

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Snyder Creek Development 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 easements and street plugs as shown on Sheet 2 of this Plat.

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 2 of this Plat. The dedications and grants are further described thus:

- * Private Storm Drain Easement (10' wide) over Lot 58 & 38 for the benefit of Lot 58, 38 & 39.
* Private Storm Drain Easement (10' wide) over Lot 43 for the benefit of Lot 43.
* Private Storm Drain Easement (10' wide) over Lot 37, 56 & 57 for the benefit of Lot 37, 56 & 57.
* Private Storm Drain Easement (10' wide) over Lot 44, 45 & 46 for the benefit of Lot 44, 45 & 46.
* Private Storm Drain Easement (10' wide) over Lot 47, 48, 49, 50, 51, 52, 53, 54 & 55 for the benefit of Lot 47, 48, 49, 50, 51, 52, 53, 54 & 55.
* Storm Drain Easement (15' wide) over Lot 40, 41 & 42 for the benefit of Lot 40, 41 & 42 and the City of Eagle Point.
* Private Access Easement (18' wide) over Lot 46 for the benefit of Lot 44 through Lot 55.
* Private Access Easement (18' wide) over Lot 47 for the benefit of Lot 44 through Lot 55.
* Private Access Easement (18' wide) over Lot 49 and Lot 50 for the benefit of Lot 44 through Lot 55.
* Public Access Easement (15' Wide) over Lot 42 & Lot 43 to provide public access from Nottingham Terrace to the north.
* 15 foot wide PUE over Lot 43 along Nottingham Terrace as shown on Sheet 2.
* 10 foot wide PUE along Nottingham Terrace and west side of Snyder Drive as shown on Sheet 2

I hereby designate said subdivision as North Barton Subdivision Phase 2.

In witness whereof, I have set our hand and seal this 11 day of FEBRUARY, 2021.

Travis Snyder, member Snyder Creek Development, LLC

ACKNOWLEDGEMENT:

State of Oregon)
)S.S.
County of Jackson)

This certifies that on this 11 day of FEBRUARY, 2021, that before me, a Notary Public, personally appeared Travis Snyder, as a member of Snyder Creek Development LLC, an Oregon limited liability company and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Signature: Karen Lynn Whitehead, Commission No. 982625, My Commission Expires 01-07-2023

TITLE REPORT

The following encumbrances noted in First American Title Insurance Company, Order Number 7169-3620142, Effective Date 8:00am, January 27, 2021, 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 3: 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 created.
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 4: 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 5: Restrictive Covenant, including the terms and provisions thereof - Document No. 00-05303 O.R.J.C.O.
Item 6: 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.
Item 7: Public Utility Easement as shown on recorded plat/partition.
Item 8: Sanitary Sewer, Storm Drain and Access Easements as shown on recorded plat/partition.

North Barton Subdivision Phase 2

Located in: Northwest Quarter of Section 34, Township 35 South, Range 1 West, Willamette Meridian, City of Eagle Point, Jackson County, Oregon

SURVEY FOR: Snyder Creek Development, LLC, 13540 Table Rock Road, Central Point, OR 97502

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 provided by law. The parcel of land described in instrument number 2020- 047259 and 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:

Lot 35, North Barton Subdivision, in the City of Eagle Point, Jackson County, Oregon, according to the Official Plat thereof, now of record

Together with: Commencing at a 5/8" rebar located at the most northern, northeast corner of said Lot 35, said point also being the northwest corner of that property described in Instrument number 2018-018481, Official Records, Jackson County; thence North 89°59'02" East, 217.83 feet to a 5/8" rebar and the true point of beginning; thence North 89°59'02" East, 289.70 feet to a 5/8" rebar, said point also being the northeast corner of that property described in said instrument and also being the northwest corner of that property described in Instrument number 2017-030553; thence South 00°14'38" West, along the east line of said Instrument 2018-018481, 695.47 feet to a point on the north line of Barton Road; thence South 89°59'45" West, along the north line of Barton Road, 15.00 feet to a point on the east line of Snyder Drive; thence North 00°14'38" East, 253.00 feet to the southeast corner of said Lot 35; thence continuing North 00°14'38" East, 427.48 feet; thence South 89°59'02" West, 274.71 feet to the most southern northwest corner of said Lot 35, said point also being a point on the east line of that property described in said Instrument number 2018-018481; thence North 00°18'47" East, 15.00 feet to the point of beginning.

Less and Excepting therefrom: Beginning at a 5/8" rebar at the most northern, northeast corner of Lot 35, North Barton Subdivision, in the City of Eagle Point, Jackson County, Oregon, according to the Official Plat thereof, now of record, said point also being the northwesterly corner of that property described in said Instrument 2018-018481; thence North 89°59'02" East, along the north line thereof, 217.83 feet to a set 5/8" rebar; thence leaving said north line, South 00°18'47" West, 110.97 feet to a set 5/8" rebar; thence South 89°58'32" West, 217.60 feet to a set 5/8" rebar; thence North 00°11'27" East, 111.00 feet to the northwest corner of that property described in said Instrument 2018-018481 and the point of beginning.

John R. Pariani, Surveyor

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

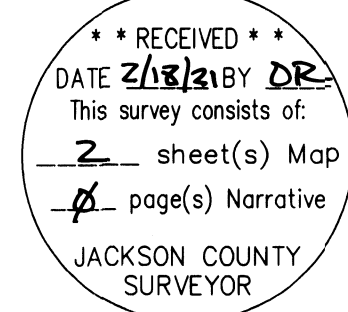
The purpose of this survey is to survey and monument a subdivision of that tract of land described in Instrument Number 2020-042759 of the Official Records of Jackson County, Oregon as approved in tentative plat for North Barton Subdivision.

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 Property Line Adjustment City of Eagle Point PA #20-10: BLA and filed as survey 23184 with the Jackson County Surveyor's Office.

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

Monuments were set in February, 2021.

I hereby certify that this is an exact duplicate of the original plat. John R. Pariani, Surveyor



APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of

the 11 day of February, 2021.

Bob Davis, Tax Collector

Examined and approved as required by ORS 92.100 this 11th day of February, 2021.

Dolly Thompson, agent, Assessor, Department of Assessment

Approved by Rogue Valley Sewer Services.

District Engineer, 2/11/2021

County Commissioner/Administrator, 2/11/21

Examined and approved by the Planning Director of the City of Eagle Point, Jackson County, Oregon.

Dated this 11th day of February, 2021.

City Planning Director

Examined and approved by the City Engineer of the City of Eagle Point, Jackson County, Oregon.

Dated this 11th day of February, 2021.

City Engineer

Examined and approved this 16 day of February, 2021.

Jackson County Surveyor

RECORDER'S CERTIFICATE:

Filed for record this 18th day of February, 2021.

at 12:59 P.M., and recorded in Volume 47 of Plats on page 03 of the Records of Jackson County, Oregon.

Christine D. Walker, County Clerk; Janya S. Morgan, Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

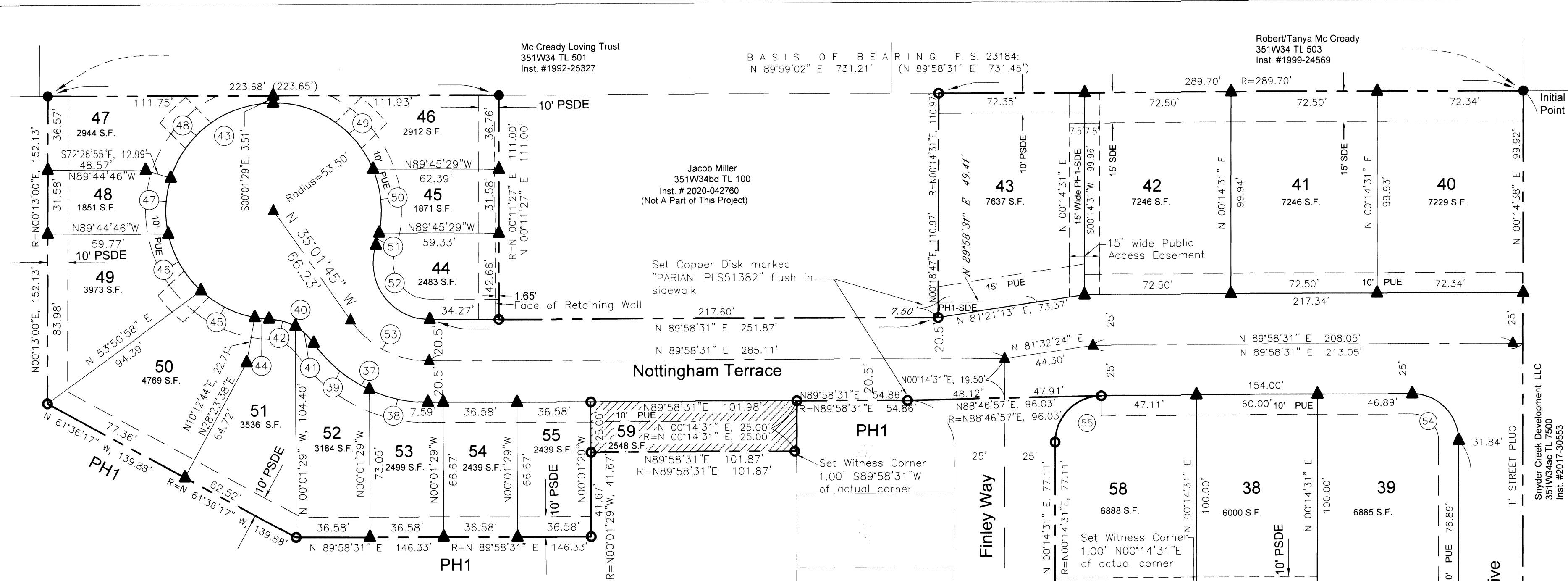
John R. Pariani, OREGON, July 13, 1999, JOHN R. PARIANI #51382

Pariani Land Surveying

17 South Platt Avenue, Suite C, Eagle Point, Oregon 97524, 541-890-1131

Table with 4 columns: Date, Scale, Job No., Sheet. Values: Date: February 10, 2021; Scale: None; Job No.: 2018-400; Sheet: 1 of 2

RECEIVED
 DATE 2/12/21 BY DP
 This survey consists of:
 2 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



**North Barton Subdivision
 Phase 2**
 Located in:
 Northwest Quarter of Section 34,
 Township 35 South, Range 1 West,
 Willamette Meridian,
 City of Eagle Point, Jackson County, Oregon

LEGEND:

| | |
|---------|--|
| F.S. | Filed Survey Number Jackson County Surveyor's Office |
| S.F. | Square Feet |
| SDE | Storm Drain Easement |
| PSDE | Private Storm Drain Easement |
| PH1 | North Barton Subdivision - Phase 1 |
| PUE | Public Utility Easement |
| RVSS | Rogue Valley Sewer Services Easement |
| (.....) | Record data per F.S. 22202 |
| R | Record data per F.S. 23184 |
| --- | Boundary Lines |
| --- | Right of Way / Property Lines |
| --- | Centerlines |
| --- | Easement Lines |
| --- | Approximate Tax Lot Lines |

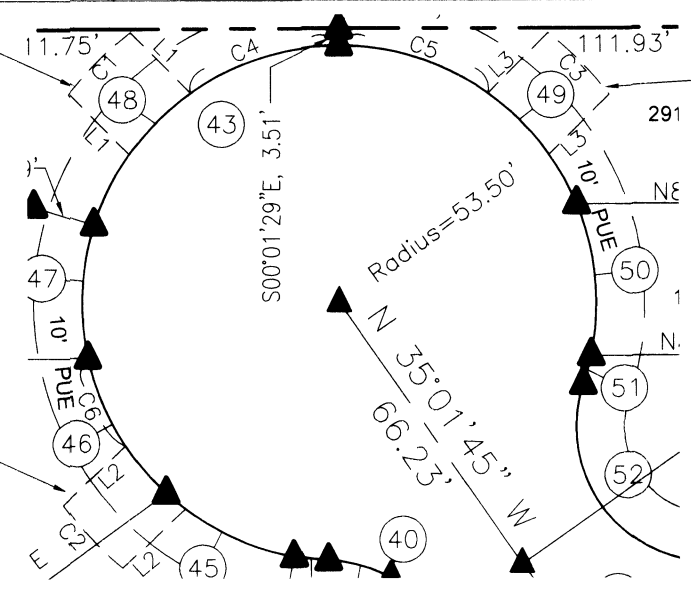
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| 37 | 69.00' | 55°00'12" | 66.24' | N62°31'23"W | 63.72' |
| 38 | 69.00' | 24°50'57" | 29.92' | S77°36'05"E | 29.69' |
| 39 | 69.00' | 30°09'24" | 36.32' | S50°06'00"E | 35.90' |
| 40 | 28.50' | 52°26'34" | 26.09' | N61°14'34"W | 25.19' |
| 41 | 28.50' | 24°54'03" | 12.39' | S47°28'19"E | 12.29' |
| 42 | 28.50' | 27°32'31" | 13.70' | S73°41'36"E | 13.57' |
| 43 | 53.50' | 286°02'32" | 267.09' | N55°33'25"E | 64.36' |
| 44 | 53.50' | 07°41'30" | 7.18' | S83°37'06"E | 7.18' |
| 45 | 53.50' | 32°15'04" | 30.12' | S63°38'49"E | 29.72' |
| 46 | 53.50' | 35°11'03" | 32.85' | S29°55'45"E | 32.34' |
| 47 | 53.50' | 30°03'31" | 28.07' | S02°41'32"W | 27.75' |
| 48 | 53.50' | 72°15'14" | 67.47' | S53°50'54"W | 63.08' |
| 49 | 53.50' | 67°25'53" | 62.96' | N56°18'32"W | 59.39' |
| 50 | 53.50' | 34°30'03" | 32.21' | N05°20'35"W | 31.73' |
| 51 | 53.50' | 06°40'15" | 6.23' | N15°14'34"E | 6.23' |
| 52 | 28.00' | 108°36'10" | 53.07' | N35°43'24"W | 45.48' |
| 53 | 47.50' | 54°59'44" | 45.59' | N62°31'37"W | 43.86' |
| 54 | 23.00' | 90°16'00" | 36.23' | S44°53'29"E | 32.60' |
| 55 | 23.00' | 89°44'00" | 36.02' | N 45°06'31" E | 32.45' |

- Found 5/8" Rebar w/Plastic Cap Marked "B. Kaiser RLS 52923" per F.S. 19797 & 22202.
- ⊗ Found 5/8" Rebar w/Aluminum Cap Marked "PARIANI LS 51382" per F.S. 22811.
- ⊗ Found 1-1/2" Copper Disk in Concrete Marked "PARIANI LS 51382" per F.S. 22811.
- Found 5/8" Rebar w/Plastic Cap Marked "PARIANI LS 51382" per F.S. 23184 and 22811.
- ▲ Set 5/8"x30" Rebar w/Plastic (aluminum in roadways) Cap Marked "PARIANI LS 51382".

Private Access Easement
 L1: N44°52'43"W, 17.69'
 C1: Radius=71.00'
 Length=18.05'
 LC=S45°07'17"W, 18.00'
 C4: Radius=53.50'
 Length=32.84'
 LC=N72°23'26"E, 32.33'

Private Access Easement
 L2: S46°37'00"W, 17.69'
 C2: Radius=71.00'
 Length=18.05'
 LC=S43°23'00"W, 18.00'
 C6: Radius=53.50'
 Length=19.95'
 LC=N23°01'05"W, 19.83'

Private Access Easement
 L3: N45°06'59"E, 17.69'
 C3: Radius=71.00'
 Length=18.05'
 LC=S44°53'01"W, 18.00'
 C5: Radius=53.50'
 Length=33.11'
 LC=N72°17'47"W, 32.58'



Set Witness Corner 1.00' N80°23'58"E of actual corner

Set Witness Corner 1.00' S89°59'45"W of actual corner

This monument set at the property corner of Lot 35 per PH1 was destroyed during construction and not reset, as it does not represent a current boundary or roadway center line.

SE Corner of Lot 22 of Eagle Point Meadows, per F.S. 22811

I hereby certify that this is an exact duplicate of the original plan.
 [Signature]
 Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI #51382
 Renew: December 31, 2022

Pariani Land Surveying
 17 South Platt Avenue, Suite C
 Eagle Point, Oregon 97524
 541-890-1131

| | | | |
|-------------------------|-----------------|-------------------|---------------|
| Date: February 10, 2021 | Scale: 1" = 40' | Job No.: 2018-400 | Sheet: 2 of 2 |
|-------------------------|-----------------|-------------------|---------------|