

EMERALD VIEW SUBDIVISION, PHASE 2

(NARRATIVE ON SEPERATE PAGE)

Located in:
in the Northeast 1/4 of Section 10,
Township 36 South, Range 1 West, W.M.,
City of Eagle Point, Jackson County, Oregon

*** DECLARATION ***

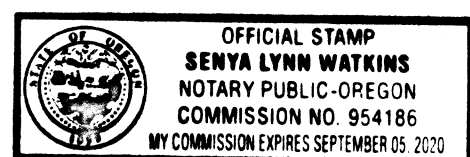
KNOW ALL MEN BY THESE PRESENTS THAT WE, SHANE R. THURSTON AND MARGARET A. THURSTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE PORTIONS OF ECHO WAY AND OAK POINT DRIVE DESIGNATED FOR STREET PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF THE PROPERTIES WEST OF THE WEST BOUNDARY OF THIS SUBDIVISION THAT USE THE WATER IN THE EXISTING IRRIGATION PIPELINE, A 10-FOOT PRIVATE EASEMENT FOR IRRIGATION WATER OVER AND ACROSS LOTS 9 AND 16. WE HEREBY DESIGNATE SAID SUBDIVISION AS EMERALD VIEW SUBDIVISION, PHASE 2.

IN WITNESS HEREOF, SIGNED THIS 4 DAY OF December, 2018.

STATE OF Oregon)
COUNTY OF Jackson)
SHANE R. THURSTON

SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 4th DAY OF December, 2018 BY SHANE R. THURSTON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

Senya Lynn Watkins
NOTARY PUBLIC
NOTARY PUBLIC - OREGON
COMMISSION NO. 954186
MY COMMISSION EXPIRES: Sept 5, 2020

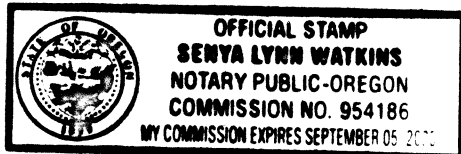


IN WITNESS HEREOF, SIGNED THIS 4 DAY OF December, 2018.

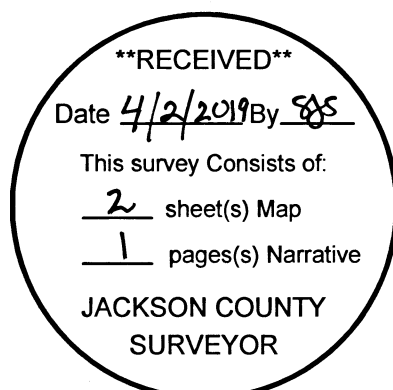
STATE OF Oregon)
COUNTY OF Jackson)
MARGARET A. THURSTON

SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 4th DAY OF December, 2018 BY MARGARET A. THURSTON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

Senya Lynn Watkins
NOTARY PUBLIC
NOTARY PUBLIC - OREGON
COMMISSION NO. 954186
MY COMMISSION EXPIRES: Sept 5 2020



I certify this plat to be an exact copy of the original
David M. Minnecci
SURVEYOR



CONSENT

PAUL C. CRAIG AND BARBARA J. CRAIG, BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED AUGUST 9, 2017 AS DOCUMENT NO. 2017-027250, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
SEE CONSENT RECORDED AS DOC. NO. 2019-008652, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

JOHN FERGUSON, MORTGAGEE OF A CERTAIN MORTGAGE RECORDED JULY 3, 2018 AS DOCUMENT NO. 2018-020968, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
SEE CONSENT RECORDED AS DOC. NO. 2019-008651, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON) SS

I, DAVID M. MINNECCI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

A PORTION OF DOCUMENT NO. 01-60161, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF EMERALD VIEW SUBDIVISION, PHASE 1, IN THE CITY OF EAGLE POINT, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND BEING THE INITIAL POINT OF BEGINNING OF EMERALD VIEW SUBDIVISION, PHASE 2; THENCE, ALONG THE SOUTHERLY LINE OF SAID PHASE 1, NORTH 89°52'30" EAST 245.04 FEET (PLAT 245.00 FEET) TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE WESTERLY LINE OF ECHOES OF THE PONDEROSA SUBDIVISION, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°12'20" WEST 378.64 FEET TO THE NORTHWEST CORNER OF LOT 80, SAID PHASE 3; THENCE, LEAVING SAID WESTERLY LINE, SOUTH 89°52'30" WEST 244.92 FEET TO THE NORTHEAST CORNER LOT 16 OF HIDDEN VALLEY ESTATES, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE, ALONG THE EASTERLY LINE OF SAID PHASE 1, NORTH 00°11'12" EAST 378.64 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnecci
SURVEYOR

*** APPROVALS ***

CITY OF EAGLE POINT FILE NO. PA 02/03-23:SUB

EXAMINED AND APPROVED THIS 1st DAY OF March, 2018.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21st DAY OF November, 2018.

[Signature]
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 12th DAY OF March, 2018.

[Signature], PE
CITY ENGINEER

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICES THIS 1st DAY OF March, 2019.

[Signature]
DISTRICT ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 2nd DAY OF April, 2018.

[Signature], Agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 2 DAY OF April, 2018.

Carol Elkins - Deputy
TAX COLLECTOR

APPROVED FOR RECORDING:

[Signature] 4/2/19
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 2nd DAY OF April, 2018 AT 3:14 O'CLOCK P.M.
AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 10 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker [Signature]
COUNTY CLERK DEPUTY

EMERALD VIEW SUBDIVISION, PHASE 2

Located in:
in the Northwest 1/4 of Section 10,
Township 36 South, Range 1 West, W.M.,
City of Eagle Point, Jackson County, Oregon



****RECEIVED****
Date 4/2/19 By DS
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

EMERALD VIEW
SUBDIVISION, PHASE 1
(S/N 18765)

STAMPED "D. MINNECI
LS 2349" PER
S/N 18765

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LS 2349" PER
S/N 18765

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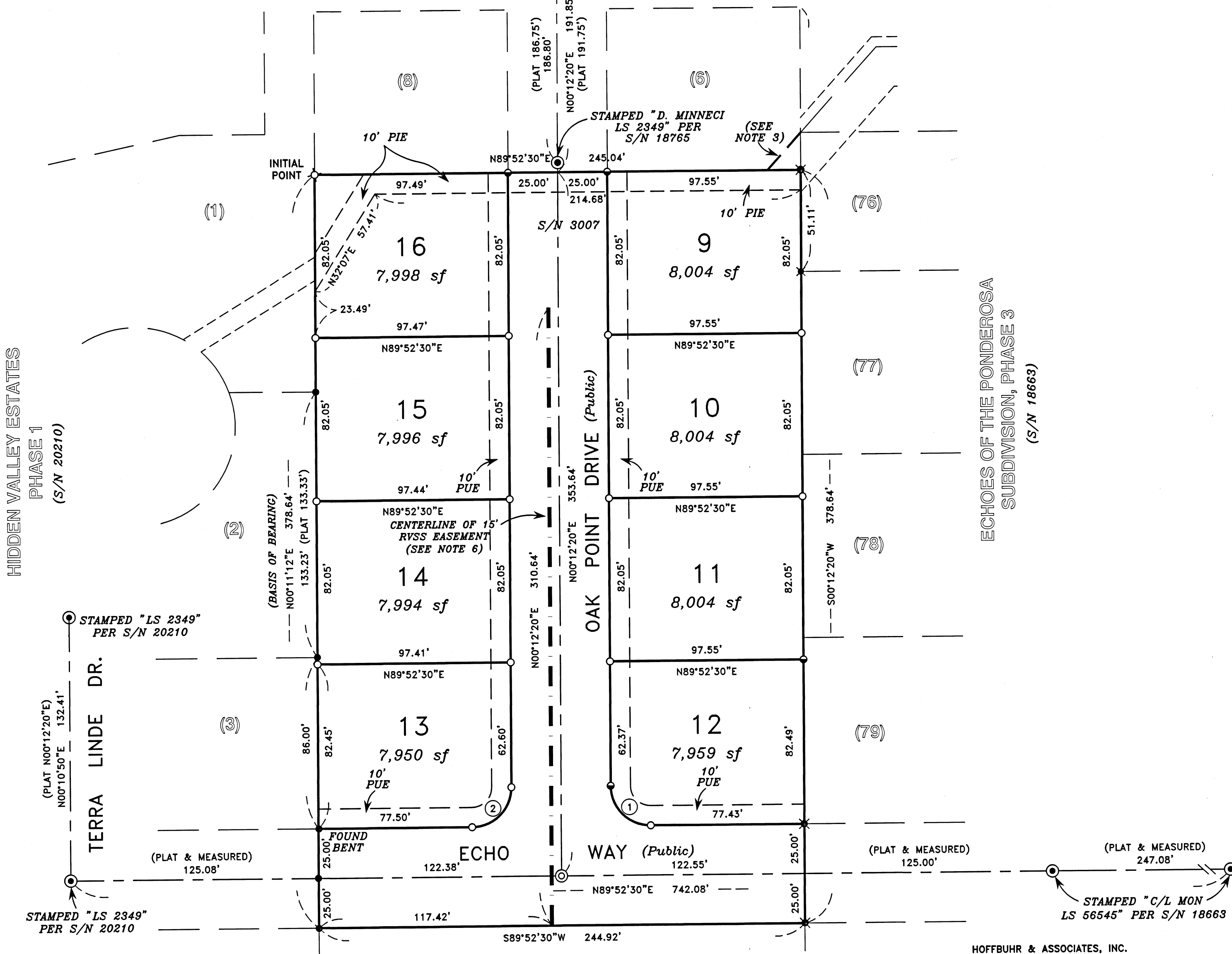
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LS 2349" PER
S/N 18765



HIDDEN VALLEY ESTATES
PHASE 1
(S/N 20210)

ECHOES OF THE PONDEROSA
SUBDIVISION, PHASE 3
(S/N 18663)

- NOTES:**
- 1.) RIGHT OF WAY FOR WAGON ROAD ALONG THE NORTHERLY 16.0 FEET, AS GRANTED BY INSTRUMENT RECORDED MAY 31, 1894 AS VOL. 28, PG. 76. (DOES NOT AFFECT THIS PROPERTY)
 - 2.) EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED PACIFIC POWER AND LIGHT OR ITS PREDECESSOR IN INTEREST FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR OTHER PURPOSES RECORDED OCTOBER 14, 1965 AS VOL. 397, PG. 208. (NOT LOCATABLE)
 - 3.) EXISTING RIGHTS-OF-WAY FOR DITCHES OR CANALS AS DISCLOSED BY JACKSON COUNTY ASSESSOR'S MAPS (EPID CANAL) AND ALSO SET FORTH ON THE PLAT OF EMERALD VIEW SUBDIVISION, PHASE 1, AS AN EXISTING UNDERGROUND IRRIGATION PIPELINE. (NO EASEMENT OF RECORD)
 - 4.) SLOPE EASEMENT AND RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 28, 2005 AS DOC. NO. 2005-16900 AND RE-RECORDED APRIL 7, 2005 AS DOC. NO. 2005-19538 (AFFECTS 10 FEET ADJOINING ALTA VISTA ROAD)
 - 5.) RESTRICTIVE COVENANTS TO WAIVE FUTURE RIGHTS OF REMONSTRANCE AGAINST THE FORMATION OF A LOCAL IMPROVEMENT OF ALTA VISTA ROAD, RECORDED MARCH 28, 2005 AS DOC. NO. 2005-16901 AND RE-RECORDED APRIL 7, 2005 AS DOC. NO. 2005-19537.
 - 6.) EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF IN FAVOR OF ROGUE VALLEY SEWER SERVICES FOR SEWER PURPOSES, RECORDED AUGUST 10, 2007 AS DOC. NO. 2007-036905. (A PORTION SHOWN)
 - 7.) EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF IN FAVOR OF ROGUE VALLEY SEWER SERVICES FOR A PERMANENT RIGHT-OF-WAY TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR AND MAINTAIN SEWER LINES AND ALL NECESSARY RELATED FACILITIES RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 2017-029303. (DOES NOT AFFECT THIS PROPERTY)

- HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA ST, STE 201 MEDFORD, OREGON
(541) 779-4641
- BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 40' SEPTEMBER 21, 2018
BASIS OF BEARING: SURVEY NUMBER 20210
(EAST LINE OF HIDDEN VALLEY ESTATES, PHASE 1)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - = SET LEAD PLUG WITH TACK AND METAL WASHER STAMPED "LS 2349" IN SIDEWALK OR RETAINING WALL.
 - ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349".
 - = FD. 5/8" IRON PIN WITH PLASITC CAP STAMPED "D. MINNECI LS 2349" PER S/N 18765 OR 20210.
 - ⊗ = FD. 5/8" IRON PIN WITH PLASITC CAP STAMPED "C. NEATHAMER LS 56545" PER S/N 18663.
 - ⊙ = FOUND ALUMINUM CAP AS NOTED.
 - S/N = SURVEY NUMBER
 - PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS, ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
 - PIE = PRIVATE IRRIGATION EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°19'50"	20.00'	31.53'	28.36'	S44°57'35"E
2	89°40'10"	20.00'	31.30'	28.20'	N45°02'25"E

I certify this plat to be an exact copy of the original
David M. Minnici
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnici
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/18
36S1W10, TL 404

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Shane and Margaret Thurston
2805 Juniper Avenue
Central Point, Oregon 97502

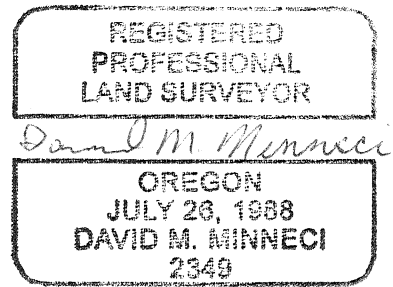
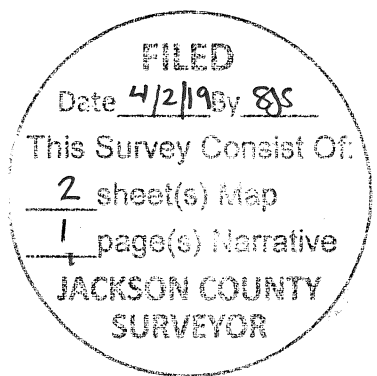
Location: The Northeast One-quarter (1/4) of Section 10, Township 36 South,
Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **EMERALD
VIEW SUBDIVISION, PHASE 2**

Procedure: I used found monuments from Surveys No. 18663, 18765 and
20210 and information from Doc. No. 01-60161, Official Records of
Jackson County to determine the East, North and West boundaries
and the centerlines of Oak Point Drive and Echo Way. I set monu-
ments as shown on the accompanying Plat.

Basis of
Bearing: The East line of **HIDDEN VALLEY ESTATES, PHASE 1** per Sur-
vey No. 20210.

Date: September 21, 2018



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/18
880 Golf View Dr., Ste. 201
Medford, Oregon 97504