

Eagle Point Golf Community Phase 16b

A Replat of Lot 545,
Eagle Point Golf Community, Phase 16A
located in:
NE 1/4, NW 1/4 Quarter Section 10,
Township 36 South, Range 1 West, W.M.,
City of Eagle Point, Jackson County, Oregon

RECEIVED
DATE 11/19/21 BY SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

DECLARATION:


KNOW ALL MEN BY THESE PRESENTS, that HOLT OPPORTUNITY FUND (PARALLEL 1) 2013, L.P. is the owner of the lands hereon described and has caused the same to be subdivided into lots and street as shown on Sheet 2 of this Plat and the number, 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 grant the private easement and dedicate to the City of Eagle Point for public use, the street and public utility easements as shown on Sheet 2 of this Plat.

By its approval of this Plat, the City of Eagle Point hereby grant Woodlands Drive, as shown on Sheet 2 of this Plat, for public street purposes. The dedications and grants are further described thus:

- * Woodlands Drive 50.00 foot wide right of way.
- * 10 foot wide Public Utility Easement along each side of Woodlands Drive.
- * 8 foot wide private sanitary sewer easement over a portion Lot 562 for the benefit of Lot 561.

I hereby designate said subdivision as Eagle Point Golf Community, Phase 16B.


In witness whereof, I have set our hand and seal this 5th day of NOVEMBER, 2021.


Greg Kubicek, Authorized Signatory for
Holt Opportunity Fund (Parallel 1) 2013, L.P., a Delaware Limited Partnership

ACKNOWLEDGEMENT:

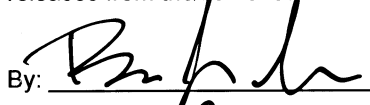
Washington Dec 11/05/2021
State of Oregon
Clark J.S.S. Dec 11/05/2021
County of Jackson

This certifies that on this 5th day of November, 2021 that before me, a Notary Public, personally appeared Greg Kubicek and acknowledged the foregoing instrument to be his voluntary act and deed.

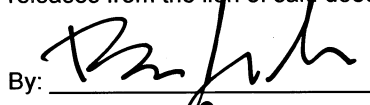

Lynne E. Gray
Notary Public - Oregon
Washington Dec 11/05/2021
Commission No. 206818
My Commission Expires 04/18/2023

Affidavit of Consent:

M&T Bank, the undersigned beneficiary of a certain trust deed, recorded September 28, 2020 as instrument number 2020-035609, Jackson County Official Records, affecting the lands described herein, hereby releases from the lien of said deed, all property hereon as dedicated to the public for the public use.

By: 
Title: Vice President

M&T Bank, the undersigned beneficiary of a certain trust deed, recorded August 4, 2021 as instrument number 2021-033842, Jackson County Official Records, affecting the lands described herein, hereby releases from the lien of said deed, all property hereon as dedicated to the public for the public use.

By: 
Title: Vice President

TITLE REPORT

The following encumbrances noted in Tigor Title Insurance Company, Order Number 470321077825, with an Effective Date August 30, 2021, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

- Item 1: Regarding property taxes for fiscal year 2021-2022.
- Item 2: City liens, in favor of the City of Eagle Point.
- Item 3: Regulations, levies, liens water and irrigation rights of Rogue Valley Sewer Services.
- Item 4: Regulations, levies, liens, water and irrigation rights/easements for ditches/canals of Eagle Point Irrigation District.
- Item 5: Within boundary of Fryer District Improvement Co. per Vol. 4, Pg. 539, Not drafted hereon
- Item 6: Vol 209, Pg 184, Electrical Easement fbo PacifiCorp, Not drafted hereon.
- Item 7: Instrument no. 94-28057, access easement for family cemetery, Not drafted hereon

Survey For:
Holt Group, Inc.
PO Box 61426
Vancouver, WA, 98666

Survey By:
Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 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 and 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 545, Eagle Point Golf Community, Phase 16A, in the City of Eagle Point, Jackson County, Oregon, according to the Official Plat thereof, now recorded in Volume 47 of Plats at Page 02 of Records of Jackson County, Oregon.


John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to survey a portion of that property described in instrument number 2017-008825 Jackson County Official Records and to replat and monument Lot 545, Eagle Point Golf Community, Phase 16A in the City of Eagle Point, Jackson County, Oregon, according to the Official Plat thereof, recorded February 18, 2021, in Volume 47, Page 2, Plat Records and recorded as filed survey 23269, Jackson County Surveyor's office.


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 said filed survey. Woodlands Drive per filed survey 18797 and 23269 was resolved utilizing found monuments per said survey and extending the center line, westerly and southerly, respectfully.

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

Monuments were set in September, 2021.

APPROVALS:

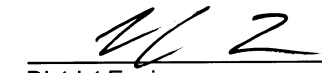
All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 16th day of November, 2021.


Tax Collector

Examined and approved as required by ORS 92.100 this 16th day of November, 2021.


Adly Thayer, agent
Assessor, Department of Assessment

Approved by Rogue Valley Sewer Services.


District Engineer
Date 11/17/2021


County Commissioner/Administrator
Date 11/18/21

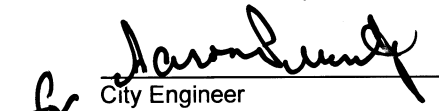
Examined and approved by the Planning Director of the City of Eagle Point, Jackson County, Oregon.

Dated this 15th day of November, 2021


City Planning Director

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

Dated this 15th day of November, 2021


City Engineer

Examined and approved this 19 day of November, 2021


Jackson County Surveyor

RECORDER'S CERTIFICATE:

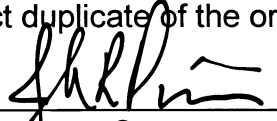
Filed for record this 19th day of November, 2021 at 3:54 P.M., and recorded in Volume 47, of Plats on page 24 of the Records of Jackson County, Oregon.


Christine D. Walker
By: County Clerk

Joseph J. Morgan
Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 19, 1989
JOHN R. PARIANI
#51382
Renews: December 31, 2022

I hereby certify that this is an exact duplicate of the original plat.

Surveyor

Pariani Land Surveying

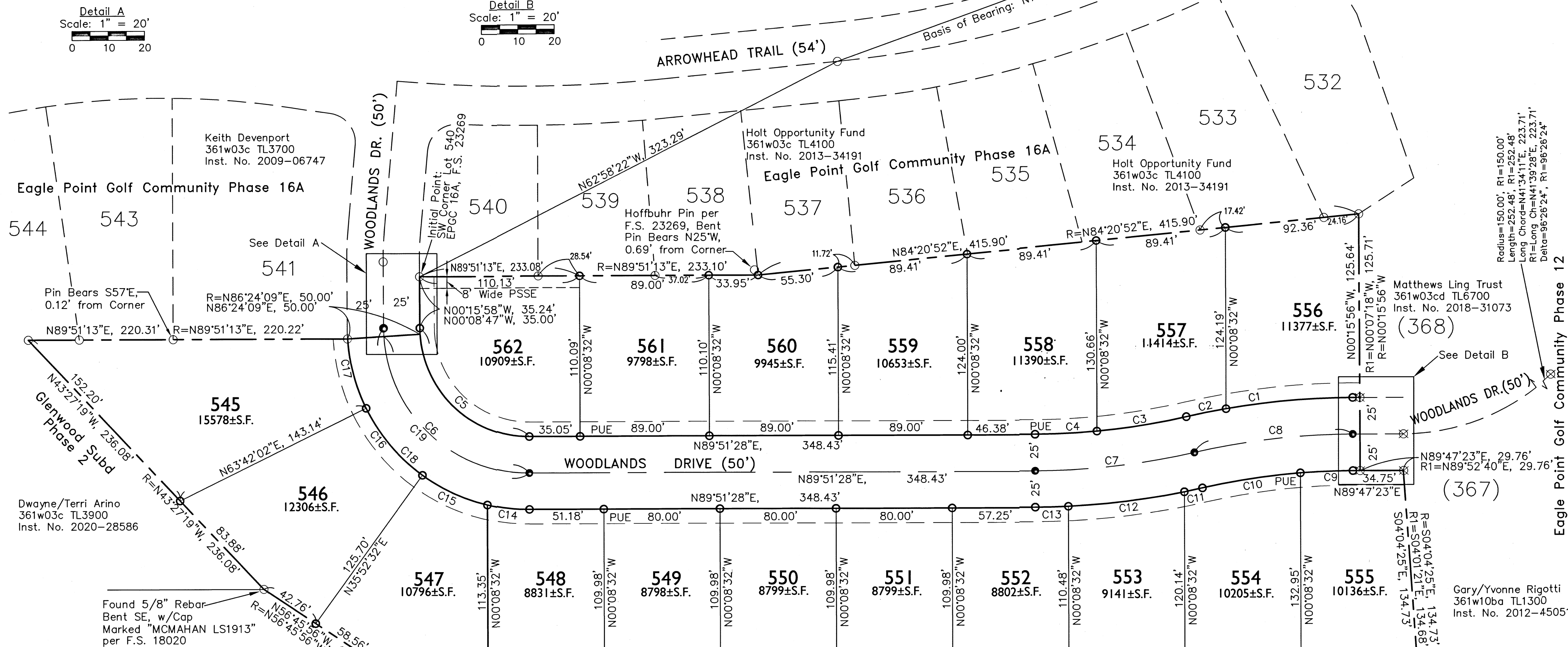
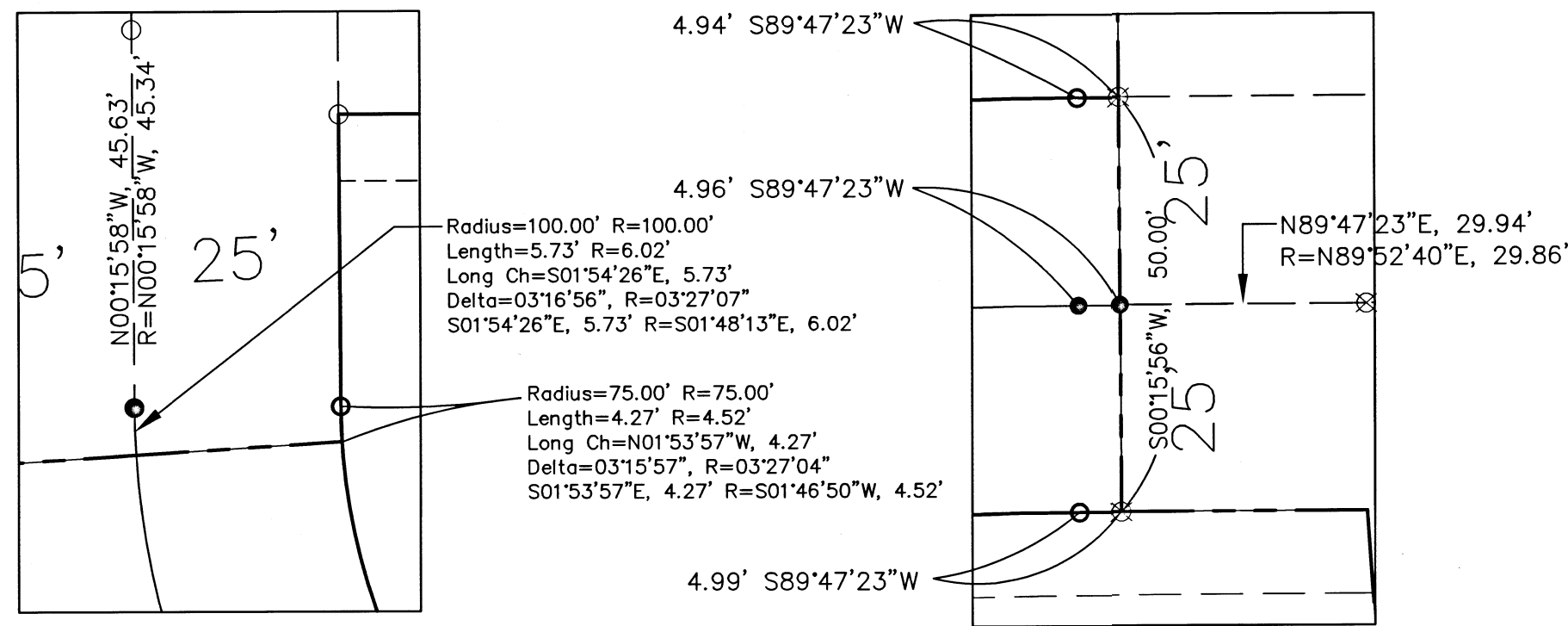
17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524
541-890-1131

Date: November 3, 2021	Scale: None	Job No.: 2020-513	Sheet: 1 of 2
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RECEIVED
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This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND:

- Found 5/8" Rebar w/Plastic Cap Marked "TEMPLIN LS2359" per F.S. 18797.
 - Found 5/8" Rebar w/Cap Marked "HOFFBUHR & ASSOC" per F.S. 23269, or as noted
 - Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
 - Set 5/8"x30" Rebar w/Aluminum Cap Marked "PARIANI LS 51382"
- F.S. Filed Survey Number Jackson County Surveyor's Office
 PSSE Private Sanitary Sewer Easement
 PUE 10' Wide Public Utility Easement
 R= Record data per F.S. 23269
 R1= Record data per F.S. 18797
- Boundary Lines
 Right of Way / Property Lines
 Centerlines
 Approximate Tax Lot Lines



Curve #	Radius	Length	Long Chord	Delta (d)
C1	525.00'	87.68'	S85°00'19"W, 87.58'	09°34'08"
C2	525.00'	27.88'	S78°41'57"W, 27.88'	03°02'36"
C3	475.00'	62.44'	S80°56'37"W, 62.40'	07°31'56"
C4	475.00'	42.68'	S87°17'02"W, 42.66'	05°08'53"
C5	75.00'	117.65'	N45°12'15"W, 105.95'	89°52'34"
C6	100.00'	151.13'	S46°50'43"E, 137.16'	86°35'38"
C7	500.00'	110.65'	N83°31'04"E, 110.43'	12°40'48"
C8	500.00'	110.06'	N83°21'01"E, 109.84'	12°36'43"
C9	475.00'	36.22'	N87°36'18"E, 36.22'	04°22'10"
C10	475.00'	68.33'	N81°17'56"E, 68.27'	08°14'35"
C11	525.00'	12.77'	N77°52'27"E, 12.76'	01°23'35"
C12	525.00'	80.66'	N82°58'20"E, 80.58'	08°48'10"
C13	525.00'	22.76'	N88°36'57"E, 22.76'	02°29'03"
C14	125.00'	29.08'	S83°28'41"E, 29.01'	13°19'43"
C15	125.00'	49.51'	S65°27'58"E, 49.19'	22°41'44"
C16	125.00'	60.68'	S40°12'38"E, 60.09'	27°48'56"
C17	125.00'	49.62'	S14°55'52"E, 49.29'	22°44'35"
C18	125.00'	188.90'	N46°51'01"W, 171.43'	86°34'57"
C19	100.00'	156.86'	S45°12'15"E, 141.27'	89°52'34"

I hereby certify that this is an exact duplicate of the original plat.

John R. Pariani
Surveyor

Eagle Point Golf Community, Phase 16b

A Replat of Lot 545, Eagle Point Golf Community, Phase 16A located in: NE 1/4, NW 1/4 Quarter Section 10,

REGISTERED PROFESSIONAL LAND SURVEYOR

John R. Pariani

OREGON
July 9, 2020
JOHN R. PARIANI
#51382
Renews December 31, 2022

Pariani Land Surveying

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

Date: November 3, 2021
Scale: As Noted
Job No.: 2020-513
Sheet: 2 of 2