

***** APPROVALS *****

THE TALONS OF EAGLE POINT, PHASE 1

***** RECORDER'S CERTIFICATE *****

FILE NO. PA-23-11:SUB EXAMINED AND APPROVED by the Eagle Point Planning Department.

A P.U.D. Subdivision of Parcel 3 per Partition Plat No. P-08-2023 & located in the N.E. 1/4 of Section 10, T.36S., R.1W., W.M. City of Eagle Point Jackson County, Oregon (Planning File No. PA-23-11:SUB)

Filed for record this 23rd day of April, 2024, at 9:00 o'clock A.M., and recorded in Volume 50 of Plats at Page 06 of the Records of Jackson County, Oregon and Document No. 2024-7799, ORJCO.

Attest: Mike Upston, Planning Director

Christine D. Walker County Clerk, Sonya S. Morgan Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of April 16, 2024

SURVEY FOR:

SURVEY BY:

SKYCREST DEVELOPMENT, LLC 218 CAMBRIDGE TERRACE EAGLE POINT, OR 97524

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET WWW.FRIARANDASSOCIATES.COM

Covenants, Conditions and Restrictions recorded as Doc. # 2024-007797, ORJCO.

Scott Fein, Jackson County Surveyor

EXAMINED AND APPROVED this 15 day of APRIL, 2024

DATE:

FEBRUARY 5, 2024

***** SURVEYOR'S CERTIFICATE *****

I, James E. Hibbs, a registered land surveyor of the State of Oregon, hereby certify that I have correctly surveyed and marked, with proper monuments as provided by law, the tract of land shown hereon, said plat being an accurate representation of the same, and that the following is an accurate description of the exterior boundary lines:

Parcel 3 per Partition Plat No. P-08-2023, in the City of Eagle Point, Jackson County, Oregon, according to the official plat thereof, recorded March 15, 2023 in Volume 34, Page 8 of "Record of Partition Plats" and filed in the Office of the Jackson County Surveyor as No. 23839.

Bret Marshall, Public Works Director

EXAMINED AND APPROVED as required by ORS 92.100 (d) as of April 15, 2024

Chad Hollister, Jackson County Assesment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 17th, 2024

Ryan Deke as deputy, Jackson County Taxation

***** DECLARATION *****

Know all men by these presents that THE TALONS OF EP VC, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheet 2 and (1) do hereby dedicate to the public under the jurisdiction of the City of Eagle Point the Right of Way Dedication (RWD) and Public Utility Easements (PUE) and (2) do hereby grant to the City of Eagle Point the Easement for Public Sidewalk (SWE) and (3) do hereby designate said Subdivision as THE TALONS OF EAGLE POINT, PHASE 1.

TIM WYATT, Member of Skycrest Capital, LLC Manager of The Talons of EP VC, LLC

STATE OF OREGON) County of Jackson)

Personally appeared the above named Tim Wyatt and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Skycrest Capital, LLC, a Georgia limited liability company as Manager of The Talons of EP VC, LLC, an Oregon limited liability company.

Dated this 15th day of April, 2024

Kelley L. Amone, Notary Public - Oregon

Commission No. 1008652

My Commission Expires Feb. 18, 2025

Table with 6 columns: NUM, BEARING, DISTANCE, NUM, BEARING, DISTANCE. Contains 34 rows of survey data points (L1-L34).

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of the lots of THE TALONS OF EAGLE POINT, PHASE 1 being a subdivision of Parcel 3 per PP# P-08-2023 and tentatively approved under City of Eagle Point Planning File PA-23-11:SUB.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made ties to monuments of record as shown on Sheet 2 and were held in their found position to control the exterior of the subject tract. Computed the position of the interior lot corners and set monuments as shown on Sheet 2. Reference monuments were set in the curb on the prolongation of lot lines or at right angles to lot lines.

EASEMENTS PER TICOR TITLE PRRS 470324088458 DATED FEBRUARY 1, 2024

- 2. REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF ROGUE VALLEY SEWER SERVICES.
3. REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE EAGLE POINT IRRIGATION DISTRICT.
4. EASEMENT FOR PIPELINE PER V.249, P.551, JCDR. DOES NOT LIE WITHIN SUBJECT PROPERTY.
5. BENEFICIAL EASEMENT FOR A WATER SYSTEM AND UTILITY LINES TO SERVE THE GOLF COURSE AND RELATED PROPERTY PER DOC. 94-24135, ORJCO, NON SPECIFIC LOCATION GIVEN.
6. EASEMENT FOR WATER LINE PER DOC. 95-28280, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY.
7. COVENANT RUNNING WITH THE LAND FOR TRANSFER OF WATER RIGHTS WITHIN OR OUT OF LITTLE BUTTE IRRIGATION CANAL AREA PER DOC. 96-09123, ORJCO. BLANKET.
8. EASEMENT FOR PRIVATE STORM DRAIN (PSDE) PER DOC. 2006-033201, ORJCO. TERMINATED BY DOC. 2013-020258, ORJCO. ASSIGNMENT OF EXCLUSIVE EASEMENT PER DOC. 2021-017180, ORJCO. SHOWN.
9. ACCESS & UTILITY EASEMENT (AUE) PER DOC. 2021-017182, ORJCO. SHOWN
10. EASEMENT SET FORTH ON PARTITION PLAT NO. P-08-2023. SHOWN.
11. IRRIGATION PIPELINE EASEMENT (IPLE) PER DOC. 2023-005112 & 2023-006947, ORJCO. SHOWN.
12. IRRIGATION PIPELINE EASEMENT (IPLE) PER DOC. 2023-005112 & 2023-006947, ORJCO. SHOWN.
15. EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 2023-017158, ORJCO. SHOWN.

***** AFFIDAVIT OF CONSENT *****

FROM CONSTRUCTION LOAN SERVICES II, LLC RECORDED AS DOC. #2024-007796, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs, PLS2234

APPROVED BY MAJORITY FOR RECORDING.

County Commissioner/Administrator

4/23/2024 DATE

FILED 4/23/24 By PB This Survey Consists Of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY FOR:
SKYCREST DEVELOPMENT, LLC
218 CAMBRIDGE TERRACE
EAGLE POINT, OR 97524

THE TALONS OF EAGLE POINT, PHASE 1

A P.U.D. Subdivision of Parcel 3 per Partition Plat No. P-08-2023 & located in the N.E. 1/4 of Section 10, T.36S., R.1W., W.M. City of Eagle Point Jackson County, Oregon (Planning File No. PA-23-11:SUB)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PARIANI PLS51382 PER FS23839.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- △ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 2.5" MAG NAIL IN BOULDER.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4.5" MAG SPIKE IN AC.
- ▲ = SET 1" BERNSTEIN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.

DATE:
FEBRUARY 5, 2024

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

LEGEND:

- C1/L1 = SEE COURSE DATA TABLE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- PP# = PARTITION PLAT NO.
- IPL = IRRIGATION PIPE LINE EASEMENT PER DOC. 2023-005112, ORJCO.
- JCDR = JACKSON COUNTY DEED RECORDS.
- PSDE = PRIVATE STORM DRAIN EASEMENT PER DOC. 2021-017180, ORJCO.
- AUE = ACCESS & UTILITY EASEMENT PER DOC. 2021-017182 & 2023-006947, ORJCO.
- SSE = C/L SANITARY SEWER EASEMENT PER DOC. 2023-017158, ORJCO. (15' WIDE)
- #RM = ### FOOT REFERENCE MONUMENT.
- #WC = ### FOOT WITNESS CORNER MONUMENT.
- () = RECORD DATA PER PP# P-08-2023 (FS23839).
- RM1 = REFERENCE MONUMENT S34°42'01"W 0.75 FROM PC.
- RM2 = REFERENCE MONUMENT N12°23'14"W 0.50 FROM PC.
- PC = POINT OF CURVE.
- SWE = EASEMENT FOR PUBLIC SIDEWALK PER THIS PLAT.
- RWD = RIGHT OF WAY DEDICATION PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

SURVEY NO. 14873 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

SEE EASEMENT LIST ON SHEET 1.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	24°43'57"	18.99	44.00	S67°39'58"E 18.85
C2	21°54'09"	10.32	27.00	S66°15'04"E 10.26
C3	22°12'08"	24.80	64.00	S44°11'55"E 24.65
C4	21°05'13"	9.94	27.00	S88°09'22"W 9.88
C5	52°38'52"	211.34	230.00	S63°42'56"E 203.98

SEE ADDITIONAL COURSE DATA TABLE ON SHEET 1.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-25

FILED
Date 4/23/24 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

24120
18L/2