

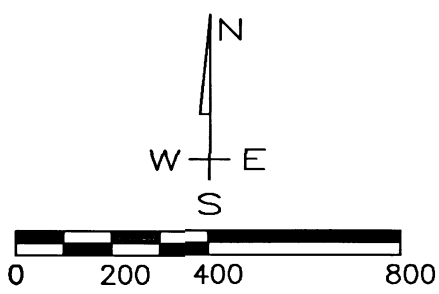
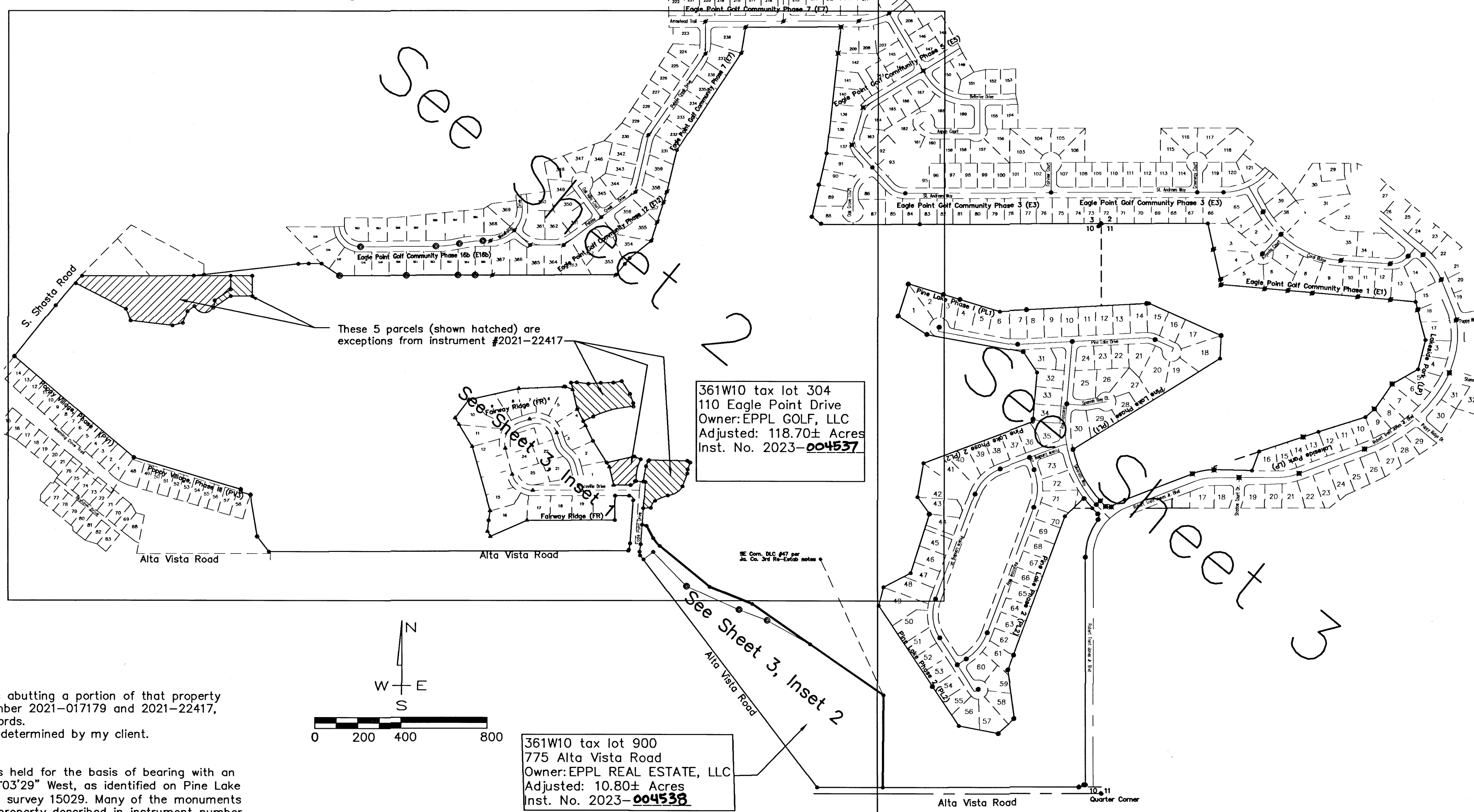
# Map of Survey for Property Line Adjustment

Located in:  
SE 1/4 Section 3, N 1/2 Section 10 and NW 1/4 Section 11,  
Township 36 South, Range 1 West, W.M.  
City of Eagle Point, Jackson County, Oregon

RECEIVED  
DATE 3/13/23 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**Survey For:**  
EPPL Real Estate, LLC  
775 Alta Vista Road  
Eagle Point, OR 97524

**Survey By:**  
Pariani Land Surveying  
P.O. Box 551  
Shady Cove, OR 97539



361W10 tax lot 304  
110 Eagle Point Drive  
Owner: EPPL GOLF, LLC  
Adjusted: 118.70± Acres  
Inst. No. 2023-004537

361W10 tax lot 900  
775 Alta Vista Road  
Owner: EPPL REAL ESTATE, LLC  
Adjusted: 10.80± Acres  
Inst. No. 2023-004538

**NARRATIVE:**

**PURPOSE:**  
To adjust the property lines abutting a portion of that property described in instrument number 2021-017179 and 2021-22417, Jackson County Official Records.  
New property line locations determined by my client.

**PROCEDURE:**  
The quarter section line was held for the basis of bearing with an applied bearing of North 00°03'29" West, as identified on Pine Lake Subdivision, Phase I as filed survey 15029. Many of the monuments along the boundary of the property described in instrument number 2021-022417 were missing or found to be out of position, as noted on the plat sheets. Center line monuments of the abutting subdivisions were found to be stable and fit very well with the individual record positions and collectively. Each subdivision was drafted in its entirety and then overlaid and rotated to match the found center line monuments. Monuments were set at the angle points in the boundary and as shown on the plat sheets.

**EQUIPMENT:** Trimble R12i GPS Receiver, Trimble TSC5 Data Collector

**DATE:** Monuments were set as of February 10, 2023.

Examined and approved by the City of Eagle Point per file #22-09 SUB  
By: [Signature] 3/10/23  
City of Eagle Point Planning

- Legend:**  
PL1=Pine Lake Subdivision, Phase 1  
PL2=Pine Lake Subdivision, Phase 2  
FR=Fairway Ridge Subdivision  
E1=Eagle Point Golf Community, Phase 1  
E3=Eagle Point Golf Community, Phase 3  
E5=Eagle Point Golf Community, Phase 5  
E7=Eagle Point Golf Community, Phase 7  
E12=Eagle Point Golf Community, Phase 12  
E16=Eagle Point Golf Community, Phase 16B  
LP=Lakeside Park  
S1=Filed Survey 23278  
PV1=Poppy Village Subdivision, Phase 1  
PV3=Poppy Village Subdivision, Phase 3  
D= Record Data per Instrument 2021-22417

- Legend:**  
● Found 5/8" Rebar/Cap marked "D. McMahan LS 1913" per PL1/PL2  
▲ Found 5/8" Rebar/Cap marked "D. McMahan LS 1913" per FR  
● Found 5/8" Rebar/Cap marked "Templin LS2359" per E1  
● Found 5/8" Rebar/Cap marked "Templin LS2359" per E3  
● Found 5/8" Rebar/Cap marked "Templin LS2359" per E5  
● Found 5/8" Rebar/Cap marked "Templin LS2359" per E7/E12  
● Found 5/8" Rebar/Cap marked "Templin LS2359" per LP  
● Found 5/8" Rebar/Cap marked "Pariani LS51382" per S1, E16 or as noted  
● Found 5/8" Rebar/Cap marked "Barott LS2332" per PV1/PV3  
--- Right of Way Center Line  
--- Subdivision Lot Line  
--- Resolved Boundary Line  
--- Adjusted Boundary Line  
○ Set 5/8"x30" Rebar/Cap marked "Pariani LS51382"

T36S, R1W, Sect 10, Tax Lot 304  
T36S, R1W, Sect 10, Tax Lot 900

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JOHN R. PARIAN  
#5332  
Renews December 31, 2024

City of Eagle Point 22-09:SUB  
**Property Line Adjustment**

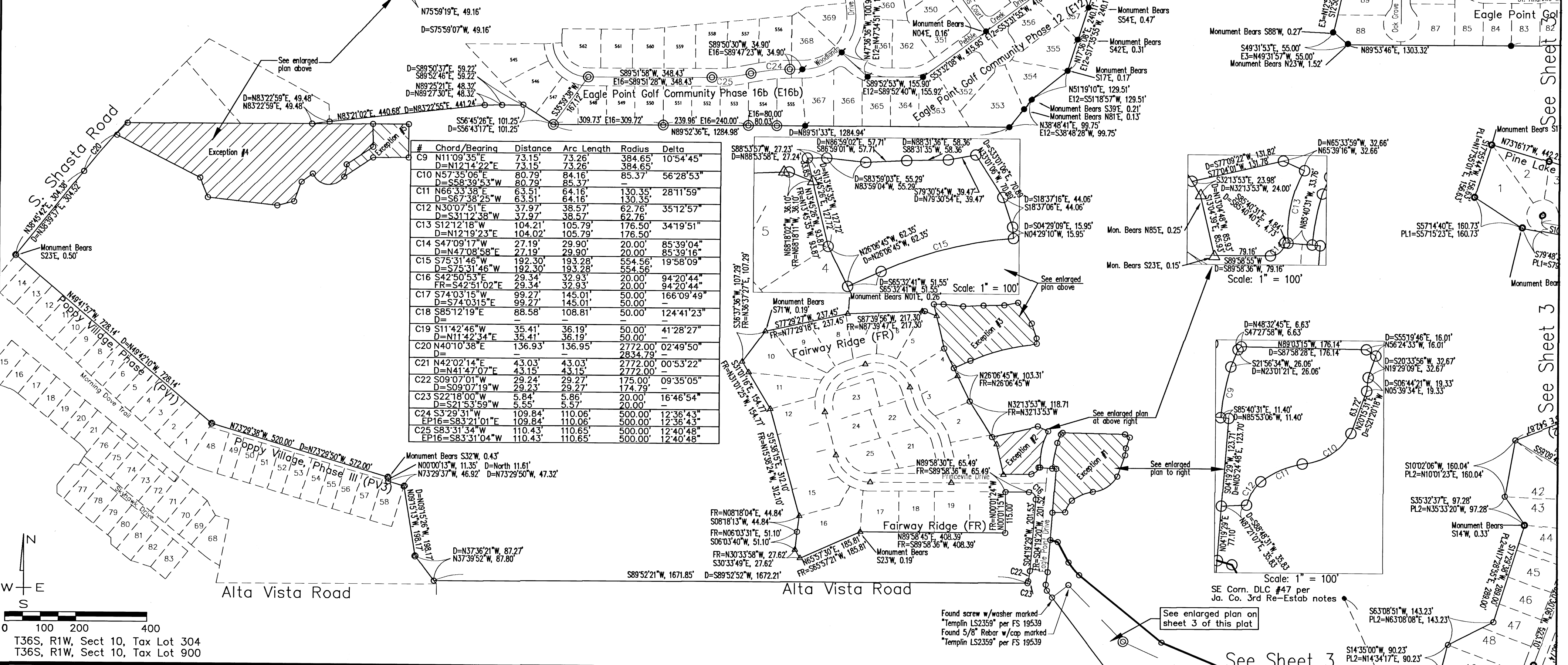
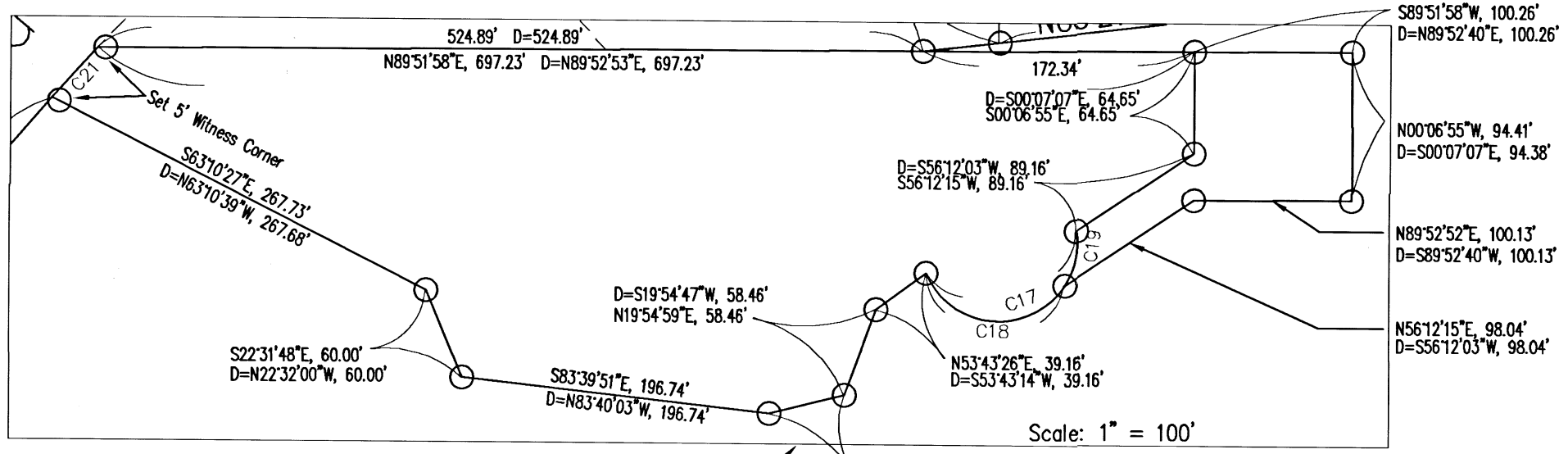
**EPPL Real Estate, LLC**  
14602 N. Tatum Blvd  
Phoenix, Arizona 85032

PROJECT NO.	2018-417	SHEET
DATE:	March 10, 2023	1 of 3
DRAWN BY:	ALP	DRAWING NO.
REVIEWED BY:	CJP/MNB/TJA/WT	PLA-1
APPROVED BY:	JRP	REV. NO.
HORIZ SCALE: 1" = 400'	VERT SCALE:	

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Located in:  
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#	Chord/Bearing	Distance	Arc Length	Radius	Delta
C9	N11°09'35"E	73.15'	73.26'	384.65'	10°54'45"
C10	N57°35'06"E	80.79'	84.16'	85.37'	56°28'53"
C11	N66°33'38"E	63.51'	64.16'	130.35'	28°11'59"
C12	N30°07'51"E	37.97'	38.57'	62.76'	35°12'57"
C13	S12°12'18"W	104.21'	105.79'	176.50'	34°19'51"
C14	S47°09'17"W	27.19'	29.90'	20.00'	85°39'04"
C15	S75°31'46"W	192.30'	193.28'	554.56'	19°58'09"
C16	S42°50'53"E	29.34'	32.93'	20.00'	94°20'44"
C17	S74°03'15"W	99.27'	145.01'	50.00'	166°09'49"
C18	S85°12'19"E	88.58'	108.81'	50.00'	124°41'23"
C19	S11°42'46"W	35.41'	36.19'	50.00'	41°28'27"
C20	N40°10'38"E	136.93'	136.95'	2772.00'	02°49'50"
C21	N42°02'14"E	43.03'	43.03'	2772.00'	00°53'22"
C22	S09°07'01"W	29.24'	29.27'	175.00'	09°35'05"
C23	S21°18'00"W	5.84'	5.85'	20.00'	16°46'54"
C24	S3°29'31"W	109.84'	110.06'	500.00'	12°36'43"
EP16	S83°21'01"E	109.84'	110.06'	500.00'	12°36'43"
C25	S83°31'34"W	110.43'	110.65'	500.00'	12°40'48"
EP16	S83°31'04"W	110.43'	110.65'	500.00'	12°40'48"

**Pariani Land Surveying**  
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

JOHN R. PARIANI  
#51882  
Renew: December 31, 2024

City of Eagle Point 22-09:SUB

**Property Line Adjustment**

**EPPL Real Estate, LLC**  
14602 N. Tatum Blvd  
Phoenix, Arizona 85032

PROJECT NO. **2018-417** SHEET **2 of 3**

DATE: **March 10, 2023**

DRAWN BY: **ALP**

REVIEWED BY: **CJP/MNB/TJA/WT**

APPROVED BY: **JRP**

HORZ SCALE: As Noted VERT SCALE:

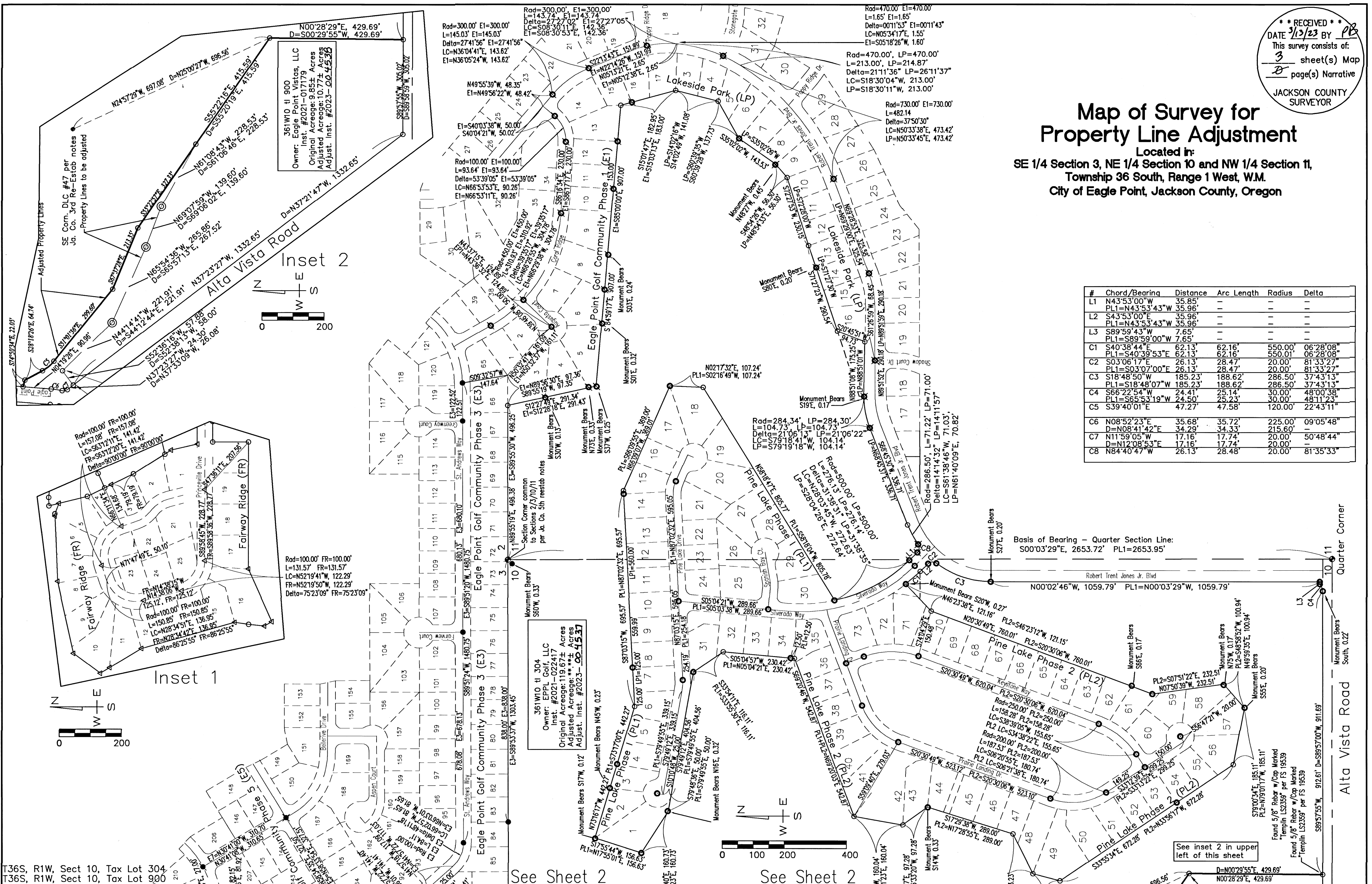


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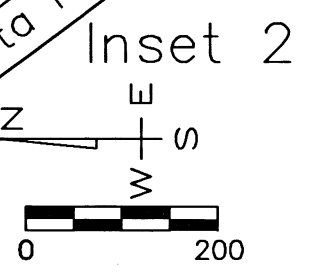
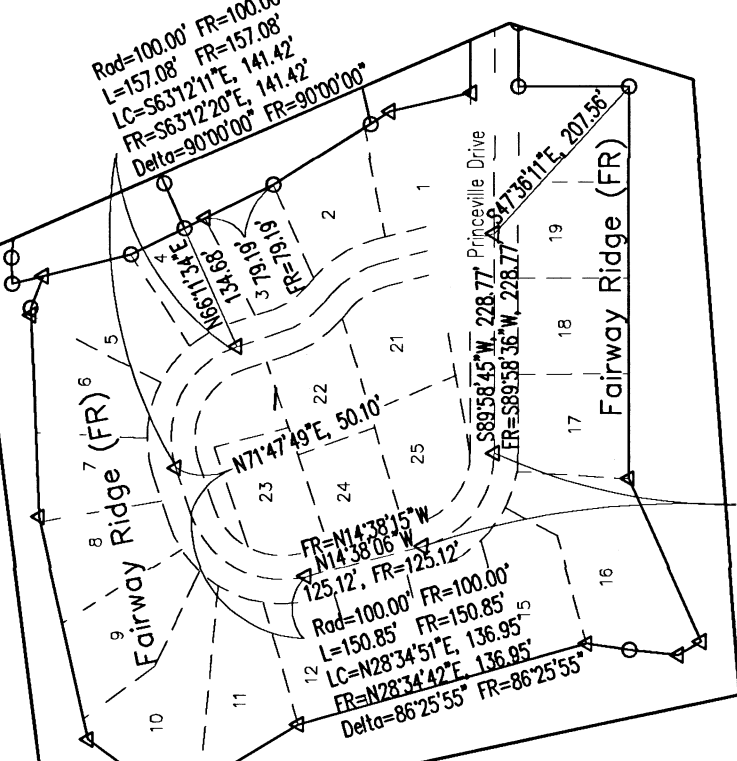
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 City of Eagle Point, Jackson County, Oregon

#	Chord/Bearing	Distance	Arc Length	Radius	Delta
L1	N43°53'00"W	35.85'	-	-	-
	PL1=N43°53'43"W	35.96'	-	-	-
L2	S43°53'00"E	35.96'	-	-	-
	PL1=N43°53'43"W	35.96'	-	-	-
L3	S89°59'43"W	7.65'	-	-	-
	PL1=S89°59'00"W	7.65'	-	-	-
C1	S40°38'44"E	62.13'	62.16'	550.00'	06°28'08"
	PL1=S40°39'53"E	62.13'	62.16'	550.01'	06°28'08"
C2	S03°06'17"E	26.13'	28.47'	20.00'	81°33'27"
	PL1=S03°07'00"E	26.13'	28.47'	20.00'	81°33'27"
C3	S18°48'50"W	185.23'	188.62'	286.50'	37°43'13"
	PL1=S18°48'07"W	185.23'	188.62'	286.50'	37°43'13"
C4	S66°22'54"W	24.41'	25.14'	30.00'	48°00'38"
	PL1=S65°53'19"W	24.50'	25.23'	30.00'	48°11'23"
C5	S39°40'01"E	47.27'	47.58'	120.00'	22°43'11"
C6	N08°52'23"E	35.68'	35.72'	225.00'	09°05'48"
	D=N08°41'42"E	34.29'	34.33'	215.60'	-
C7	N11°59'05"W	17.16'	17.74'	20.00'	50°48'44"
	D=N12°08'53"E	17.16'	17.74'	20.00'	-
C8	N84°40'47"W	26.13'	28.48'	20.00'	81°35'33"



Basis of Bearing - Quarter Section Line:  
 S00°03'29"E, 2653.72' PL1=2653.95'



T36S, R1W, Sect 10, Tax Lot 304  
 T36S, R1W, Sect 10, Tax Lot 900

See Sheet 2

See Sheet 2

 <b>Pariani Land Surveying</b> PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM	REGISTERED PROFESSIONAL LAND SURVEYOR  <b>JOHN R. PARIANI</b> Renewal December 31, 2024	City of Eagle Point 22-09:SUB <b>Property Line Adjustment</b>	<b>EPPL Real Estate, LLC</b> 14602 N. Tatum Blvd Phoenix, Arizona 85032	PROJECT NO. <b>2018-417</b> DATE: <b>March 10, 2023</b> DRAWN BY: <b>ALP</b> REVIEWED BY: <b>CJP/MNB/TJA/WT</b> APPROVED BY: <b>JRP</b> HORZ SCALE: 1" = 200' VERT SCALE:	SHEET <b>3 of 3</b> DRAWING NO. <b>PLA-1</b> REV. NO.
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