DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Win and Joe's 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. We hereby dedicate to the City of Eagle Point for public use the streets, public utility easements, public storm drain and sanitary sewer easements and street plugs as shown on Sheet 2 and Sheet 3 of this

By its approval of this Plat, the City of Eagle Point declares that upon the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We also hereby grant the public and private easements as shown on Sheet 3 of this Plat. The dedications and grants are further described thus:

* Private Storm Drain Easement (5' wide) over Lot 3, 4, 5, 6 & 7 for the benefit of Lot 3, 4, 5, 6 & 7

* Private Storm Drain Easement (10' wide) over Lot 11, 12 & 13 for the benefit of Lot 11, 12 & 13.

- * Private Storm Drain Easement (10' wide) over Lot 14, 15, 16, 17 & 18 for the benefit of Lot 14, 15, 16, 17 & 18.
- * Private Storm Drain Easement (10' wide) over Lot 19, 20, 21, 22, 23, 24, 25 & 26 for the benefit of Lot 19, 20, 21, 22,
- * Sanitary Sewer Easement over (15' wide) Lot 6 & Lot 7 & (20' wide) Lot 35 for the benefit of Rogue Valley Sewer Services. * Private Storm Drain easement (10' wide) over Lot 28, 29 & 30 for the benefit of Lot 28, 29 & 30.

* Private Storm Drain easement (10' wide) over Lot 31, 32 & 33 for the benefit of Lot 31, 32, 33 & 34.

* Landscaping Easement (3' wide) for the benefit of the City of Eagle Point.

* Storm Drain Easement over Lot 18 & 19 for the benefit of the City of Eagle Point.

- * Storm Drain Easements (15' wide) over Lot 28, 29 & 35 for the benefit of the City of Eagle Point.
- * Storm Drain Easement (10' wide) over Lot 22 & 23 for the benefit of the City of Eagle Point.

* Access Easement (20' wide) over Lot 35 for the benefit of the City of Eagle Point.

- * Temporary Access Easement (20' wide) over Lot 11 for the benefit of the City of Eagle Point to be vacated when the extension of Sienna Hills Drive is dedicated to the City of Eagle Point and an access easement is provided therefrom.
- * Lot 27 and Lot 36 in entirety to be dedicated to the Public of the City of Eagle Point, with an Irrigation Easement encompassing all of Lot 27 and Lot 36 for the benefit of the City of Eagle Point for the construction, use, access and maintenance of the irrigation and storm drain lines, fixtures and facilities.

* Access Easement over Lot 35 for the benefit of the fire department as a turn around.

That portion of those easements granted hereon, that fall within the limits of a future dedicated right of way for roadway purposes shall be vacated at the time of that right of way dedication.

In witness whereof, I have set our hand and seal this 2 erman, member Win and Joe's LLC Winnified Kellerman, member Win and Joe's LLC

I hereby designate said subdivision as North Barton Subdivision, Phase

ACKNOWLEDGEMENT:

County of Jackson)

This certifies that on this _____ day of that before me, a Notary Public, personally appeared Joseph Kellerman and Winnifred Kellerman and acknowledged the foregoing instrument to be their voluntary act and deed

964168

July 5, 2021

OFFICIAL STAMP
STACY N GUSHI-ROUNTREE

NOTARY PUBLIC-OREGON

COMMISSION NO. 964168

MY COMMISSION EXPIRES JULY 05, 2021

TITLE REPORT

The following encumbrances noted in Ticor Title Company of Oregon, Order Number 470319061099, Effective Date April 25, 2019, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

Item 1: City liens, if any, in favor of the City of Eagle Point.

Item 2: Regulations, levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Service. Item 3: Regulations, including levies, liens, assessments, water and irrigation rights and easements for

ditches and canals of the City of Eagle Point Irrigation District.

- Item 4: Any adverse claim based upon the assertion that: a.) Some portion of said Land has been created by artificial means, or has accreted to such portion so
 - b.) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed creek or has been formed by accretion to any such portion.
- Item 5: Easement for the overflow of irrigation and drainage water from the spillway to be constructed on the Bailey Ditch - Document No. 85-14392 of the Official Records of Jackson County, Oregon (O.R.J.C.O.).
- Item 6: Easement and Covenant Document No. 94-40603 O.R.J.C.O. Item 7: Easement(s) for the purpose(s) of public utilities and rights incidental thereto as granted in a document - Document No. 95-19542 O.R.J.C.O.
- Item 8: An application for de-titling the manufactured home from personal property to real property has been approved, as disclosed by application - Document No. 99-21421 O.R.J.C.O.
- Item 9: Restrictive Covenant, including the terms and provisions thereof Document No. 00-05303 O.R.J.C.O.
- Item 11: Agreement, including the terms and provisions thereof Document No. 2009-031930 O.R.J.C.O. and modified to remove septic system/drainfield per Document 2019-010871 O.R.J.C.O.

North Barton Subdivision Phase 1

Located in:

Northwest Quarter of Section 34, Township 35 South, Range 1 West, Willamette Merididan. Eagle Point, Jackson County, Oregon

SURVEY FOR:

Win and Joe's LLC, 3010 Payne Road Medford, Oregon 97504 **SURVEY BY:**

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

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly 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

The parcel of land is shown on Sheet 2 of this plat, of which is a correct representation of the same and the following is an accurate description of the parent parcel, as set forth hereon:

Commencing at a 1-1/2" Copper Disk re-set for the Southeast corner of Lot 22 of EAGLE POINT MEADOWS, a recorded subdivision located in Jackson County, Oregon, thence along the Southerly Boundary of said Lot 22 also being the Northerly right-of-way line of Barton Road, South 89° 59' 45" West, 15.00 feet to a set 5/8" rebar for THE TRUE POINT OF BEGINNING; thence leaving said boundary on a line 15.00 feet Westerly of and parallel with the Easterly boundary of said Lot 22, North 00° 14'38" East, 680.47 feet (Deed=North 00° 14' 31" East, 680.55 feet) to a 5/8" rebar at a point 15.00 feet Southerly when measured at a right angle to the Northerly boundary of said Lot 22, thence on said line 15.00 feet Southerly of Northerly boundary of said Lot 22, South 89° 59' 02" West, 274.71 feet (Deed=South 89° 58' 31" West, 275.00 feet) to a 5/8" rebar, thence South 00°18' 47" West, 85.02 feet (Deed=South 00° 14' 31" West, 85.00 feet) to a set 5/8" rebar; thence North 89° 59' 05" West, 105.27 feet (Deed=South 89° 58' 31" East, 105.30 feet) to a 5/8" rebar; thence South 87° 22' 50" West, 112.49 feet (Deed=South 87° 25' 52" West, 112.63 feet) to a 5/8" rebar; thence North 00° 11' 27" East, 105.04 feet (Deed=North 00° 14' 31" East, 105.00 feet) to a 5/8" rebar on the Northerly boundary of Lot 23 of said EAGLE POINT MEADOWS, thence along said Lot 23 boundary to and along the Northerly boundary of Lot 25 of said EAGLE POINT MEADOWS, South 89° 59' 02" West, 223.68 feet (Deed=South 89° 58' 31" West, 223.65 feet) to a 5/8" rebar; thence South 00° 13' 00" West, 153.05 feet (Deed=South 00° 15' 14" West, 153.00 feet) to a 5/8" rebar reference monument; thence continuing South 00° 13' 00" West, 194.60 feet (Deed=South 00° 15' 14" West, 194.65 feet) to intersect the Southerly boundary of said Lot 25; thence along said Lot 25 boundary, North 89° 55' 30" West (Deed= South 89° 59' 08" West 64.34 feet), 64.56 feet; thence leaving said boundary, South 00° 15' 27" West, 10.00 feet (Deed=South 00° 15' 14" West) to a 5/8" rebar reference monument; thence continuing South 00° 15' 27" West, 337.76 (Deed=South 00° 15' 14" West, 337.635 feet) to a 5/8" rebar located on the Northerly right-of-way line of said Barton Road; thence North 89° 59' 45" East, along said Barton Road line, 674.83 feet (Deed=674.93 feet) to a 5/8" rebar; thence North 00° 14' 31" East, 112.00 feet to a set 5/8" rebar, thence North 89° 59' 45" East, 70.914 feet to a set 5/8" rebar, thence 31.50 feet along the arc of a 20.00 foot radius curve to the right (long chord bears South 44° 52' 52" East, 28.34 feet) to a set 5/8" rebar; thence South 0° 14' 31" West, 72.00 feet to a set 5/8" rebar; thence 31.33 feet along the arc of a 20.00 foot radius curve to the right (long chord bears South 45° 07' 08" West, 28.22 feet) to intersect the said Barton Road line at a 5/8" rebar with plastic cap: thence along said Barton Road line, North 89° 59' 45" East, 34.78 feet (Deed=34.914 feet) to a 5/8" rebar and THE TRUE POINT OF

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to survey and monument a subdivision of that tract of land described in Instrument Number 2017-008339 of the Official Records of Jackson County, Oregon and as approved in tentative plat for North Barton Subdivision, Phase I.

Utilizing a Trimble S6, fully robotic total station for establishing the control network and monument ties, I surveyed this tract of land and set corners as depicted on Sheet 2 of this plat. The boundary of this subdivision was previously determined by Map of Survey (Filed Survey 22202) filed with the Jackson County Surveyor's Office. The corners around tax lot 1000 were reset, as the found Kaiser monuments are out of position as noted on plat.

Lot 35 was created with the intent of subdividing it for a future phase of this development.

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

Monuments were set in April, 2019.

DEFERRED MONUMENTATION STATEMENT:

All deferred monuments will be set by August 1, 2019. SchnRPann

John R. Pariani, PLS All deferred monuments are now set, see Instrument No. 2019 - 022855

of Official Records of Jackson County this 7th day of Angust, 2019.

Deferred Monumentation Approved:

Scott Fen Jackson County Surveyor

* RECEIVED * DATE 5/6/19 BY (B) This survey consists of: 3_ sheet(s) Map page(s) Narrative JACKSON COUNTY SURVEYOR

APPROVALS: All taxes, fees, assessments or other charges as required by ORS 92.095 have been pa	id in full as of
1 44	
the <u>6</u> day of <u>May</u> , 2019.	
Caral Elkins - Deporty Tax Collector	

Examined and approved as required by ORS 92.100 this day of	, 2019.
Assessor, Department of Assessment	

Approved by Rogue Valley Sewer Services.	
District Engineer Date	
County Commissioner/Administrator S/1/9 Date	

Examined and approved by the City Administrator / Planning Director of the City of Eag	le Point, Jackson
County, Oregon. Dated this 19 day of 10 day of 10 day.	
City Administrator / Planning Director	

Examined and recommended for approval this 15 day of	, 2019.
-7. 1.11. PE	
City Engineer	

Examined and approved this, day of	
Jackson County Surveyor	
Juta Jen Jackson County Surveyor	
Jackson County Surveyor RECORDER'S CERTIFICATE: Filed for record this	

Christine D. Walker Jonya J. Morgan

REGISTERED PROFESSIONAL
LAND SURVEYOR
OREGON July 13, 1999 JOHN R. PARIANI #51382 Renews: December 31, 2020

I hereby certify that this is an

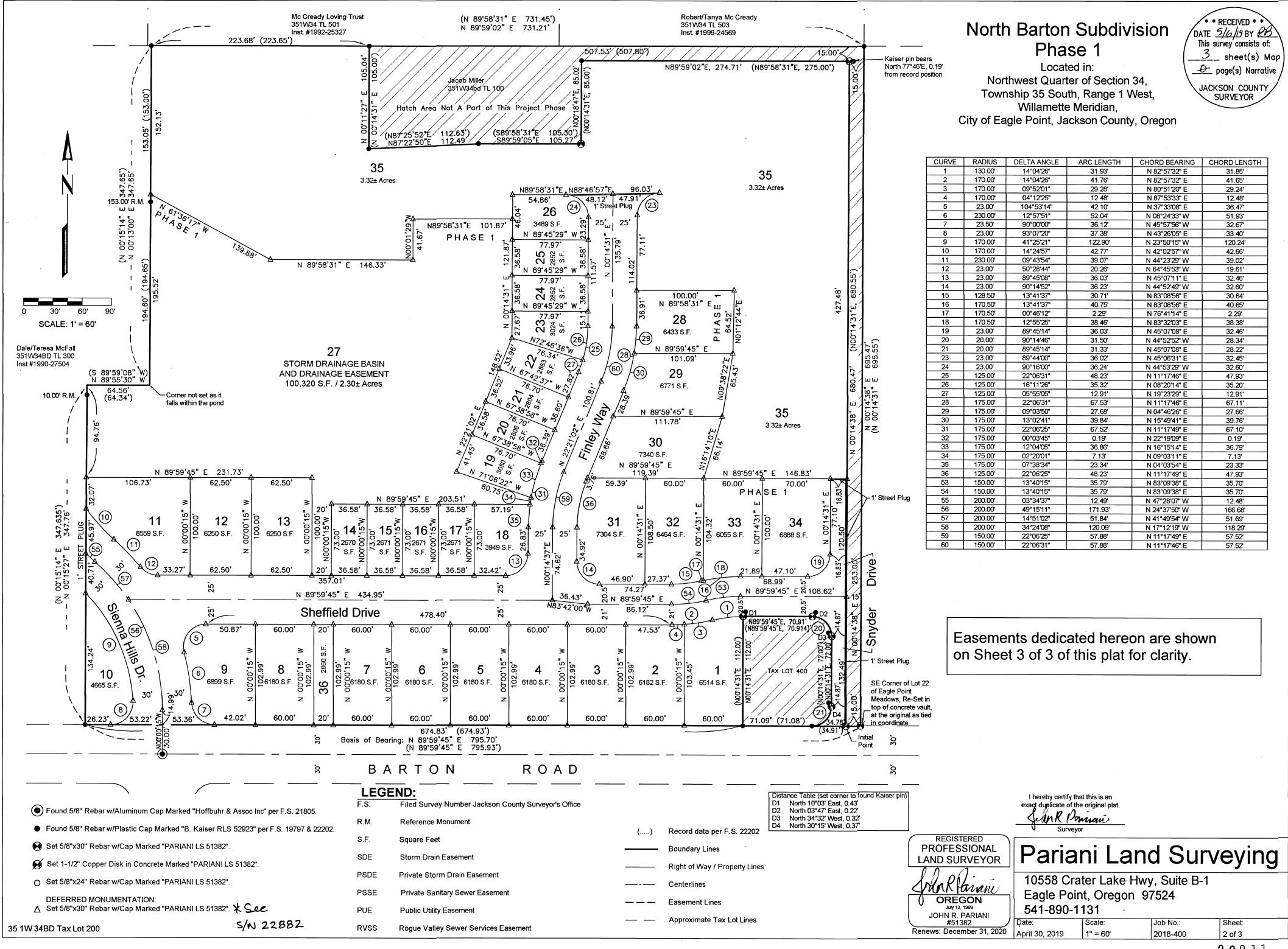
exact dupligate of the original plat

In R fairin

Pariani Land Surveying

10558 Crater Lake Hwy, Suite B-1 Eagle Point, Oregon 541-890-1131

Date:	Scale:	Job No.:	Sheet:
April 30, 2019	None	2018-400	1 of 3



BARTONROAD**LEGEND:** Filed Survey Number Jackson County Surveyor's Office J.C.O.R. Jackson County Official Records R.M. Reference Monument Record data per F.S. 22202 REGISTERED S.F. Square Feet **PROFESSIONAL Boundary Lines** LAND/SURVEYOR OOOOO SDE Storm Drain Easement Right of Way / Property Lines PSDE Private Storm Drain Easement

Centerlines

Easement Lines

Approximate Tax Lot Lines

 Strip Easement (Shown Hatched)

PUE

T + T + RVSS

35 1W 34BD Tax Lot 200

Public Utility Easement

Rogue Valley Sewer Services Easement

OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2020

Pariani Land Surveying

10558 Crater Lake Hwy, Suite B-1 Eagle Point, Oregon 97524 541-890-1131

Date: Scale: April 30, 2019 1" = 60'

I hereby certify that this is an exagt gopplicate of the original plat.

MIR Panain

 Job No.:
 Sheet:

 2018-400
 3 of 3