

SIENNA HILLS, PHASE 6B

and Property Line Adjustment

Located in Lot 96 of SIENNA HILLS, PHASE 6A, in the S.W. 1/4 of Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

March 20, 2020

SURVEY FOR:
Janakes Family LLC
P.O. Box 8494
Medford, OR. 97501

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

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

Bary D Kaiser
SURVEYOR

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

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot 96 of SIENNA HILLS, PHASE 6A, located in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 42, Page 32 of Plat Records.

TOGETHER WITH: Beginning at a 5/8" rebar with plastic cap set for the Southwest corner of Lot 92 of SIENNA HILLS, PHASE 6A, located in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, now of record for THE INITIAL POINT OF BEGINNING, also being an angle point on the Easterly right-of-way line of Crater Lake Highway (State Highway No. 62) at Engineer's Station 1815+00; Thence along the Southerly boundary of said Lot 92, South 89° 46' 44" East, 40.00 feet, to an angle on the said Easterly Highway line at Engineer's Station 1815+00; Thence continuing along said Easterly Highway line, South 0° 13' 16" West, 200.00 feet to an angle point at Engineer's Station 1817+00; Thence continuing along said Highway line, North 89° 46' 44" West, 20.00 feet to an angle point at Engineer's Station 1817+00; Thence continuing along said Highway line, South 0° 13' 16" West, 300.00 feet to an angle point at Engineer's Station 1820+00; Thence continuing along said Highway line, North 89° 46' 44" West, 20.00 feet to an angle point at Engineer's Station 1820+00; Thence leaving said Highway line along a line parallel with and 60.00 feet Easterly of when measured at right angles to the centerline of said Highway, North 0° 13' 16" East, 500.00 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

***** DECLARATION *****

Known all men by these presents, that JANAKES FAMILY LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into Lots and Street as shown on Sheet 2, and the number and size of the Lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the Street, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby creates the 6-foot wide private storm drain easement across Lot 97 for the benefit Lot 98 as shown on sheet 2. Declarant also hereby does grant to the City of Eagle Point that 10-foot wide Public Storm Drain Easement (SDE) across Lots 105 and 106 as shown on sheet 2. Declarant hereby designates said subdivision as SIENNA HILLS, PHASE 6B.

I, the declarant, hereby dedicate to the City of Eagle Point that area designated hereon as street plug. By approval of this Plat, said City of Eagle Point declares that upon approved dedication of the extension of the affected street, it will automatically be dedicated for Public Street purposes.

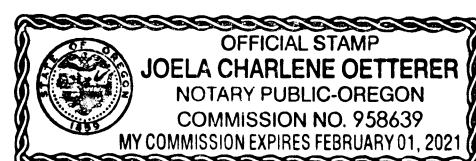
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 27th DAY, OF March, 20 20.

Jon S Janakes
JON S. JANAKES
(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON }
COUNTY OF JACKSON)^{ss}

Personally appeared the above named JON S. JANAKES acting as Vice President of JANAKES FAMILY LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of JANAKES FAMILY LLC, an Oregon Limited Liability Company.

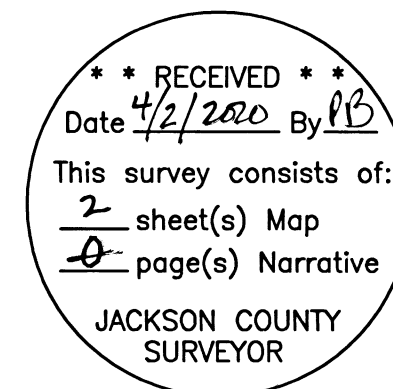
Subscribed and sworn to before me this 27th day of March, 20 20.



(SIGN) Joela Oetterer
Joela Oetterer NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 958639
MY COMMISSION EXPIRES 2/1/2021



Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21



We, EVERGREEN FEDERAL SAVINGS AND LOAN, are the undersigned beneficiary of certain Trust Deed dated January 7, 2016 and recorded January 8, 2016 as Document No. 2016-000562, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Brian McCoy
Title: Sr Loan Officer

Signed this 27th day of March, 20 20.

Before me:



(SIGN) Teri Diane Higinbotham
Teri Diane Higinbotham NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 968894
MY COMMISSION EXPIRES 11/20/2021

***** APPROVALS *****

Examined and approved this 30th day of March, 20 20.

Scott J...
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 26th day of March, 20 20.

Paul Miller, P.E.
CITY ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 26th day of March, 20 20.

W...
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 1st day of April, 20 20.

David Prasmith
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 1st day of April, 20 20.

Brali Davis, deputy
TAX COLLECTOR

Approved for Recording.

C. ... 4/1/20
COUNTY COMMISSIONER/ADMINISTRATOR DATE

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

Filed for record, this 2nd day of April, 20 20, at 10:18 o'clock A.m., and recorded in Volume 46 of Plats on page 06 of the Records of Jackson County, Oregon.

By: Christine D. Walker COUNTY CLERK
Dean Shiga DEPUTY

SIENNA HILLS, PHASE 6B

and Property Line Adjustment
 Located in Lot 96 of SIENNA HILLS, PHASE 6A, in the S.W. 1/4 of
 Section 34, T.35S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon
 March 20, 2020

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

Bary D. Kaiser
 SURVEYOR

SURVEY FOR:
 Janakes Family LLC
 P.O. Box 8494
 Medford, OR. 97501

SURVEY BY:
 Kaiser Surveying
 2178 Butte Falls Highway
 Eagle Point, OR. 97524

EASEMENTS ON CURRENT TITLE REPORT

- Deed document recorded in Vol. 236, Page 162 D.R. reserves to the Eagle Point Irrigation district to right to use and maintain canals and ditches on the deeded property.
- Deed document recorded in Vol. 282, Page 219 D.R. is a deed conveying a strip of property to the State Highway Commission for additional right-of-way. It also grants an easement for the relocation of irrigation facilities. This easement appears to affect the subject property along Crater Lake Highway right-of-way.
- Document recorded in Inst. No. 2015-008891 O.R. is a Storm Water Detention Easement located Easterly of the subject property of which the subject property is benefited.
- The Public Turn-around easement created on the plat of SIENNA HILLS, PHASE 6A will no longer be needed and will expire with the recording of this plat.

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

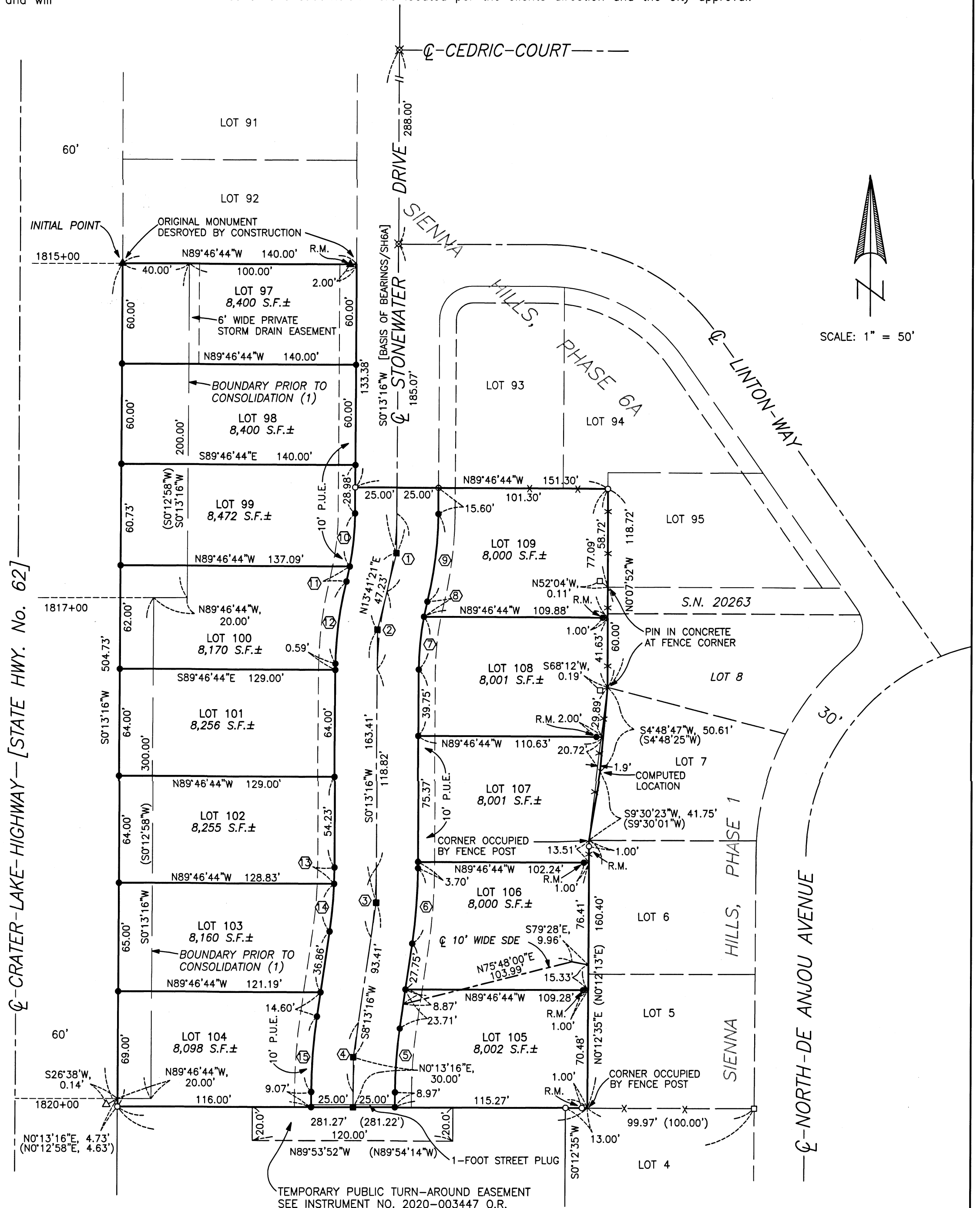
PURPOSE: Subdivision of tract described in Instrument No. 2020-005412 O.R., being Lot 96 of SIENNA HILLS, PHASE 6A together with tract described in Instrument No. 2020-005408 O.R., being Oregon Department of Transportation surplus property adjusted into the subject property through City of Eagle Point Boundary Line Adjustment Application No. 20-02 (Janakes-ODOT BLA).

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station. The boundaries of subject property were determined using information from Filed Survey No. 20263, the Plats of SIENNA HILLS, PHASE 1, SIENNA HILLS, PHASE 5 and SIENNA HILLS, PHASE 6A. The Northerly and the Easterly property boundaries are the boundaries of SIENNA HILLS PHASE 1 and SIENNA HILLS, PHASE 6A. The Westerly boundary was adjusted, as shown hereon, adding surplus Oregon Department of Transportation Highway No. 62 property and was located using information from said SIENNA HILLS PHASE 5 and PHASE 6A and O.D.O.T. monuments shown thereon. The O.D.O.T. monuments shown on SIENNA HILLS PHASE 5 and PHASE 6A located at Engineer's Stations 1815+00 and 1817+00 have been buried and destroyed by construction. The most Southerly property boundary is described as being the Southerly boundary of Lot 4 of EAGLE POINT MEADOWS and was determined from found monuments and information shown on the Plat of said SIENNA HILLS PHASE 6A. The Lot boundaries of this subdivision were located per the clients direction and the City approval.

LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923" See SH5 or SH6A
- = Found 5/8" Rebar with Plastic Cap marked "HOFFBUHR & ASSOC. INC" See SH1 or S.N. 20263
- ⊗ = Found 5/8" Rebar with Aluminum Cap marked "KAISER LS 52923" - SH6A
- △ = Found 3/4" Iron Pin O.D.O.T. Monument See S.N. 21213
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- ▲ = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- RM = Reference Monument
- SDE = Public Storm Drain Easement
- SH1 = SIENNA HILLS, PHASE 1
- SH5 = SIENNA HILLS, PHASE 5
- SH6A = SIENNA HILLS, PHASE 6A
- () = Record/SIENNA HILLS, PHASE 1 and S.N. 20263
- x-x- = Fence

NOTE:
 (1) City of Eagle Point, Planning Action #20-02:BLA, "Janakes/ODOT BLA"



CURVE DATA

Δ	R	L	LC	
①	13'28"05"	200.00'	47.01'	S6°57'19"W, 46.905'
②	13'28"05"	200.00'	47.01'	S6°57'19"W, 46.905'
③	8'00"00"	300.00'	41.89'	S4°13'16"W, 41.855'
④	8'00"00"	300.00'	41.89'	S4°13'16"W, 41.855'
⑤	8'00"00"	275.00'	38.40'	S4°13'16"W, 38.365'
⑥	8'00"00"	325.00'	45.38'	S4°13'16"W, 45.34'
⑦	10'25'36"	175.00'	31.845'	S5°26'04"W, 31.80'
⑧	3'02'29"	175.00'	9.29'	S12°10'06"W, 9.29'
⑨	13'28'05"	225.00'	52.89'	S6°57'19"W, 52.77'
⑩	10'27'15"	175.00'	31.93'	S5°26'54"W, 31.885'
⑪	3'00'50"	175.00'	9.205'	S12°10'56"W, 9.205'
⑫	13'28'05"	225.00'	52.89'	S6°57'19"W, 52.77'
⑬	2'02'11"	275.00'	9.775'	S1°14'22"W, 9.77'
⑭	5'57'49"	275.00'	28.62'	S5°14'21"W, 28.61'
⑮	8'00"00"	325.00'	45.38'	S4°13'16"W, 45.34'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Bary D. Kaiser
 OREGON
 JULY 15, 2003
 BARY D. KAISER
 No. 52923
 EXP. 6-30-21

** RECEIVED **
 Date 4/2/2020 By PB
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

23054
 17/55