

EAGLE POINT GOLF COMMUNITY, PHASE 16A

Located in:
the S.W. 1/4 of Section 3, (03C)
TL 4100
the S.E. 1/4 of Section 3, (03D)
TL 800

Township 36 South, Range 1 West, W.M.,
Eagle Point, Oregon

INDEX OF SHEETS	
SHEET 1 OF 3	DECLARATION, SIGNATURES, APPROVALS, CERTIFICATION
SHEET 2 OF 3	SUBDIVISION PLAT (WEST), LINE TABLE, DETAILS
SHEET 3 OF 3	SUBDIVISION PLAT (EAST), CURVE TABLE, LOT SIZE TABLE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT HOLT OPPORTUNITY FUND (PARALLEL 1) 2013, L.P., A DELAWARE LIMITED PARTNERSHIP, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED SAME INTO LOTS, STREETS AND OPEN SPACES AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND OPEN SPACE, 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 THE STREETS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO THE CITY OF EAGLE POINT IN FEE SIMPLE THE AREAS PORTRAYED AND DESIGNATED HEREON AS 1-FOOT RESERVE STRIPS. BY ITS APPROVAL OF THIS PLAT THE CITY OF EAGLE POINT DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREETS, IT THEREBY DEDICATES THE RESERVE STRIPS FOR PUBLIC STREET PURPOSES. WE HEREBY GRANT TO THE CITY OF EAGLE POINT OPEN SPACE "A" FOR THE PURPOSE OF STORM WATER DETENTION AND MANAGEMENT ALONG WITH OPEN SPACES "B" AND "C". WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 490, 491, 492 AND 493, A 6-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 489, 490, 491 AND 492. WE HEREBY CREATE FOR BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOT 514, A 6-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOT 513. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 527 AND 528, A 6-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 526 AND 527. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 529 AND 530, A 6-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 530 AND 531. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOTS 532, 533, 534, 535, 536, 537, 538 AND 539, A 6-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 533, 534, 535, 536, 537, 538, 539 AND 540. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF LOT 541 AND THE PARCEL OF LAND ADJOINING THE SOUTH LINE OF SAID LOT 541, A 6-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS LOTS 541 AND 542. WE HEREBY DESIGNATE SAID SUBDIVISION AS EAGLE POINT GOLF COMMUNITY, PHASE 16A.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON) SS

I, DAVID M. MINNECI, 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 APPROVED 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 SUBJECT PROPERTY.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 222 OF EAGLE POINT GOLF COMMUNITY, PHASE 7 IN THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY, BEING AN ANGLE POINT IN THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2017-008825, OFFICIAL RECORDS OF SAID JACKSON COUNTY AND BEING THE INITIAL POINT OF BEGINNING OF EAGLE POINT GOLF COMMUNITY, PHASE 16A; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 117.09 FEET (RECORD NORTH 00'16'24" WEST 117.02 FEET); THENCE SOUTH 89'58'42" WEST 343.01 FEET (RECORD SOUTH 89'58'10" WEST 342.35 FEET); THENCE SOUTH 23'55'47" WEST 495.26 FEET (RECORD SOUTH 23'56'00" WEST 495.12 FEET); THENCE SOUTH 70'13'05" WEST 738.72 FEET (RECORD SOUTH 70'12'00" WEST 738.80 FEET) THENCE SOUTH 29'44'21" WEST (RECORD SOUTH 29'48'00" WEST) 164.30 FEET; THENCE NORTH 66'31'39" WEST (RECORD NORTH 66'28'00" WEST) 164.80 FEET; THENCE NORTH 83'32'56" WEST (RECORD NORTH 83'39'00" WEST) 173.28 FEET; THENCE NORTH 89'52'08" WEST 169.06 FEET (RECORD NORTH 89'46'00" WEST 169.28 FEET); THENCE SOUTH 66'47'02" WEST (RECORD SOUTH 66'34'00" WEST) 57.00 FEET; THENCE SOUTH 62'02'11" WEST (RECORD SOUTH 62'10'29" WEST) 30.22 FEET; THENCE SOUTH 30'03'58" EAST (RECORD SOUTH 29'54'32" EAST) 117.63 FEET; THENCE SOUTH 13'50'21" EAST (RECORD SOUTH 13'51'18" EAST) 54.00 FEET; THENCE, ALONG THE ARC OF A 373.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 73'49'26" WEST 29.84 FEET), A DISTANCE OF 29.84 FEET (RECORD SOUTH 73'51'07" WEST 29.85 FEET, A DISTANCE OF 29.86 FEET); THENCE SOUTH 18'42'48" EAST 111.20 FEET (RECORD SOUTH 18'35'56" EAST 111.06 FEET); THENCE SOUTH 46'55'03" EAST 34.51 FEET (RECORD SOUTH 47'06'49" EAST 34.70 FEET); (PLAT SOUTH 47'02'14" EAST 34.86 FEET); THENCE SOUTH 43'27'18" EAST 253.26 FEET (RECORD SOUTH 43'56'23" EAST 253.30 FEET); THENCE SOUTH 56'45'56" EAST 101.32 FEET (RECORD SOUTH 56'46'11" EAST 101.25 FEET); THENCE NORTH 89'51'28" EAST 709.89 FEET (RECORD NORTH 89'51'13" EAST 710 FEET, MORE OR LESS); THENCE NORTH 04'04'25" WEST 134.73 FEET (RECORD NORTH 04'01'21" WEST 134.68 FEET); THENCE SOUTH 89'47'23" WEST 29.76 FEET (RECORD SOUTH 89'52'40" WEST 29.86 FEET); THENCE NORTH 00'15'56" WEST 175.64 FEET (RECORD NORTH 00'07'18" WEST 175.71 FEET); THENCE NORTH 57'19'45" EAST (RECORD NORTH 57'22'16" EAST) 45.18 FEET; THENCE NORTH 83'27'14" EAST 114.43 FEET (RECORD NORTH 83'26'16" EAST 114.01 FEET); THENCE NORTH 06'32'11" WEST 26.07 FEET (RECORD NORTH 06'33'44" WEST 26.02 FEET); THENCE NORTH 83'25'59" EAST (RECORD NORTH 83'26'21" EAST) 160.88 FEET; THENCE NORTH 10'59'46" WEST (RECORD NORTH 10'59'24" WEST) 136.60 FEET; THENCE NORTH 70'10'25" EAST (RECORD NORTH 70'10'47" EAST) 296.84 FEET; THENCE NORTH 43'26'32" EAST 115.64 FEET (RECORD NORTH 43'27'21" EAST 115.72 FEET); THENCE NORTH 34'49'17" EAST (RECORD NORTH 34'49'23" EAST) 86.96 FEET; THENCE NORTH 32'22'07" EAST (RECORD NORTH 32'22'13" EAST) 351.49 FEET; THENCE NORTH 00'16'30" WEST (RECORD NORTH 00'16'24" WEST) 76.04 FEET; THENCE SOUTH 89'43'36" WEST 19.50 FEET; THENCE NORTH (RECORD NORTH 00'16'24" WEST) 54.00 FEET TO THE INITIAL POINT OF BEGINNING.

AFFIDAVIT OF OWNERS CONSENT:

FOR AFFIDAVIT OF CONSENT OF HOLT OPPORTUNITY FUND (PARALLEL 1), 2013, L.P., A DELAWARE LIMITED PARTNERSHIP, SEE DOC. NO. 2021-007244, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

TITLE EXCEPTION NOTES:

- 1.) THESE PREMISES ARE SITUATED IN THE EAGLE POINT IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2.) THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF FRYER DISTRICT IMPROVEMENT COMPANY AND IS SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF.
- 3.) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS AND RELATED MATTERS GRANTED PACIFIC POWER AND LIGHT RECORDED AS VOLUME 209, PAGE 184, DEED RECORDS OF JACKSON COUNTY. (NOT LOCATABLE OF RECORD)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR: HOLT OPPORTUNITY FUND (PARALLEL 1), 2013, L.P., A DELAWARE LIMITED PARTNERSHIP
P.O. BOX 61426
VANCOUVER, WASHINGTON 98666

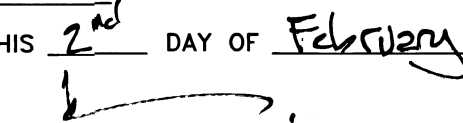
PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR EAGLE POINT GOLF COMMUNITY, PHASE 16A AS PER THE CITY OF EAGLE POINT PLANNING DEPARTMENT FILES NO. SUB 2018-003 AND VAR 2018-001. THIS PROPERTY WAS MOST RECENTLY DESCRIBED IN DOC. NO. 2017-008825, OFFICIAL RECORDS OF JACKSON COUNTY.


PROCEDURE: THE MOST RECENT ACTIVITY FOR THIS PROPERTY WAS A PROPERTY LINE ADJUSTMENT DONE BY THIS OFFICE IN MARCH OF 2017. THE PORTION OF THAT ADJUSTMENT INVOLVING THE SUBDIVISION BOUNDARY WAS LARGER THAN 10 ACRES AND NOT REQUIRED TO BE SURVEYED. A PREPONDERANCE OF THE SUBDIVISION BOUNDARY IS COINCIDENT WITH PREVIOUSLY RECORDED SUBDIVISIONS, THE WEST AND PARTS OF THE NORTHERLY BOUNDARY BY SURVEYS NO. 3057, 15501, 17321 AND 18397, THE EAST AND SOUTHEAST BOUNDARY BY SURVEYS NO. 18344 AND 18797. IN ADDITION, SURVEY NO. 21327 FORMS A MAJORITY OF THE NORTHERLY BOUNDARY. MONUMENTS FROM THESE SURVEYS WERE FOUND AND, IN MOST CASES, HELD AS BEING THE BEST EVIDENCE OF INTENT. THE MOST NORTHERLY PORTION OF THE BOUNDARY WAS ESTABLISHED ALONG THE SOUTH LINE OF DONATION LAND CLAIM NO. 46.

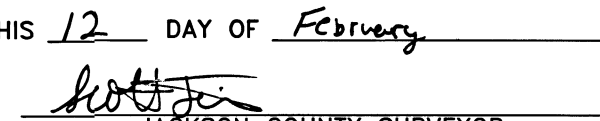
*** APPROVALS ***


(RE: EAGLE POINT PLANNING FILE NO. SUB 2018-003 AND VAR 2018-001)

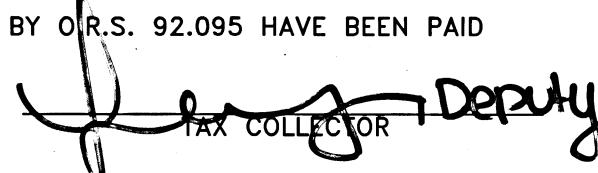
EAGLE POINT PLANNING DEPARTMENT:

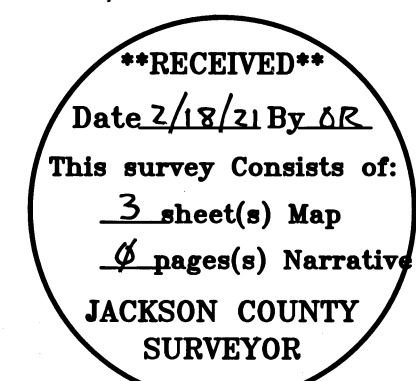
EXAMINED AND APPROVED THIS 2nd DAY OF February, 2021.

 PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27th DAY OF January, 2021.

 EAGLE POINT CITY ENGINEER

EXAMINED AND APPROVED THIS 12 DAY OF February, 2021.

 JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 12 DAY OF February, 2021.

 ASSESSOR, DEPARTMENT OF ASSESSMENT

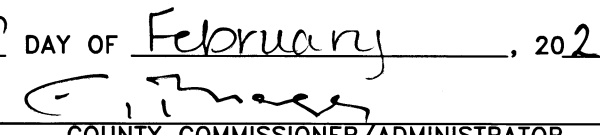
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 12th DAY OF February, 2021.

 TAX COLLECTOR



AFFIDAVIT OF TRUST DEED BENEFICIARY CONSENT:

FOR AFFIDAVIT OF CONSENT OF HOLT M & T BANK, SEE DOC. NO. 2021-007245, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.


APPROVED FOR RECORDING:

EXAMINED AND APPROVED THIS 12th DAY OF February, 2021.

 COUNTY COMMISSIONER/ADMINISTRATOR

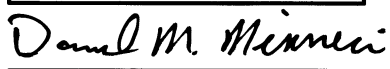
RECORDER:

FILED FOR RECORD THIS 18th DAY OF FEBRUARY, 2021 AT 10:04 O'CLOCK A.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 02 OF RECORDS OF JACKSON COUNTY, OREGON.

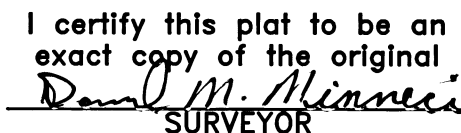

 COUNTY CLERK


 DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR



OREGON
 JULY 26, 1988
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/20

I certify this plat to be an exact copy of the original

 SURVEYOR

EAGLE POINT GOLF COMMUNITY, PHASE 16A

Located in:
 the S.W. 1/4 of Section 3, (03C)
 TL 4100
 the S.E. 1/4 of Section 3, (03D)
 TL 800
 Township 36 South, Range 1 West, W.M.,
 Eagle Point, Oregon

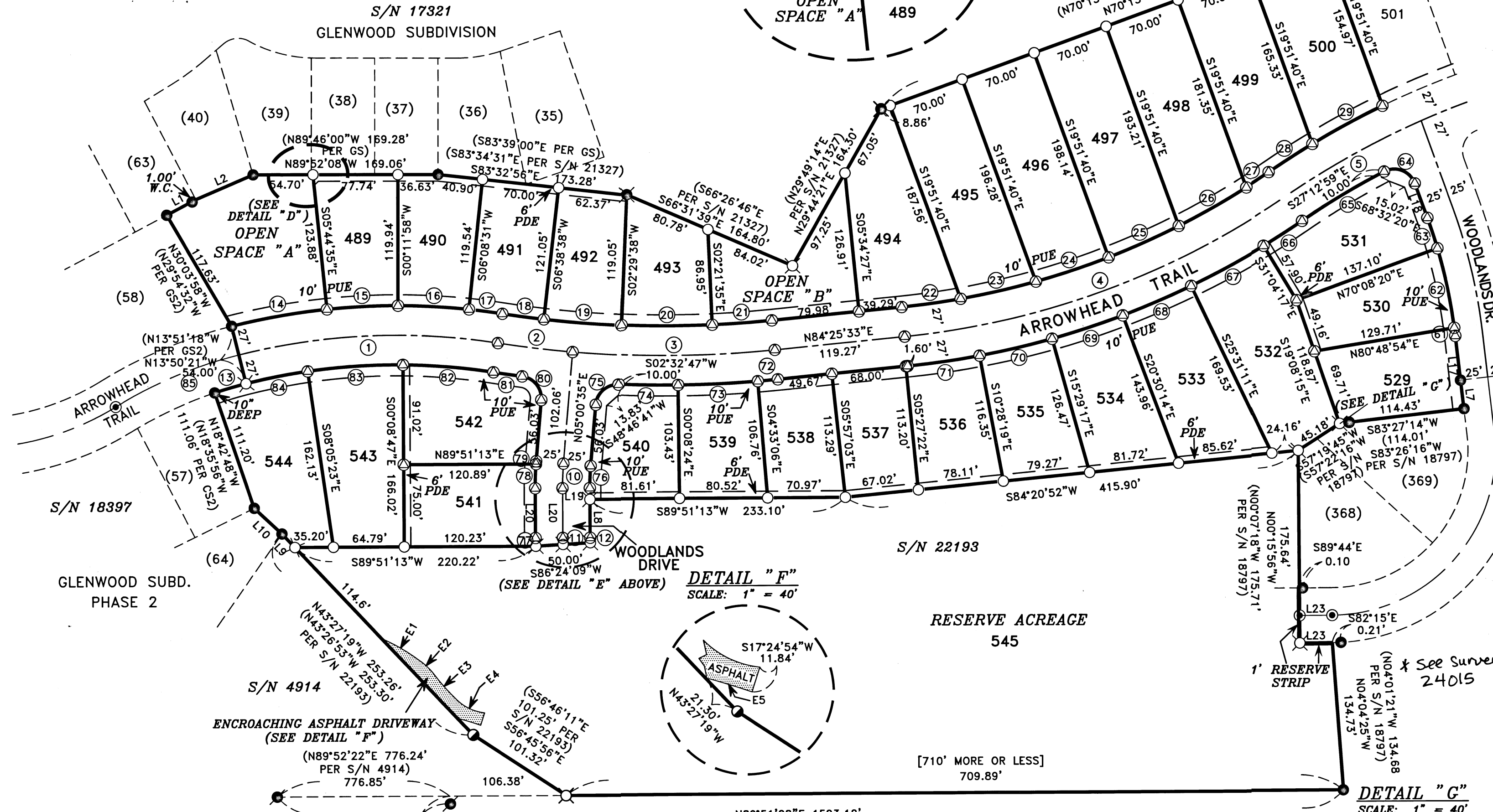
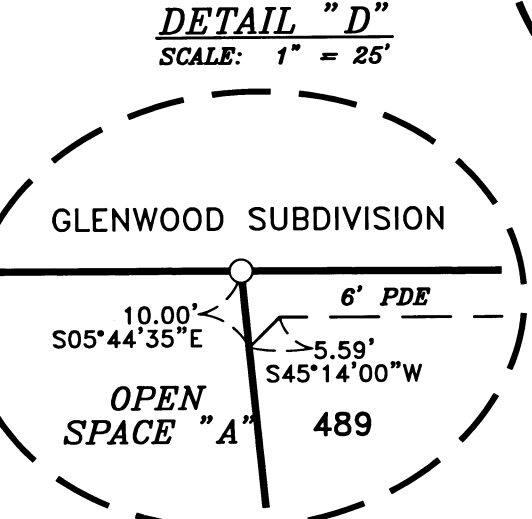
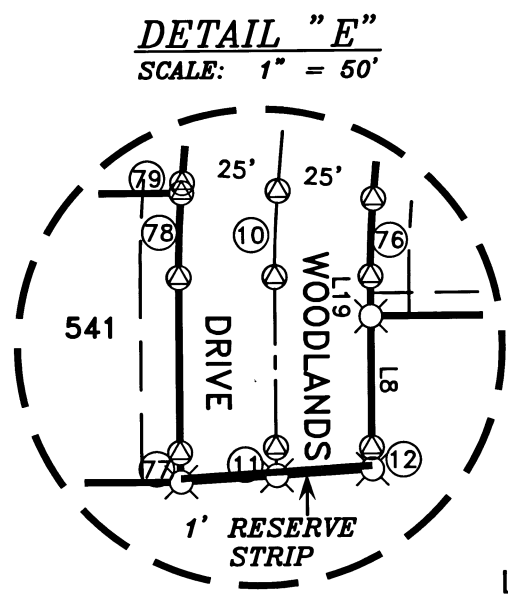
LOT SIZE

LOT NUMBER	SQUARE FEET
489	8,646
490	8,561
491	8,355
492	8,031
493	8,138
494	11,812
495	13,476
496	13,844
497	13,737
498	13,151
499	12,116
500	11,490
501	8,689
529	8,229
530	10,401
531	13,232
532	11,682
533	9,948
534	8,858
535	8,339
536	7,645
537	7,624
538	8,026
539	8,068
540	9,007
541	10,604
542	12,537
543	10,940
544	223,944
545	14,341
OPEN SPACE "A"	10,086
OPEN SPACE "B"	10,086

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	22°47'37"	600.00'	237.12'	237.12'	N87°33'26"E
2	03°56'40"	1000.00'	68.84'	68.83'	S83°01'05"E
3	10°35'02"	1000.00'	184.72'	184.46'	N89°43'04"E
4	28°34'46"	750.00'	374.10'	370.24'	N70°08'10"E
5	10°51'10"	750.00'	142.06'	141.85'	N61°16'22"E
10	05°09'22"	250.00'	22.50'	22.49'	S02°25'54"W
11	03°27'07"	100.00'	6.02'	6.02'	S01°48'13"E
12	03°27'04"	75.00'	4.52'	4.52'	S01°46'50"W
13	04°35'03"	373.00'	29.84'	29.84'	N73°49'26"E
14	08°05'47"	627.00'	88.60'	88.53'	N80°12'32"E
15	05°56'33"	627.00'	65.03'	65.00'	N87°13'42"E
16	05°56'33"	627.00'	65.03'	65.00'	S86°49'46"E
17	02°48'44"	627.00'	30.77'	30.77'	S82°27'07"E
18	02°14'57"	973.00'	38.20'	38.19'	S82°09'46"E
19	04°11'02"	973.00'	71.05'	71.04'	S85°23'28"E
20	04°52'50"	973.00'	82.88'	82.86'	S89°55'10"E
21	03°12'52"	973.00'	54.59'	54.58'	N86°01'59"E
22	04°18'57"	723.00'	54.39'	54.38'	N82°16'14"E
23	05°35'36"	723.00'	70.58'	70.55'	N77°19'08"E
24	05°33'06"	723.00'	70.06'	70.03'	N71°44'47"E
25	05°33'46"	723.00'	70.19'	70.17'	N66°11'21"E
26	05°37'39"	723.00'	71.01'	70.98'	N60°35'38"E
27	01°56'02"	723.00'	24.40'	24.40'	N56°48'48"E
28	03°29'41"	777.00'	47.39'	47.39'	N57°35'38"E
29	05°21'54"	777.00'	72.75'	72.73'	N62°01'25"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
61	00°53'04"	475.00'	7.33'	7.33'	N06°58'43"W
62	08°55'25"	475.00'	73.98'	73.90'	N11°52'57"W
63	03°31'00"	475.00'	29.15'	29.15'	N18°06'10"W
64	97°21'19"	20.00'	33.98'	30.04'	N68°32'20"W
65	06°56'14"	723.00'	87.54'	87.48'	S59°18'54"W
66	03°04'57"	777.00'	41.80'	41.80'	S57°23'18"W
67	05°33'05"	777.00'	75.29'	75.26'	S61°42'16"W
68	05°00'57"	777.00'	68.02'	68.00'	S66°59'18"W
69	05°00'57"	777.00'	68.02'	68.00'	S72°00'15"W
70	05°00'57"	777.00'	68.02'	68.00'	S77°01'12"W
71	04°53'52"	777.00'	66.42'	66.40'	S81°58'37"W
72	01°01'22"	1027.00'	18.33'	18.33'	S84°56'14"W
73	04°04'21"	1027.00'	73.00'	72.98'	S87°29'05"W
74	03°01'31"	1027.00'	54.23'	54.22'	N88°57'59"W
75	87°32'12"	20.00'	30.56'	27.67'	S48°46'41"W
76	05°09'22"	225.00'	20.25'	20.24'	S02°25'54"W
77	03°27'04"	125.00'	7.53'	7.53'	N01°52'19"W
78	04°37'00"	275.00'	22.16'	22.15'	N02°09'43"E
79	00°32'21"	275.00'	2.59'	2.59'	N04°44'24"E
80	87°32'12"	20.00'	30.56'	27.67'	N38°45'31"W
81	01°28'52"	1027.00'	26.55'	26.55'	N81°47'11"W
82	08°17'57"	573.00'	83.00'	82.92'	S85°11'44"E
83	08°44'40"	573.00'	87.45'	87.37'	S86°16'58"W
84	05°45'01"	573.00'	57.51'	57.46'	S79°02'07"W
85	17°34'28"	400.00'	122.69'	122.21'	S79°02'07"W

****RECEIVED****
 Date 2/18/21 By DR
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR



- S/N 18797
 EAGLE POINT GOLF COMMUNITY, PHASE 12
 (360)
- HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
 (541) 779-4641
- BY: DAVID M. MINNECI RPLS NO. 2349
 SCALE: 1 INCH = 80' JUNE 22, 2020
 BASIS OF BEARING: SURVEY NO. 18344
 (CENTERLINE ARROWHEAD DRIVE)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
 - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
 - * ⊗ = RECORD POSITION OF DEFERRED MONUMENT
 - = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TEMLIN LS 2359" PER S/N 17321, 18344, 18397 OR 18797.
 - = FOUND 5/8" PIN PER S/N 4914.
 - = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "B. KAISER RLS 52923" PER S/N 21327.
 - = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED, "D. MINNECI LS 2349" PER S/N 22193.
 - ⊙ = FOUND ALUMINUM CAP STAMPED "TEMLIN LS 2359" LS 2359" PER S/N 18344, 18397 OR 18797.
 - S/N = SURVEY NUMBER
 - GS = RECORD PER GLENWOOD SUBDIVISION PLAT.
 - GS P2 = RECORD PER GLENWOOD SUBDIVISION, PHASE 2 PLAT.
 - PUE = PUBLIC UTILITY EASEMENT
 - PDE = PRIVATE STORM DRAIN EASEMENT
 - [] = RECORD PER DOC. NO. 2017-008825, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - W.C. = WITNESS CORNER

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
 OREGON
 JULY 28, 1988
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/20
 36S 1W 03C - 4100
 36S 1W 03D - 800

LINE	BEARING	DISTANCE	BEARING	DISTANCE	S/N
L1	N62°02'11"E	30.22'	N62°10'29"E	30.00'	18397
L2	N66°47'02"E	57.00'	N66°34'00"E	57.00'	17321
L7	S06°32'11"E	26.07'	S06°33'34"E	26.02'	17321
L8	S00°08'47"E	35.00'			
L9	N43°27'19"W	17.18'			
L10	N46°55'03"W	34.51'	N47°02'14"W	84.86'	18397
L17	S06°32'11"E	66.68'			
L18	S19°51'40"E	33.48'			
L19	S00°08'47"E	10.34'			
L20	S00°08'47"E	45.34'			
L23	S89°47'23"W	29.76'	S89°52'40"W	29.86'	18397

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
E1	13°14'17"	169.78'	39.25'	39.16'	S59°52'42"E
E2	16°05'02"	60.83'	17.25'	17.19'	S47°58'47"E
E3	08°13'03"	227.75'	32.66'	32.64'	S41°23'25"E
E4	39°27'57"	42.27'	29.11'	28.55'	S64°17'55"E
E5	03°55'13"	327.26'	22.39'	22.39'	N72°57'04"W

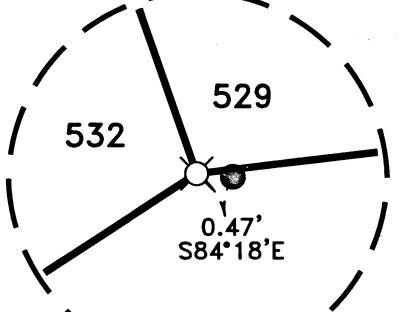
ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
 JUNE 1, 2021.

David M. Minnecci
 SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
 NO. 2023-023090 OF OFFICIAL RECORDS THIS 3RD
 DAY OF November, 2023

APPROVED: **Scott A. Fein**
 JACKSON COUNTY SURVEYOR

See Survey # 24015



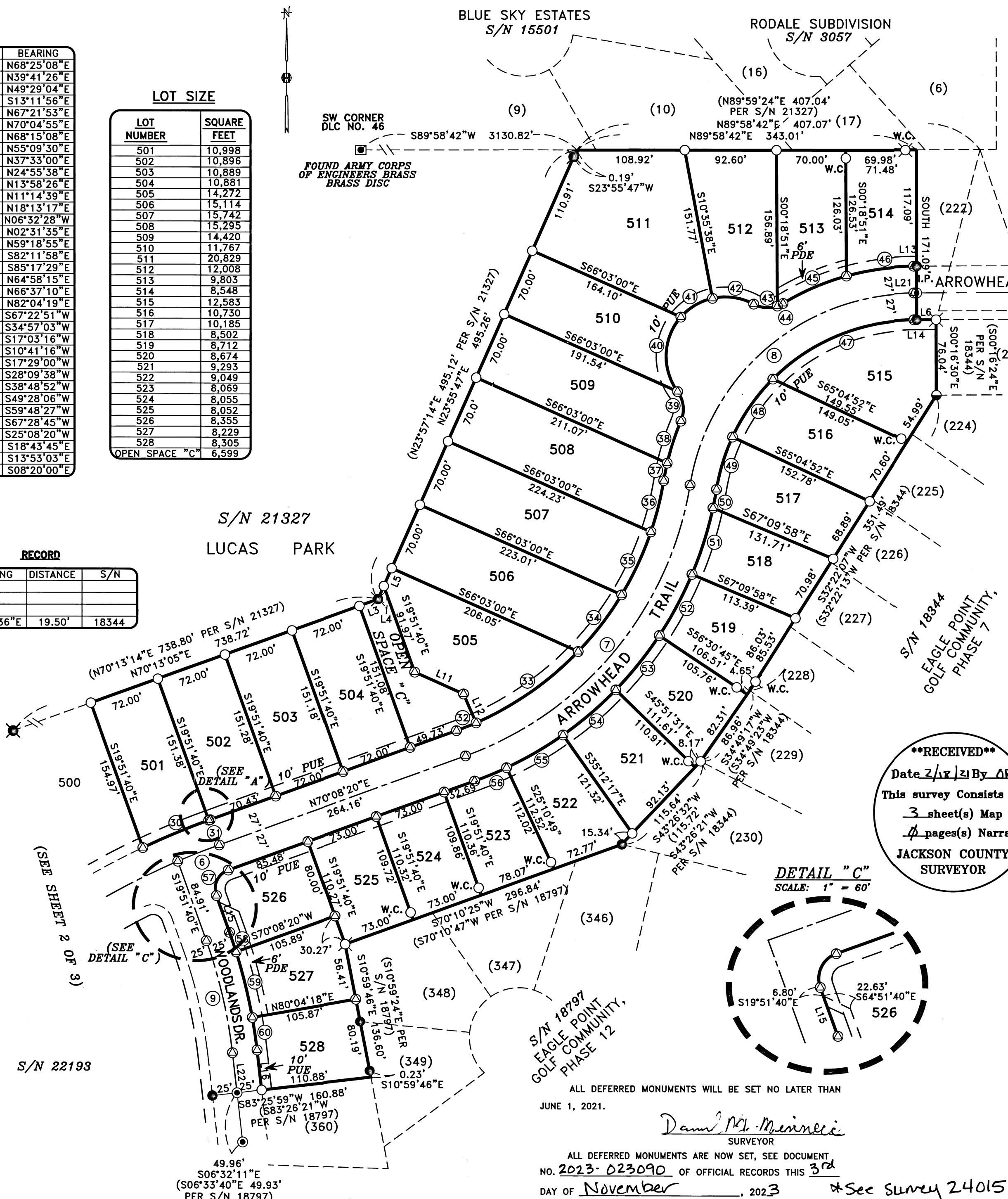
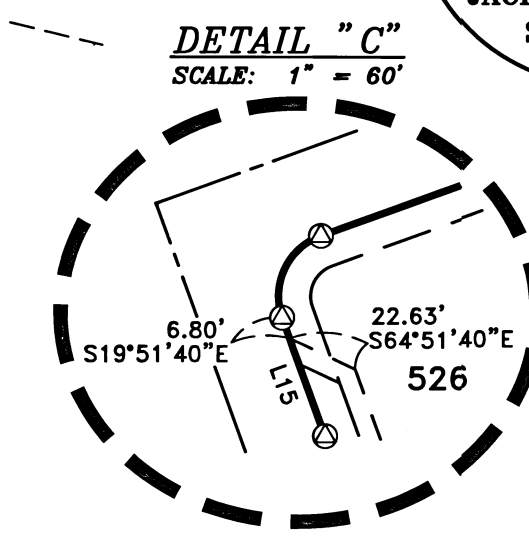
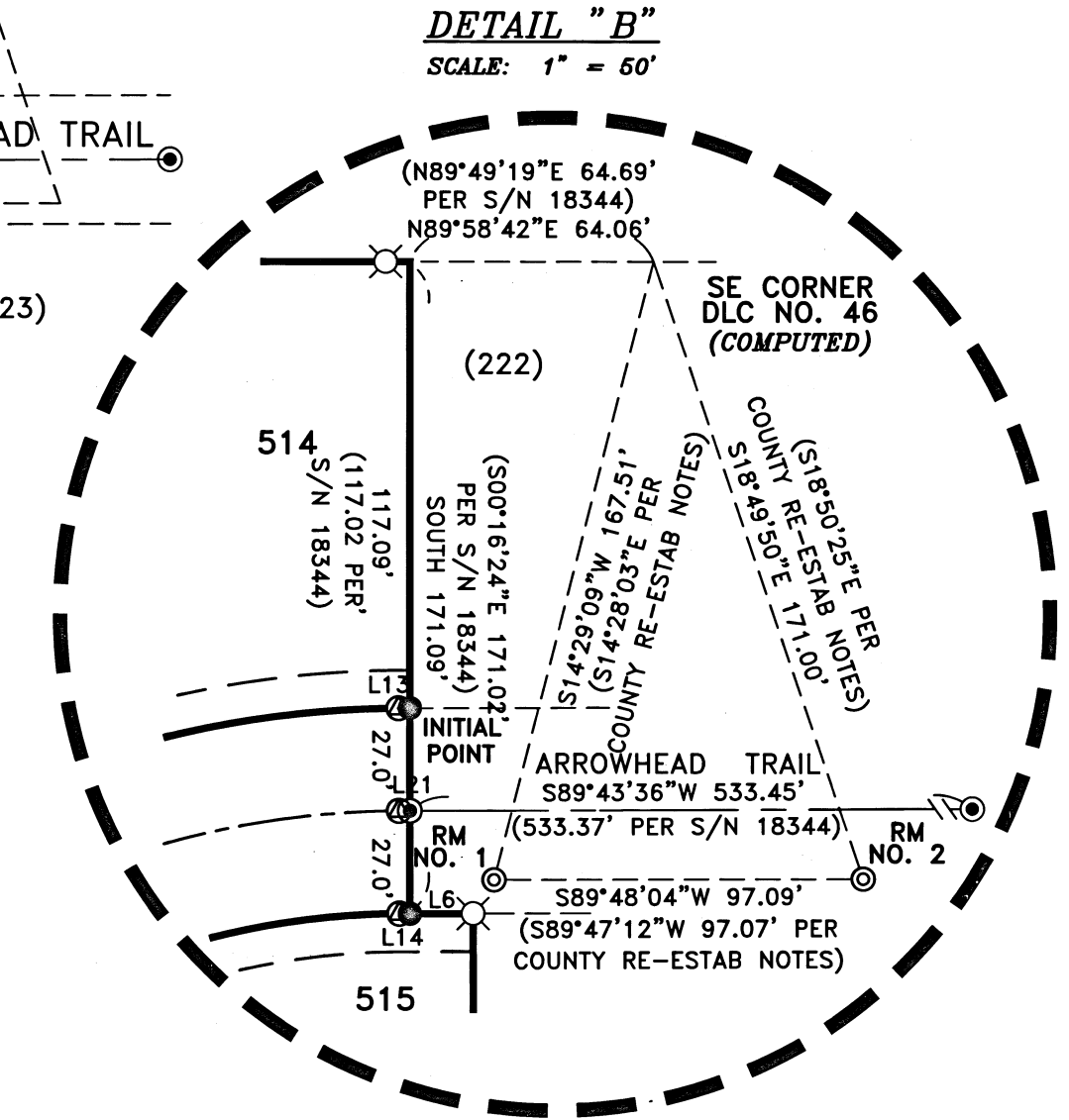
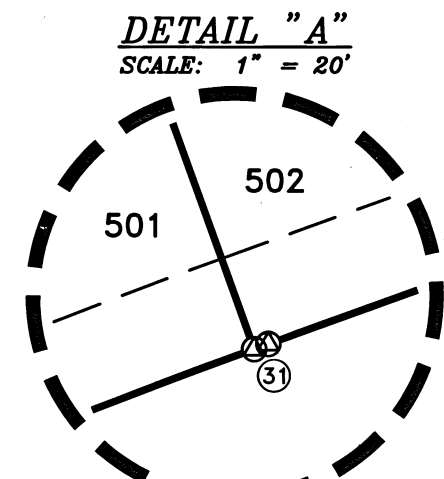
EAGLE POINT GOLF COMMUNITY, PHASE 16A

Located in:
 the S.W. 1/4 of Section 3, (03C)
 TL 4100
 the S.E. 1/4 of Section 3, (03D)
 TL 800
 Township 36 South, Range 1 West, W.M.,
 Eagle Point, Oregon

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
6	03°26'23"	750.00'	45.03'	45.02'	N68°25'08"E
7	60°53'48"	350.00'	372.00'	354.73'	N39°41'26"E
8	80°29'04"	230.00'	323.09'	297.17'	N49°29'04"E
9	13°19'29"	500.00'	116.28'	116.02'	S13°11'56"E
30	05°19'03"	777.00'	72.11'	72.08'	N67°21'53"E
31	00°06'55"	777.00'	1.57'	1.57'	N70°04'55"E
32	03°46'23"	323.00'	21.27'	21.27'	N68°15'08"E
33	22°24'54"	323.00'	126.36'	125.56'	N55°09'30"E
34	12°48'07"	323.00'	72.17'	72.02'	N37°33'00"E
35	12°26'36"	323.00'	70.15'	70.01'	N24°55'38"E
36	09°27'48"	323.00'	53.35'	53.29'	N13°58'26"E
37	04°00'15"	257.00'	17.96'	17.96'	N11°14'39"E
38	09°57'01"	257.00'	44.63'	44.58'	N18°13'17"E
39	59°28'33"	30.00'	31.14'	29.76'	N06°32'28"W
40	77°36'20"	60.00'	81.27'	75.20'	N02°31'35"E
41	35°58'39"	60.00'	37.68'	37.06'	N59°18'55"E
42	40°59'37"	60.00'	42.93'	42.02'	S82°11'58"E
43	47°10'39"	30.00'	24.70'	24.01'	S85°17'29"E
44	12°17'53"	30.00'	6.44'	6.43'	N64°58'15"E
45	15°35'43"	257.00'	69.95'	69.74'	N66°37'10"E
46	15°18'35"	257.00'	68.67'	68.47'	N82°04'19"E
47	44°41'31"	203.00'	158.34'	154.36'	S67°22'51"W
48	20°10'04"	203.00'	71.46'	71.09'	S34°57'03"W
49	15°37'29"	203.00'	55.36'	55.19'	S17°03'16"W
50	02°53'28"	377.00'	19.02'	19.02'	S10°41'16"W
51	10°42'02"	377.00'	70.41'	70.31'	S17°29'00"W
52	10°39'14"	377.00'	70.10'	70.00'	S28°09'38"W
53	10°39'14"	377.00'	70.10'	70.00'	S38°48'52"W
54	10°39'14"	377.00'	70.10'	70.00'	S49°28'06"W
55	10°01'28"	377.00'	65.96'	65.88'	S59°48'27"W
56	05°19'09"	377.00'	35.00'	34.99'	S67°28'45"W
57	90°00'00"	20.00'	20.00'	20.00'	S25°08'20"W
58	02°15'51"	525.00'	20.75'	20.74'	S18°43'45"E
59	07°26'22"	525.00'	68.17'	68.12'	S13°53'03"E
60	03°37'16"	525.00'	33.18'	33.18'	S08°20'00"E

LOT SIZE	
LOT NUMBER	SQUARE FEET
501	10,998
502	10,896
503	10,889
504	10,881
505	14,272
506	15,114
507	15,742
508	15,295
509	14,420
510	11,767
511	20,829
512	12,008
513	9,803
514	8,548
515	12,583
516	10,730
517	10,185
518	8,502
519	8,712
520	8,674
521	9,293
522	9,049
523	8,069
524	8,055
525	8,052
526	8,355
527	8,229
528	8,305
OPEN SPACE "C"	6,599

LINE TABLE			RECORD		
LINE	BEARING	DISTANCE	BEARING	DISTANCE	S/N
L3	N70°13'00"E	19.86'			
L4	N23°55'47"E	14.65'			
L5	N23°55'47"E	19.63'			
L6	N89°43'36"E	19.50'	N89°43'36"E	19.50'	18344
L11	S66°03'00"E	53.90'			
L12	S23°38'04"W	31.71'			
L13	S89°43'36"W	2.97'			
L14	S89°43'36"W	2.72'			
L15	S19°51'40"E	39.26'			
L16	S06°32'11"E	40.58'			
L21	S89°43'36"W	2.84'			
L22	S06°32'11"E	40.59'			



- HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON
 (541) 779-4641
- BY: DAVID M. MINNECI RPLS NO. 2349
 SCALE: 1 INCH = 80' JUNE 22, 2020
 BASIS OF BEARING: SURVEY NO. 18344
 (CENTERLINE ARROWHEAD DRIVE)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
 - ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
 - = SET LEAD AND TACK WITH METAL WASHER STAMPED "LS 2349".
 - ⊙ = RECORD POSITION OF DEFERRED MONUMENT * See Survey
 - ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TEMPLIN LS 2359" PER S/N 17321, 18344, 18397 OR 18797.
 - ⊗ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "B. KAISER RLS 52923" PER S/N 21327.
 - ⊙ = FOUND ALUMINUM CAP STAMPED "TEMPLIN LS 2359" LS 2359" PER S/N 18344, 18397 OR 18797.
 - ⊙ = FOUND BRASS CAP PER JACKSON COUNTY RE-ESTAB NOTES
 - ⊙ = FOUND BRASS CAP AS NOTED
 - S/N = SURVEY NUMBER
 - PUE = PUBLIC UTILITY EASEMENT
 - PDE = PRIVATE STORM DRAIN EASEMENT
 - I.P. = INITIAL POINT
 - W.C. = WITNESS CORNER
 - [] = RECORD PER DOC. NO. 2017-008825, OFFICIAL RECORDS OF JACKSON COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR
 David M. Minnecci
 OREGON
 JULY 26, 1988
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/20

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
 JUNE 1, 2021.

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
 NO. 2023-023090 OF OFFICIAL RECORDS THIS 3rd
 DAY OF November, 2023 *See Survey 24015

APPROVED: *David M. Minnecci*
 SURVEYOR

36S 1W 03C - 4100
 36S 1W 03D - 800

(C:\DWG\2018\18184S3.DWG)
 SHEET 3 OF 3