUT THE GENERAL PLAN OF DEVELOPMENT AS RECORDED AUGUST 12, 2002 AS DOCUMENT NO. 02-42629, OFFICIAL RECORDS OF JACKSON COUNTY.

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin, JASON M. MARTIN, P.L.S. 54729

EASEMENTS AND ENCUMBRANCES

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7169-3092522, EFFECTIVE DATE: DECEMBER 14, 2018)

THE COMMON AREA DESIGNATED AS BRADLEY AND KARIC WAYS, MCLOUGHLIN MEADOWS, PHASE II, RECORDED IN VOLUME 29, PAGE 43 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON

- 5) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO CALIFORNIA OREGON POWER COMPANY, RECORDED SEPTEMBER 12, 1958 AS VOLUME 461, PAGE 344, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
6) BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT GRANTED TO TCI CABLEVISION OF OREGON, RECORDED SEPTEMBER 17, 1997 AS DOCUMENT NO. 97-34890, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
7) PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC OF EAGLE POINT, RECORDED SEPTEMBER 8, 1998 AS DOCUMENT NO. 98-41382, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
8) DECLARATION OF COVENANT RUNNING WITH THE LAND, RECORDED FEBRUARY 14, 2000 AS DOCUMENT NO. 00-05590, OFFICIAL RECORDS OF JACKSON COUNTY, MODIFIED AND/OR AMENDED BY THE FOLLOWING INSTRUMENTS: MAY 3, 2001 AS DOCUMENT NO. 01-19962, DECEMBER 21, 2001 AS DOCUMENT NO. 01-61708, SEPTEMBER 15, 2003 AS DOCUMENT NO. 03-63014. (MAY AFFECT THESE PARCELS)
9) EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF EAGLE POINT, RECORDED APRIL 30, 2003 AS DOCUMENT NO. 03-27575, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)

THE FOLLOWING MATTERS AFFECT TRACT B:

- 14) PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC OF EAGLE POINT, RECORDED SEPTEMBER 8, 1998 AS DOCUMENT NO. 98-41382, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
15) EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF EAGLE POINT, RECORDED APRIL 30, 2003 AS DOCUMENT NO. 03-27575, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
16) PUBLIC UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT. (AS SHOWN ON PAGE 5)
17) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED AUGUST 12, 2002 AS DOCUMENT NO. 02-42629, OFFICIAL RECORDS OF JACKSON COUNTY, MODIFIED AND/OR AMENDED BY THE FOLLOWING INSTRUMENTS: JULY 3, 2003 AS DOCUMENT NO. 03-43762, JULY 16, 2003 AS DOCUMENT NO. 03-46687 AND DECEMBER 26, 2003 AS DOCUMENT NO. 03-86278, SEPTEMBER 25, 2018 AS DOCUMENT NO. 2018-29814.
18) REGULATIONS AND ASSESSMENTS OF DOCUMENT NO. 02-42629, AS SET FORTH IN DECLARATION, OFFICIAL RECORDS OF JACKSON COUNTY.

THE FOLLOWING MATTERS AFFECT TRACT C:

- 19) PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF EAGLE POINT, RECORDED FEBRUARY 25, 1998 AS DOCUMENT NO. 98-07064, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
20) EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF EAGLE POINT, RECORDED APRIL 30, 2003 AS DOCUMENT NO. 03-27576, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 5)
21) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED NOVEMBER 17, 2005 AS DOCUMENT NO. 2005-070607, OFFICIAL RECORDS OF JACKSON COUNTY, MODIFIED AND/OR AMENDED BY THE FOLLOWING INSTRUMENT: SEPTEMBER 25, 2018 AS DOCUMENT NO. 2018-29815.
22) BY-LAWS AS RECORDED NOVEMBER 17, 2005 AS DOCUMENT NO. 2005-070607, OFFICIAL RECORDS OF JACKSON COUNTY.
23) REGULATIONS AND ASSESSMENTS AS RECORDED NOVEMBER 17, 2005 AS DOCUMENT NO. 2005-070607, OFFICIAL RECORDS OF JACKSON COUNTY.

MCLOUGHLIN MEADOWS PHASE V, A RE-PLAT OF THE COMMON AREAS WITHIN MCLOUGHLIN MEADOWS, PHASES I TO IV

LOCATED WITHIN

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

FOR

MCLOUGHLIN MEADOWS HOMEOWNERS ASSOCIATION, INC.

300 SANDI WAY EAGLE POINT, OREGON 97524

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT MCLOUGHLIN MEADOWS HOMEOWNERS ASSOCIATION, INC. IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON. DECLARANT HEREBY DESIGNATES THIS SUBDIVISION AS MCLOUGHLIN MEADOWS PHASE V, A RE-PLAT OF THE COMMON AREAS WITHIN MCLOUGHLIN MEADOWS, PHASES I TO IV.

Michael Stanek, MICHAEL STANEK, PRESIDENT, MCLOUGHLIN MEADOWS HOA

STATE OF OREGON))SS COUNTY OF JACKSON)

BEFORE ME PERSONALLY APPEARED, MICHAEL STANEK, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

DATED THIS 15th DAY OF Feb., 2019.

Lori L. Anderson, NOTARY PUBLIC - OREGON (PRINT NAME)

Lori L. Anderson, NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 941199

MY COMMISSION EXPIRES 8-19-19

** FILED ** Date 3/14/19 By PB This survey consists of 5 sheet(s) Map 8 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Jason M. Martin OREGON MAY 8, 2012 JASON M. MARTIN 54729

RENEWS: 1/1/2021

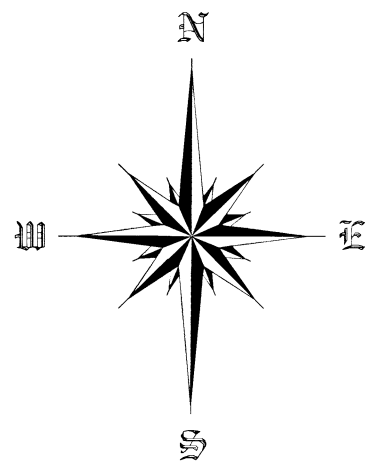
SURVEYED BY: TO THE POINT LAND SURVEYING, LLC P.O. BOX 217 GOLD HILL, OR 97525 (541) 840-7587

Date: August 8, 2018 Project No. 0024-18

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Assessor's Plat No. 351W35CB, Tax Lots 1100 & 1101 and 351W35CC, Tax Lots 3701, 3715, 3730 & 3747

TO THE POINT LAND SURVEYING



SCALE 1" = 50'

CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C4	(48°50'53")	(20.00')	(17.05')	(N24°23'18"E)	(16.54')
C5	(81°55'40")	(18.00')	(25.74')	(N7°50'54"E)	(23.60')
C6	(61°47'27")	(5.00')	(5.39')	(N2°13'12"W)	(5.13')
C7	{24°50'01"}	{20.00'}	{8.67'}	{N77°26'50"W}	{8.60'}
C8	{35°38'32"}	{20.00'}	{12.44'}	{N82°51'05"W}	{12.24'}
C9	{97°25'31"}	{20.00'}	{34.01'}	{S30°36'53"W}	{30.06'}
C10	{7°23'35"}	{20.00'}	{2.58'}	{S21°47'41"E}	{2.58'}
C11	{25°27'20"}	{20.00'}	{8.89'}	{S12°45'48"E}	{8.81'}
C16	(89°58'14")	(20.00')	(31.41')	(N45°09'03"E)	(28.28')
C17	(90°01'45") R&M	(20.00') R&M	(31.43') R&M	(N44°50'58"W) R&M	(28.29') R&M
C18	140°27'38"	20.00'	49.03'	S44°44'21"W	37.64'

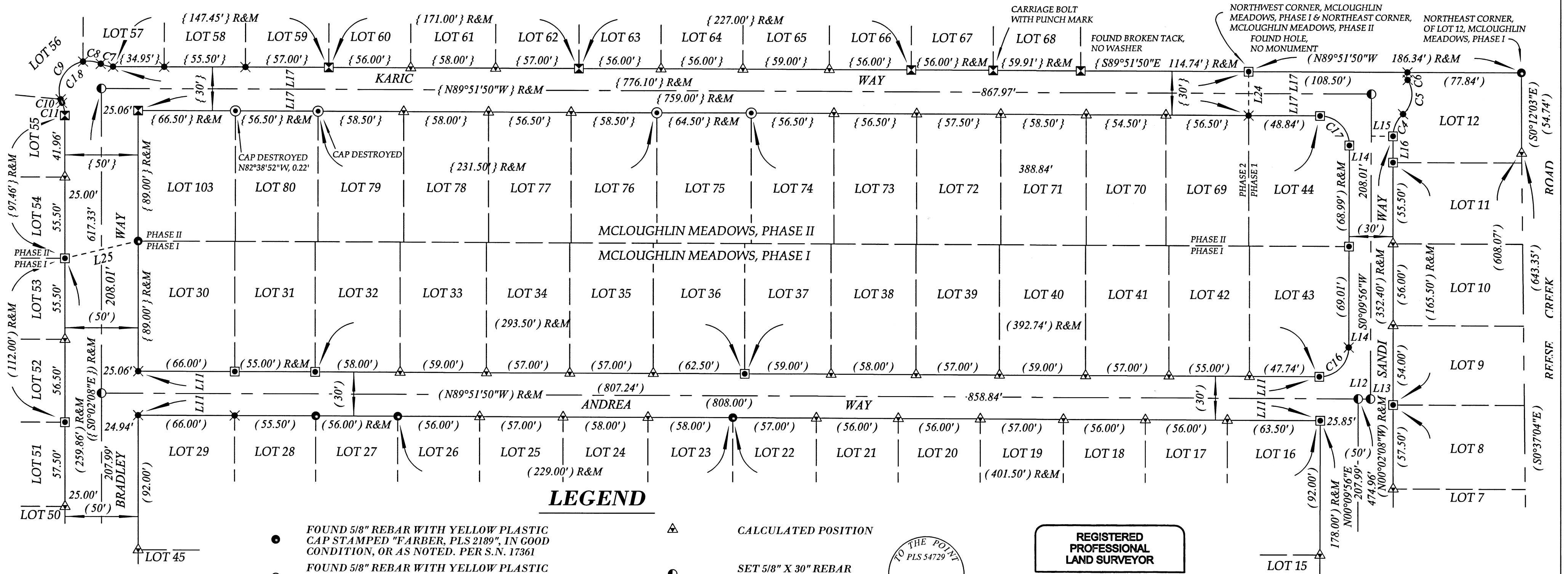
LINE	BEARING	DISTANCE
L11	N0°08'10"E	15.00'
L12	N89°51'50"W	8.40'
L13	S89°50'04"E	15.45'
L14	N89°50'04"W	15.00'
L15	S89°50'04"E	14.82'
L16	(S0°02'08"E) R&M	(17.88') R&M
L17	N0°08'10"E	15.01'
L24	{N0°02'08"W}	{30.02'}
L25	{N76°39'46"E} R&M	{51.44'} R&M

**MCLOUGHLIN MEADOWS PHASE V,
A RE-PLAT OF THE COMMON AREAS WITHIN
MCLOUGHLIN MEADOWS, PHASES I TO IV**

LOCATED WITHIN
THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

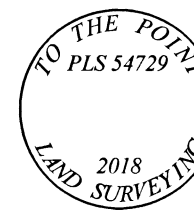
FOR
**MCLOUGHLIN MEADOWS
HOMEOWNERS ASSOCIATION, INC.**

300 SANDI WAY
EAGLE POINT, OREGON 97524



LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FARBER, PLS 2189", IN GOOD CONDITION, OR AS NOTED. PER S.N. 17361
- ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FARBER, PLS 2189", IN GOOD CONDITION, OR AS NOTED. PER S.N. 17823
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FARBER, PLS 2189", IN GOOD CONDITION, OR AS NOTED. PER S.N. 17952
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FARBER, PLS 2189", IN GOOD CONDITION, OR AS NOTED. PER S.N. 18787
- ⊠ FOUND TACK WITH BRASS WASHER STAMPED "LS 2189", FLUSH IN CONCRETE, OR AS NOTED. PER S.N. 17361
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- ⊤ FOUND TACK WITH BRASS WASHER STAMPED "LS 2189", FLUSH IN CONCRETE, OR AS NOTED. PER S.N. 18787
- ⊗ CALCULATED POSITION, NOTHING FOUND OR SET
- △ CALCULATED POSITION
- SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- () SURVEY DATA PER S.N. 17361
- [] SURVEY DATA PER S.N. 17823
- { } SURVEY DATA PER S.N. 17952
- < > SURVEY DATA PER S.N. 18787
- S.N. SURVEY NUMBER
- R&M RECORD AND MEASURED
- SUBJECT PROPERTY
- DEED LINE
- - - CENTERLINE OF ROAD
- - - RIGHT OF WAY



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Jason M. Martin
**OREGON
MAY 8, 2012
JASON M. MARTIN
54729**

RENEWS: 1/1/2021

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587

Date: August 8, 2018
Project No. 0024-18

Assessor's Plat No. 351W35CB, Tax Lots 1100 & 1101 and 351W35CC, Tax Lots 3701, 3715, 3730 & 3747

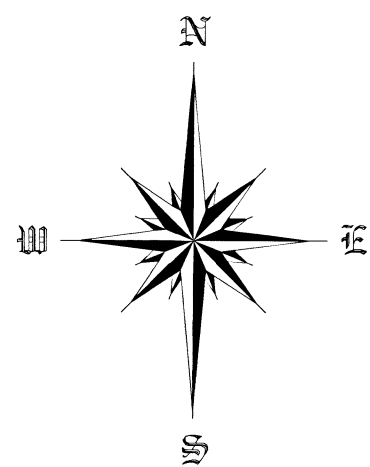
TO THE POINT LAND SURVEYING

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS MCLOUGHLIN MEADOWS, PHASES I TO IV, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS SHOWN ON SURVEY NUMBERS 17361, 17823, 17952 AND 18787 ON FILE IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE

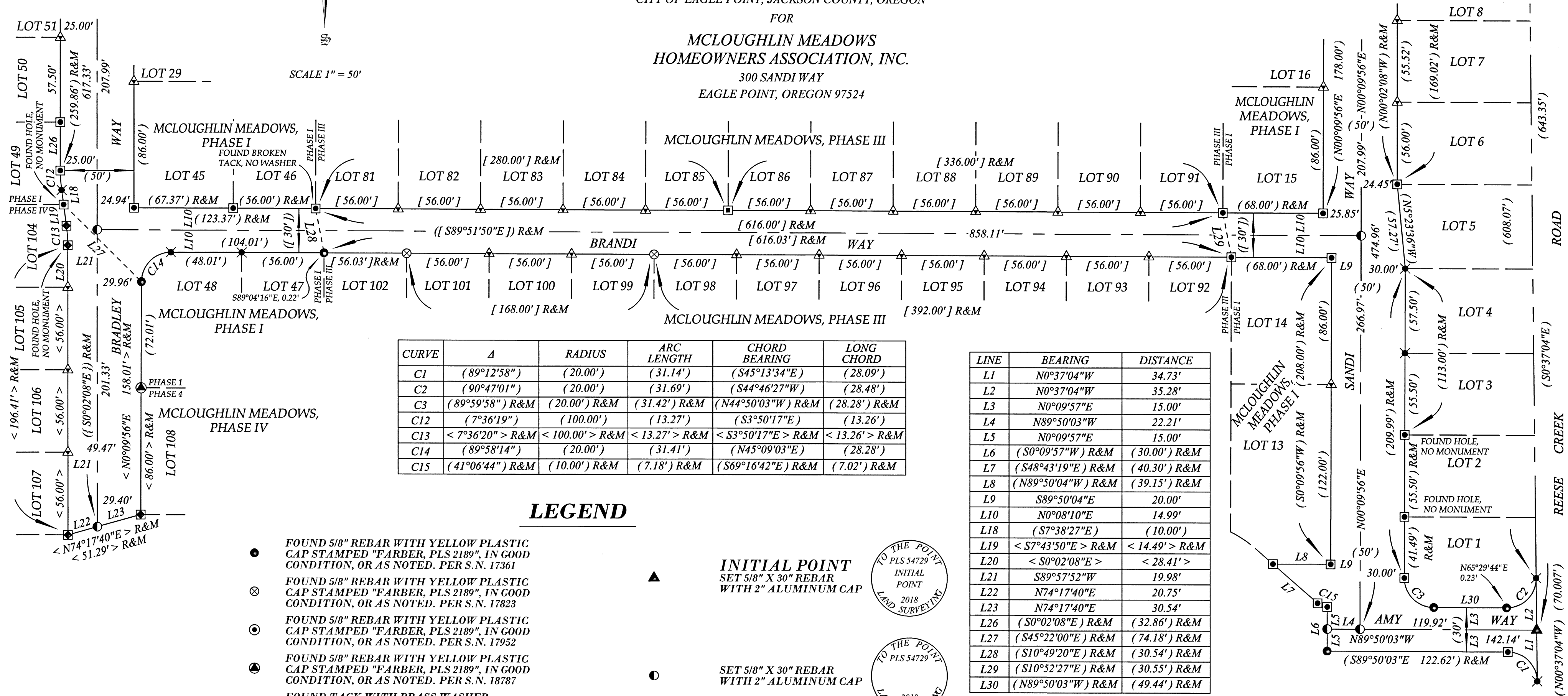
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A RE-PLAT OF THE COMMON AREAS WITHIN
MCLOUGHLIN MEADOWS, PHASES I TO IV**

LOCATED WITHIN
THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

FOR
**MCLOUGHLIN MEADOWS
HOMEOWNERS ASSOCIATION, INC.**
300 SANDI WAY
EAGLE POINT, OREGON 97524



SCALE 1" = 50'



CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	(89°12'58")	(20.00')	(31.14')	(S45°13'34"E)	(28.09')
C2	(90°47'01")	(20.00')	(31.69')	(S44°46'27"W)	(28.48')
C3	(89°59'58") R&M	(20.00') R&M	(31.42') R&M	(N44°50'03"W) R&M	(28.28') R&M
C12	(7°36'19")	(100.00')	(13.27')	(S3°50'17"E)	(13.26')
C13	< 7°36'20" > R&M < 100.00' > R&M < 13.27' > R&M			< S3°50'17"E > R&M < 13.26' > R&M	
C14	(89°58'14")	(20.00')	(31.41')	(N45°09'03"E)	(28.28')
C15	(41°06'44") R&M	(10.00') R&M	(7.18') R&M	(S69°16'42"E) R&M	(7.02') R&M

LINE	BEARING	DISTANCE
L1	N0°37'04"W	34.73'
L2	N0°37'04"W	35.28'
L3	N0°09'57"E	15.00'
L4	N89°50'03"W	22.21'
L5	N0°09'57"E	15.00'
L6	(S0°09'57"W) R&M	(30.00') R&M
L7	(S48°43'19"E) R&M	(40.30') R&M
L8	(N89°50'04"W) R&M	(39.15') R&M
L9	S89°50'04"E	20.00'
L10	N0°08'10"E	14.99'
L18	(S7°38'27"E)	(10.00')
L19	< S7°43'50"E > R&M < 14.49' > R&M	
L20	< S0°02'08"E >	< 28.41' >
L21	S89°57'52"W	19.98'
L22	N74°17'40"E	20.75'
L23	N74°17'40"E	30.54'
L26	(S0°02'08"E) R&M	(32.86') R&M
L27	(S45°22'00"E) R&M	(74.18') R&M
L28	(S10°49'20"E) R&M	(30.54') R&M
L29	(S10°52'27"E) R&M	(30.55') R&M
L30	(N89°50'03"W) R&M	(49.44') R&M

LEGEND

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- ✖ CALCULATED POSITION, NOTHING FOUND OR SET
- △ CALCULATED POSITION
- ▲ INITIAL POINT SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
- () SURVEY DATA PER S.N. 17361
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**** FILED ****
Date 3/14/19 By PP
This survey consists of 5 sheet(s) Map
5 page(s) Narrative
JACKSON COUNTY SURVEYOR

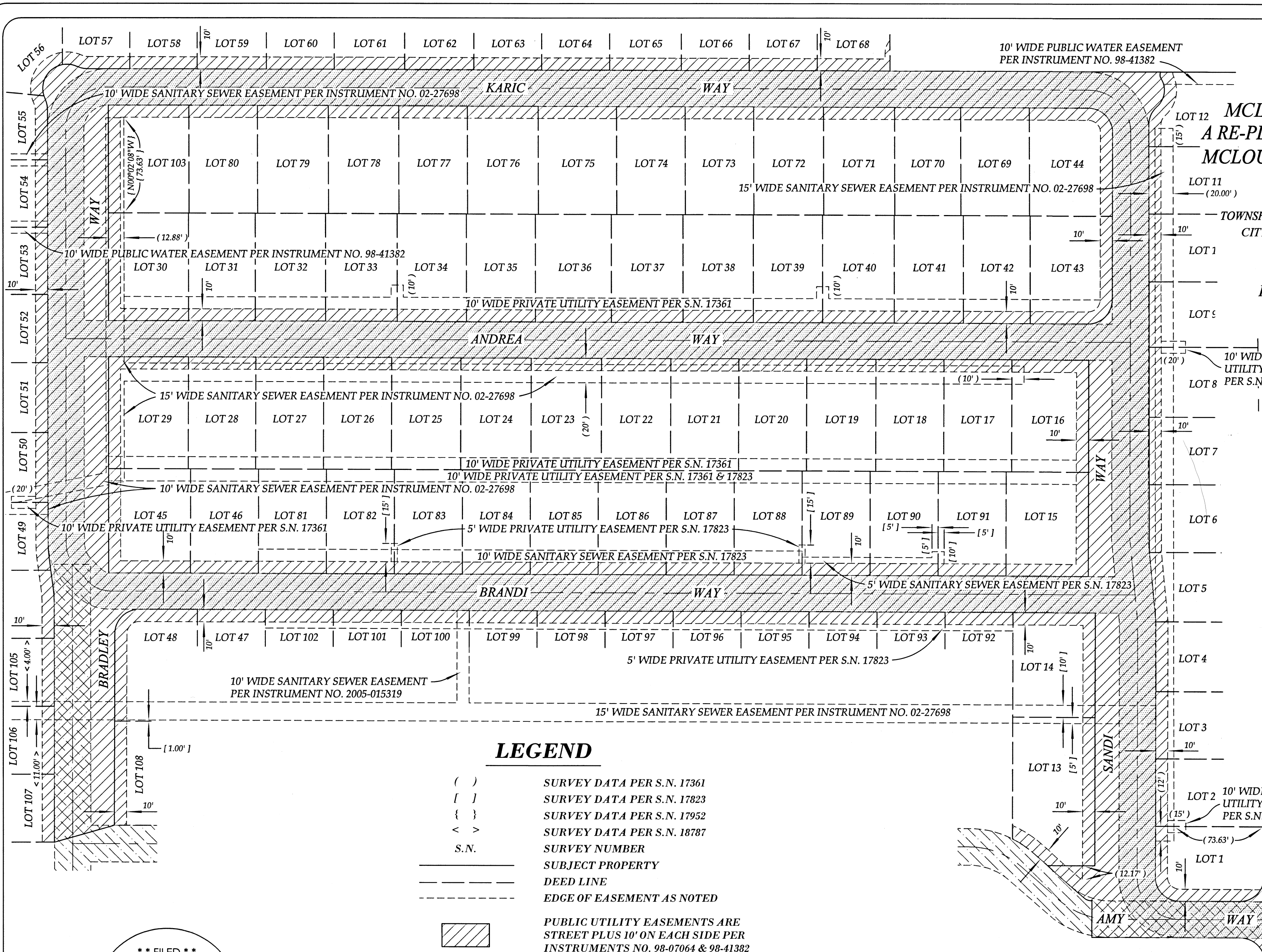
REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

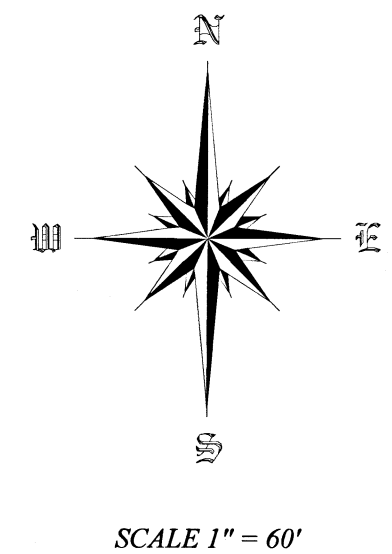
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P.O. BOX 217
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(541) 840-7587
Date: August 8, 2018
Project No. 0024-18

RENEWS: 1/1/2021



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CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
FOR
**MCLOUGHLIN MEADOWS
HOMEOWNERS ASSOCIATION, INC.**
300 SANDI WAY
EAGLE POINT, OREGON 97524



LEGEND

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- < > SURVEY DATA PER S.N. 18787
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- DEED LINE
- - - - - EDGE OF EASEMENT AS NOTED
- PUBLIC UTILITY EASEMENTS ARE STREET PLUS 10' ON EACH SIDE PER INSTRUMENTS NO. 98-07064 & 98-41382
- EMERGENCY ACCESS EASEMENT PER INSTRUMENT NO. 03-27575
- EMERGENCY ACCESS EASEMENT PER INSTRUMENT NO. 03-27576

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