

PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666

EAGLE POINT GOLF COMMUNITY,
PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE
1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023

APPROVALS

EXAMINED AND APPROVED BY THE CITY OF EAGLE POINT PLANNING
DIRECTOR THIS 18th DAY OF December, 2023

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 29th DAY OF
December, 2023

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 2 DAY OF
January, 2024

[Signature]
JACKSON COUNTY SURVEYOR

EXAMINED AND RECOMMEND FOR APPROVAL BY ROGUE VALLEY SEWER
SERVICES THIS 27 DAY OF December, 2023

[Signature]
DISTRICT ENGINEER

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS
92.095 HAVE BEEN PAID AS OF THIS 9th DAY OF
January, 2024

[Signature]
TAX COLLECTOR

RECORDER

FILED FOR RECORD THIS 10 DAY OF JANUARY,
2024, AT 1:24 O'CLOCK P.M. AND RECORDED IN VOLUME 250, PAGE 01
01 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
COUNTY CLERK DATE 1/10/2024

APPROVED FOR RECORDING:
[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR DATE 1/10/2024

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100
THIS 10th DAY OF JANUARY, 2024.

[Signature]
BY AND FOR ASSESSOR,
DEPARTMENT OF ASSESSMENT

** RECEIVED **
DATE: 1/10/24 BY PB
THIS SURVEY CONSISTS OF
9 SHEET(S) MAP
0 PAGE(S) NARRATIVE
JACKSON COUNTY
SURVEYOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT EP HOF, LLC, AN OREGON LIMITED
LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, MORE
PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE
SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AS SHOWN
HEREON, IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED
STATUTES CHAPTER 92, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC
USE THE STREETS AND PUBLIC UTILITY EASEMENTS (PUE); LOT 563 TO THE CITY
OF EAGLE POINT FOR A STORMWATER FACILITY; A PUBLIC STORM DRAINAGE
EASEMENT (SDE) AS SHOWN; AND DOES HEREBY GRANT THE PRIVATE STORM
DRAINAGE EASEMENT (PSDE) AS SHOWN; AND THE PRIVATE UTILITY EASEMENT
(PRUE) AS SHOWN; AND DOES HEREBY DESIGNATE SAID SUBDIVISION AS EAGLE
POINT GOLF COMMUNITY, PHASE 11 AND PHASE 15.

BY: EP HOF, LLC, AN OREGON LIMITED LIABILITY COMPANY

[Signature]
MIKE LOOMIS, AUTHORIZED REPRESENTATIVE OF EP HOF, LLC,
AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Clark) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF
December, 2023 BY MIKE LOOMIS, AN
AUTHORIZED REPRESENTATIVE OF EP HOF, LLC AN OREGON LIMITED
LIABILITY COMPANY.

[Signature]
NOTARY SIGNATURE

Lynne E. Gray
NOTARY PUBLIC OF Washington (PRINTED NAME)

COMMISSION NO. 206878

MY COMMISSION EXPIRES 04/18/2027

SHEET INDEX

- SHEET 1 APPROVALS, DECLARATION, AND ACKNOWLEDGEMENT
- SHEET 2 SURVEYOR'S CERTIFICATE, SURVEYOR'S NARRATIVE, PLAT NOTES, EXCEPTIONS AND EASEMENTS
- SHEET 3 PLAT BOUNDARY, LEGEND, CURVE TABLE
- SHEET 4 LOTS 316-321 AND 335-341, LEGEND, CURVE TABLE
- SHEET 5 LOTS 322-326, 331-334, AND 487-488, LEGEND, CURVE TABLE
- SHEET 6 LOTS 327-330, 460-463, 481-486, AND 563, LEGEND, CURVE TABLE
- SHEET 7 LOTS 464-480, LEGEND, CURVE TABLE
- SHEET 8 LOT 564, LEGEND, CURVE TABLE
- SHEET 9 LOT 565, LEGEND, CURVE TABLE

I HEREBY CERTIFY THAT THIS IS
AN EXACT DUPLICATE OF THE
ORIGINAL PLAT.
[Signature]
MICHAEL S. KALINA, PLS

12/20/2023
REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

JOB NAME:	EPGC PH 11-15
JOB NUMBER:	8085
DRAWN BY:	MK
CHECKED BY:	GP
DRAWING NO.:	8085 PH11-15

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

ASSESSOR'S MAP 36.1W.11, TAX LOT NUMBER 400
ASSESSOR'S MAP 36.1W.02CC, TAX LOT NUMBER 103
ASSESSOR'S MAP 36.1W.02CD, TAX LOT NUMBER 3700

PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666

EAGLE POINT GOLF COMMUNITY,
PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE
1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023

SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, 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 LANDS REPRESENTED ON THE ANNEXED MAP OF "EAGLE POINT GOLF COMMUNITY, PHASE 11 AND 15", SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, AND IN THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" LOCATED AT THE NORTHEAST CORNER OF LOT 251 OF "EAGLE POINT GOLF COMMUNITY, PHASE 8"; THENCE TRACING THE NORTHERLY BOUNDARY OF SAID PLAT ON THE FOLLOWING COURSES: NORTH 88°21'46" WEST 118.09 FEET; THENCE ON A CURVE TO THE LEFT (WITH A RADIAL BEARING OF NORTH 82°18'11" WEST) WITH A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 6°06'33", AN ARC LENGTH OF 17.06 FEET, AND A CHORD OF NORTH 04°38'32" EAST 17.05 FEET; THENCE NORTH 88°23'55" WEST 313.14 FEET; THENCE NORTH 70°11'42" WEST 142.06 FEET; THENCE NORTH 88°12'06" WEST 145.49 FEET; THENCE NORTH 21°49'19" EAST 3.71 FEET; THENCE NORTH 68°10'41" WEST 50.00 FEET; THENCE SOUTH 21°49'19" WEST 48.88 FEET; THENCE NORTH 64°07'58" WEST 238.19 FEET; THENCE NORTH 74°27'39" WEST 115.41 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF "EAGLE POINT GOLF COMMUNITY, PHASE 2", NORTH 88°26'47" WEST 471.44 FEET TO THE SOUTHEAST CORNER OF LOT 32 OF "LAKESIDE PARK"; THENCE TRACING THE EASTERLY BOUNDARY OF SAID PLAT ON THE FOLLOWING COURSES: NORTH 14°18'41" EAST 128.39 FEET; THENCE NORTH 40°18'28" EAST 64.08 FEET; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF "EAGLE POINT GOLF COMMUNITY, PHASE 1", NORTH 01°36'33" EAST 262.28 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID "EAGLE POINT GOLF COMMUNITY, PHASE 1"; THENCE TRACING THE EASTERLY BOUNDARY OF SAID PLAT ON THE FOLLOWING COURSES: NORTH 46°36'51" WEST 72.37 FEET; THENCE NORTH 09°44'35" WEST 207.66 FEET; THENCE NORTH 24°12'03" WEST 99.76 FEET; THENCE NORTH 48°21'43" WEST 484.18 FEET TO THE EASTERLY LINE OF BOUNDARY LINE AGREEMENT DOCUMENT NUMBER 2007-007739, JACKSON COUNTY OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 39°29'59" EAST 73.89 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 26°16'39" EAST 45.14 FEET TO THE NORTHEASTERLY CORNER OF LOT 132 OF "EAGLE POINT GOLF COMMUNITY, PHASE 4"; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT ON THE FOLLOWING TWO COURSES: NORTH 61°30'25" EAST 53.18 FEET; THENCE NORTH 41°31'35" EAST 103.76 FEET TO THE NORTHEAST CORNER OF LOT 131 OF SAID PLAT, ALSO BEING ON THE SOUTHWESTERLY LINE OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2"; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 49°45'01" EAST 651.42 FEET TO THE MOST SOUTHERLY CORNER OF SAID "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2", WHICH BEARS N88°29'47" WEST 665.22 FEET FROM THE ONE-QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, ALSO BEING THE NORTHWEST CORNER OF DOCUMENT NUMBER 90-04503, JACKSON COUNTY OFFICIAL RECORDS; THENCE ALONG THE WEST LINE OF SAID DOCUMENT NUMBER, SOUTH 01°37'38" WEST 275.00 FEET TO THE SOUTHWEST CORNER OF SAID DEED; THENCE ALONG THE SOUTH LINE OF SAID DEED, SOUTH 88°29'47" EAST 665.36 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88°34'27" EAST 586.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RILEY ROAD (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 38°14'28" EAST 87.85 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 788.51 FEET, A CENTRAL ANGLE OF 2°25'50", AN ARC LENGTH OF 33.45 FEET, AND A CHORD OF SOUTH 37°01'33" EAST 33.45 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°36'00" WEST 685.88 FEET TO THE INITIAL POINT. CONTAINS 29.436 ACRES, MORE OR LESS.

Michael S. Kalina
MICHAEL S. KALINA, 89558PLS

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE AND MONUMENT THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NUMBER 2022-005901, JACKSON COUNTY OFFICIAL RECORDS, INTO LOTS, ROADS, AND EASEMENTS AS SHOWN HEREON, AS APPROVED BY CITY OF EAGLE POINT IN RESOLUTION NO. 2022-04.

THE BASIS OF BEARINGS IS THE OREGON STATE PLANE, SOUTH ZONE, GRID BEARING, AND IS BASED ON A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON SOUTH 3602 NAD83(2011) EPOCH: 2010.0000 COORDINATES. STATE PLANE COORDINATES WERE DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN). DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

THE BOUNDARY MONUMENTS SHOWN WERE ORIGINALLY SURVEYED IN APRIL OF 2020, AND THEIR CONDITION AT THAT TIME ARE SHOWN HEREON. THE BOUNDARY WAS RESURVEYED IN OCTOBER OF 2023 AND ANY MONUMENT LOCATION DIFFERENCES BETWEEN THESE TWO DATES ARE SHOWN HEREON AS WELL.

THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND BRASS DISK AT THE WEST-EAST ONE-SIXTY-FOURTH CORNER AND BY HOLDING THE FOUND IRON ROD PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 8" AT THE NORTHEAST CORNER OF LOT 251.

THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND IRON RODS PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 8", BEGINNING AT THE NORTHEAST CORNER OF LOT 251 OF SAID PLAT AND THROUGH THE NORTHERLY ANGLE POINT OF LOT 239, BY HOLDING THE FOUND IRON RODS PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 2", BEGINNING AT THE NORTHEAST CORNER OF LOT 46 THROUGH THE NORTHERLY ANGLE POINT OF LOT 41, AND BY HOLDING THE FOUND IRON ROD PER THE PLAT OF "LAKESIDE PARK" AT THE SOUTHEAST CORNER OF LOT 32.

THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD PER THE PLAT OF "LAKESIDE PARK" AT THE SOUTHEAST CORNER OF LOT 32, THE FOUND IRON RODS PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 1" LOCATED AT THE NORTHEAST CORNER OF LOT 18, AT THE SOUTHEAST CORNER OF LOT 19, AT THE SOUTHEASTERLY AND NORTHEASTERLY CORNERS OF LOT 21, AND LOCATED AT THE NORTHERLY ANGLE POINT IN LOT 28.

THE PROPERTY LINE PER DOCUMENT NUMBER 2007-007739 WAS ESTABLISHED BY HOLDING THE FOUND PLAT MONUMENT PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 4" AT THE NORTHEASTERLY CORNER OF LOT 132, BY HOLDING THE FOUND PLAT MONUMENT PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 2" AT THE ANGLE POINT IN THE NORTHEASTERLY LINE OF LOT 28 OF SAID PLAT, BY HOLDING RECORD PLAT DISTANCE FROM SAID ANGLE POINT OF 6.07 FEET AND 73.11 FEET PER SAID "EAGLE POINT GOLF COMMUNITY, PHASE 4" TO THE SOUTHEASTERLY CORNER OF SAID LOT 132, BY HOLDING A RECORD DISTANCE OF 14.70 FEET PER SAID DOCUMENT NUMBER 2007-007739 SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 132 TO ESTABLISH THE SOUTHEASTERLY CORNER OF SAID DEED. I THEN HELD A DISTANCE-DISTANCE INTERSECTION FROM THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER 2007-007739 AND THE NORTHEASTERLY CORNER OF SAID LOT 132 TO ESTABLISHED THE ANGLE POINT IN THE EASTERLY LINE OF SAID DEED.

THE SOUTHEASTERLY LINE OF "EAGLE POINT GOLF COMMUNITY, PHASE 4", ALSO BEING THE NORTHWESTERLY LINE OF THE SUBJECT PROPERTY, WAS ESTABLISHED BY HOLDING THE FOUND PLAT MONUMENTS AT THE NORTHEASTERLY CORNER OF LOT 132 AND ON THE CENTERLINE OF PUMPKIN RIDGE DRIVE, AND BY EXTENDING THIS LINE NORTHEASTERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF PUMPKIN RIDGE DRIVE. THE NORTHEASTERLY CORNER OF SAID PLAT, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 131 OF SAID PLAT WAS ESTABLISHED BY HOLDING A RECORD PLAT DISTANCE OF 204.02 FEET SOUTHEASTERLY FROM THE FOUND PLAT MONUMENT AT THE NORTHERLY CORNER OF LOT 130 OF SAID PLAT.

THE NORTHERLY NORTHEAST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND IRON RODS PER THE PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2" AND BY HOLDING THE FOUND IRON ROD PER THE PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 4" AT THE NORTHERLY CORNER OF LOT 130. THE FOUND IRON ROD THAT WAS FOUND AND SURVEYED IN APRIL 2020, LOCATED AT THE MOST SOUTHERLY CORNER OF LOT 40 OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2" HAS SINCE BEEN DESTROYED BY FENCE CONSTRUCTION AND HAS SINCE BEEN REPLACED BY AN IRON ROD PER FILED SURVEY NUMBER 24041.

THE NORTHERLY EAST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD PER THE PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2" AT THE MOST SOUTHERLY CORNER OF SAID PLAT AND BY HOLDING THE FOUND IRON ROD PER FILED SURVEY NUMBER 5030 AT THE SOUTHWEST CORNER OF DOCUMENT NUMBER 90-04503, JACKSON COUNTY OFFICIAL RECORDS.

THE EASTERLY NORTH LINE OF THE SUBJECT PROPERTY, BEING THE SOUTHERLY LINE OF DOCUMENT NUMBER 90-04503 WAS ESTABLISHED BY HOLDING THE FOUND IRON RODS PER FILED SURVEY NUMBER 5030 AT THE SOUTHWEST CORNER AND ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER 90-04503, AND BY HOLDING A RECORD DEED DISTANCE OF 275.00 FEET SOUTH FROM THE FOUND BRASS DISK AT THE WEST-EAST ONE-SIXTY-FOURTH CORNER.

FILED SURVEY NUMBER 24041 WAS FILED TO SHOW THE LOCATION OF THE MONUMENTS SET BY PARIANI LAND SURVEYING. ALL OF THE MONUMENTS SHOWN ON THIS SURVEY WERE TIED BY AKS, AND IF SAID MONUMENTS FELL AT THE LOT CORNERS ON THIS PLAT THEY WERE HELD AND PRESERVED. IN ORDER TO NOT CAUSE CONFUSION IN THE FUTURE AND WITH THE APPROVAL OF THE JACKSON COUNTY SURVEYOR'S OFFICE, THE MONUMENTS THAT DID NOT FALL AT THE LOT CORNERS OF THIS PLAT WERE REMOVED AND ARE SHOWN FOR REFERENCE PURPOSES ONLY TO COMPLY WITH ORS 209.150(2).

EXCEPTIONS AND EASEMENTS

PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-4112339, DATED OCTOBER 26, 2023

- PROPERTY TAXES FOR THE FISCAL YEAR OF 2023 - 2024.
- CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF EAGLE POINT.
- LEVIES AND ASSESSMENTS OF THE FRYER DISTRICT IMPROVEMENT COMPANY.
- REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, RIGHT-OF-WAY AND EASEMENTS OF ROGUE VALLEY SEWER SERVICES.
- REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE EAGLE POINT IRRIGATION DISTRICT.
- AN EASEMENT FOR WATER, POWER AND TELEPHONE LINES (50-FEET IN WIDTH) IN FAVOR OF THE CITY OF MEDFORD, PER VOLUME 159, PAGE 188, JACKSON COUNTY OFFICIAL RECORDS, AS SHOWN HEREON.
- AN EASEMENT FOR WATER PIPE LINES (100-FEET IN WIDTH) IN FAVOR OF WHITE CITY REALTY CO., PER VOLUME 422, PAGE 102, JACKSON COUNTY OFFICIAL RECORDS, AS SHOWN HEREON.
- AN EASEMENT FOR WATER PIPE LINES (50-FEET IN WIDTH) IN FAVOR OF CITY OF MEDFORD, PER VOLUME 560, PAGE 75, JACKSON COUNTY OFFICIAL RECORDS, AS SHOWN HERE.
- AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF ADJACENT PROPERTY, PER DOCUMENT NUMBER 03-38395, JACKSON COUNTY OFFICIAL RECORDS. SAID EASEMENT DOES NOT CONTAIN SUFFICIENT INFORMATION TO MAP, AND IS NOT SHOWN HEREON.
- AN EASEMENT FOR SANITARY SEWER LINE IN FAVOR OF ROGUE VALLEY SEWER SERVICES, PER DOCUMENT NUMBER 2011-33296, JACKSON COUNTY OFFICIAL RECORDS, AS SHOWN HEREON.
- AN EASEMENT FOR SANITARY SEWER LINE IN FAVOR OF ROGUE VALLEY SEWER SERVICES, PER DOCUMENT NUMBER 2011-33297, JACKSON COUNTY OFFICIAL RECORDS, AS SHOWN HEREON.

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF EAGLE POINT RESOLUTION NO. 2022-04 TENTATIVE SUBDIVISION PLAN APPROVAL ASSOCIATED WITH PLANNING APPLICATION NO. 21-07-SUB.
- THIS PLAT IS SUBJECT TO THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE POINT SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024-572, JACKSON COUNTY OFFICIAL RECORDS.
- LOT 563 IS FOR A STORMWATER FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF EAGLE POINT. SAID TRACT IS SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT TO THE EAGLE POINT ESTATES HOA.
- FOUND MONUMENT PER FILED SURVEY NUMBER 24041 WAS REMOVED WITH THE APPROVAL OF JACKSON COUNTY SURVEYOR'S OFFICE AND IS SHOWN FOR REFERENCE PURPOSES ONLY. THESE MONUMENTS WERE REMOVED BY DECEMBER 29, 2023.

** RECEIVED **
DATE: 1/10/24 BY PB
THIS SURVEY CONSISTS OF
9 SHEET(S) MAP
PAGE(S) NARRATIVE
JACKSON COUNTY
SURVEYOR

ASSESSOR'S MAP 36.1W.11, TAX LOT NUMBER 400
ASSESSOR'S MAP 36.1W.02CC, TAX LOT NUMBER 103
ASSESSOR'S MAP 36.1W.02CD, TAX LOT NUMBER 3700

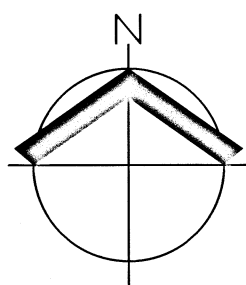
I HEREBY CERTIFY THAT THIS IS
AN EXACT DUPLICATE OF THE
ORIGINAL PLAT.
Michael S. Kalina
MICHAEL S. KALINA, PLS

12/19/2023
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael S. Kalina
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JANUARY 12, 2016
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RENEWS: 6/30/25

JOB NAME:	EPGC PH 11-15	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	
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PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666



SCALE: 1"=150 FEET

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SET
FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER REFERENCE AS NOTED; HELD UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD W/YPC INSCRIBED "B KAISER PLS 52923"; PER PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2"; HELD UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD; PER FS 5030; HELD UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD; PER FS 6798; HELD UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD W/PPC INSCRIBED "PARIANI LS 51382"; PER FS 24041; HELD UNLESS NOTED OTHERWISE
DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE

ABBREVIATIONS

- W/YPC WITH A YELLOW PLASTIC CAP
W/ALC WITH AN ALUMINUM CAP
W/PPC WITH A PINK PLASTIC CAP
PUE PUBLIC UTILITY EASEMENT
DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
JCOR JACKSON COUNTY OFFICIAL RECORDS
FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
SF SQUARE FEET
SSE SANITARY SEWER EASEMENT
EPGC EAGLE POINT GOLF COMMUNITY
IC ILLEGIBLE CAP
BSP BENT, TIED AT SPIN HOLE
DBC EXISTING MONUMENT DESTROYED BY CONSTRUCTION, RESET WITH 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
(RX) RECORD INFORMATION PER REFERENCE NUMBER AS NOTED

REFERENCES

- R1 RECORD INFORMATION PER PLAT OF "LAKESIDE PARK" (FS 16459)
R2 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 1" (FS 16694)
R3 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 2" (FS 16792)
R4 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 4" (FS 17401)
R5 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 8" (FS 18420)
R6 RECORD INFORMATION PER PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2" (FS 18280)
R7 RECORD INFORMATION PER FS 6798 - RILEY ROAD, FEB. 1976
R8 RECORD INFORMATION PER FS 21191
R9 RECORD INFORMATION PER FS 5030
R10 RECORD INFORMATION PER FS 5781
R11 RECORD INFORMATION PER FS 21043
R12 RECORD INFORMATION PER DOC. NO. 2007-007739, JCOR
R13 RECORD INFORMATION PER VOL. 159, PAGE 188, JCOR
R14 RECORD INFORMATION PER VOL. 422, PAGE 102, JCOR
R15 RECORD INFORMATION PER VOL. 560, PAGE 75, JCOR

Table with 5 columns: CURVE, RADIUS, DELTA, LENGTH, CHORD. It lists curve data for C1, C2, and C3.

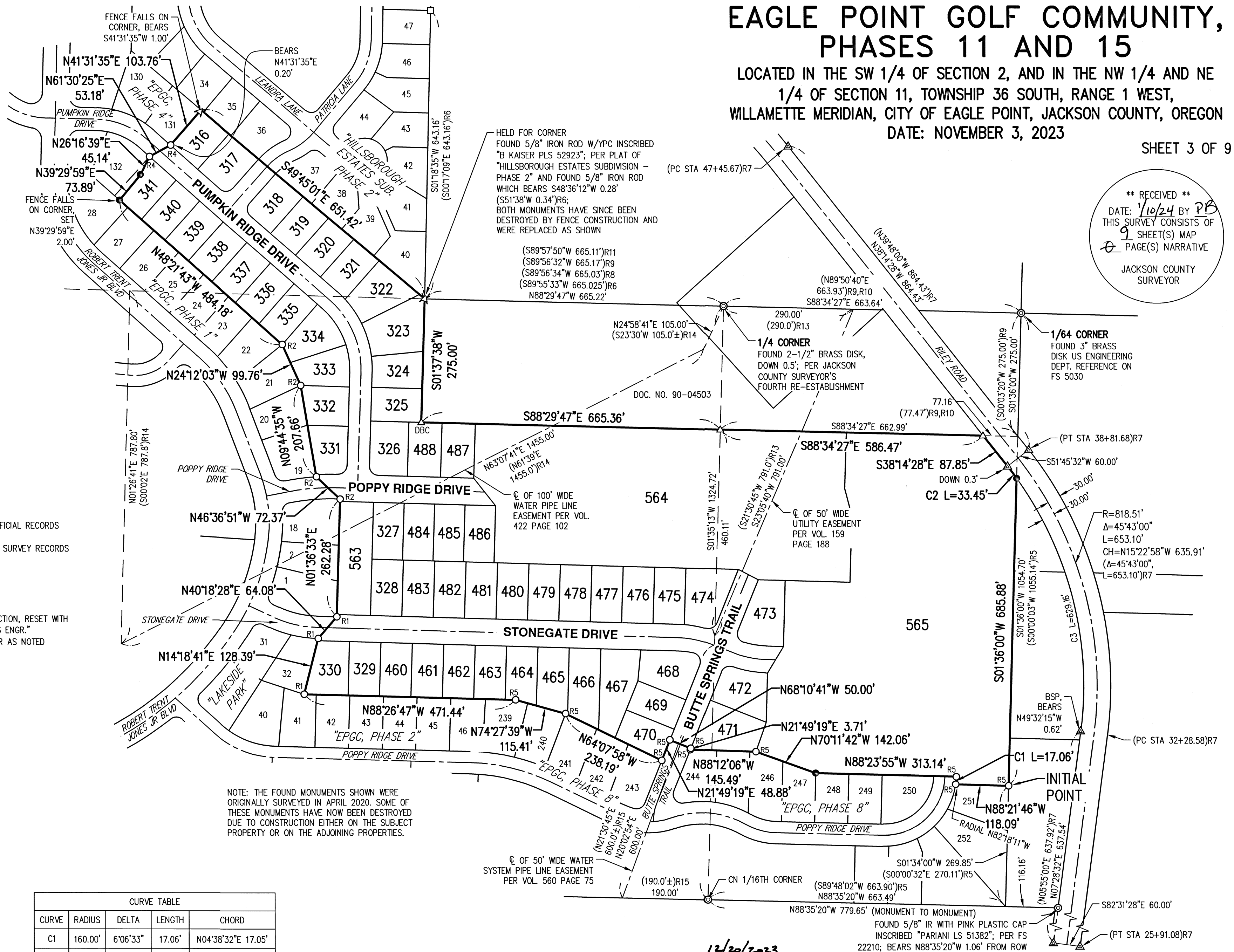
NOTE: THE FOUND MONUMENTS SHOWN WERE ORIGINALLY SURVEYED IN APRIL 2020. SOME OF THESE MONUMENTS HAVE NOW BEEN DESTROYED DUE TO CONSTRUCTION EITHER ON THE SUBJECT PROPERTY OR ON THE ADJOINING PROPERTIES.

EAGLE POINT GOLF COMMUNITY, PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023

SHEET 3 OF 9

** RECEIVED **
DATE: 1/10/24 BY PB
THIS SURVEY CONSISTS OF 9 SHEET(S) MAP AND PAGE(S) NARRATIVE
JACKSON COUNTY SURVEYOR



12/20/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/25

I HEREBY CERTIFY THAT THIS IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT. MICHAEL S. KALINA, PLS

JOB NAME: EPGC PH 11-15
JOB NUMBER: 8085
DRAWN BY: MK
CHECKED BY: GP
DRAWING NO.: 8085 PH11-15

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ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

ASSESSOR'S MAP 36.1W.11, TAX LOT NUMBER 400
ASSESSOR'S MAP 36.1W.02CC, TAX LOT NUMBER 103
ASSESSOR'S MAP 36.1W.02CD, TAX LOT NUMBER 3700

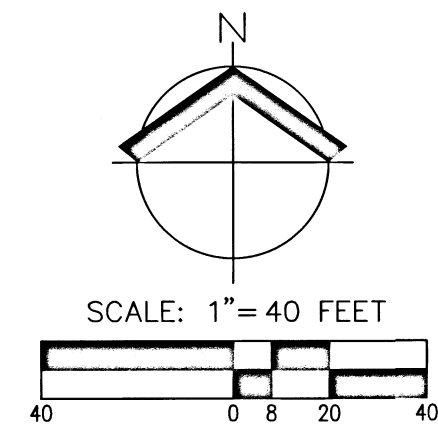
PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666

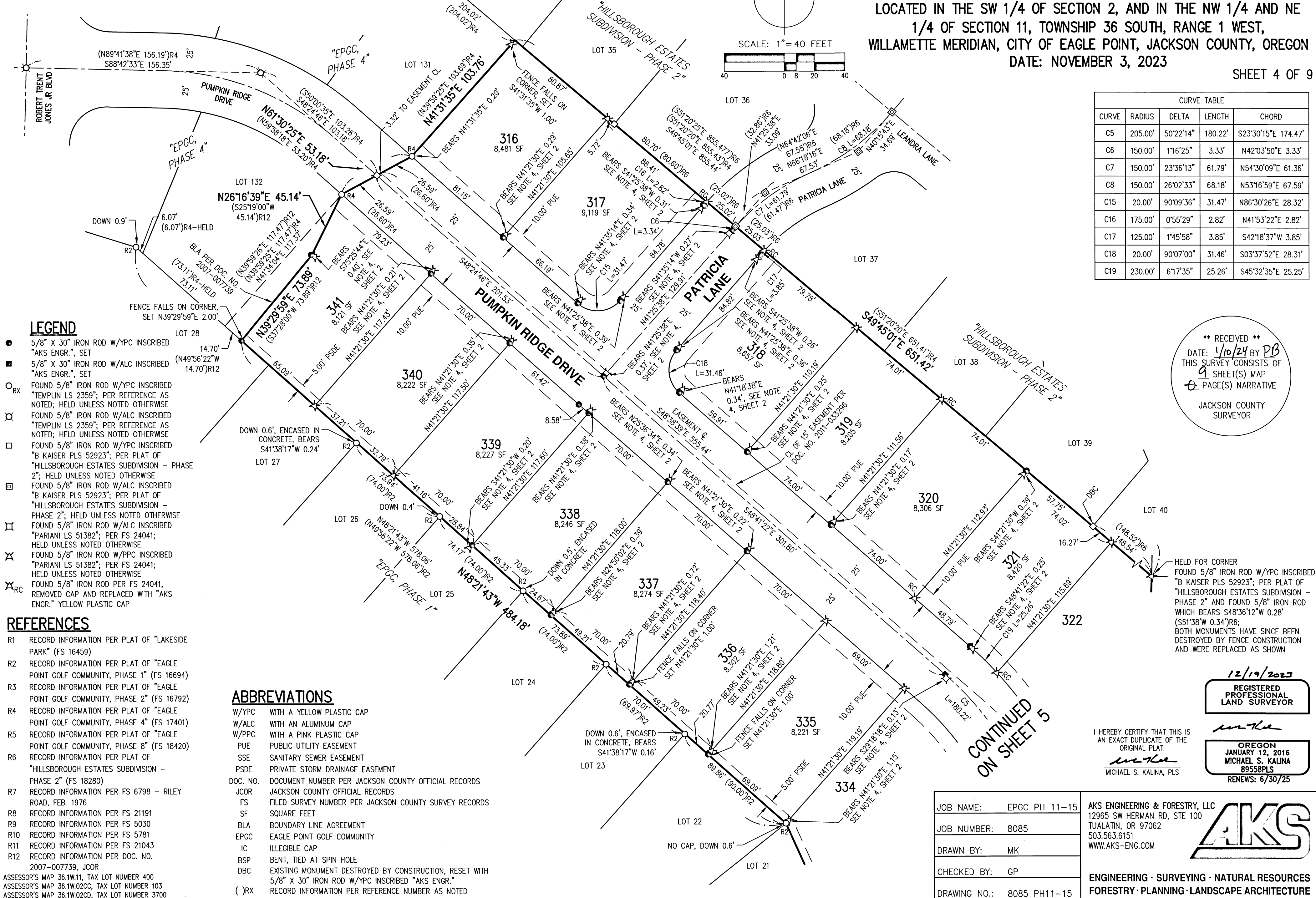
EAGLE POINT GOLF COMMUNITY,
PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023

SHEET 4 OF 9



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	205.00'	50°22'14"	180.22'	S23°30'15"E 174.47'
C6	150.00'	1°16'25"	3.33'	N42°03'50"E 3.33'
C7	150.00'	23°36'13"	61.79'	N54°30'09"E 61.36'
C8	150.00'	26°02'33"	68.18'	N53°16'59"E 67.59'
C15	20.00'	90°09'36"	31.47'	N86°30'26"E 28.32'
C16	175.00'	0°55'29"	2.82'	N41°53'22"E 2.82'
C17	125.00'	1°45'58"	3.85'	S42°18'37"W 3.85'
C18	20.00'	90°07'00"	31.46'	S03°37'52"W 28.31'
C19	230.00'	6°17'35"	25.26'	S45°32'35"E 25.25'



LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SET
- 5/8" X 30" IRON ROD W/ALC INSCRIBED "AKS ENGR.", SET
- RX FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER REFERENCE AS NOTED; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/ALC INSCRIBED "TEMPLIN LS 2359"; PER REFERENCE AS NOTED; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "B KAISER PLS 52923"; PER PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2"; HELD UNLESS NOTED OTHERWISE
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- ✕ FOUND 5/8" IRON ROD W/PPC INSCRIBED "PARIANI LS 51382"; PER FS 24041; HELD UNLESS NOTED OTHERWISE
- ✕ FOUND 5/8" IRON ROD PER FS 24041, REMOVED CAP AND REPLACED WITH "AKS ENGR." YELLOW PLASTIC CAP

REFERENCES

- R1 RECORD INFORMATION PER PLAT OF "LAKESIDE PARK" (FS 16459)
- R2 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 1" (FS 16694)
- R3 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 2" (FS 16792)
- R4 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 4" (FS 17401)
- R5 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 8" (FS 18420)
- R6 RECORD INFORMATION PER PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2" (FS 18280)
- R7 RECORD INFORMATION PER FS 6798 - RILEY ROAD, FEB. 1976
- R8 RECORD INFORMATION PER FS 21191
- R9 RECORD INFORMATION PER FS 5030
- R10 RECORD INFORMATION PER FS 5781
- R11 RECORD INFORMATION PER FS 21043
- R12 RECORD INFORMATION PER DOC. NO. 2007-007739, JCOR

ABBREVIATIONS

- W/YPC WITH A YELLOW PLASTIC CAP
- W/ALC WITH AN ALUMINUM CAP
- W/PPC WITH A PINK PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- JCOR JACKSON COUNTY OFFICIAL RECORDS
- FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
- SF SQUARE FEET
- BLA BOUNDARY LINE AGREEMENT
- EPGC EAGLE POINT GOLF COMMUNITY
- IC ILLEGIBLE CAP
- BSP BENT, TIED AT SPIN HOLE
- DBC EXISTING MONUMENT DESTROYED BY CONSTRUCTION, RESET WITH 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- ()RX RECORD INFORMATION PER REFERENCE NUMBER AS NOTED

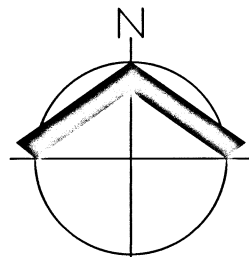
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DATE: 1/10/24 BY PB
THIS SURVEY CONSISTS OF 9 SHEET(S) MAP
PAGE(S) NARRATIVE
JACKSON COUNTY SURVEYOR

12/19/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL S. KALINA, PLS
OREGON JANUARY 12, 2016
MICHAEL S. KALINA 89558PLS
RENEWS: 6/30/25

JOB NAME: EPGC PH 11-15	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM
JOB NUMBER: 8085	
DRAWN BY: MK	
CHECKED BY: GP	
DRAWING NO.: 8085 PH11-15	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666



SCALE: 1" = 40 FEET

EAGLE POINT GOLF COMMUNITY, PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023

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CURVE TABLE				
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C10	480.00'	10°52'17"	91.08'	S84°04'52"W 90.94'
C20	230.00'	16°03'58"	64.49'	S34°21'48"E 64.28'
C21	230.00'	19°09'35"	76.91'	S16°45'01"E 76.55'
C22	230.00'	8°51'06"	35.53'	S02°44'41"E 35.50'
C23	20.00'	90°00'00"	31.42'	S43°19'08"E 28.28'
C24	510.00'	5°06'15"	45.43'	N89°07'45"E 45.42'
C25	20.00'	90°00'00"	31.42'	N46°40'52"E 28.28'
C26	180.00'	19°19'17"	60.70'	N07°58'47"W 60.41'
C27	180.00'	31°02'57"	97.54'	N33°09'54"W 96.35'

LEGEND

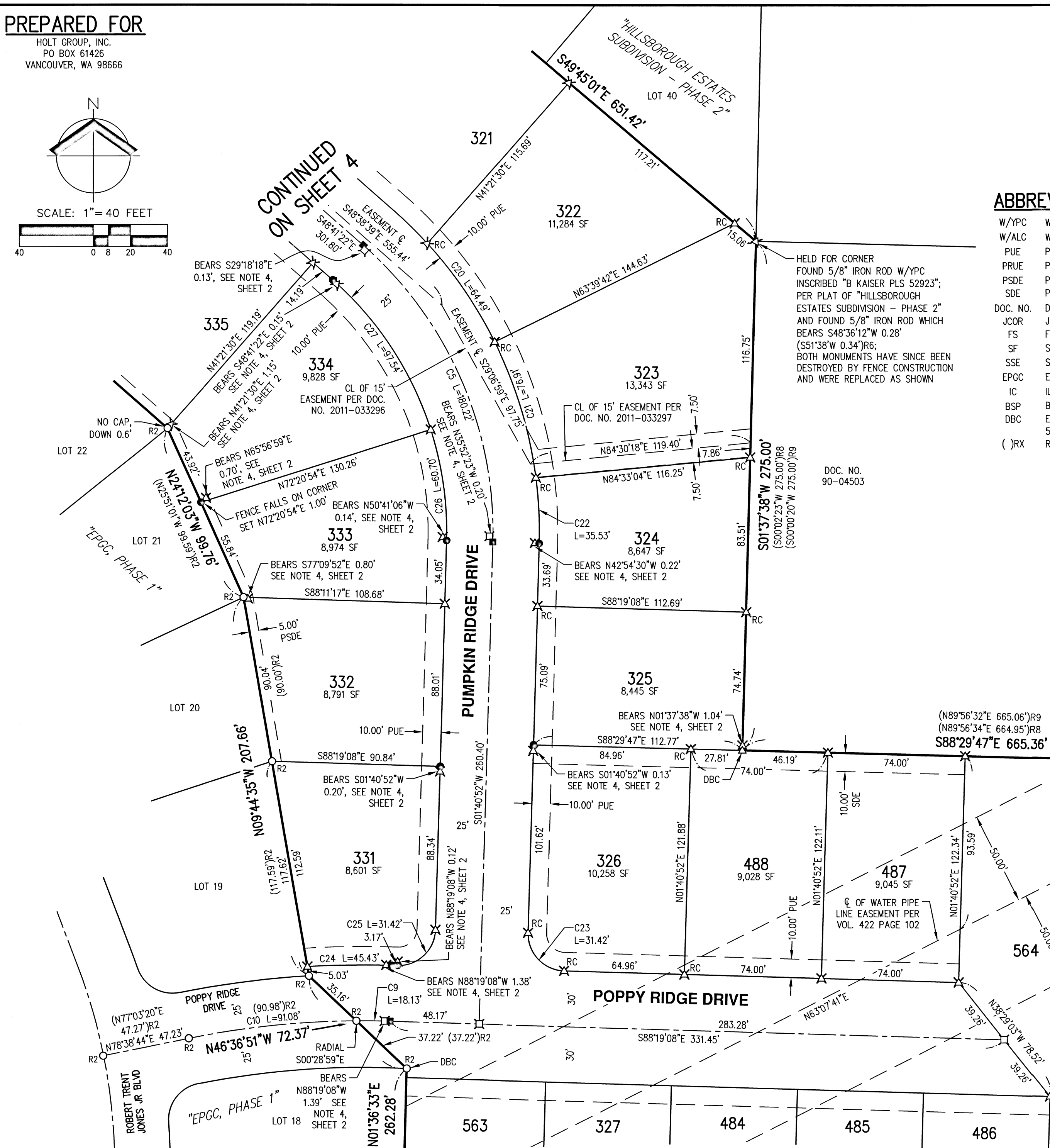
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- ✕ FOUND 5/8" IRON ROD PER FS 24041, REMOVED CAP AND REPLACED WITH "AKS ENGR." YELLOW PLASTIC CAP
- ✕RC

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Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25
I HEREBY CERTIFY THAT THIS IS
AN EXACT DUPLICATE OF THE
ORIGINAL PLAT.
Michael S. Kalina, PLS
MICHAEL S. KALINA, PLS



HELD FOR CORNER
FOUND 5/8" IRON ROD W/YPC
INSCRIBED "B KAISER PLS 52923";
PER PLAT OF "HILLSBOROUGH
ESTATES SUBDIVISION - PHASE 2"
AND FOUND 5/8" IRON ROD WHICH
BEARS S48°36'12"W 0.28'
(S51°38'W 0.34')R6;
BOTH MONUMENTS HAVE SINCE BEEN
DESTROYED BY FENCE CONSTRUCTION
AND WERE REPLACED AS SHOWN

DOC. NO.
90-04503

CONTINUED
ON SHEET 8

CONTINUED ON SHEET 6

ASSESSOR'S MAP 36.1W.11, TAX LOT NUMBER 400
ASSESSOR'S MAP 36.1W.02CC, TAX LOT NUMBER 103
ASSESSOR'S MAP 36.1W.02CD, TAX LOT NUMBER 3700

JOB NAME:	EPGC PH 11-15
JOB NUMBER:	8085
DRAWN BY:	MK
CHECKED BY:	GP
DRAWING NO.:	8085 PH11-15

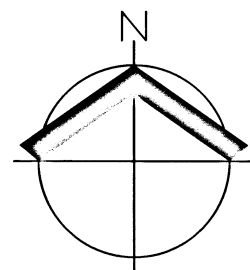
AKS ENGINEERING & FORESTRY, LLC
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WWW.AKS-ENG.COM



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PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666



SCALE: 1" = 40 FEET

** RECEIVED **
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9 SHEET(S) MAP
PAGE(S) NARRATIVE

JACKSON COUNTY
SURVEYOR

CURVE TABLE				
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C9	480.00'	2°09'51"	18.13'	S89°24'04"E 18.13'
C11	241.56'	23°23'18"	98.61'	S76°42'48"E 97.92'
C12	500.00'	0°05'18"	0.77'	S88°21'47"E 0.77'
C28	530.00'	0°05'18"	0.82'	S88°21'47"E 0.82'
C38	470.00'	0°05'18"	0.72'	S88°21'47"E 0.72'

EAGLE POINT GOLF COMMUNITY, PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE
1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023

CONTINUED ON SHEET 5

CONTINUED
ON SHEET 8

ABBREVIATIONS

- W/YPC WITH A YELLOW PLASTIC CAP
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LEGEND

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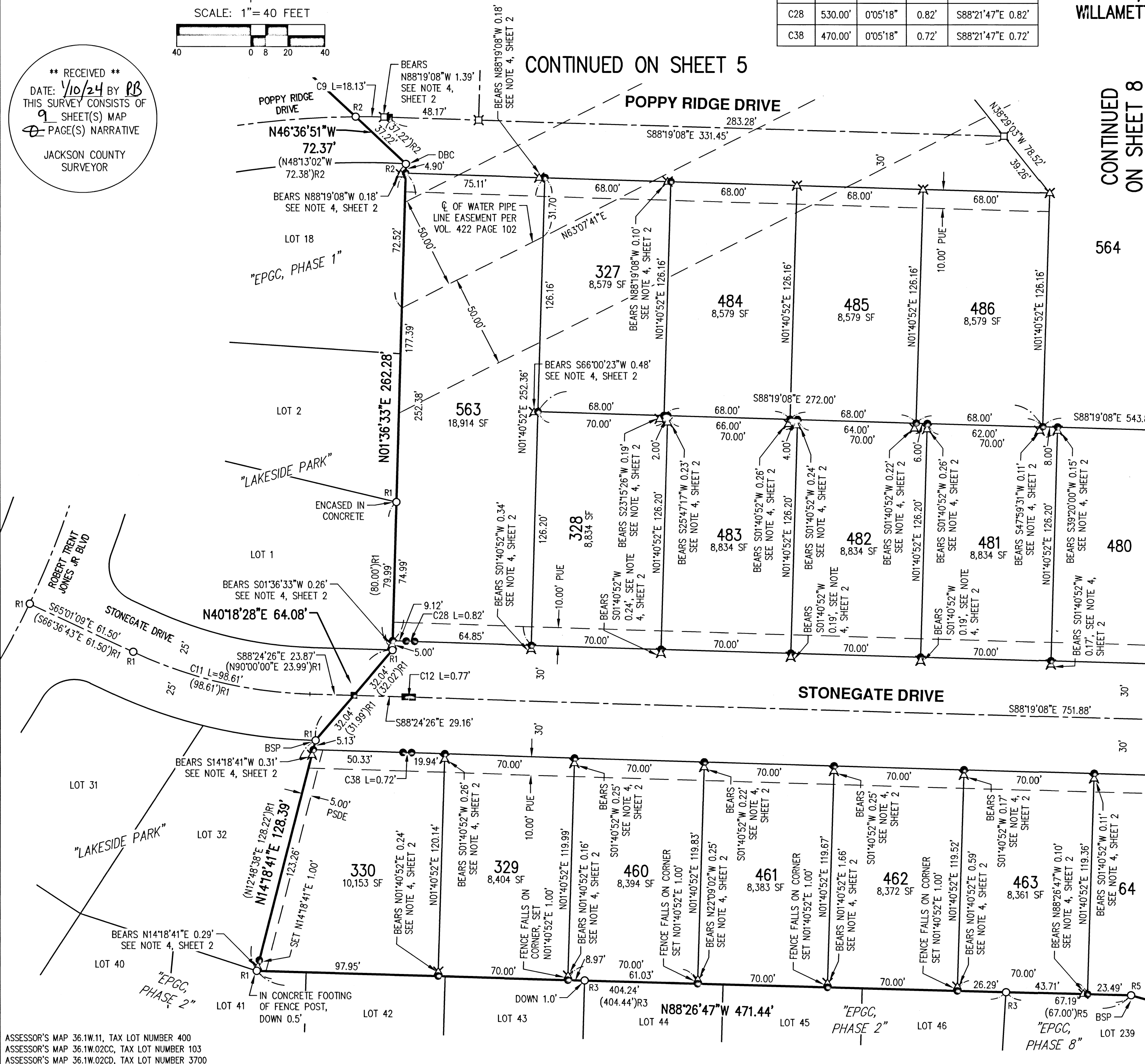
I HEREBY CERTIFY THAT THIS IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT.

Michael S. Kalina
MICHAEL S. KALINA, PLS

12/19/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25



CONTINUED
ON SHEET 7

ASSESSOR'S MAP 36.1W.11, TAX LOT NUMBER 400
ASSESSOR'S MAP 36.1W.02CC, TAX LOT NUMBER 103
ASSESSOR'S MAP 36.1W.02CD, TAX LOT NUMBER 3700

JOB NAME:	EPGC PH 11-15
JOB NUMBER:	8085
DRAWN BY:	MK
CHECKED BY:	GP
DRAWING NO.:	8085 PH11-15

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EAGLE POINT GOLF COMMUNITY, PHASES 11 AND 15

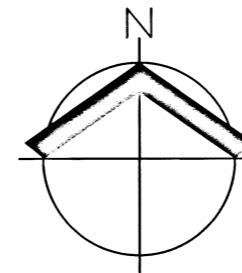
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DATE: NOVEMBER 3, 2023

PREPARED FOR

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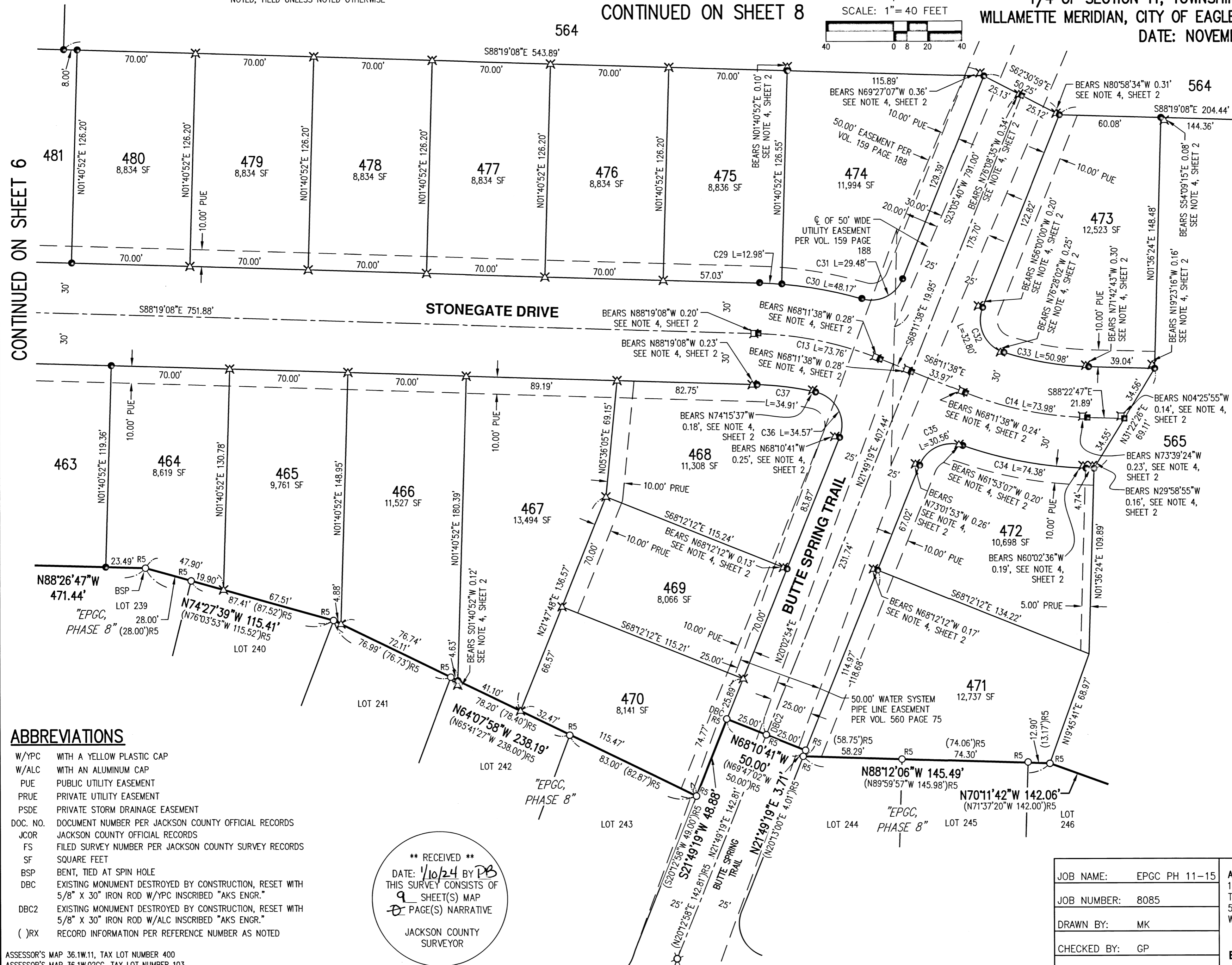
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CONTINUED ON SHEET 8

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CONTINUED ON SHEET 9

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C13	210.00'	20°07'30"	73.76'	N78°15'23"W 73.38'
C14	210.00'	20°11'09"	73.98'	S78°17'13"E 73.60'
C29	240.00'	3°05'54"	12.98'	S86°46'11"E 12.98'
C30	240.00'	11°30'01"	48.17'	S79°28'14"E 48.09'
C31	20.00'	84°27'28"	29.48'	N64°03'03"E 26.88'
C32	20.00'	93°58'22"	32.80'	S25°09'52"E 29.25'
C33	180.00'	16°13'44"	50.98'	S80°15'55"E 50.81'
C34	240.00'	17°45'29"	74.38'	N79°30'02"W 74.09'
C35	20.00'	87°33'23"	30.56'	S65°36'01"W 27.67'
C36	20.00'	99°01'46"	34.57'	N27°41'34"W 30.42'
C37	180.00'	11°06'41"	34.91'	N82°45'48"W 34.85'

ABBREVIATIONS

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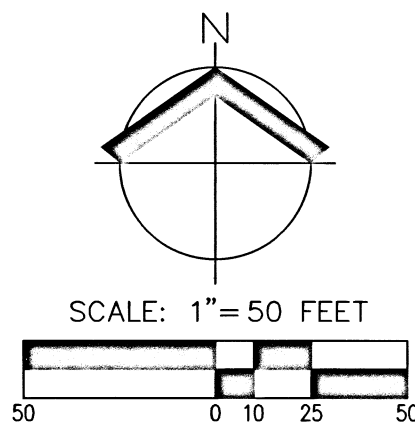
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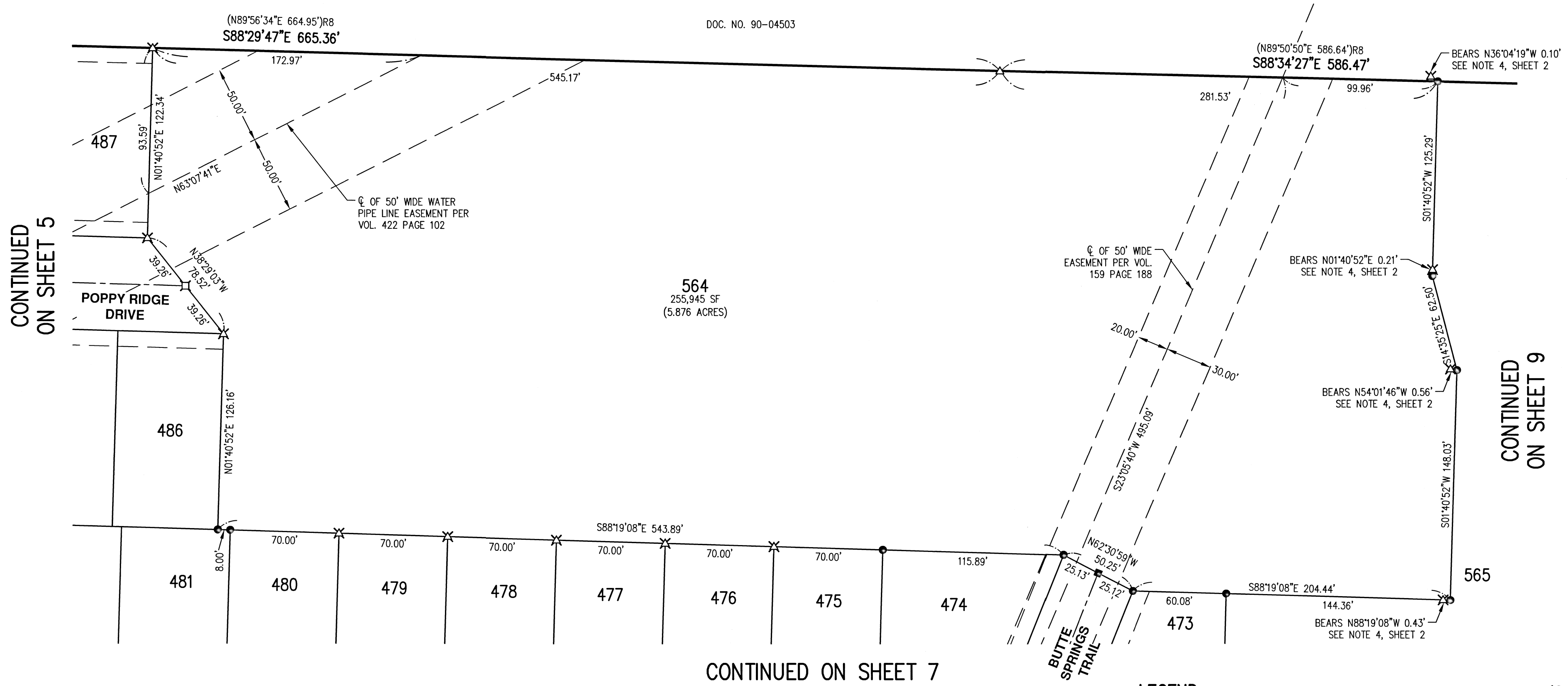
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DOC. NO. 90-04503



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CONTINUED ON SHEET 9

CONTINUED ON SHEET 7

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- R2 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 1" (FS 16694)
- R3 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 2" (FS 16792)
- R4 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 4" (FS 17401)
- R5 RECORD INFORMATION PER PLAT OF "EAGLE POINT GOLF COMMUNITY, PHASE 8" (FS 18420)
- R6 RECORD INFORMATION PER PLAT OF "HILLSBOROUGH ESTATES SUBDIVISION - PHASE 2" (FS 18280)
- R7 RECORD INFORMATION PER FS 6798 - RILEY ROAD, FEB. 1976
- R8 RECORD INFORMATION PER FS 21191
- R9 RECORD INFORMATION PER FS 5030
- R10 RECORD INFORMATION PER FS 5781
- R11 RECORD INFORMATION PER FS 21043
- R12 RECORD INFORMATION PER DOC. NO. 2007-007739, JCOR
- R13 RECORD INFORMATION PER VOL. 159, PAGE 188, JCOR
- R14 RECORD INFORMATION PER VOL. 422, PAGE 102, JCOR
- R15 RECORD INFORMATION PER VOL. 560, PAGE 75, JCOR
- R16 RECORD INFORMATION PER FS 24041

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SET
- △ FOUND 5/8" IRON ROD; PER FS 5030; HELD UNLESS NOTED OTHERWISE
- ✕ FOUND 5/8" IRON ROD W/PPC INSCRIBED "PARIANI LS 51382"; PER FS 24041; HELD UNLESS NOTED OTHERWISE
- ⊞ FOUND 5/8" IRON ROD W/ALC INSCRIBED "PARIANI LS 51382"; PER FS 24041; HELD UNLESS NOTED OTHERWISE

I HEREBY CERTIFY THAT THIS IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT.

MICHAEL S. KALINA, PLS

12/19/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

** RECEIVED **
DATE: 1/10/24 BY PB
THIS SURVEY CONSISTS OF 9 SHEET(S) MAP
PAGE(S) NARRATIVE
JACKSON COUNTY SURVEYOR

ASSESSOR'S MAP 36.1W.11, TAX LOT NUMBER 400
ASSESSOR'S MAP 36.1W.02CC, TAX LOT NUMBER 103
ASSESSOR'S MAP 36.1W.02CD, TAX LOT NUMBER 3700

JOB NAME:	EPGC PH 11-15
JOB NUMBER:	8085
DRAWN BY:	MK
CHECKED BY:	GP
DRAWING NO.:	8085 PH11-15

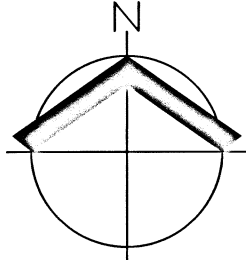
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



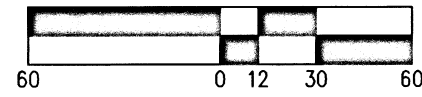
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PREPARED FOR

HOLT GROUP, INC.
PO BOX 61426
VANCOUVER, WA 98666

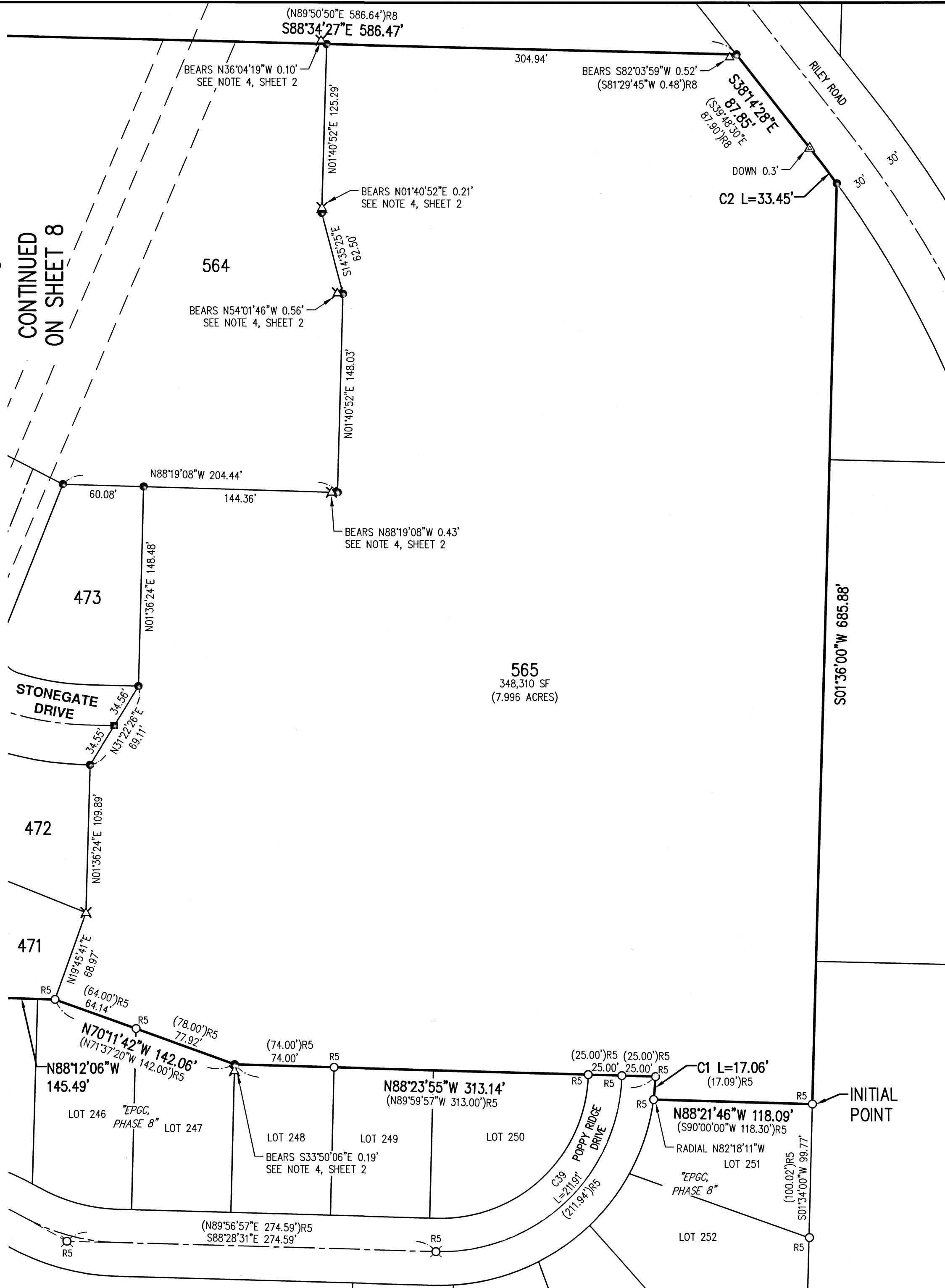


SCALE: 1" = 60 FEET



EAGLE POINT GOLF COMMUNITY, PHASES 11 AND 15

LOCATED IN THE SW 1/4 OF SECTION 2, AND IN THE NW 1/4 AND NE 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: NOVEMBER 3, 2023



ABBREVIATIONS

- W/YPC WITH A YELLOW PLASTIC CAP
- W/ALC WITH AN ALUMINUM CAP
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- JCOR JACKSON COUNTY OFFICIAL RECORDS
- FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
- SF SQUARE FEET
- EPGC EAGLE POINT GOLF COMMUNITY
- ()RX RECORD INFORMATION PER REFERENCE NUMBER AS NOTED

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LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SET
- _{RX} FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER REFERENCE AS NOTED; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD; PER FS 5030; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" IRON ROD; PER FS 6798; HELD UNLESS NOTED OTHERWISE
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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	160.00'	6°06'33"	17.06'	N04°38'32"E 17.05'
C2	788.51'	2°25'50"	33.45'	S37°01'33"E 33.45'
C39	135.00'	89°56'22"	211.91'	N46°33'17"E 190.82'

12/19/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

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