

# COTTONWOOD VILLAGE PHASE 2

## A PART OF PARCEL 2, P-43-2002

LOCATED IN THE NORTHWEST 1/4 OF SECTION 3

TOWNSHIP 36 SOUTH, RANGE 1 WEST,

WILLAMETTE MERIDIAN, CITY OF EAGLE POINT

JACKSON COUNTY, OREGON

FOR

**BOB FELLOWS CONSTRUCTION, LLC**

2950 PHILLIPS WAY

CENTRAL POINT, OREGON 97502

**\*\* RECEIVED \*\***  
 DATE 6/25/21 BY PB  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

### Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Bob Fellows Construction, LLC is the owner in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into Lots as shown hereon, and does hereby dedicate to the public for public use the Streets and Public Utility/Sidewalk Easement (PUE/WALK), and do hereby grant a Private Storm Drain Easement (PSDE) for the benefit and use of the Lots 20-24 as shown and does hereby designate said Subdivision as Cottonwood Village, Phase 2.

Bob Fellows  
 Bob Fellows  
 Bob Fellows Construction, LLC

state of Oregon )  
 ss  
 County of Jackson )

Personally appeared before me the above named Bob Fellows on this the 21 day of June, 2021 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Suzanne Marie Lunsford  
 (Printed Name) Suzanne Marie Lunsford

Notary Public - Oregon Commission No. 980100  
 My Commission Expires: 10/10/22

### Exceptions and Easements per First American Preliminary Title Report Order Number 7161-3740215 dated May 11, 2021

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. City liens, if any, of the City of Eagle Point.
8. Shed, well and well house as shown on Partition Plat No. P-43-2002 as Survey No. 17406, filed in the office of the Jackson County, Surveyor. **SHED, WELL AND WELL HOUSE HAVE BEEN REMOVED DURING CONSTRUCTION.**
9. 10' Wide Well and Water Pumping facilities as shown on Partition Plat No. P-43-2002 as Survey No. 17406, filed in the office of the Jackson County, Surveyor. **SHED, WELL AND WELL HOUSE HAVE BEEN REMOVED DURING CONSTRUCTION.**
10. Any conveyance or encumbrance by Bob Fellows Construction, LLC, should be executed pursuant to a proper resolution of the shareholders voted on at a duly called meeting of the shareholders in accordance with the By-Laws or other authority of the corporation.

### Surveyor's Certificate

I, Sean P. Metzger, 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 hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel No. 2 of Partition Plat No. P-43-2002 of the Records of Jackson County, Oregon, filed July 12, 2002, Index Volume 13, Page 43, County Survey No. 17406. EXCEPTING THEREFROM a portion of Lot 19, in COTTONWOOD VILLAGE, PHASE 1, a Subdivision in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 32, Page 4 Plat Records.

Being more particularly described as follows:

Commencing at the southeast corner of said Parcel 2; thence along the south line of said Parcel 2 N 89°55'45" W a distance of 6.59 feet, to the southwest corner of said Lot 19 of Cottonwood Village Phase 1 and the Point of Beginning; thence N 89°55'45" W a distance of 220.35 feet, to the southwest of said Parcel 2 of said Partition; thence N 00°24'17" E a distance of 48.42 feet; thence N 00°06'34" E a distance of 81.14 feet, to the northwest corner of said Parcel 2; thence N 89°58'25" E a distance of 226.96 feet, to the northeast corner of said Parcel 2; thence S 00°14'20" W a distance of 25.18 feet; thence S 89°28'08" W a distance of 6.84 feet; thence S 00°05'22" W a distance of 104.69 feet, to the Point of Beginning.

Sean P. Metzger  
 SEAN P. METZGER PLS 82769

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Sean P. Metzger  
 OREGON  
 JUNE 8, 2009  
 SEAN P. METZGER  
 No. 82769  
 RENEWS: 12/31/2022

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

Sean P. Metzger

### Approvals:

Examined and approved by the City of Eagle Point Planning Director this 20<sup>th</sup> day of June, 2021

[Signature]  
 Planning Director

Examined and approved this 22 day of June, 2021

[Signature] P.E.  
 City Engineer

Examined and approved this 23 day of June, 2021

[Signature]  
 Jackson County Surveyor

Examined and recommended for approval by Rogue Valley Sewer Services this 24<sup>th</sup> day of June, 2021

[Signature]  
 District Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 23<sup>rd</sup> day of June, 2021

[Signature] Tax Collector 6/23/21 Date

Examined and approved as required by O.R.S. 92.100 this 24 day of JUNE, 2021

[Signature] Assessor 6/24/21 Date

### Recorder:

Filed for record this 23<sup>rd</sup> day of JUNE, 2021 at 10:40 o'clock A.M. and recorded in Volume 47, Page 13 of the Plat Records of Jackson County, Oregon.

Christine D Walker 6/23/21  
 County Clerk Date

Approved for Recording: [Signature] 6/25/21  
 County Commissioner/Administrator Date

PREPARED BY: METZGER LAND SURVEYING, LLC  
 P.O. BOX 3521  
 CENTRAL POINT, OR 97502  
 PHONE: 541-727-2749

DRAWN BY: SPM DATE: 6/16/2021  
 CHECKED BY:

SURVEY FOR: BOB FELLOWS CONSTRUCTION, LLC  
 2950 PHILLIPS WAY, CENTRAL POINT, OR 97502 SHEET 1 OF 2

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 JACKSON COUNTY, OREGON

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### LEGEND

- = SET 5/8" x 30" IRON PIN W/ ALUMINUM CAP MARKED "METZGER LS 82769"
- ⊙ = SET 5/8" x 30" IRON PIN W/ ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- = SET 5/8" x 24" IRON PIN W/ ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- = FOUND MONUMENT AS NOTED ⊕
- ① FOUND AND ACCEPTED 3/4" IRON PIN, PER DDOT R/W SHOWN ON SN 17406
- ② FOUND AND ACCEPTED 3/4" IRON PIPE, PER SN 38
- ③ FOUND AND ACCEPTED 5/8" IRON PIN W/YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", PER SN 19030
- ④ FOUND AND ACCEPTED 5/8" REBAR W/PLASTIC CAP MARKED "KAISER RLS 803", SHOWN ON SN 17406

PUE/WALK = PUBLIC UTILITY AND SIDEWALK EASEMENT  
 PSDE = PRIVATE STORM DRAIN EASEMENT  
 SN = SURVEY NUMBER  
 WC = WITNESS CORNER  
 ( > ) = RECORD DATA PER SN 17406  
 [ ] = RECORD DATA PER SN 19030

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

DATE FINAL MONUMENT SET: April 28, 2021

**BASIS OF BEARING:**  
 Per Survey Number 17406, as filed in the Jackson County Surveyors Office, Jackson County, Oregon.

**PURPOSE OF SURVEY:**  
 To Survey and Monument Cottonwood Village Phase 2 a Subdivision as directed by the client and approved by the City of Eagle Point Planning per Final Order Number 02/03-31:SUB/PUD/CUP(amended). Parent Tract of land described in Instrument Number 2016-035151.

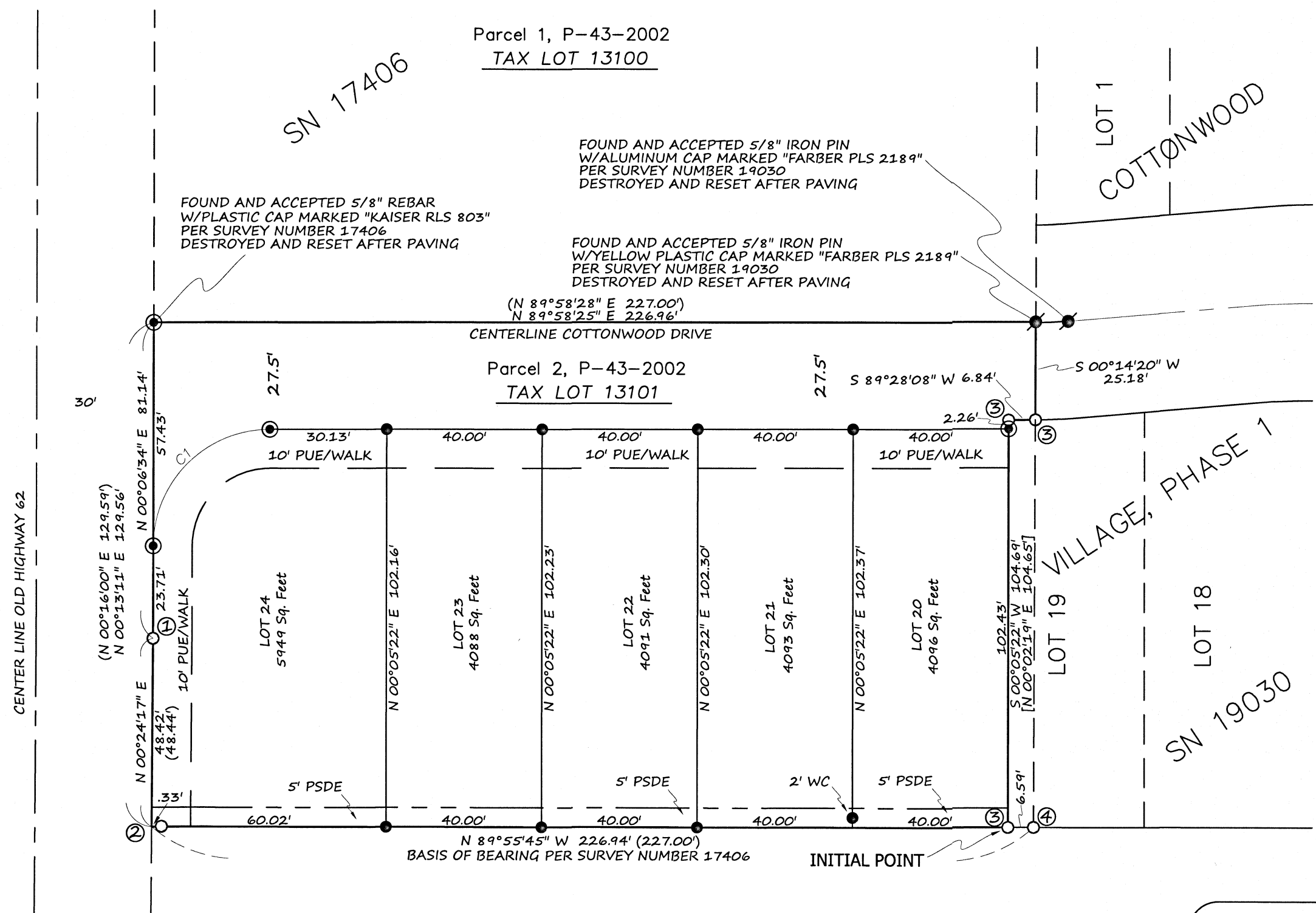
**PROCEDURE USED DURING SURVEY:**  
 Utilizing found controlling monuments from Survey Numbers 17406 and 19030, the outside boundary of the parent tract was resolved as shown hereon.

The south line was determined by holding the Initial Point of Cottonwood Village, Phase 1 as set in Survey Number 19030 on the east and the found 3/4" iron pipe set in Survey Number 38 on the west, then extending the line westerly 0.33 feet as shown in Survey Number 17406.

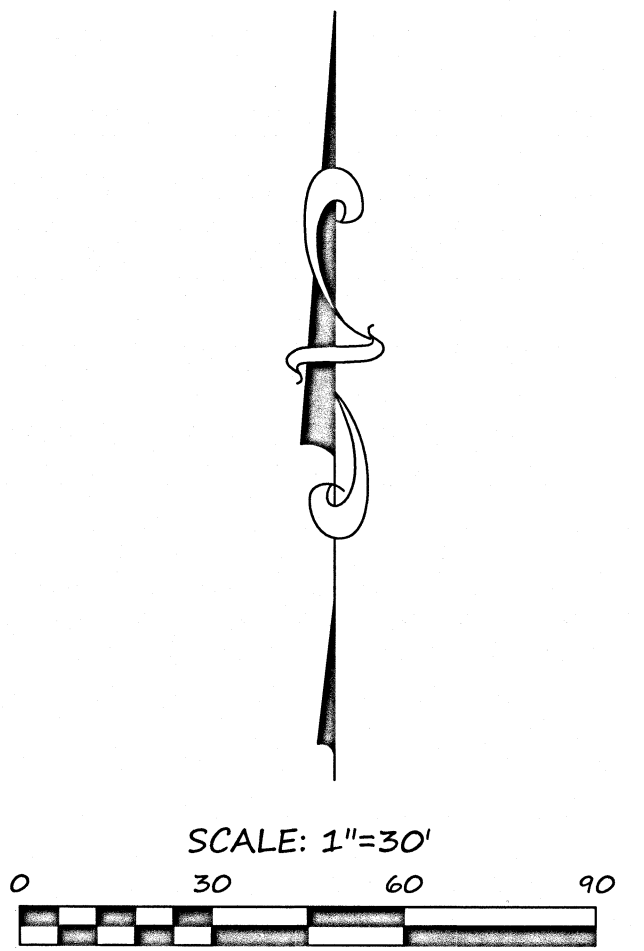
The west line was determined by holding the south line extended 0.33 feet westerly and found monuments per Survey Number 17406.

The north line was determined by holding the found monument set per Survey Number 17406 on the west and the found monument set per Survey Number 19030.

The east line was determined by holding the found monuments set per in Survey Number 19030.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.05'	30.00'	89°51'52"	N 45°02'29" E	42.38'



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*Sean P. Metzger*

PREPARED BY: METZGER LAND SURVEYING, LLC  
 P.O. BOX 3521  
 CENTRAL POINT, OR 97502  
 PHONE: 541-727-2749

DRAWN BY: SPM  
 CHECKED BY:  
 DATE: 6/16/2021

SURVEY FOR: BOB FELLOWS CONSTRUCTION, LLC  
 2950 PHILLIPS WAY, CENTRAL POINT, OR 97502  
 SHEET 2 OF 2