

**SURVEYOR'S CERTIFICATE**

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY, THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT, LOCATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

LOT THREE OF EAGLE POINT MEADOWS IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 38 OF PLAT RECORDS. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN VOLUME 282, PAGE 219 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. ALSO EXCEPTING THEREFROM ANY PORTION WITHIN SIENNA HILLS SUBDIVISION, PHASE 1 IN THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD. ALSO EXCEPTING THEREFROM ANY PORTION WITHIN SIENNA HILLS SUBDIVISION, PHASE 4, IN THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 24, 2015, IN VOLUME 41, PAGE 16, PLAT RECORDS. ALSO EXCEPTING THEREFROM ANY PORTION WITHIN SIENNA HILLS SUBDIVISION, PHASE 4A, A REPLAT OF LOT 131 OF SIENNA HILLS SUBDIVISION, PHASE 4, IN THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED FEBRUARY 16, 2017 IN VOLUME 43, PAGE 04, PLAT RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

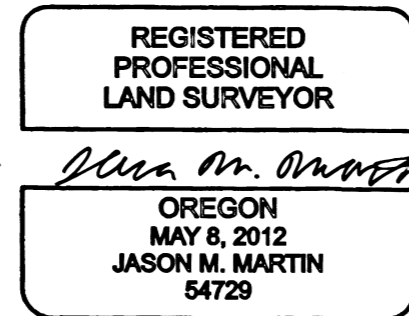
BEGINNING AT THE SOUTHWEST CORNER OF SIENNA HILLS, PHASE 6B SUBDIVISION, RECORDED IN VOLUME 6, PAGE 6 OF PLAT RECORDS IN THE JACKSON COUNTY, OREGON CLERKS OFFICE; THENCE SOUTH 89°54'14" EAST (RECORD SOUTH 89°53'52" EAST), 268.24 FEET (RECORD 268.27 FEET) TO THE NORTHWEST CORNER OF SIENNA HILLS, PHASE 1 SUBDIVISION, RECORDED IN VOLUME 33, PAGE 79 OF SAID PLAT RECORDS; THENCE SOUTH 00°12'13" WEST, ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION, 196.48 FEET TO A POINT OF CURVATURE ALONG THE SOUTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT, THE FOLLOWING COURSES AND DISTANCES, 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 90°01'27" (CHORD BEARING SOUTH 44°48'31" EAST, 28.29 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 89°49'14" EAST, 73.00 FEET TO A POINT OF CURVATURE; THENCE 31.41 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 89°58'33" (CHORD BEARING NORTH 45°11'29" EAST, 28.28 FEET) TO THE WEST RIGHT OF WAY LINE OF NORTH DE ANJOU AVENUE AND A POINT OF NON-TANGENCY; THENCE SOUTH 00°12'13" WEST, ALONG SAID LINE, 100.67 FEET TO A NON-TANGENT CURVE ALONG THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT, THE FOLLOWING COURSES AND DISTANCES, 31.45 FEET ALONG THE ARC OF A 20.00 RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 90°06'27" (CHORD BEARING NORTH 44°51'01" WEST, 28.31 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89°54'14" WEST, 73.00 FEET TO A POINT OF CURVATURE; THENCE 31.19 FEET (RECORD 31.38 FEET) ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 89°53'33" (CHORD BEARING SOUTH 45°25'36" WEST, 28.12 FEET (RECORD 28.26 FEET)) TO THE WEST BOUNDARY LINE OF SAID LOT AND A POINT OF TANGENCY; THENCE SOUTH 00°12'13" WEST, ALONG SAID LINE, 90.13 FEET TO THE SOUTHWEST CORNER OF SAID SIENNA HILLS, PHASE 1 SUBDIVISION AND THE NORTH BOUNDARY LINE OF INSTRUMENT NUMBER 2021-028637; THENCE NORTH 89°52'36" WEST, ALONG SAID LINE, 268.23 FEET (RECORD 268.30 FEET) TO THE EAST RIGHT OF WAY LINE OF CRATER LAKE HIGHWAY (OREGON STATE HIGHWAY 62); THENCE NORTH 00°12'27" EAST (RECORD NORTH 00°12'28" EAST), ALONG SAID LINE, 387.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.55 ACRES MORE OR LESS.

*Jason M. Martin*  
JASON M. MARTIN, P.L.S. 54729

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Jason M. Martin*  
JASON M. MARTIN, P.L.S. 54729



RENEWS: 1/1/2025

**PARTITION PLAT NO. P-05-2024**

LOCATED WITHIN  
LOT 3 OF EAGLE POINT MEADOWS

IN THE  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 1 WEST  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR

**SNYDER CREEK DEVELOPMENT LLC**  
13540 TABLE ROCK ROAD  
CENTRAL POINT, OREGON 97502

**EASEMENTS OF RECORD**

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7169-4110294, EFFECTIVE DATE: 8:00 A.M. ON DECEMBER 19, 2023)

- 1) THESE PREMISES ARE SITUATED IN THE EAGLE POINT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2) RIGHT TO USE, CLEAN AND MAINTAIN ANY AND ALL DITCHES AND CANALS, RESERVED BY EAGLE POINT IRRIGATION DEED TO CLARENCE J. GREB ET UX, RECORDED MAY 09, 1942, AS VOLUME 236, PAGE 126
- 3) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 16, 1947 AS VOLUME 282, PAGE 219 STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, IN DEED FROM CLARENCE J. GREEN ET UX IN FAVOR OF: A RELOCATION OF ALL IRRIGATION DITCHES AND SUCH DRAINAGE DITCHES AND STRUCTURES AS MAY BE NECESSARY TO THE PROPER CONSTRUCTION AND MAINTENANCE OF THE HIGHWAY. (SPECIFIC LOCATION NOT GIVEN, NOT SHOWN)
- 4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JANUARY 29, 1993, AS DOCUMENT NO. 93-02965 PACIFICORP, A CORPORATION, DBA PACIFIC POWER AND LIGHT. ITS SUCCESSORS AND ASSIGNS. IN FAVOR OF: RIGHT OF WAY (SPECIFIC LOCATION NOT GIVEN, NOT SHOWN)
- 5) TEMPORARY PUBLIC TURN AROUND AND EASEMENT AND TEMPORARY SLOPE EASEMENT, INCLUDING TERMS AND PROVISIONS THEROF. RECORDED: JANUARY 31, 2020, AS DOCUMENT NO. 2020-003447 (AS SHOWN)

**SURVEY NARRATIVE**

PURPOSE:  
TO SURVEY AND MONUMENT A TWO PARCEL PARTITION WITHIN INSTRUMENT NUMBER 2017-029268 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE:  
THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LIECA CS15 DATA COLLECTOR.

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH DE ANJOU AVENUE, AS DEFINED BY FOUND CENTERLINE MONUMENTS FROM CRYSTAL VIEW ESTATES, PHASE 1, RECORDED IN VOLUME 29, PAGE 6 OF PLAT RECORDS OF JACKSON COUNTY, OREGON CLERKS OFFICE (S.N. 17672) AND SIENNA HILLS, PHASE 1, RECORDED IN VOLUME 33, PAGE 79 OF SAID RECORDS (S.N. 21805).

THE WEST BOUNDARY LINE WAS DETERMINED BY HOLDING FOUND MONUMENTS FROM FILED SURVEY NUMBER 19925 AND SIENNA HILLS, PHASE 6B, RECORDED IN VOLUME 46, PAGE 6 OF SAID RECORDS (S.N. 23054) AND BEING THE EAST RIGHT OF WAY LINE OF CRATER LAKE HIGHWAY (OREGON STATE HIGHWAY 62). THE NORTH BOUNDARY LINE WAS HELD AS DETERMINED BY SAID SIENNA HILLS, PHASE 6B (S.N. 23054). THE REMAINING BOUNDARY LINES WERE HELD AS DETERMINED ON SAID SIENNA HILLS, PHASE 1 (S.N. 19862).

**APPROVALS**

APPROVED THIS 6 DAY OF March, 2024

*Scott Fein*  
COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 12 DAY OF MARCH, 2024

*Lynn DeLoe as deputy*  
Tax Collector  
*[Signature]*  
JACKSON COUNTY ASSESSOR OR DEPUTY  
BY + FOR

EXAMINED AND APPROVED BY THE CITY ADMINISTRATOR/PLANNING DIRECTOR OF THE CITY OF EAGLE POINT, JACKSON COUNTY, OREGON. DATED THIS 6<sup>th</sup> DAY OF March, 2024.

*[Signature]* 3/6/24  
CITY ADMINISTRATOR/PLANNING DIRECTOR

STATE OF OREGON )  
COUNTY OF JACKSON )

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 12<sup>th</sup> DAY OF MARCH, 2024 AT 9:14 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-05-2024, JACKSON COUNTY RECORDS.

*Christine D. Walker*  
JACKSON COUNTY CLERK  
*Heather Simpson*  
JACKSON COUNTY DEPUTY CLERK

**DECLARATIONS**

KNOW ALL PERSONS BY THESE PRESENTS, SNYDER CREEK DEVELOPMENT LLC, IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY HAVE CAUSED THE SAME TO BE ADJUSTED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP AND DO HEREBY DEDICATE A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE EAST PROPERTY LINE OF PARCEL 2, AS SHOWN.

*Travis Snyder*  
TRAVIS SNYDER, PRESIDENT  
SNYDER CREEK DEVELOPMENT, LLC

STATE OF OREGON )  
COUNTY OF JACKSON )

BEFORE ME PERSONALLY APPEARED TRAVIS SNYDER, PRESIDENT OF SNYDER CREEK DEVELOPMENT, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT HAVE EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH. DATED THIS 6<sup>th</sup> DAY OF MARCH, 2024.

*Karen Lynn Saunders* NOTARY PUBLIC - OREGON (PRINT NAME)  
*Karen Saunders* NOTARY PUBLIC - OREGON (SIGNATURE)  
COMMISSION NO. 1031657  
MY COMMISSION EXPIRES 12/12/2026

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
230 EAST MAIN STREET  
ROGUE RIVER, OR 97537  
(541) 855-4280

Date: January 2, 2024  
Project No. 0056-22

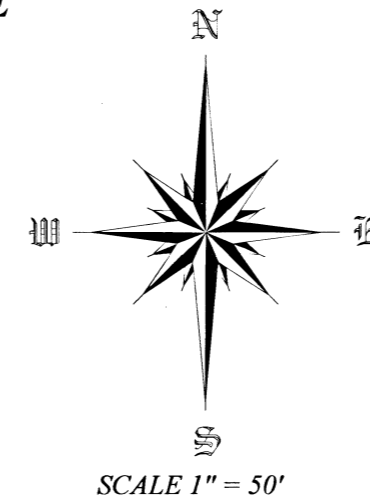
# PARTITION PLAT NO. P-05-2024

LOCATED WITHIN  
 LOT 3 OF EAGLE POINT MEADOWS  
 IN THE  
 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER  
 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 1 WEST  
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR  
**SNYDER CREEK DEVELOPMENT LLC**  
 13540 TABLE ROCK ROAD  
 CENTRAL POINT, OREGON 97502

## LEGEND

- FOUND 1-1/2" ALUMINUM CAP, AS NOTED.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "KAISER, RLS 803", PER SURVEY NUMBER 17275, AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "HOFFBUHR AND ASSOC. INC.", PER SIENNA HILLS, PHASE 1 (S.N. 19862), AS NOTED
- ⊗ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, STAMPED "HARDEY ENG. & ASSOC.", PER SURVEY NUMBER 19925, AS NOTED
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "B. KAISER, PLS 52923", PER SIENNA HILLS, PHASE 5 (S.N. 21952), AS NOTED
- △ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, STAMPED "B. KAISER, PLS 52923", PER SIENNA HILLS, PHASE 6B (S.N. 23054), AS NOTED
- ✱ CALCULATED POSITION, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "TO THE POINT L.S"
- ( ) RECORD SURVEY DATA PER S.N. 19862
- [ ] RECORD SURVEY DATA PER S.N. 19925
- { } RECORD SURVEY DATA PER S.N. 23054
- PUE PUBLIC UTILITIES EASEMENT
- R & M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- INST. NO. INSTRUMENT NUMBER
- SUBJECT PROPERTY
- DEED LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- WOOD FENCE, WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED
- BARBED WIRE FENCE, WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED
- EASEMENT LINE



**\*\* FILED \*\***  
 Date 3/12/24 By PM  
 This survey consists of  
2 sheet(s) Map  
1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Jason M. Martin*  
 JASON M. MARTIN, P.L.S. 54729

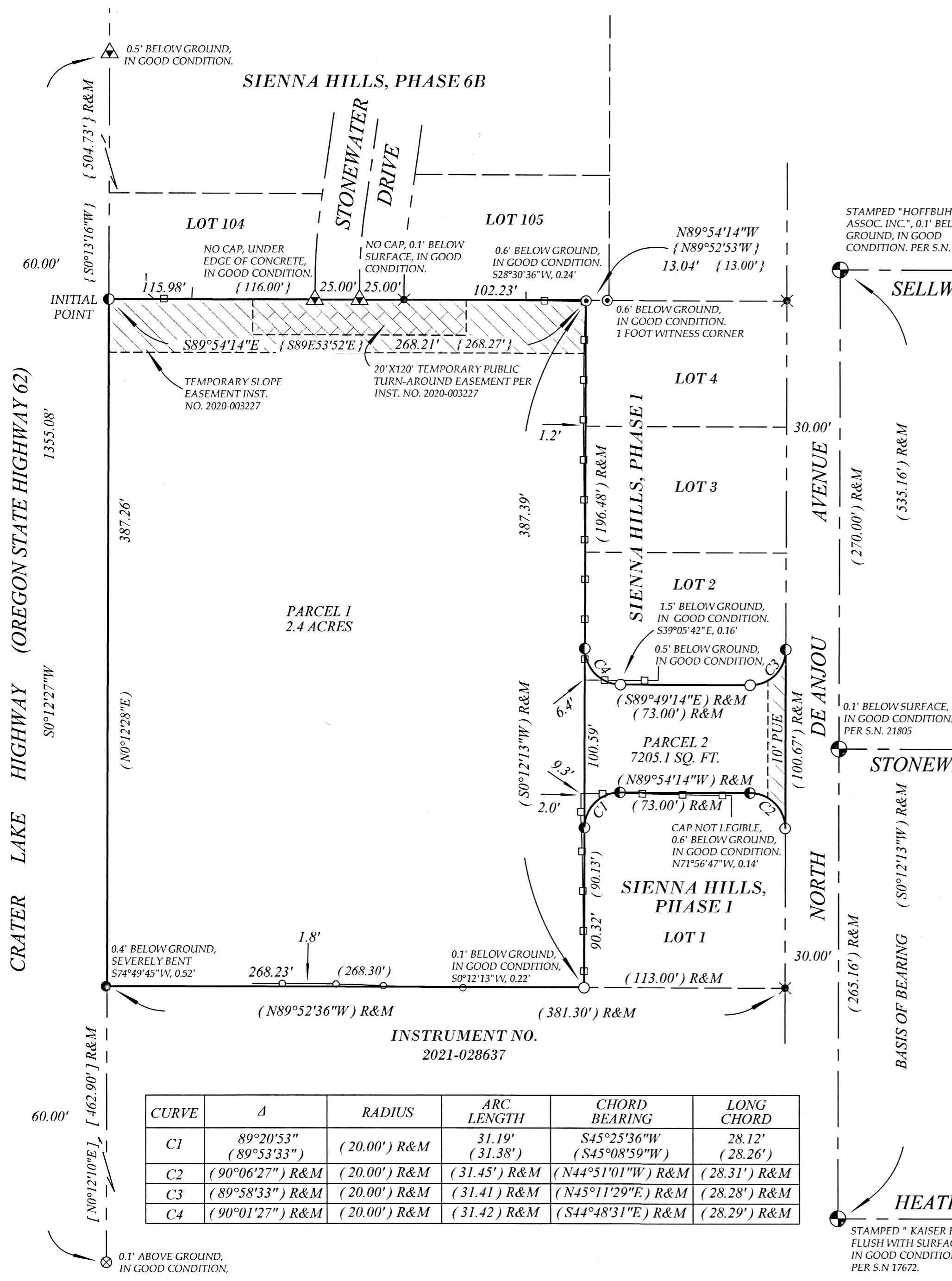
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 MAY 8, 2012  
 JASON M. MARTIN  
 54729

RENEWS: 1/1/2025

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
 230 EAST MAIN STREET  
 ROGUE RIVER, OR 97537  
 (541) 855-4280

Date: January 2, 2024  
 Project No. 0056-23



CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	89°20'53" (89°53'33")	(20.00') R&M	31.19' (31.38')	S45°25'36"W (S45°08'59"W)	28.12' (28.26')
C2	(90°06'27") R&M	(20.00') R&M	(31.45') R&M	(N44°51'01"W) R&M	(28.31') R&M
C3	(89°58'33") R&M	(20.00') R&M	(31.41') R&M	(N45°11'29"E) R&M	(28.28') R&M
C4	(90°01'27") R&M	(20.00') R&M	(31.42') R&M	(S44°48'31"E) R&M	(28.29') R&M

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE IS THE CENTERLINE OF NORTH DE ANJOU AVENUE, AS DEFINED BY FOUND CENTERLINE MONUMENTS FROM CRYSTAL VIEW ESTATES, PHASE 1 (S.N. 17672) AND SIENNA HILLS, PHASE 1 (S.N. 21805)

**TO THE POINT LAND SURVEYING**