

MAP OF SURVEY

Eagle Point Golf Community, Phase 11 and Phase 15

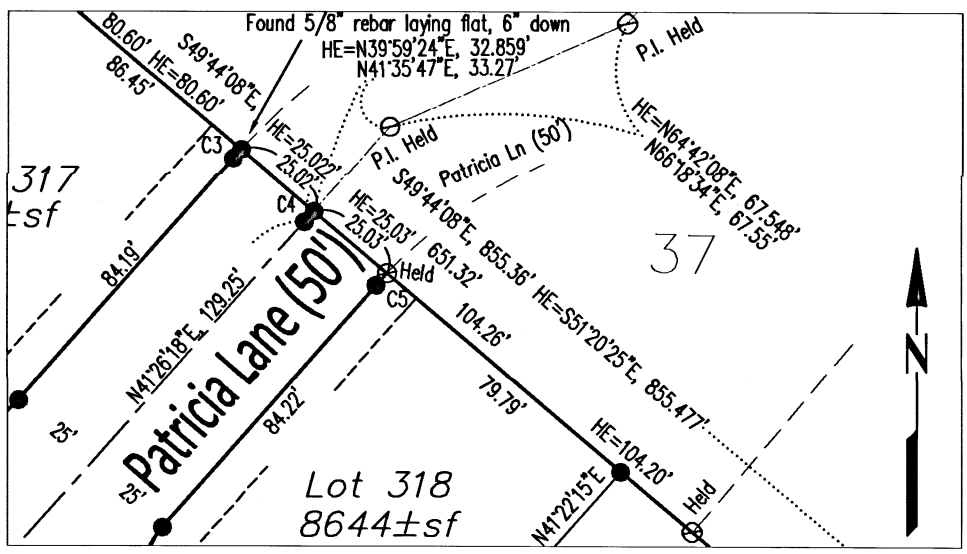
Located at:
NW 1/4 Section 10 & NE 1/4 Section 11, Township 36 South, Range 1 West,
Willamette Meridian, City of Eagle Point, Jackson County, Oregon

RECEIVED
DATE 12/19/23 BY PJP
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

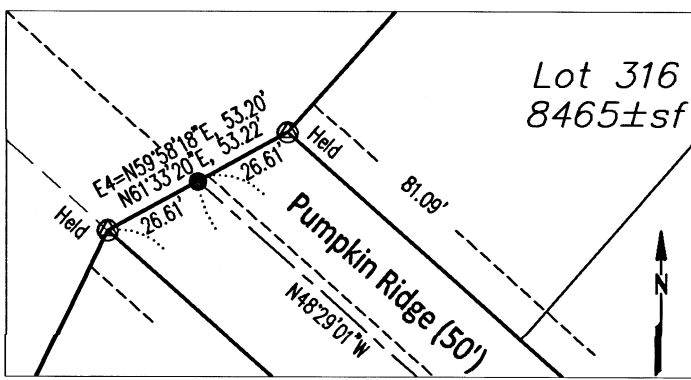
LEGEND:

- Found Monument as noted
- Set 5/8" x 30" Rebar Marked "PARIANI LS 51382"
- ⊙ Found 5/8" Rebar/Cap marked "B. Kaiser RLS 52923" per HE
- ⊙ Found 5/8" Rebar/Cap marked "Templin LS2359" per E1
- ⊙ Found 5/8" Rebar/Cap marked "Templin LS2359" per E2
- ⊙ Found 5/8" Rebar/Cap marked "Templin LS2359" per E4 & E8
- ⊙ Found 5/8" Rebar/Cap marked "Templin LS2359" per LP
- HE= Hillsborough Estates Subdivision Phase 2 filed survey 18280
- E1= Eagle Point Golf Community, Phase 1 filed survey 16694
- E2= Eagle Point Golf Community, Phase 2 filed survey 16792
- E4= Eagle Point Golf Community, Phase 4 filed survey 17401
- E8= Eagle Point Golf Community, Phase 8 file survey 18420
- LP= Lakeside Park Subdivision, filed survey 16459
- R= Record Data per FS 21191
- R1=Record data per FS 5030
- R2=Record Data per instrument no. 68-04056 ORJC
- D= Record Data per instrument no. 2007-007739 ORJC
- FS=Filed Survey at Jackson Co. Surveyor's Office

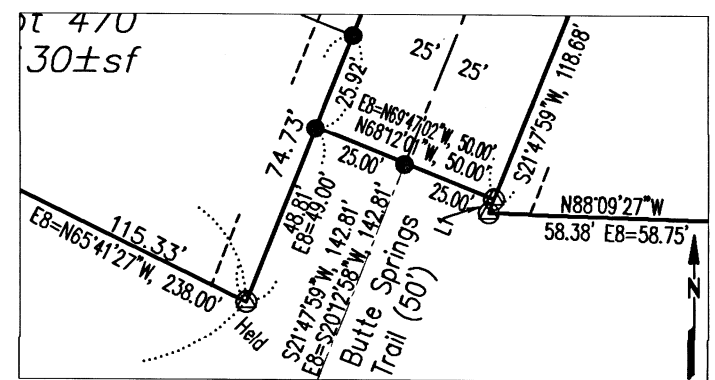
Narrative is on a separate document.



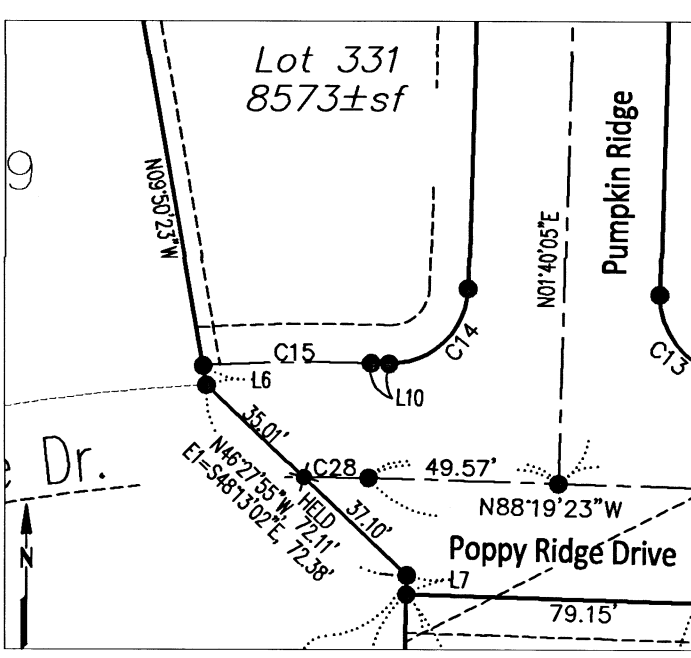
Detail A
Scale: 1" = 50'



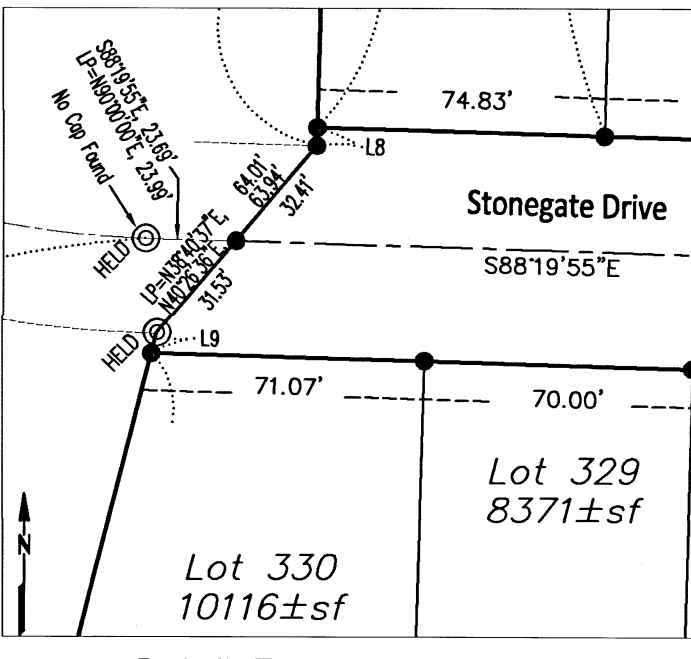
Detail B
Scale: 1" = 50'



Detail C
Scale: 1" = 50'



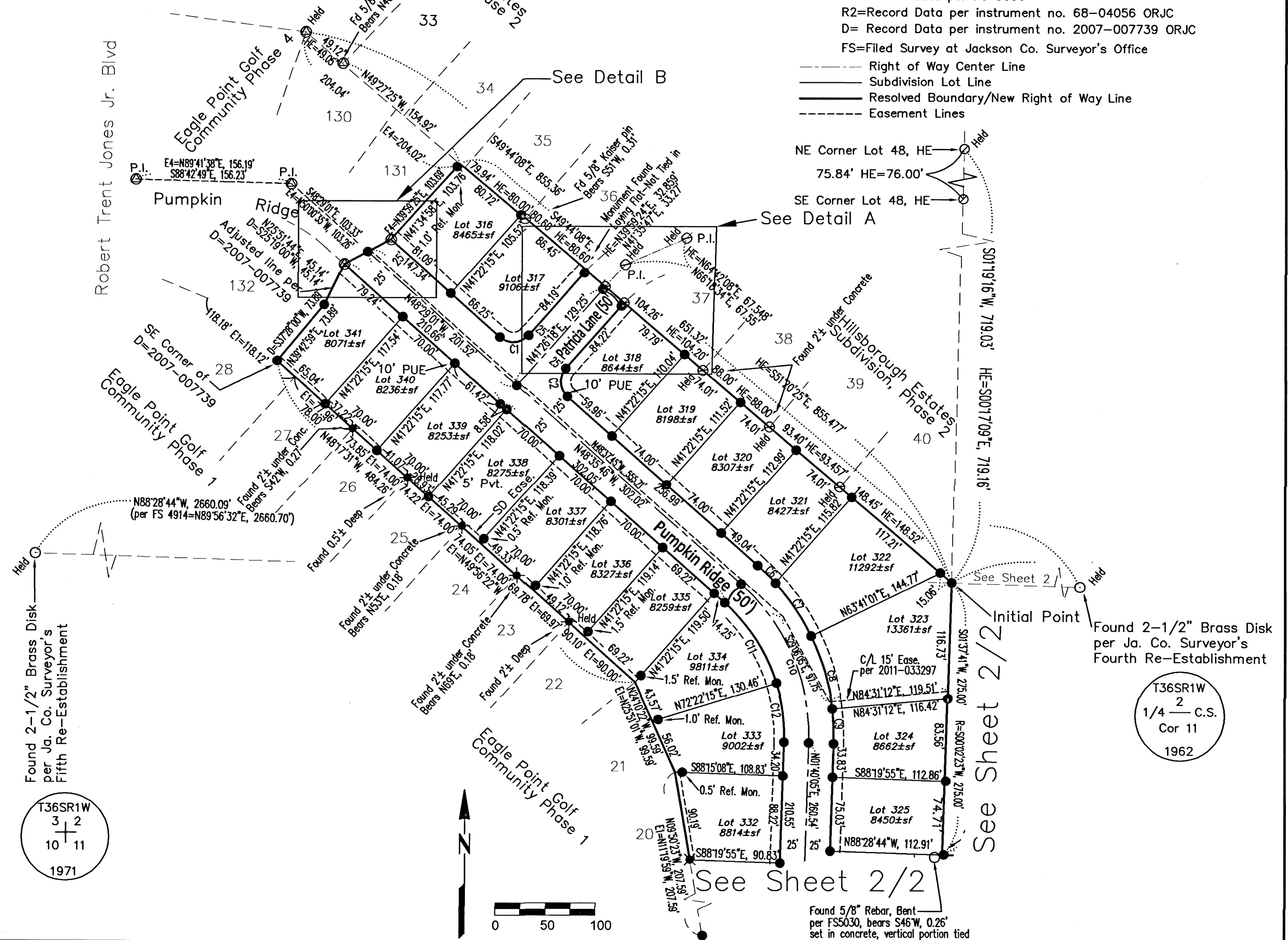
Detail D
Scale: 1" = 50'



Detail E
Scale: 1" = 50'

Curve #	Radius	Length	Delta	Long Chord
C1	20.00'	31.44'	90°04'41"	N86°28'38"E, 28.30'
C2	20.00'	31.43'	90°02'03"	S03°34'44"E, 28.29'
C3	175.00'	3.20'	01°02'52"	N41°57'44"E, 3.20'
C4	150.00'	3.71'	01°25'06"	N42°08'51"E, 3.71'
C5	125.00'	4.23'	01°56'14"	S42°24'25"W, 4.23'
C6	230.00'	25.01'	06°13'53"	S45°28'49"E, 25.00'
C7	230.00'	64.42'	16°02'53"	S34°20'26"E, 64.21'
C8	230.00'	76.96'	19°10'16"	S16°43'51"E, 76.60'
C9	230.00'	35.38'	08°48'48"	S02°44'19"E, 35.34'
C10	205.00'	179.84'	50°15'50"	S23°27'51"E, 174.13'
C11	180.00'	97.28'	30°58'00"	S33°06'46"E, 96.11'
C12	180.00'	60.62'	19°17'50"	S07°58'50"E, 60.34'
C13	20.00'	31.41'	89°59'27"	S43°19'39"E, 28.28'
C14	20.00'	31.42'	90°00'33"	S46°40'21"W, 28.29'
C15	510.00'	43.93'	04°56'07"	S89°12'34"W, 43.915'
C16	240.00'	13.25'	03°09'45"	S86°45'03"W, 13.25'
C17	240.00'	47.89'	11°25'58"	S79°27'12"E, 47.81'
C18	20.00'	29.48'	84°27'48"	N64°01'53"E, 26.89'
C19	20.00'	32.80'	93°57'34"	S25°10'48"E, 29.24'
C20	180.00'	51.00'	16°14'00"	S80°16'35"E, 50.83'
C21	210.00'	73.99'	20°11'09"	S78°18'00"E, 73.60'
C22	210.00'	73.76'	20°07'30"	S78°16'10"E, 73.38'
C23	180.00'	34.91'	11°06'42"	S82°46'35"E, 34.85'
C24	20.00'	34.56'	99°01'13"	S27°42'37"E, 30.42'
C25	20.00'	30.57'	87°33'53"	N65°34'55"E, 27.68'
C26	240.00'	74.38'	17°45'26"	S79°30'51"E, 74.08'
C27	160.00'	17.09'	06°07'09"	N04°37'05"E, 17.08'
C28	160.00'	17.09'	06°07'14"	N03°03'38"E, 17.08'
C28	480.00'	16.78'	02°00'08"	N89°19'27"W, 16.77'

Line Table:	
L1	N21°47'59"E, 3.82' (E8=N20°13'00"E, 4.01')
L2	N88°23'34"W, 22.07'
L3	N88°23'34"W, 4.84'
L4	S68°12'25"E, 19.94'
L5	S68°12'25"E, 33.98'
L6	S09°50'23"E, 5.14'
L7	S01°35'39"E, 4.95'
L8	S01°35'39"W, 4.73'
L9	S14°19'26"W, 5.55'
L10	N88°19'23"W, 4.56'
L11	N88°08'55"W, 26.85' (E2=N89°59'41"E, 26.89')



361W11 tax lot 400 / 361W02cc tax lot 103 / 361W02cd tax lot 3700

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

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON July 12, 1999
JOHN R. PARIANI #51382
Renews: December 31, 2024

NW1/4 Sec. 10, SW1/4 Sec. 2 & NE1/4 Sec. 11
T36S, R1W W.M.
Map of Survey (EPGC Phase 11 and 15)

Holt Group, Inc.
P.O. Box 61426
Vancouver, WA 98666

PROJECT NO. 2018-417
DATE: December 19, 2023
DRAWN BY:
REVIEWED BY: CJP/MB
APPROVED BY: JRP
HORZ SCALE: 1" = 100' VERT SCALE:

SHEET 1 of 2
DRAWING NO. V-1
REV. NO.

MAP OF SURVEY

Eagle Point Golf Community, Phase 11 and Phase 15

Legend, Curve, Line Table & Details are on Sheet 1/2.

Located at:
NW 1/4 Section 10 & NE 1/4 Section 11, Township 36 South, Range 1 West,
Willamette Meridian, City of Eagle Point, Jackson County, Oregon
N88°28'44"W, 665.11' R=S89°56'34"W, 665.03'
R1=S89°56'32"W, 665.06'

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JACKSON COUNTY SURVEYOR

1/64 Corn Sec 11
T36SR1W 1942
Fd 3" Brass Disk
US Engineer Dept.
Reference on FS 5030

Fd 3" Brass Disk
US Engineer Dept.
Reference on FS 5030
S89°56'26"E, 10.76'
R1=N89°50'40"E, 10.54'

Basis of Bearing: Oregon State Plane, South Zone
S88°34'58"E, 674.46' R=S89°50'58"W, 674.32'
R1=S89°50'40"W, 674.47'

S88°33'39"E, 663.70'
Found 2-1/2" Brass Disk
per Ja. Co. Surveyor's
Fourth Re-Establishment

T36SR1W
2
1/4 C.S.
Cor 11
1962

501W11 tax lot 200
City of Eagle Point
Fd 3-1/4" Aluminum Disk
Stamped B. Kress (LSP2023)
per FS5030, disturbed westerly
along the east line of Riley Road
Sta 35+56.85, 29.95 feet left

R1=S89°50'40"W, 663.93'
Fd 5/8" Rebar per FS5030
Sta PT 56+31.81, 30.00' Left

R2=N89°50'20"W, 64.00'
PC N89°50'43"W, 64.00'
R2=N89°50'40"W, 663.99'
R2=N89°50'40"W, 663.99'
R2=N89°50'40"W, 663.99'

Rad=746.00' L=244.04'
Delta=184°41'19"
R2=N89°50'40"W, 663.99'
R2=N89°50'40"W, 663.99'

Rad=788.51' R2=788.51'
L=33.56'
Delta=02°26'20"
LC=S37°11'4"E, 33.56'

S01°36'38"W, 368.84'
S19°38'49" E, 30.00'
R1=60.00'

S19°38'49" E, 30.00'
R1=60.00'

S19°38'49" E, 30.00'
R1=60.00'

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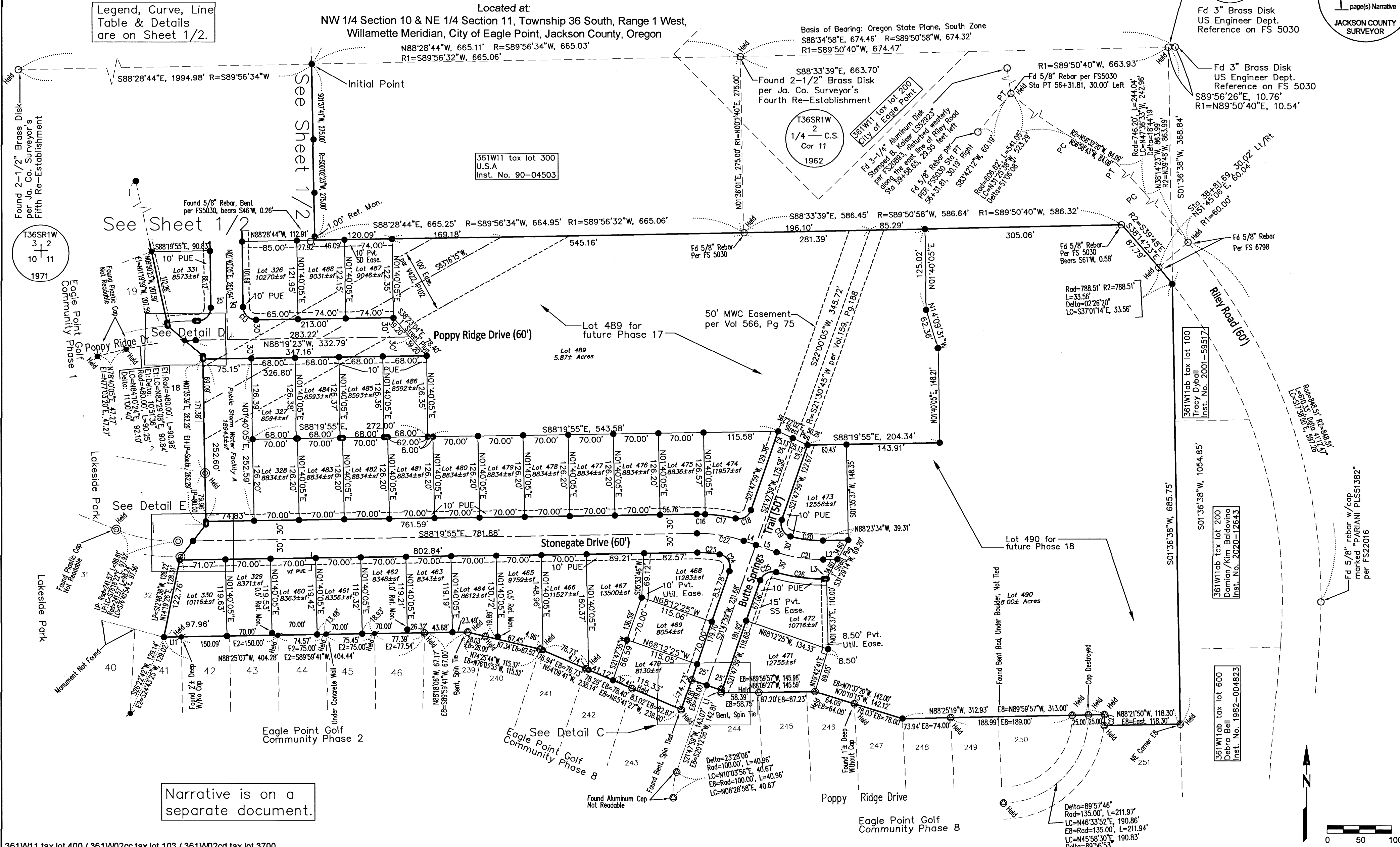
S19°38'49" E, 30.00'
R1=60.00'

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R1=60.00'

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S19°38'49" E, 30.00'
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Narrative is on a separate document.

361W11 tax lot 400 / 361W02cc tax lot 103 / 361W02cd tax lot 3700

Pariani Land Surveying
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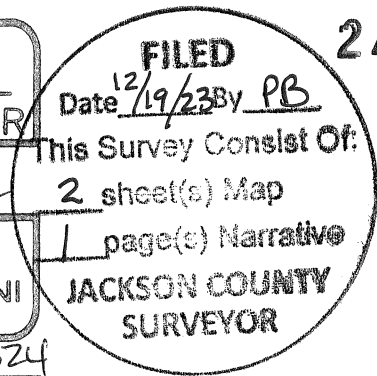
REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2024

NW1/4 Sec. 10, SW1/4 Sec. 2 & NE1/4 Sec. 11
T36S, R1W W.M.

Map of Survey
(EPGC Phase 11 and 15)

Holt Group, Inc.
P.O. Box 61426
Vancouver, WA 98666

PROJECT NO.	2018-417	SHEET	2 of 2
DATE:	December 19, 2023	DRAWING NO.	V-2
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA		
APPROVED BY:	JRP		
HORZ SCALE: 1" = 100'	VERT SCALE:		



SURVEY FOR: Holt Group, Inc.
PO Box 61426
Vancouver, WA 98666

SURVEY BY: Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539

RENEWAL DATE: DEC. 31, 2024

SURVEY LOCATION: Northwest quarter Section 10 and Northeast quarter Section 11, Township 36 South, Range 1 West, Willamette Meridian, City of Eagle Point, Jackson County, Oregon

SURVEY NARRATIVE: to comply with ORS 209.250

SURVEY PURPOSE: The purpose of this MAP OF SURVEY is to make of record those monuments set for a proposed subdivision, of which the developer has opted to have another Land Surveying firm complete the subdivision plat. This is not a subdivision plat. Utilizing a Trimble S6, fully robotic total station, Trimble R12i and Trimble TSC5 for perpetuating the control network and monument ties, per said subdivision, I surveyed this tract of land and set corners as depicted on Sheet 1 and Sheet 2 of this survey.

SURVEY PROCEDURE:

The purpose of this survey is to establish the boundaries of the properties described in instrument number 2022-5901 ORJC and subdivide the properties as shown on Sheet 1 & Sheet 2 of this plat. Lot 489 and Lot 490 are established for future phase 17 and phase 18 of this project and as noted on Sheet 2 of this plat.

Utilizing established control network and monument ties, I surveyed this tract of land and set corners as depicted on Sheet 1 and Sheet 2 of this plat. The found monuments along the boundary of these properties per HE, E4, E1, LP, E2 and E8 were held as shown on Sheet 2 and Sheet 3 of this plat. Those monuments that were not held were annotated with the amount the monument was deemed out of position in relation to the established boundary lines.

The westerly line of Lot 341 were established by holding the Templin pin on the south line of Pumpkin Ridge Drive and using record distances and angles per instrument 2007-007739 as shown on Sheet 2. The westerly line of Lot 316 was determined by holding the Templin pin at the southwest corner thereof and applying record data per E4 and rotating about the Templin pin to intersect the south line of HE as shown on Sheet 1. The south line of Lot 330 was determined by projecting the resolved line along the north line of E2 23.89 feet westerly as shown on Sheet 2.

The north line of Lot 489 and Lot 490 was determined by a 275.00 foot southerly offset from the north line of section line 11 per instrument no. 2022-005901, Jackson County Official Records and as shown on Sheet 2. The found rebar per FS5030 near the intersection with this 275.00 offset and the west line of Riley Road does not fit this resolution and the monument position was not held, as shown on Sheet 2.

The northerly line of Lots 316 through 323 was determined by using instrument no. 2022-005901 Jackson County Official Records and further described thus: A line drawn though those found monuments along the southerly line of HE, as shown on Sheet 1, and extending southeasterly to intersect a line drawn southwesterly from the NE corner of Lot 48, at the southwest corner of Lot 40 HE. The southeast corner of said Lot 40 also is a point on the north line of Section 11. The northeasterly line of this project, along the east line of Lots 323 through 325, was determined with a line from the calculated southeast corner of Lot 40, HE. Then drawing a southerly line using the deflection shown on FS 21191, at a distance of 275.00 feet as shown. Near the position of the southeast corner of said Lot 325, we found a badly bent, 5/8" rebar per FS5030, set in concrete, that has been recently disturbed, and position was not held as shown on Sheet 1.

The southeast corner of Lot 330 was determined by a line extending westerly 26.85 feet from those found monuments along the north line of E2 to intersect the southeast corner of Lot 132 E4 and as shown on Sheet 2.

Riley Road was resolved using the record alignment per filed survey 6798 and orientating the alignment to fit the found monuments from FS6798 and FS5030 and noted as HELD on this survey. Those monuments are shown on sheet 2 of this survey.

The east line abutting this property was determined with a line from the 1/64th corner Section 11 drawn through the northeast corner of Lot 251, E8 as shown on this survey.

Surveying equipment used: Trimble S6, fully robotic, total station, R12i GPS and TSC5 data collector. Monuments were set as of September 2023.

SURVEY BASIS OF BEARING: The basis of bearing for this project Oregon State Plane, South Zone, 3602. The basis is a line between the north quarter corner Section 11 and the 1/64th corner Section 11, with an applied bearing of South 88°34'58" West, and as shown on Sheet 2 of this survey.