

Partition Plat P-08-2023

Located in:
NE 1/4 Section 10, Township 36 South, Range 1 West, W.M.,
City of Eagle Point, Jackson County, Oregon

RECEIVED
DATE 3/15/23 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY NARRATIVE:

PURPOSE:
The purpose of this survey is to partition into 3 lots that property described in instrument number 2023-004538, Jackson County Official Records as directed by my Client.

PROCEDURE:
Utilizing the boundary established on filed survey 23837 Jackson County Surveyor's office, of which said survey was performed by me, monuments were set as depicted on sheet 2 of this plat. No right of way or easements are created by this partition plat.

Monuments were set in March, 2023.

Surveying equipment used: Trimble S6 fully robotic total station.

Survey For/Owner:
Eagle Point Vistas, LLC
775 Alta Vista Road
Eagle Point, Oregon 97524

Survey By:
Pariani Land Surveying
17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Eagle Point Vistas, LLC, an Oregon limited liability company is the owner in fee simple of the lands described hereon and that we have caused the same to be partitioned into 3 parcels. All boundary lines are plainly set forth and this map is a correct representation of the partition and boundary survey.

[Signature] as MANAGER
Eagle Point Vistas, LLC, Authorized signature

SURVEYOR'S CERTIFICATE:

I, John R. Pariani a registered Professional Land Surveyor in the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with proper monuments as provided by law. The parcels of land shown hereon and Partition Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon.

Commencing at the southeast corner of Donation Land Claim No. 47, Township 36 South, Range 1 West, W.M., Jackson County, thence South 24°57'29" East, 697.08 feet (D=S25°00'27"E, 696.56 feet), to the northeast corner of that property described in instrument 2023-004538, ORJC and the True Point of Beginning; thence South 00°28'29" West, along the east line of last said instrument, 429.69 feet (D=S00°29'55"W, 429.69 feet, to a point on the north line of Alta Vista Road; thence South 89°57'55" West, along the north line of Alta Vista Road, 305.02 feet (D=S89°58'59"W, 305.02 feet); thence North 37°23'27" West, along the east line of Alta Vista Road, 1332.70 feet (D=N37°21'47"W); thence continuing North 37°23'27" West, 24.30 feet (D=N37°33'09"W, 26.08 feet); thence along the arc of a 20.00 radius curve to the right (the long chord of which bears N11°59'05"W, 17.16 feet D=N12°08'53"E, 17.16 feet) 17.74 feet (D=17.74 feet); thence along the arc of a 225.00 radius curve to the left (the long chord of which bears N08°52'23" E, 35.68 feet, D=N08°41'42" E, 34.29 feet) 35.72 feet (D=34.33 feet); thence North 04°19'26" East, along the east line of Eagle Point Drive, 90.96 feet; thence South 74°50'34" East, 22.05 feet; thence South 28°18'26" East, 64.74 feet; thence along the arc of a 120.00 foot radius curve to the left (the long chord of which bears S39°40'01"E, 47.27 feet) 47.58 feet; thence South 51°01'36" East, 299.60 feet; thence South 67°37'28" East, 213.35 feet; thence South 55°22'57" East, 327.33 feet to a point on the northerly line of last said instrument; thence South 55°22'16" East, 415.59 feet to the point of beginning.

[Signature]
John R. Pariani, PLS

ACKNOWLEDGMENT:

State of Oregon) S.S.
County of Jackson)
This certifies that on this 14th day of March, 2023, that before me, a Notary Public, personally appeared Daniel O'Connor, authorized signee for Eagle Point Vistas, LLC acknowledged the foregoing instrument to be of their voluntary act and deed.
[Signature] 1007169
Notary Signature Commission No.

Kathryn M. Czichas December 22, 2024
Notary Public - Oregon My Commission Expires

Ticor Title Company Order No. 470323085272, with an effective date of March 9, 2023. The following are the Liens/Encumbrances listed therein:

1. City Liens fbo city of Eagle Point
2. Regulations/Liens/Levies/Rights fbo Rogue Valley Sewer Service District
3. Regulations/Liens/Levies/Rights fbo Eagle Point Irrigation District
4. Rights of the public lying with the boundaries of streets, roads and highways.
5. Easement (Electrical) fbo PacifiCorp per ORJC Vol 209, Pg 184.-ambiguous location-not drafted
6. Easement (Water) fbo United States of America per ORJC Vol 249, Pg. 551--does not affect this property
7. Easement (Water) fbo United States of America per ORJC Vol. 252, Pg. 332--does not affect this property
8. Easement (utility) fbo Eagle Point Golf Club, LLC per ORJC 94-24135-ambiguous location-not drafted
9. CC&R's per ORJC 94-39794, 94-42418 and 2023-001125
10. Temporary Easement (Electrical fbo PacifiCorp per ORJC 95-07611-not drafted
11. CC&R's per ORJC 96-09123
12. Easement (Electrical) fbo PacifiCorp per ORJC 00-20867-ambiguous location, not drafted
13. Easement (Pvt. Storm Drain) fbo Eagle Point Golf Club, LLC ORJC 2006-033201-ambiguous location, not drafted
14. CC&R's per ORJC 2009-42649, 2009-43172, 2012-000652, 2013-025345, 2021-022424 and 2023-001126
15. Easement (Storm Drain) fbo City of Eagle Point per ORJC 2017-024179-ambiguous location, not drafted
16. Easement (Access/Utility) fbo Eagle Pont Golf Club, LLC per ORJC 2021-017182-drafted hereon
17. Easement (irrigation/Storm Drain) per ORJC 2021-017183--does not affect this property.
18. Deed of Trust fbo Barry Zemel et.al. per ORJC 2022-035491
19. Property Taxes to be paid in full, current due \$9805.91.

APPROVALS

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon.
Planning Approval #23-01.

[Signature] 3/14/23
Planning Director Date

Examined and in accordance with O.R.S. 92.100 for approval this 14 day of March, 2023.

[Signature] 3/14/2023
Jackson County Surveyor Scott Fenn Date

All taxes, fees, assessments and other charges as required by O.R.S. 92.095 have been paid, as of the 14th day of March, 2023.

[Signature] 3/15/23
Jackson County Tax Collector (Joel Diaz) Deputy Date

Examined and in accordance with O.R.S. 92.100 for approval this 15 day of March, 2023.

[Signature] 3-15-23
Jackson County Assessor David Casasnovas Date

RECORDER'S CERTIFICATE

Filed for record this 15th day of March, 2023 at 2:01 P.M., and recorded as Partition Plat No. P-08-2023 of "Record of Partition Plats" in Jackson County, Oregon (Index Volume: 34, Page: 08)

[Signature] [Signature]
County Clerk Christine D. Walker Deputy Sonya S. Morgan

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

[Signature]
John R. Pariani

361W 10 - Tax Lot 900

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

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JOHN R. PARIANI
#5382
Expires December 31, 2024

361w10
Tax Lot 900

Partition Plat

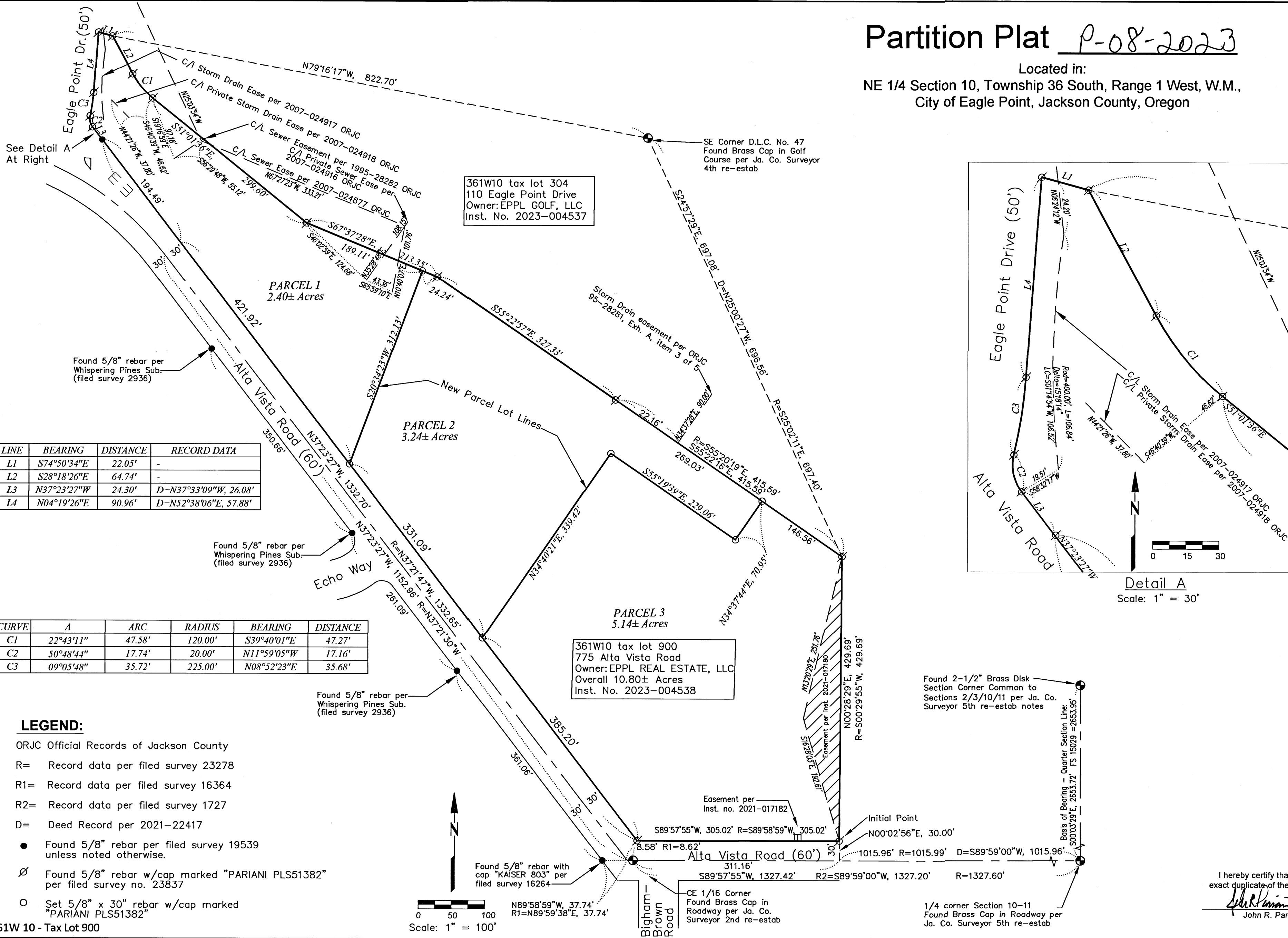
Eagle Point Vistas, LLC
775 Alta Vista Road
Eagle Pt. OR 97524

PROJECT NO.	2018-417	SHEET	
DATE:	March 14, 2023		1 of 2
DRAWN BY:	JRP	DRAWING NO.	
REVIEWED BY:	CJP/MB/TJA/WT		PP-1
APPROVED BY:	JRP	REV. NO.	
HORZ SCALE: n/a	VERT SCALE:		

Partition Plat P-08-2023

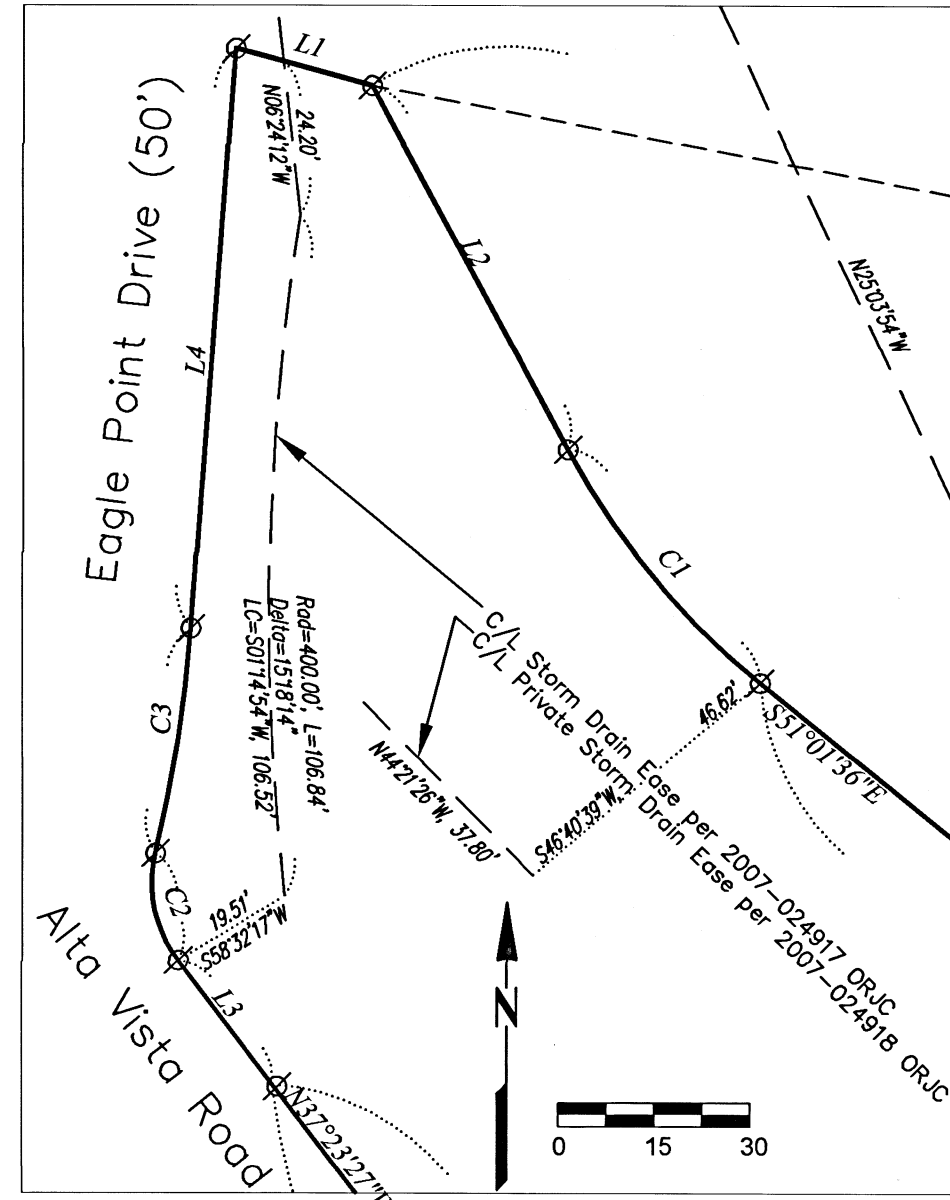
Located in:
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City of Eagle Point, Jackson County, Oregon

**** RECEIVED ****
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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



LINE	BEARING	DISTANCE	RECORD DATA
L1	S74°50'34"E	22.05'	-
L2	S28°18'26"E	64.74'	-
L3	N37°23'27"W	24.30'	D=N37°33'09"W, 26.08'
L4	N04°19'26"E	90.96'	D=N52°38'06"E, 57.88'

CURVE	Δ	ARC	RADIUS	BEARING	DISTANCE
C1	22°43'11"	47.58'	120.00'	S39°40'01"E	47.27'
C2	50°48'44"	17.74'	20.00'	N11°59'05"W	17.16'
C3	09°05'48"	35.72'	225.00'	N08°52'23"E	35.68'



Detail A
Scale: 1" = 30'

LEGEND:

- ORJC Official Records of Jackson County
- R= Record data per filed survey 23278
- R1= Record data per filed survey 16364
- R2= Record data per filed survey 1727
- D= Deed Record per 2021-22417
- Found 5/8" rebar per filed survey 19539 unless noted otherwise.
- ⊘ Found 5/8" rebar w/cap marked "PARIANI PLS51382" per filed survey no. 23837
- Set 5/8" x 30" rebar w/cap marked "PARIANI PLS51382"

361W 10 - Tax Lot 900

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John R. Pariani
OREGON
JOHN R. PARIANI
#51882
Renewal December 31, 2024

361w10
Tax Lot 900

Partition Plat

EPPL, LLC
775 Alta Vista Road
Eagle Pt. OR 97524

PROJECT NO.	2018-417	SHEET	2 of 2
DATE:	March 14, 2023	DRAWING NO.	PP-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA/WT		
APPROVED BY:	JRP		
HORIZ SCALE: 1" = 100'	VERT SCALE:		

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

John R. Pariani
John R. Pariani