

PREPARED FOR

EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660

QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

DATE: DECEMBER 8, 2023

EXCEPTIONS AND EASEMENTS

PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-4047355, DATED DECEMBER 14, 2023.
ALL EASEMENTS ARE SHOWN HEREON, EXCEPT FOR THOSE WHOSE SPECIFIC LOCATION IS NOT GIVEN.

- 1. PROPERTY TAXES IN AN UNDETERMINED AMOUNT FOR THE FISCAL YEAR OF 2023 - 2024.
2. CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF EAGLE POINT.
3. REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AN IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE CITY OF EAGLE POINT IRRIGATION DISTRICT.
4. LEVIES AND ASSESSMENTS OF THE FRYER DISTRICT IMPROVEMENT COMPANY.
5. AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 260, PAGE 484, AND RE-RECORDED AS VOLUME 390, PAGE 131 (SPECIFIC LOCATION NOT GIVEN).
6. AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES IN FAVOR OF THE PACIFIC POWER & LIGHT COMPANY PER DOCUMENT NUMBER 89-23319 (SPECIFIC LOCATION NOT GIVEN).
7. EASEMENTS FOR ACCESS AS SHOWN ON MINOR LAND PARTITION NUMBER 11463, RECORDED AS VOLUME 8, PAGE 97, AND ON PARTITION PLAT P-58-1995, AS SHOWN HEREON.
8. AN EASEMENT FOR PIPE LINE IN FAVOR OF THE CITY OF MEDFORD PER VOLUME 335, PAGE 454, AS SHOWN HEREON.
9. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES, IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY, PER VOLUME 390, PAGES 130 AND 131 (SPECIFIC LOCATION NOT GIVEN).
10. AN EASEMENT FOR UNDERGROUND ELECTRIC POWER DISTRIBUTION LINES IN FAVOR OF PACIFICORP PER DOCUMENT NUMBER 98-01236, AS SHOWN HEREON.
11. AN EASEMENT FOR IRRIGATION AND STORM DRAIN PURPOSES IN FAVOR OF C.A. GALPIN PER DOCUMENT NUMBER 2013-12636, RE-RECORDED AS DOCUMENT NUMBER 2013-14190, AND AMENDED BY DOCUMENT NUMBERS 2013-018033, 2021-017183, AND 2023-005110, AS SHOWN HEREON.
12. AN EASEMENT FOR IRRIGATION AND STORM DRAIN PURPOSES IN FAVOR OF EPPL REAL ESTATE, LLC, PER DOCUMENT NUMBER 2021-017183, AND AMENDED BY DOCUMENT NUMBER 2023-005110, AS SHOWN HEREON.
13. AN EASEMENT FOR WATER, POWER, AND TELEPHONE LINES, AND RIGHTS IN CONNECTION THEREWITH, AS SHOWN ON PARTITION NUMBER P-58-1998, IN FAVOR OF THE CITY OF MEDFORD, PER VOLUME 160, PAGE 28, AS SHOWN HEREON.
14. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES, IN FAVOR OF PACIFICORP, PER DOCUMENT NUMBER 89-23319 (SPECIFIC LOCATION NOT GIVEN).
15. AN AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, BETWEEN ALLAN MURRAY AND THE CITY OF EAGLE POINT PER DOCUMENT NUMBER 98-40836, AND RE-RECORDED AS DOCUMENT NUMBER 98-43306.
16. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS IMPOSED BY INSTRUMENT RECORDED OCTOBER 31, 1997 AS DOCUMENT NUMBER 97-41051, RECORDED DECEMBER 12, 1997 AS DOCUMENT NUMBER 97-46532. SAID DOCUMENTS WERE MODIFIED AND/OR AMENDED BY DOCUMENT NUMBER 2010-18321 RECORDED ON JUNE 11, 2010.
17. THE SUBJECT PROPERTY BENEFITS FROM THE RESERVATION FOR 3 SERVICE CONNECTIONS 3/4-INCHES IN SIZE TO WATER MAIN AS RIGHTS SET FORTH IN DEED RECORDED APRIL 17, 1961 AS VOLUME 5050, PAGE 436. NO SPECIFIC LOCATION IS GIVEN FOR THESE SERVICE CONNECTIONS. EASEMENT IS NOT SHOWN ON THIS PLAT.
18. THE SUBJECT PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 95-20209, RECORDED ON JULY 25, 1995.
19. THE 1.00 FOOT STREET PLUG SHOWN AT THE SOUTHWEST END OF QUAIL RUN ON THE PLAT OF "EAGLE POINT GOLF COMMUNITY PHASE 2", IS HEREBY RELEASED WITH THE RECORDING OF THIS PLAT.
20. AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, BETWEEN AMBLEGREEN, LLC AND EAGLE POINT IRRIGATION DISTRICT PER DOCUMENT NUMBER 01-03011 RECORDED ON JANUARY 25, 2001.
21. A LANDSCAPE AND MAINTENANCE EASEMENT AS RECORDED IN DOCUMENT NUMBER 2022-030737 RECORDED ON APRIL 16, 2021.

APPROVALS

EXAMINED AND APPROVED BY THE CITY OF EAGLE POINT PLANNING DIRECTOR THIS 14th DAY OF April, 2024

EXAMINED AND APPROVED THIS 23 DAY OF April, 2024

EXAMINED AND APPROVED THIS 6 DAY OF March, 2024 IN ACCORDANCE WITH O.R.S. 92.100.

EXAMINED AND RECOMMEND FOR APPROVAL BY ROGUE VALLEY SEWER SERVICES THIS 15th DAY OF April, 2024

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100, THIS 25 DAY OF April, 2024

By and for ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF THIS 25th DAY OF April, 2024

TAX COLLECTOR

RECORDER

FILE FOR RECORD THIS 25th DAY OF April, 2024 AT 2:28 O'CLOCK P.M. AND RECORDED IN VOLUME 50, PAGE 08 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

COUNTY CLERK

APPROVED FOR RECORDING 4/25/24 DATE COUNTY COMMISSIONER/ADMINISTRATOR

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT EP HDP, LLC, A DELAWARE 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, STREETS, AND OPEN SPACES AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92.

DECLARANT DOES HEREBY DECLARE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR QUAIL RUN SUBDIVISION RECORDED IN DOCUMENT NUMBER 2024-008059, JACKSON COUNTY OFFICIAL RECORDS.

DECLARANT DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND PUBLIC UTILITY EASEMENTS (PUE), THE PUBLIC SIDEWALK EASEMENTS (SWE), THE PUBLIC STORM DRAINAGE EASEMENTS (SDE), THE PUBLIC PEDESTRIAN ACCESS EASEMENTS (PAE), AND THE PUBLIC SANITARY SEWER EASEMENT (SSE).

DECLARANT DOES HEREBY GRANT A PRIVATE WATERLINE EASEMENT (PWLE) FOR THE BENEFIT AND USE OF LOTS 4 AND 5 AS SHOWN.

DECLARANT DOES HEREBY GRANT A MONUMENT SIGN EASEMENT (MSE) TO THE EAGLE POINT GOLF COURSE COMMUNITY ASSOCIATION AS SHOWN.

DECLARANT DOES HEREBY GRANT A MAINTENANCE AND ACCESS EASEMENT (MAE) TO THE CITY OF EAGLE POINT AND TO LOT 67 AS SHOWN.

DECLARANT DOES HEREBY GRANT A PRIVATE SANITARY SEWER EASEMENT (PSSE) TO THE BENEFIT OF LOTS 1-4 AND 43 AS NOTED AND SHOWN HEREIN.

DECLARANT DOES HEREBY GRANT AN OPEN SPACE EASEMENT (OSE) TO THE BENEFIT OF THE EAGLE POINT GOLF COURSE COMMUNITY ASSOCIATION AS SHOWN.

DECLARANT DOES HEREBY GRANT A PRIVATE STORM DRAINAGE EASEMENT (PSDE) TO THE BENEFIT OF LOTS 2-5, 29-30, 32-36, AND 44, AS NOTED AND SHOWN HEREIN.

DECLARANT DOES HEREBY CREATE LOT 66 AS A PRIVATE OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION.

DECLARANT DOES HEREBY CREATE LOT 67 FOR A STORMWATER FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF EAGLE POINT.

DECLARANT DOES HEREBY CREATE LOT 69 FOR A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION.

DECLARANT DOES HEREBY CREATE LOT 68 AS A PRIVATE DRIVE (MAPLE LANE) TO BENEFIT LOTS 4 AND 5, AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION, AND IS SUBJECT TO A PUBLIC UTILITY EASEMENT, A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT, A PUBLIC PEDESTRIAN ACCESS EASEMENT, AND A PUBLIC SANITARY SEWER EASEMENT OVER ITS ENTIRETY.

DECLARANT DOES HEREBY CREATE LOTS 70 AND 71 AS PRIVATE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION, AND SAID LOTS ARE SUBJECT TO A PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT AND A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER THEIR ENTIRETIES.

DECLARANT DOES HEREBY DESIGNATE SAID SUBDIVISION AS "QUAIL RUN".

BY: EP HDP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Clark)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF February, 2024 BY Michael S. Kalina, AUTHORIZED SIGNER OF EP HDP, LLC A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE

LYNNE E. GRAY (PRINTED NAME)
NOTARY PUBLIC OF WA (STATE)

COMMISSION NO. 206878

MY COMMISSION EXPIRES 04/18/2027

SHEET INDEX

- SHEET 1 APPROVALS, DECLARATION, ACKNOWLEDGEMENT, POST MONUMENTATION NOTE, PLAT NOTES, EXCEPTIONS AND EASEMENTS
SHEET 2 PLAT BOUNDARY, SURVEYOR'S NARRATIVE, SURVEYOR'S CERTIFICATE, LEGEND, CURVE TABLE
SHEET 3 LOTS 1-8, 42-43, 66-67, AND A PORTION OF LOT 68, LEGEND, CURVE TABLE
SHEET 4 LOTS 44-46, 54-63, 68-69, AND A PORTION OF LOT 64, LEGEND, CURVE TABLE
SHEET 5 LOT 64, LEGEND, CURVE TABLE
SHEET 6 LOT 65, LEGEND, CURVE TABLE
SHEET 7 LOTS 17-33, 47-53, AND 70, LEGEND, CURVE TABLE
SHEET 8 LOTS 9-16, 34-41, AND A PORTION OF LOT 68, LEGEND, CURVE TABLE
SHEET 9 DETAILS
SHEET 10 DETAILS

POST MONUMENTATION

I, MICHAEL S. KALINA, HEREBY CERTIFY THAT THE DEFERRED MONUMENTS SHOWN HEREON WILL BE SET ON OR BEFORE December 31, 2024.

N/A SURVEYOR

ALL MONUMENTS ARE NOW SET, ON THIS DAY OF 2024. SEE DOCUMENT NO. (CS) OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

COUNTY SURVEYOR

** RECEIVED **
DATE: 4/25/24 BY SS
THIS SURVEY CONSISTS OF
10 SHEET(S) MAP
0 PAGE(S) NARRATIVE
JACKSON COUNTY SURVEYOR

ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11B0
TAX LOT NUMBERS 100, 200, 800, AND 1000

2/22/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

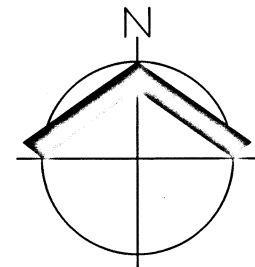
Table with 2 columns: Job Information (Job Name: QUAIL RUN, Job Number: 8085, Drawn By: EN/MK, Checked By: MK, Drawing No.: 8085PLAT) and Client/Company Information (AKS ENGINEERING & FORESTRY, LLC, 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062, 503.563.6151, WWW.AKS-ENG.COM, ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE)

PREPARED FOR

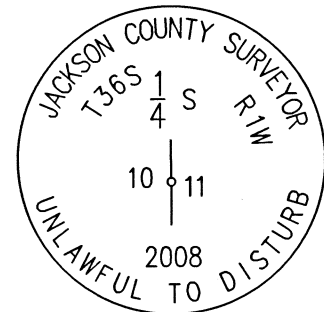
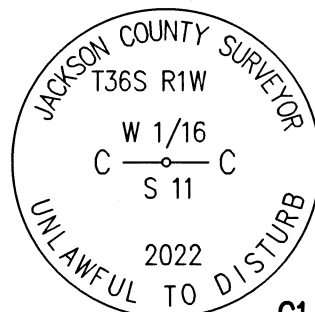
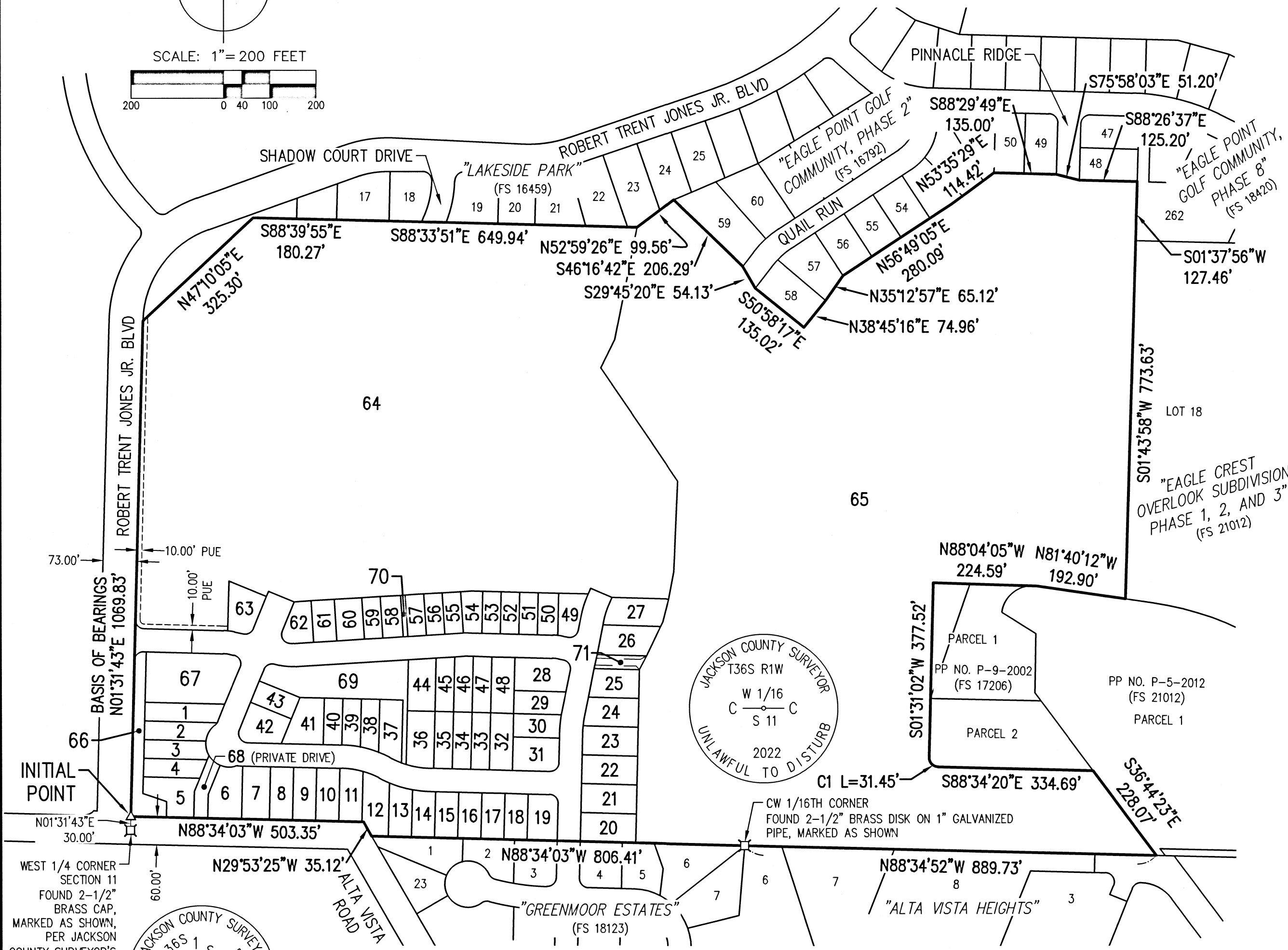
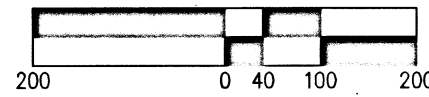
EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660

QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



SCALE: 1" = 200 FEET



LEGEND

- △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
- ⊠ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER JACKSON COUNTY SURVEY RECORDS
- FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00'	90°05'22"	31.45'	S43°31'39"E 28.31'

** RECEIVED **
DATE: 4/25/24 BY SS
THIS SURVEY CONSISTS OF
10 SHEET(S) MAP
φ PAGE(S) NARRATIVE
JACKSON COUNTY
SURVEYOR

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

SURVEYOR'S NARRATIVE

TO COMPLY WITH ORS 209.250
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE AND MONUMENT PARCELS 1 AND 2 OF PARTITION PLAT NUMBER P-11-2013, PARCELS 2 AND 3 OF PARTITION PLAT NUMBER P-58-1998, AND THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NUMBER 2022-005902, JACKSON COUNTY OFFICIAL RECORDS, INTO LOTS, ROADS, AND EASEMENTS AS SHOWN HEREON, AS APPROVED IN TENTATIVE PLAT PER CITY OF EAGLE POINT RESOLUTION NO. 2023-01, TENTATIVE SUBDIVISION PLAN APPROVAL ASSOCIATED WITH PLANNING APPLICATION NO. 22-11-SUB.

THE BASIS OF BEARINGS (N01°31'43"E) ALONG THE EAST RIGHT-OF-WAY LINE OF ROBERT TRENT JONES JR. BOULEVARD AND THE BOUNDARY RESOLUTION ARE PER FILED SURVEY NUMBER 23855. I HELD ALL BEARINGS AND MONUMENTS PER SAID SURVEY.

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 "QUAIL RUN", SITUATED IN THE NORTHWEST 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", AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. P-11-2013, FILED AS SURVEY NUMBER 21268, AND BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT TRENT JONES JR. BOULEVARD (36.50 FEET FROM CENTERLINE) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALTA VISTA ROAD (30.00 FEET FROM CENTERLINE), SAID INITIAL POINT BEARS NORTH 01°31'43" EAST 30.00 FEET FROM A 2-1/2-INCH BRASS CAP LOCATED AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 11; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROBERT TRENT JONES JR. BOULEVARD, NORTH 01°31'43" EAST 1069.83 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 47°10'05" EAST 325.30 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359"; THENCE SOUTH 88°39'55" EAST 180.27 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" AT THE SOUTHWEST CORNER OF "LAKESIDE PARK", FILED AS SURVEY NUMBER 16459; THENCE ALONG THE SOUTHERLY LINE OF SAID "LAKESIDE PARK", SOUTH 88°33'51" EAST 649.94 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" AT AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 52°59'26" EAST 99.56 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" AT THE MOST WESTERLY CORNER OF "EAGLE POINT GOLF COMMUNITY, PHASE 2", FILED AS SURVEY NUMBER 16792; THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID "EAGLE POINT GOLF COMMUNITY, PHASE 2" ON THE FOLLOWING COURSES: SOUTH 46°16'42" EAST 206.29 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359"; THENCE SOUTH 29°45'20" EAST 54.13 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE SOUTH 50°58'17" EAST 135.02 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP WHICH IS ILLEGIBLE; THENCE NORTH 38°45'16" EAST 74.96 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP WHICH IS ILLEGIBLE; THENCE NORTH 35°12'57" EAST 65.12 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359"; THENCE NORTH 56°49'05" EAST 280.09 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."; THENCE NORTH 53°35'29" EAST 114.42 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359"; THENCE SOUTH 88°29'49" EAST 135.00 FEET; THENCE SOUTH 75°58'03" EAST 51.20 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359"; THENCE SOUTH 88°26'37" EAST 125.20 FEET TO THE WESTERLY LINE OF "EAGLE POINT GOLF COMMUNITY, PHASE 8", FILED AS SURVEY NUMBER 18420, FROM WHICH A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." BEARS SOUTH 01°37'56" WEST 5.00 FEET; THENCE ALONG SAID WESTERLY LINE, SOUTH 01°37'56" WEST 127.46 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." AT THE NORTHWEST CORNER OF LOT 18 OF "EAGLE CREST OVERLOOK SUBDIVISION PHASE 1, 2, AND 3", FILED AS SURVEY NUMBER 22377; THENCE ALONG THE WESTERLY LINE OF SAID LOT 18, SOUTH 01°43'58" WEST 773.63 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "LJ FRIAR & ASSOC." ON THE NORTHERLY LINE OF PARCEL 1 OF PARTITION PLAT NO. P-5-2012, FILED AS SURVEY NUMBER 21012; THENCE ALONG SAID NORTHERLY LINE, NORTH 81°40'12" WEST 192.90 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "D.W. EDWARDS PLS 741" AT THE NORTHEAST CORNER OF PARTITION PLAT NUMBER P-9-2002; THENCE ALONG THE NORTHERLY LINE OF SAID PARTITION PLAT, NORTH 88°04'05" WEST 224.59 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "LJ FRIAR & ASSOC." AT THE NORTHWEST CORNER OF SAID PARTITION PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARTITION PLAT, SOUTH 01°31'02" WEST 377.52 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" AT A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°05'22", AN ARC LENGTH OF 31.45 FEET, AND A CHORD OF SOUTH 43°31'39" EAST 28.31 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" AT A POINT OF TANGENCY AND THE SOUTHERLY LINE OF SAID PARTITION PLAT; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88°34'20" EAST 334.69 FEET TO THE SOUTHWESTERLY LINE OF SAID PARTITION PLAT NO. P-5-2012, FROM WHICH A BENT 1/2-INCH IRON ROD BEARS NORTH 22°01'01" EAST 0.53 FEET; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 36°44'23" EAST 228.07 FEET TO THE NORTHERLY LINE OF "ALTA VISTA HEIGHTS", FROM WHICH A 5/8-INCH IRON ROD WITH AN ORANGE PLASTIC CAP WHICH IS ILLEGIBLE, BEARS SOUTH 17°21'11" EAST 0.71 FEET; THENCE ALONG SAID NORTHERLY LINE, NORTH 88°34'52" WEST 889.73 FEET TO A 3-INCH ALUMINUM DISK LOCATED AT THE CENTER-WEST ONE-SIXTEENTH CORNER, ALSO BEING THE NORTHEAST CORNER OF "GREENMOOR ESTATES", FILED AS SURVEY NUMBER 18123; THENCE ALONG THE NORTHERLY LINE OF SAID "GREENMOOR ESTATES", NORTH 88°34'03" WEST 806.41 FEET TO A BENT 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "KAISER PLS 803" ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALTA VISTA ROAD (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 29°53'25" WEST 35.12 FEET TO AN ANGLE POINT, FROM WHICH A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "TEMPLIN LS 2359" BEARS NORTH 29°53'25" WEST 0.25 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ALTA VISTA ROAD (30.00 FEET FROM CENTERLINE), NORTH 88°34'03" WEST 503.35 FEET TO THE INITIAL POINT. CONTAINS 60.87 ACRES, MORE OR LESS.

Michael S. Kalina
MICHAEL S. KALINA, 89558PLS

2/22/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

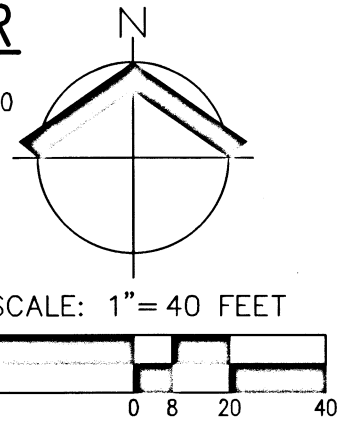
JOB NAME: QUAIL RUN
JOB NUMBER: 8085
DRAWN BY: EN/MK
CHECKED BY: MK
DRAWING NO.: 8085PLAT

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



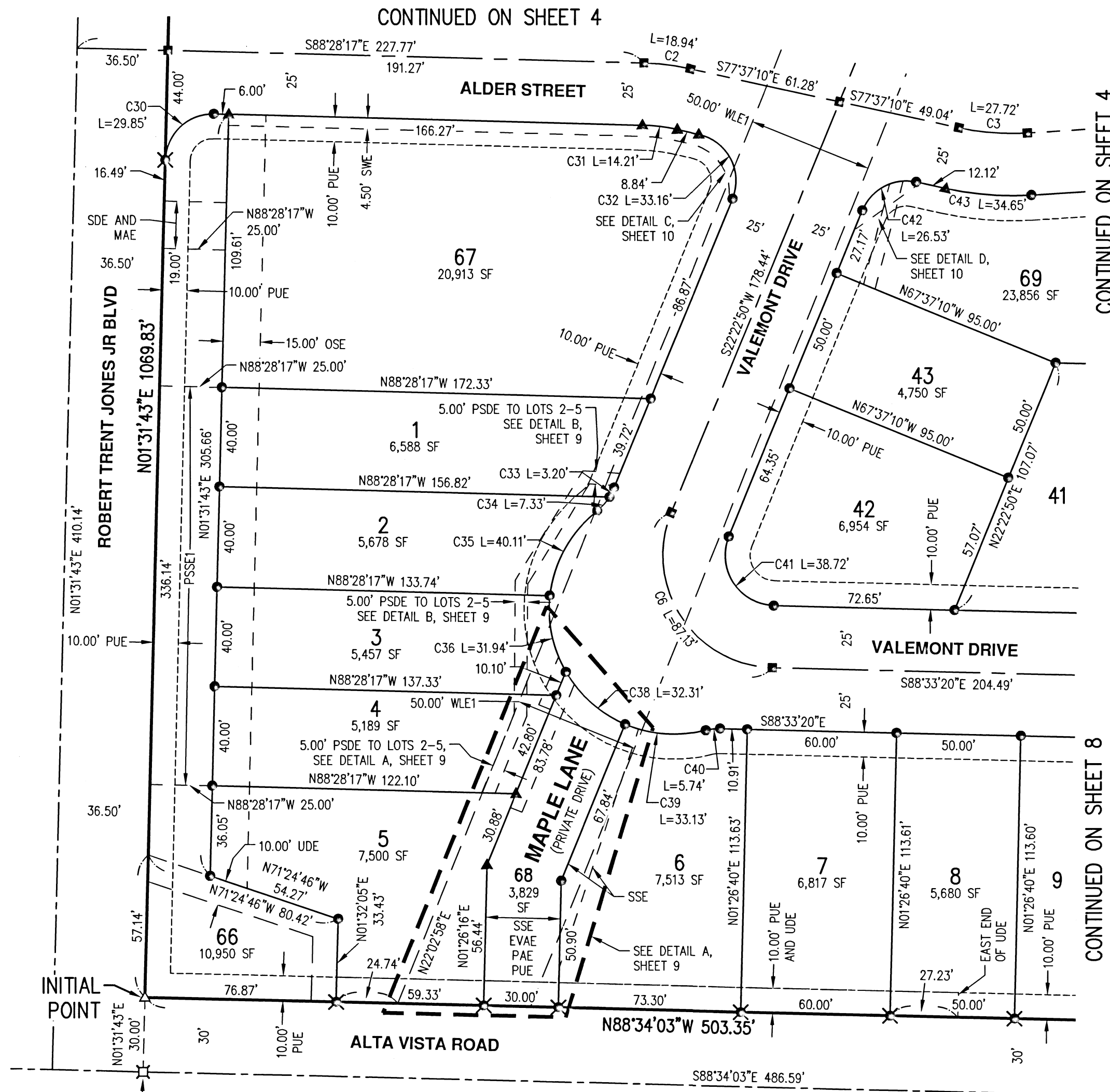
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11BD
TAX LOT NUMBERS 100, 200, 800, AND 1000



QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	100.00'	10°51'07"	18.94'	S83°02'44"E 18.91'
C3	100.00'	15°53'00"	27.72'	S85°33'40"E 27.63'
C6	45.00'	110°56'10"	87.13'	S33°05'15"E 74.14'
C13	38.00'	50°29'52"	13.88'	S11°54'19"W 13.81'
C30	19.00'	90°00'00"	29.85'	N46°31'43"E 26.87'
C31	75.00'	10°51'07"	14.21'	N83°02'44"W 14.18'
C32	19.00'	100°00'00"	33.16'	N27°37'10"W 29.11'
C34	20.00'	21°00'15"	7.33'	N42°02'38"E 7.29'
C35	50.00'	45°57'28"	40.11'	N29°34'02"E 39.04'
C36	50.00'	36°36'00"	31.94'	N11°42'42"W 31.40'
C37	50.00'	19°32'05"	6.05'	N39°46'44"W 16.96'
C38	50.00'	37°01'19"	32.31'	N48°31'21"W 31.75'
C39	50.00'	37°58'07"	33.13'	N86°01'04"W 32.53'
C40	20.00'	16°26'48"	5.74'	N83°13'16"E 5.72'
C41	20.00'	110°56'10"	38.72'	N33°05'15"W 32.95'
C42	19.00'	80°00'00"	26.53'	N62°22'50"E 24.43'
C43	125.00'	15°53'00"	34.65'	N85°33'40"W 34.54'

- LEGEND**
- ✕ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
 - DEFERRED MONUMENT SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - ▲ DEFERRED MONUMENT SET 1-1/8" BRASS DISK INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - DEFERRED CENTERLINE MONUMENT SET 5/8" X 30" IRON ROD W/ALC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
 - ⊠ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
 - JCOR JACKSON COUNTY OFFICIAL RECORDS
 - W/YPC WITH A YELLOW PLASTIC CAP
 - W/ALC WITH AN ALUMINUM CAP
 - PP NO. PARTITION PLAT NUMBER PER JACKSON COUNTY SURVEY RECORDS
 - SF SQUARE FEET
 - PUE PUBLIC UTILITY EASEMENT
 - SWE PUBLIC SIDEWALK EASEMENT
 - SSE PUBLIC SANITARY SEWER EASEMENT
 - SDE PUBLIC STORM DRAINAGE EASEMENT
 - PWLE PRIVATE WATERLINE EASEMENT TO LOTS 4 AND 5
 - WLE1 50.00' WIDE WATERLINE EASEMENT TO CITY OF MEDFORD PER VOLUME 335, PAGE 454, JCOR
 - OSE OPEN SPACE EASEMENT TO HOA
 - UDE UNDERGROUND DISTRIBUTION RIGHT-OF-WAY EASEMENT PER DOC. NO. 98-01236
 - MAE MAINTENANCE ACCESS EASEMENT TO CITY OF EAGLE POINT AND TO TRACT 'A'
 - PSSE1 PRIVATE SANITARY SEWER EASEMENT TO BENEFIT LOTS 1-4
 - PSDE PRIVATE STORM DRAINAGE EASEMENT
 - HOA EAGLE POINT ESTATES HOMEOWNERS ASSOCIATION

WEST 1/4 CORNER SECTION 11
FOUND 2-1/2" BRASS CAP, PER JACKSON COUNTY SURVEYOR'S FIFTH RE-ESTABLISHMENT

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DATE: 4/25/24 BY CS
THIS SURVEY CONSISTS OF 10 SHEET(S) MAP
PAGE(S) NARRATIVE
JACKSON COUNTY SURVEYOR

2/22/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
M. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

JOB NAME:	QUAIL RUN
JOB NUMBER:	8085
DRAWN BY:	EN/MK
CHECKED BY:	MK
DRAWING NO.:	8085PLAT

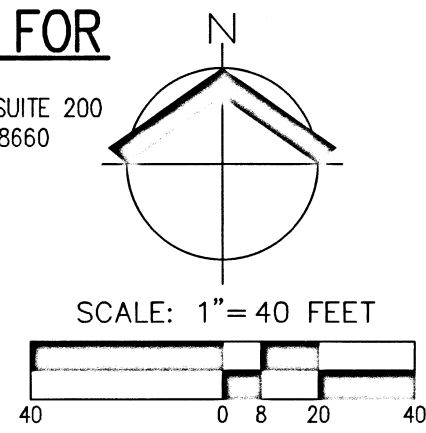
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ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11B
TAX LOT NUMBERS 100, 200, 800, AND 1000

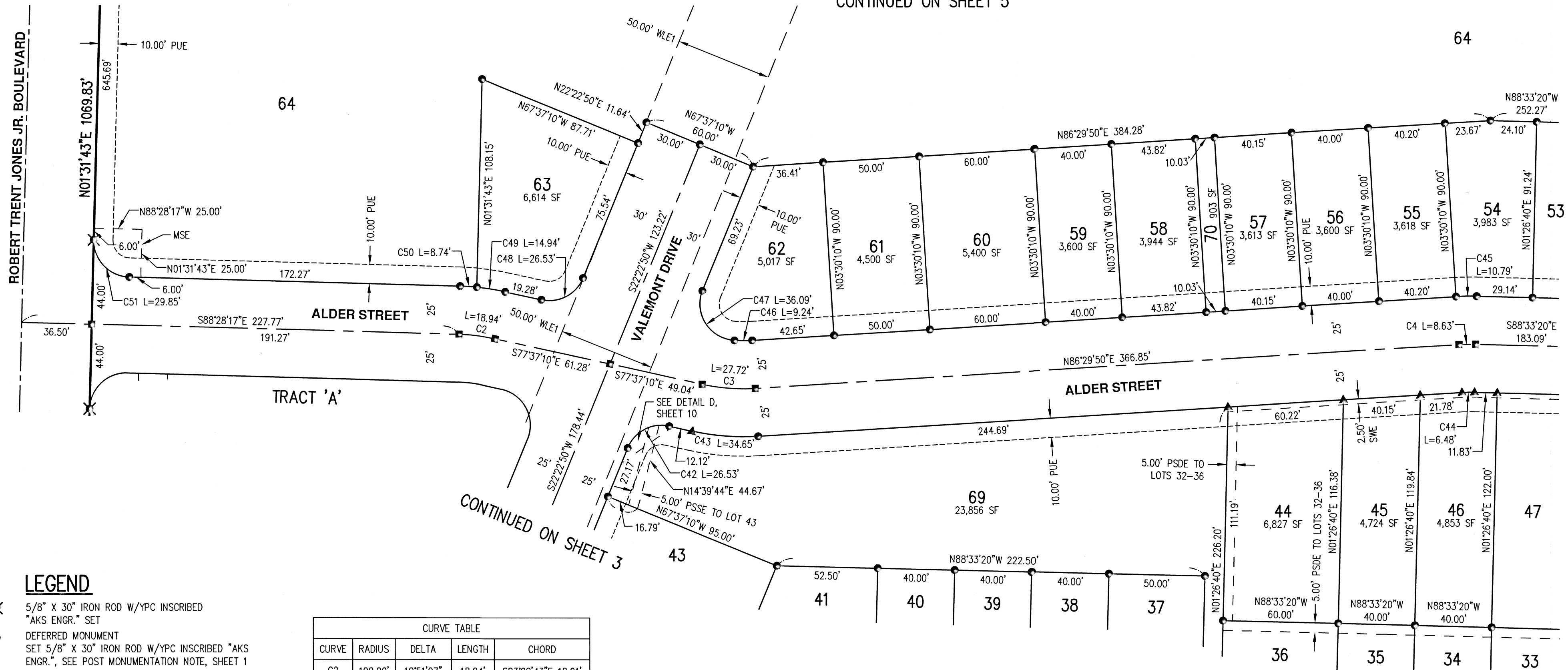
PREPARED FOR
EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660



QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
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SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023

CONTINUED ON SHEET 5



CONTINUED ON SHEET 7

LEGEND

- ⊗ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
- DEFERRED MONUMENT SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
- DEFERRED CENTERLINE MONUMENT SET 5/8" X 30" IRON ROD W/ALC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
- ▲ DEFERRED MONUMENT SET 1-1/8" BRASS DISK INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
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- W/ALC WITH AN ALUMINUM CAP
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- SWE PUBLIC SIDEWALK EASEMENT
- SDE PUBLIC STORM DRAINAGE EASEMENT
- WLE1 50.00' WIDE WATERLINE EASEMENT TO CITY OF MEDFORD PER VOLUME 335, PAGE 454, JCOR
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- MSE MONUMENT SIGN EASEMENT TO HOA

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	100.00'	10°51'07"	18.94'	S83°02'43"E 18.91'
C3	100.00'	15°53'00"	27.72'	S85°33'40"E 27.63'
C4	100.00'	4°56'49"	8.63'	N88°58'15"E 8.63'
C42	19.00'	80°00'00"	26.53'	N62°22'50"E 24.43'
C43	125.00'	15°53'00"	34.65'	N85°33'40"W 34.54'
C44	75.00'	4°56'50"	6.48'	N88°58'15"E 6.47'
C45	125.00'	4°56'50"	10.79'	N88°58'15"E 10.79'
C46	75.00'	7°03'31"	9.24'	S89°58'25"E 9.23'
C47	19.00'	108°49'29"	36.09'	S32°01'55"E 30.90'
C48	19.00'	80°00'00"	26.53'	N62°22'50"E 24.43'
C49	125.00'	6°50'53"	14.94'	N81°02'37"W 14.93'
C50	125.00'	4°00'14"	8.74'	N86°28'10"W 8.73'
C51	19.00'	90°00'00"	29.85'	N43°28'17"W 26.87'

CONTINUED ON SHEET 8

ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11B0
TAX LOT NUMBERS 100, 200, 800, AND 1000

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JACKSON COUNTY
SURVEYOR

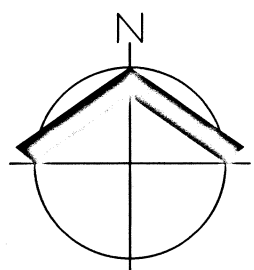
I HEREBY CERTIFY THAT THIS IS
AN EXACT DUPLICATE OF THE
ORIGINAL PLAT.
MICHAEL S. KALINA, PLS

2/22/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

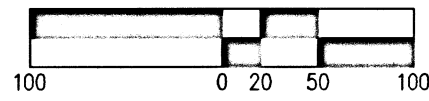
JOB NAME:	QUAIL RUN	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
JOB NUMBER:	8085	
DRAWN BY:	EN/MK	
CHECKED BY:	MK	
DRAWING NO.:	8085PLAT	

PREPARED FOR

EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660

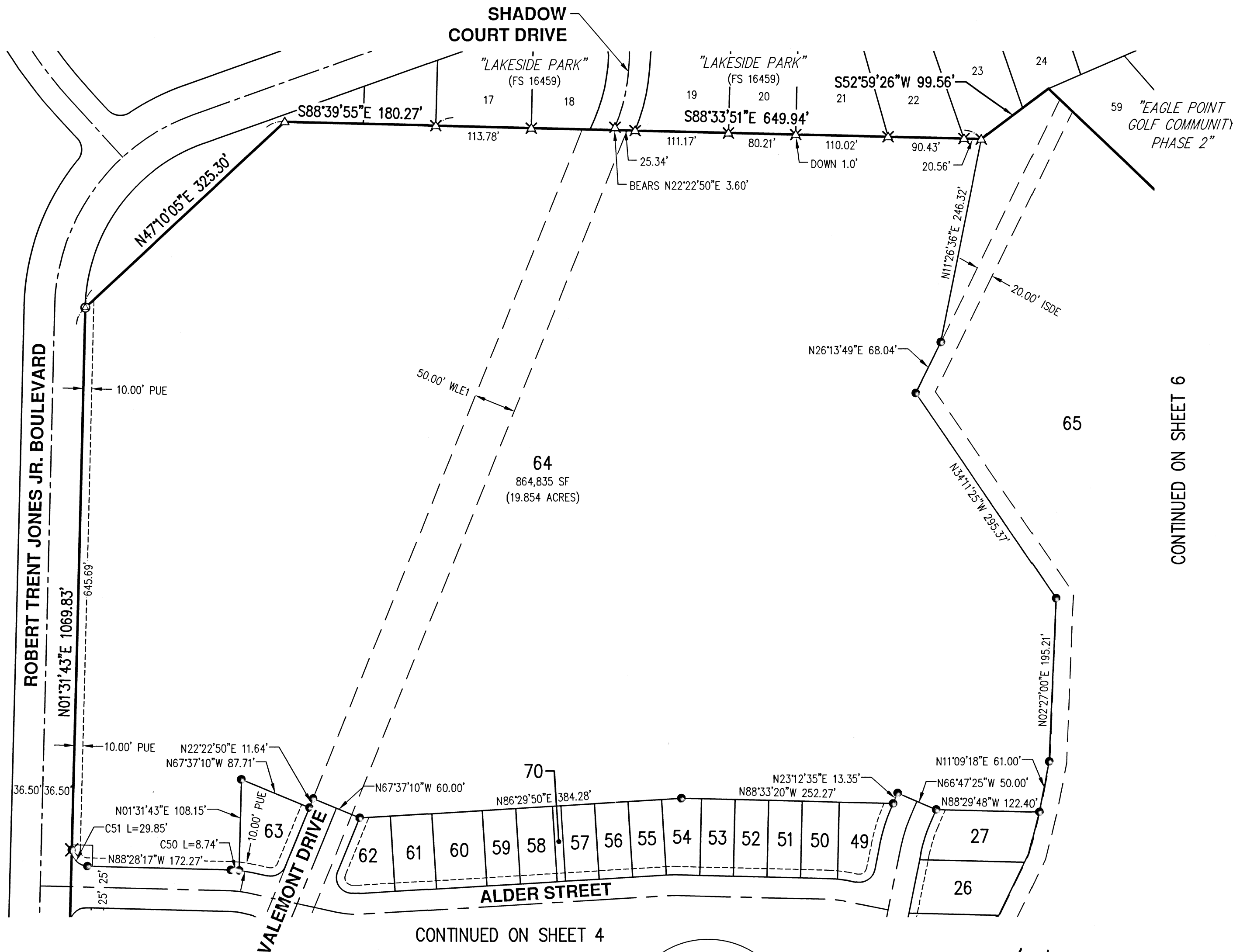


SCALE: 1" = 100 FEET



QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
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CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



LEGEND

- ✕ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
- DEFERRED MONUMENT SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."; SEE POST MONUMENTATION NOTE, SHEET 1
- ⊙ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 23855; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
- ✕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PLAT OF "LAKESIDE PARK" (FS 16459); HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER JACKSON COUNTY SURVEY RECORDS
- FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- ISDE IRRIGATION AND STORM DRAINAGE EASEMENT PER DOCUMENT NUMBER 2013-14190 AND AMENDED BY DOCUMENT NUMBER 2013-018033, BENEFITING EAGLE POINT GOLF CLUB, LLC, AND PER DOCUMENT NUMBER 2021-017183 BENEFITING EPPL REAL ESTATE, LLC
- WLE1 50.00' WIDE WATERLINE EASEMENT TO CITY OF MEDFORD PER VOLUME 335, PAGE 454, JCOR

CONTINUED ON SHEET 6

CONTINUED ON SHEET 4

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C50	125.00'	4°00'14"	8.74'	N86°28'10"W 8.73'
C51	19.00'	90°00'00"	29.85'	S43°28'17"E 26.87'

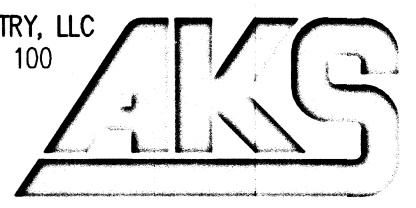
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SURVEYOR

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Michael S. Kalina
MICHAEL S. KALINA, PLS

2/22/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

JOB NAME:	QUAIL RUN
JOB NUMBER:	8085
DRAWN BY:	EN/MK
CHECKED BY:	MK
DRAWING NO.:	8085PLAT

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ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11B0
TAX LOT NUMBERS 100, 200, 800, AND 1000

PREPARED FOR

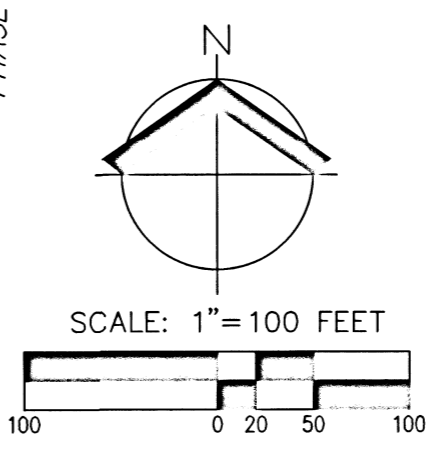
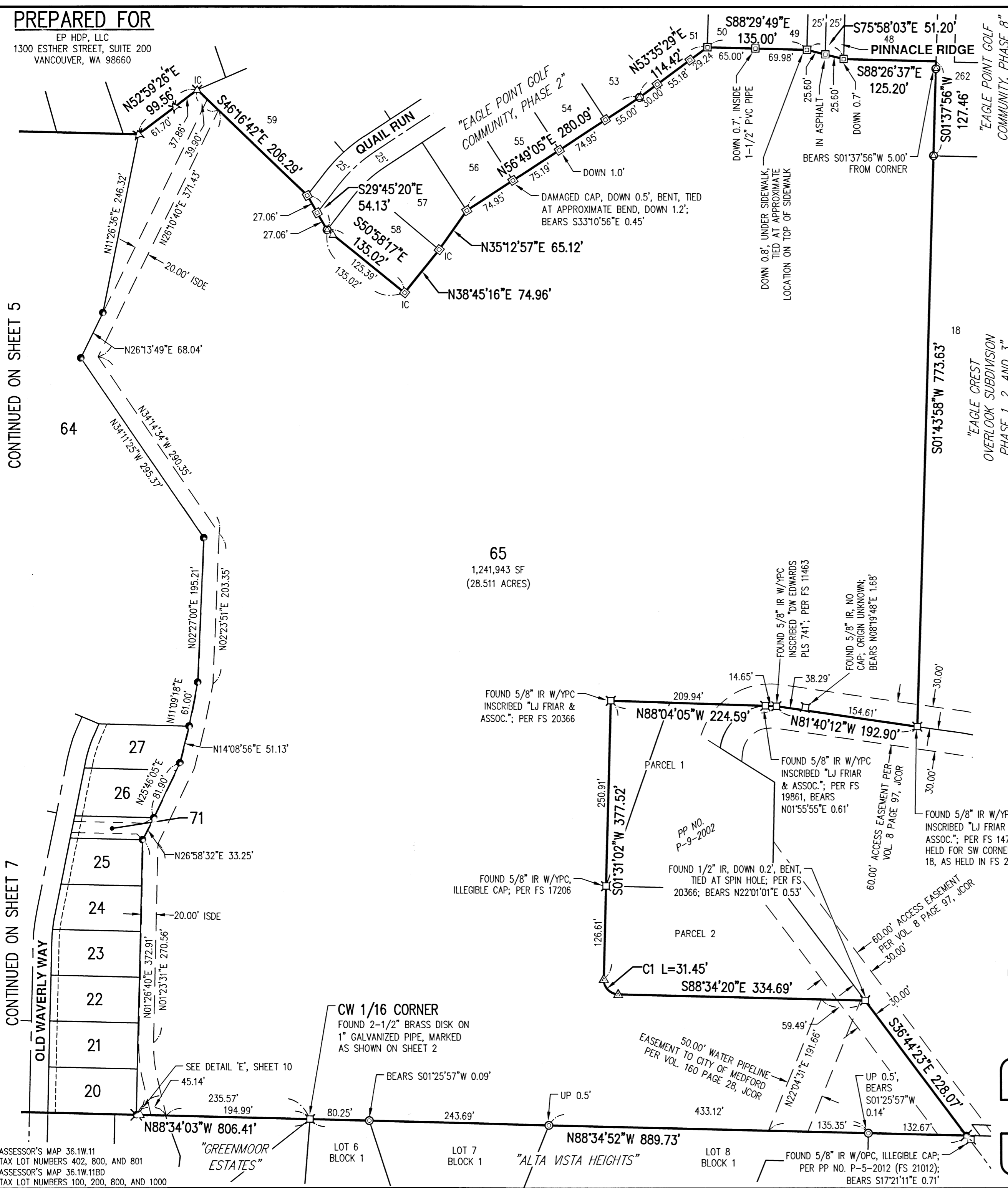
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VANCOUVER, WA 98660

QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023

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JACKSON COUNTY
SURVEYOR

- LEGEND**
- ✕ 5/8" x 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
 - DEFERRED MONUMENT
 - ⊙ SET 5/8" x 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - ⊕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER SN 23855; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/OPC INSCRIBED "KAISER PLS 803"; PER AFFIDAVIT OF DEFERRED MONUMENTS FOR THE PLAT OF GREENMOOR ESTATES SUBDIVISION (FS 18187); HELD UNLESS NOTED OTHERWISE
 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
 - ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-58-1998; HELD UNLESS NOTED OTHERWISE
 - ✕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PLAT OF "LAKESIDE PARK" (FS 16459); HELD UNLESS NOTED OTHERWISE
 - ⊙ FOUND 5/8" IRON ROD; PER PLAT OF "ALTA VISTA HEIGHTS"; HELD UNLESS NOTED OTHERWISE
 - ⊕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PLAT OF "EAGLE POINT GOLF COMMUNITY PHASE 2" (FS 16792); HELD UNLESS NOTED OTHERWISE
 - ⊕ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- JCOR JACKSON COUNTY OFFICIAL RECORDS
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER JACKSON COUNTY SURVEY RECORDS
- FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
- SF SQUARE FEET
- ISDE IRRIGATION AND STORM DRAINAGE EASEMENT PER DOCUMENT NUMBER 2013-14190 AND AMENDED BY DOCUMENT NUMBER 2013-018033, BENEFITING EAGLE POINT GOLF CLUB, LLC, AND PER DOCUMENT NUMBER 2021-017183 BENEFITING EPPL REAL ESTATE, LLC
- IC ILLEGIBLE CAP

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00'	90°05'22"	31.45'	S43°31'39"E 28.31'
C95	190.02'	29°57'42"	99.37'	S13°23'09"E 98.24'
C96	260.00'	23°14'40"	105.48'	S14°08'45"W 104.76'

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

2/22/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOB NAME: QUAIL RUN

JOB NUMBER: 8085

DRAWN BY: EN/MK

CHECKED BY: MK

DRAWING NO.: 8085PLAT

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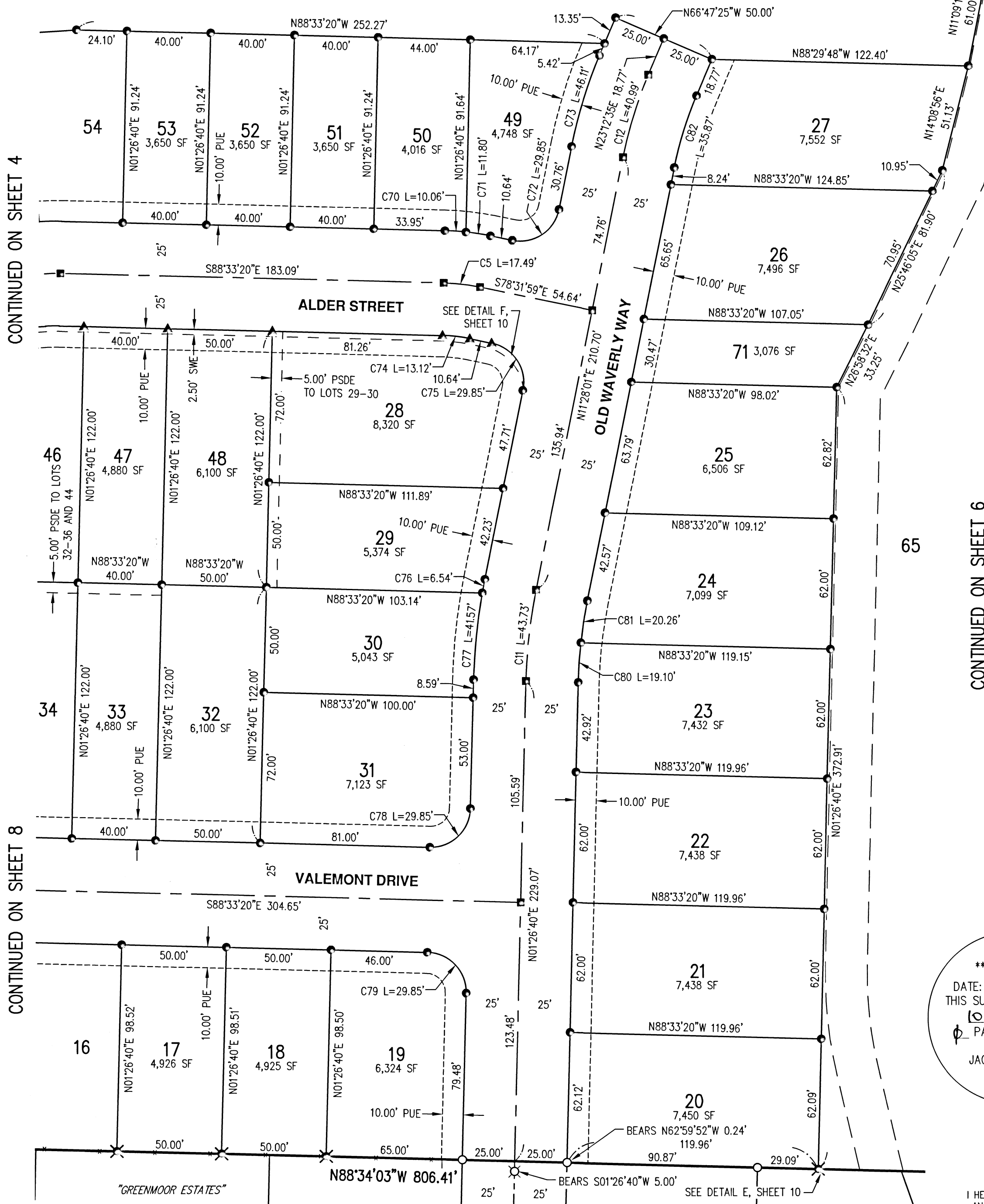
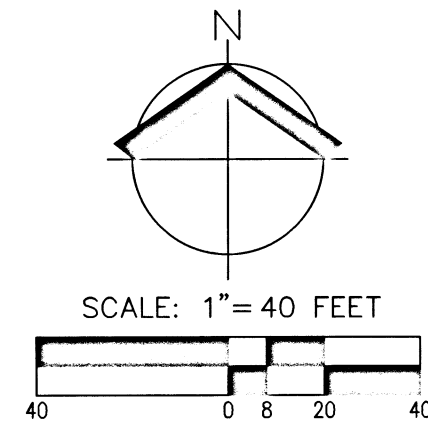
ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11BD
TAX LOT NUMBERS 100, 200, 800, AND 1000

PREPARED FOR
EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660

CONTINUED ON SHEET 5

QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



CONTINUED ON SHEET 4

CONTINUED ON SHEET 8

CONTINUED ON SHEET 6

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	100.00'	10°01'21"	17.49'	N83°32'40"W 17.47'
C11	250.00'	10°01'21"	43.73'	N06°27'20"E 43.68'
C12	200.00'	11°44'34"	40.99'	N17°20'18"E 40.92'
C70	125.00'	4°36'42"	10.06'	N86°14'59"W 10.06'
C71	125.00'	5°24'39"	11.80'	N81°14'19"W 11.80'
C72	19.00'	90°00'00"	29.85'	N56°28'01"E 26.87'
C73	225.00'	11°44'34"	46.11'	S17°20'18"W 46.03'
C74	75.00'	10°01'21"	13.12'	N83°32'40"W 13.10'
C75	19.00'	90°00'00"	29.85'	N33°31'59"W 26.87'
C76	275.00'	1°21'43"	6.54'	S10°47'10"W 6.54'
C77	275.00'	8°39'38"	41.57'	S05°46'29"W 41.53'
C78	19.00'	90°00'00"	29.85'	N46°26'40"E 26.87'
C79	19.00'	90°00'00"	29.85'	N43°33'20"W 26.87'
C80	225.00'	4°51'52"	19.07'	N03°52'22"E 19.07'
C81	225.00'	5°09'56"	20.29'	N08°53'03"E 20.28'
C82	175.00'	11°44'34"	35.87'	S17°20'18"W 35.80'

- LEGEND**
- ⊗ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
 - DEFERRED MONUMENT SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
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 - ▲ DEFERRED MONUMENT SET 1-1/8" BRASS DISK INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
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 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
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- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- W/ALC WITH AN ALUMINUM CAP
- W/OPC WITH AN ORANGE PLASTIC CAP
- W/YPC WITH A YELLOW PLASTIC CAP
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- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
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JOB NAME:	QUAIL RUN
JOB NUMBER:	8085
DRAWN BY:	EN/MK
CHECKED BY:	MK
DRAWING NO.:	8085PLAT

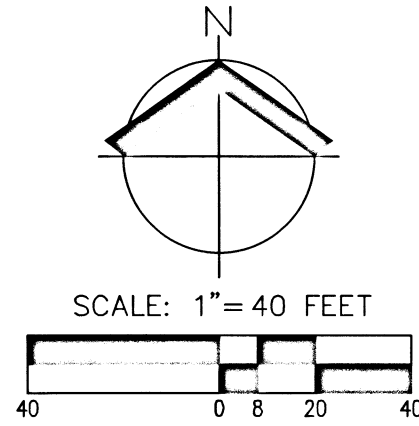
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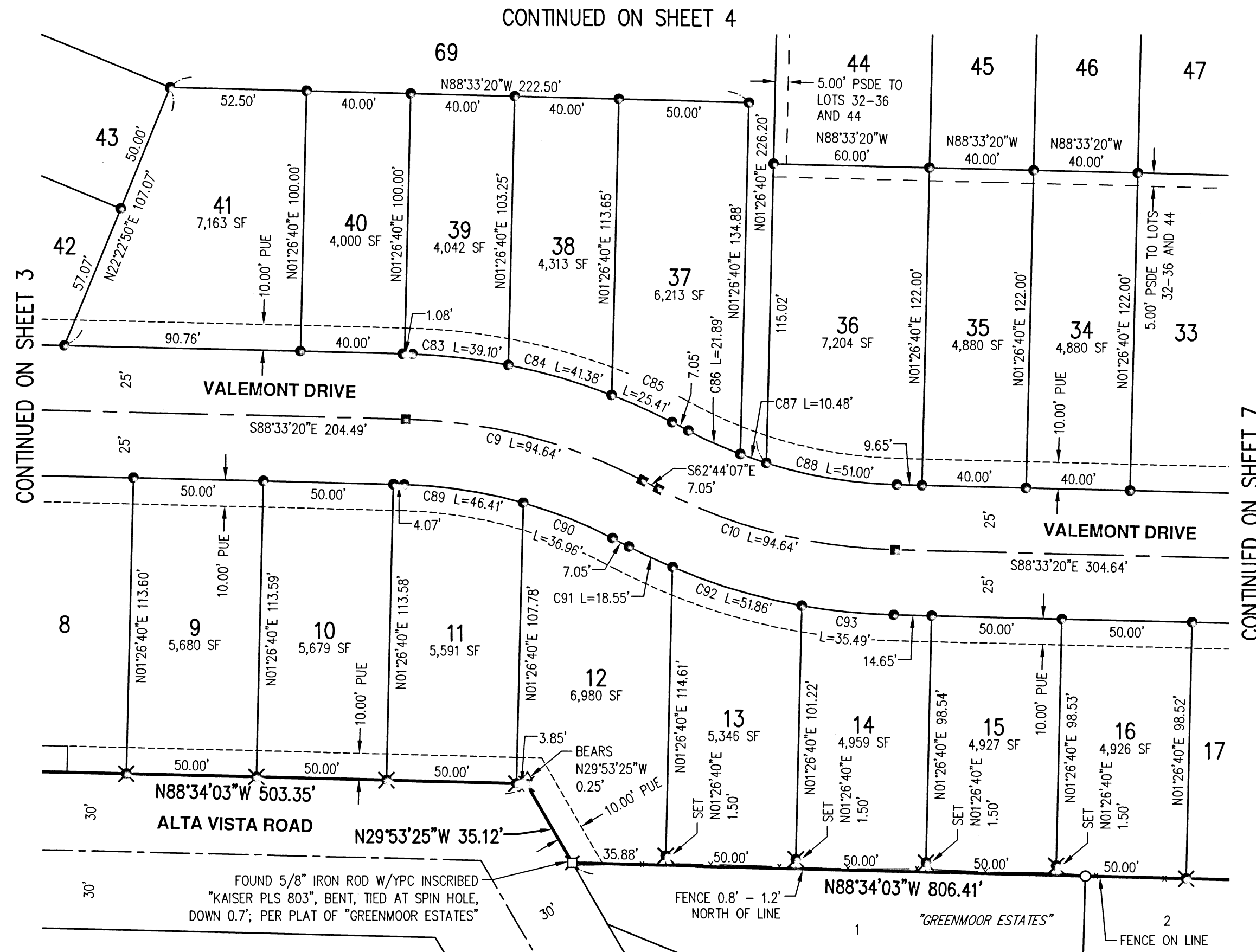
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TAX LOT NUMBERS 100, 200, 800, AND 1000

PREPARED FOR
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1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660



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CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	210.00'	25°49'13"	94.64'	N75°38'44"W 93.84'
C10	210.00'	25°49'13"	94.64'	N75°38'44"W 93.84'
C83	235.00'	9°32'02"	39.10'	S83°47'19"E 39.06'
C84	235.00'	10°05'24"	41.38'	S73°58'36"E 41.33'
C85	235.00'	6°11'47"	25.41'	N65°50'01"W 25.40'
C86	185.00'	6°46'47"	21.89'	S66°07'30"E 21.88'
C87	185.00'	3°14'47"	10.48'	S71°08'17"E 10.48'
C88	185.00'	15°47'39"	51.00'	S80°39'30"E 50.84'
C89	185.00'	14°22'30"	46.41'	N81°22'05"W 46.29'
C90	185.00'	11°26'43"	36.96'	N68°27'29"W 36.89'
C91	235.00'	4°31'23"	18.55'	S64°59'48"E 18.55'
C92	235.00'	12°38'41"	51.86'	S73°34'50"E 51.76'
C93	235.00'	8°39'09"	35.49'	S84°13'45"E 35.45'

- LEGEND**
- ✕ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET
 - DEFERRED MONUMENT SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - DEFERRED CENTERLINE MONUMENT SET 5/8" X 30" IRON ROD W/ALC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/OPC INSCRIBED "KAISER PLS 803"; PER AFFIDAVIT OF DEFERRED MONUMENTS FOR THE PLAT OF GREENMOOR ESTATES SUBDIVISION" (FS 18187); HELD UNLESS NOTED OTHERWISE
 - ⊞ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - W/YPC WITH A YELLOW PLASTIC CAP
 - W/ALC WITH AN ALUMINUM CAP
 - W/OPC WITH AN ORANGE PLASTIC CAP
 - PP NO. PARTITION PLAT NUMBER PER JACKSON COUNTY SURVEY RECORDS
 - FS FILED SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
 - SF SQUARE FEET
 - PUE PUBLIC UTILITY EASEMENT
 - PSDE PRIVATE STORM DRAINAGE EASEMENT

ASSESSOR'S MAP 36.1W.11
TAX LOT NUMBERS 402, 800, AND 801
ASSESSOR'S MAP 36.1W.11B
TAX LOT NUMBERS 100, 200, 800, AND 1000

** RECEIVED **
DATE: 4/25/24 BY SS
THIS SURVEY CONSISTS OF
10 SHEET(S) MAP
PAGE(S) NARRATIVE
JACKSON COUNTY
SURVEYOR

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

2/22/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

JOB NAME:	QUAIL RUN
JOB NUMBER:	8085
DRAWN BY:	EN/MK
CHECKED BY:	MK
DRAWING NO.:	8085PLAT

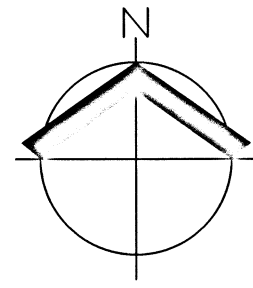
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



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PREPARED FOR

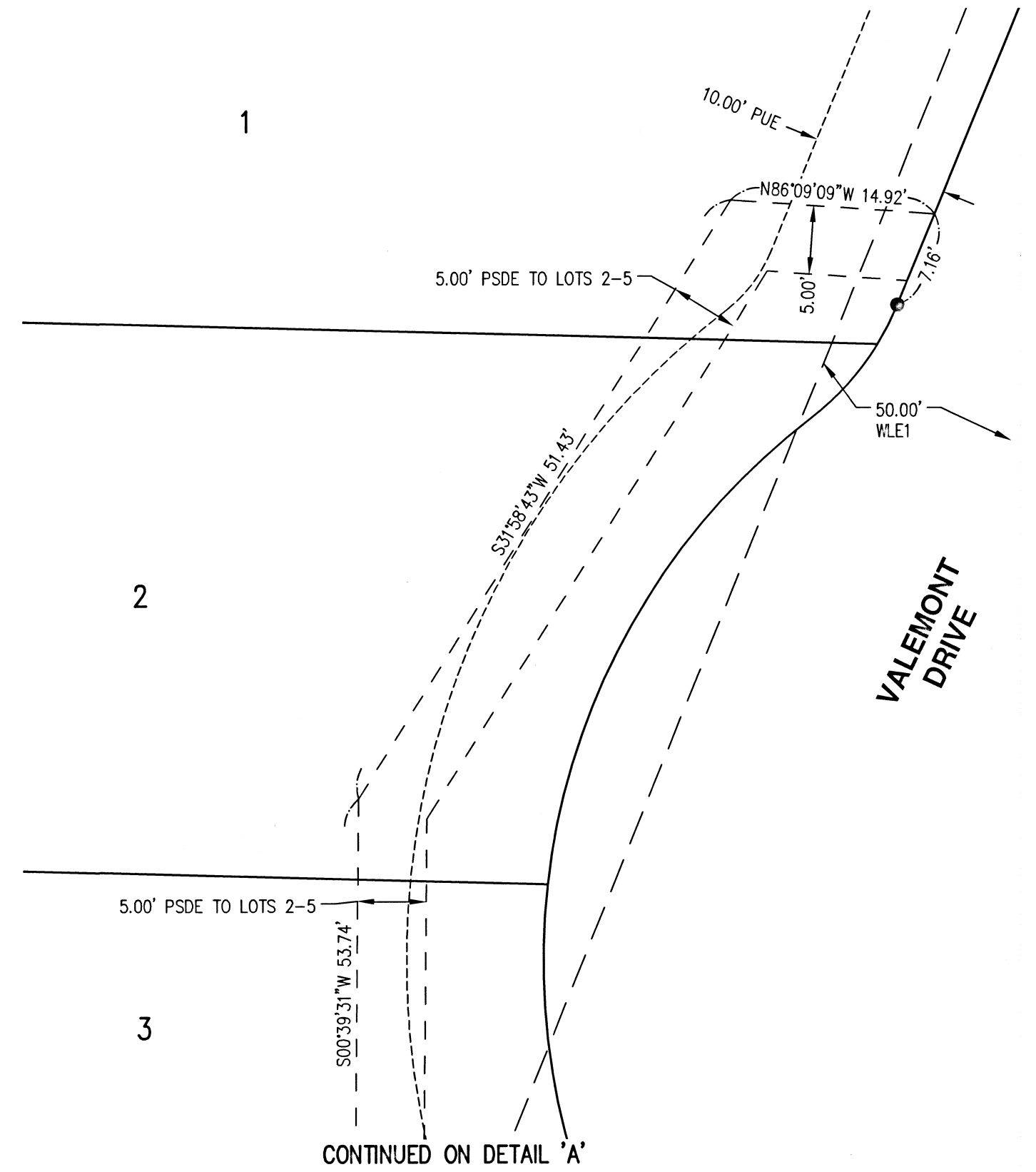
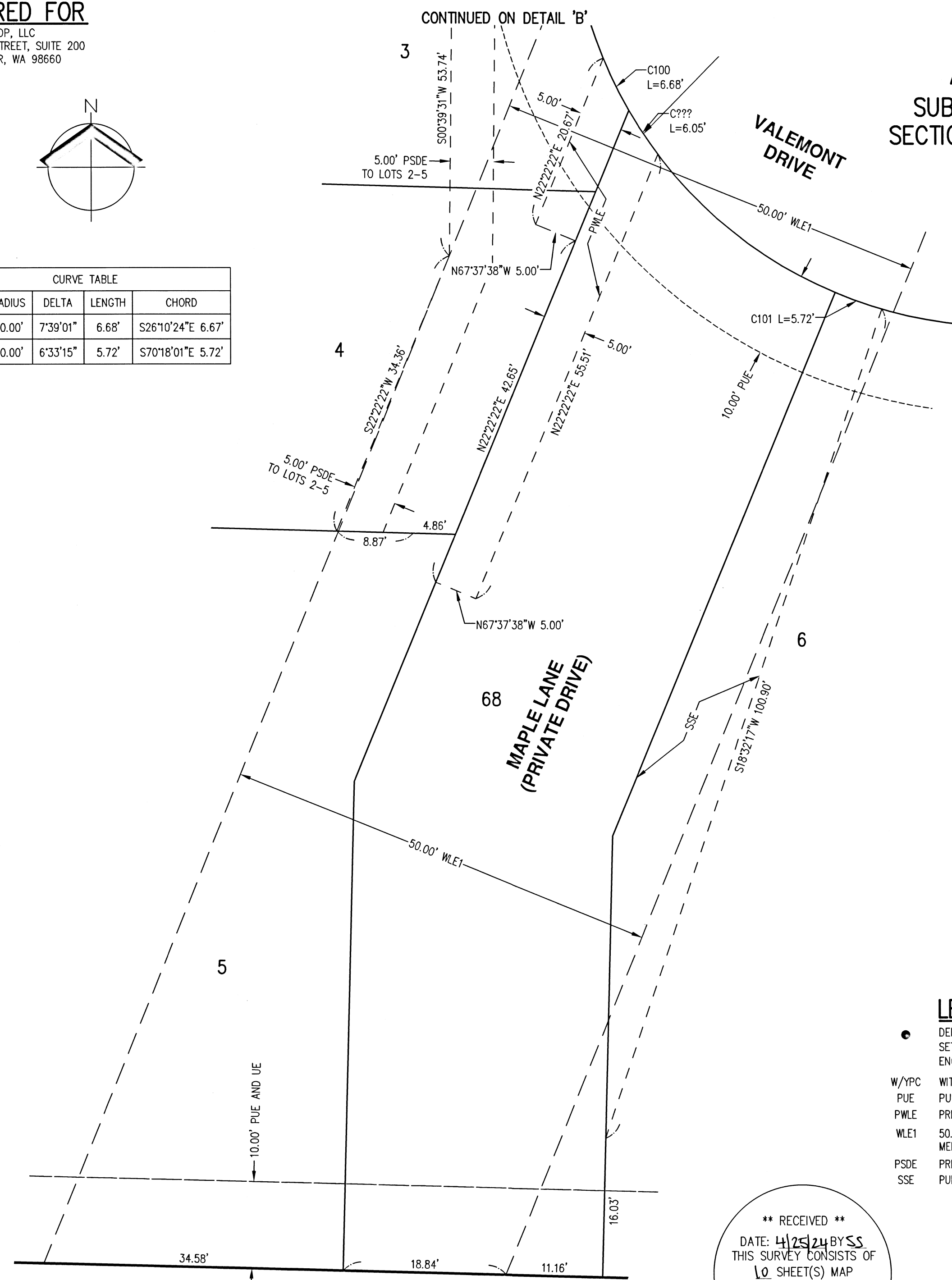
EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C100	50.00'	7°39'01"	6.68'	S26°10'24"E 6.67'
C101	50.00'	6°33'15"	5.72'	S70°18'01"E 5.72'

QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



DETAIL 'B'
NOT TO SCALE
SEE SHEET 3

LEGEND

- DEFERRED MONUMENT
SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
- W/YPC WITH A YELLOW PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATERLINE EASEMENT TO LOTS 4 AND 5
- WLE1 50.00' WIDE WATERLINE EASEMENT TO CITY OF MEDFORD PER VOLUME 335, PAGE 454, JCOR
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- SSE PUBLIC SANITARY SEWER EASEMENT

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 ORIGINAL PLAT.
 MICHAEL S. KALINA, PLS

2/22/2024
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

JOB NAME:	QUAIL RUN
JOB NUMBER:	8085
DRAWN BY:	EN/MK
CHECKED BY:	MK
DRAWING NO.:	8085PLAT

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ASSESSOR'S MAP 36.1W.11
 TAX LOT NUMBERS 402, 800, AND 801
 ASSESSOR'S MAP 36.1W.11B0
 TAX LOT NUMBERS 100, 200, 800, AND 1000

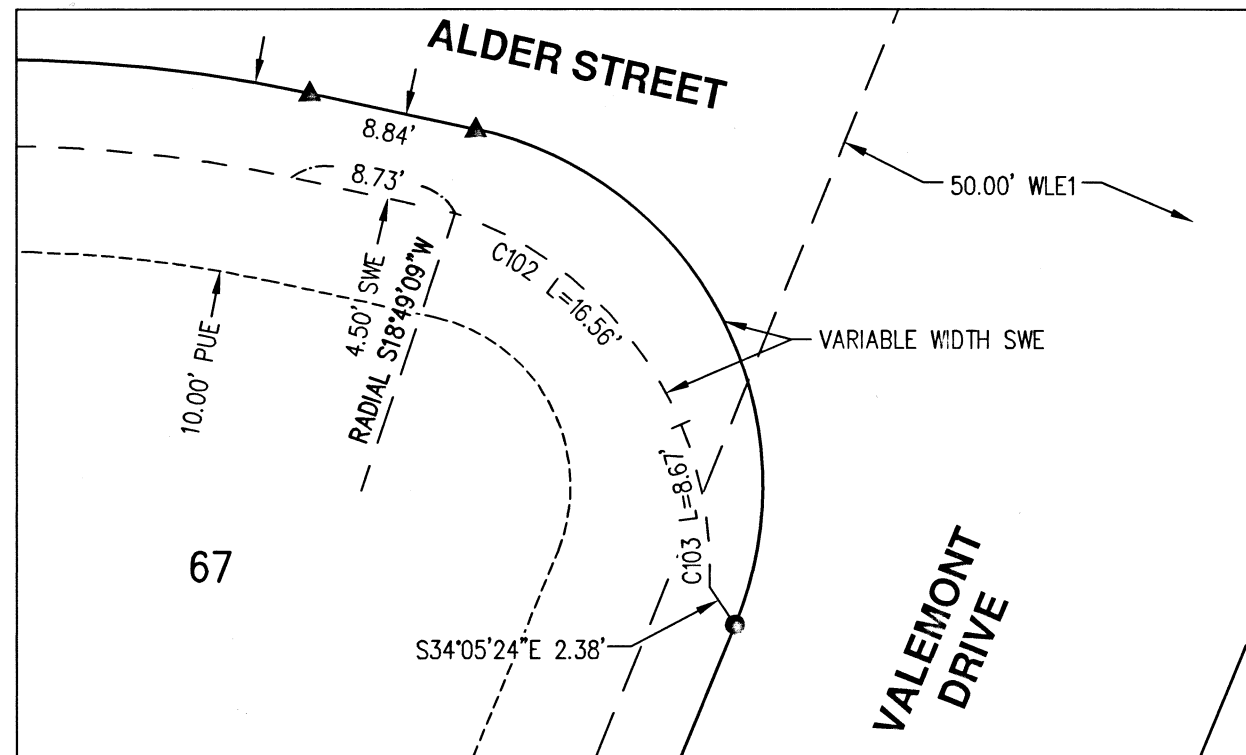
DETAIL 'A'
NOT TO SCALE
SEE SHEET 3

PREPARED FOR

EP HDP, LLC
1300 ESTHER STREET, SUITE 200
VANCOUVER, WA 98660

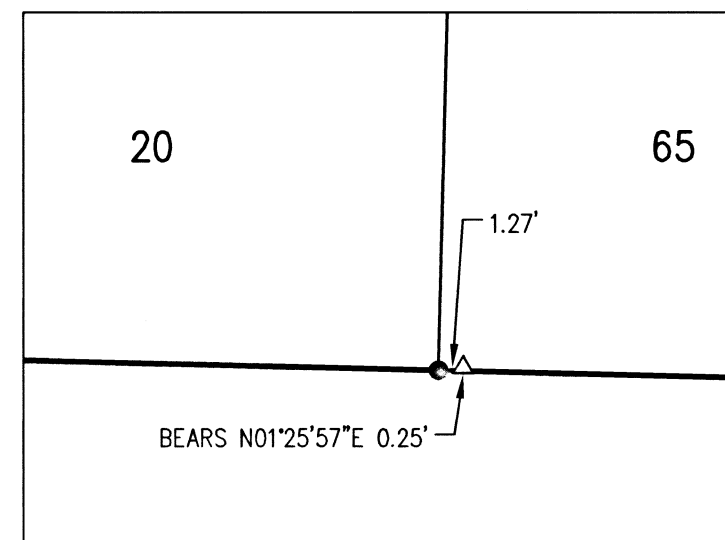
QUAIL RUN

A REPLAT OF PARCELS 1 AND 2 OF PP NO. P-11-2013, AND
SUBDIVISION OF OTHER LANDS, LOCATED IN THE NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON
DATE: DECEMBER 8, 2023



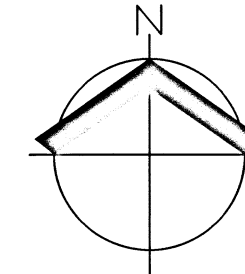
DETAIL 'C'

NOT TO SCALE
SEE SHEET 3



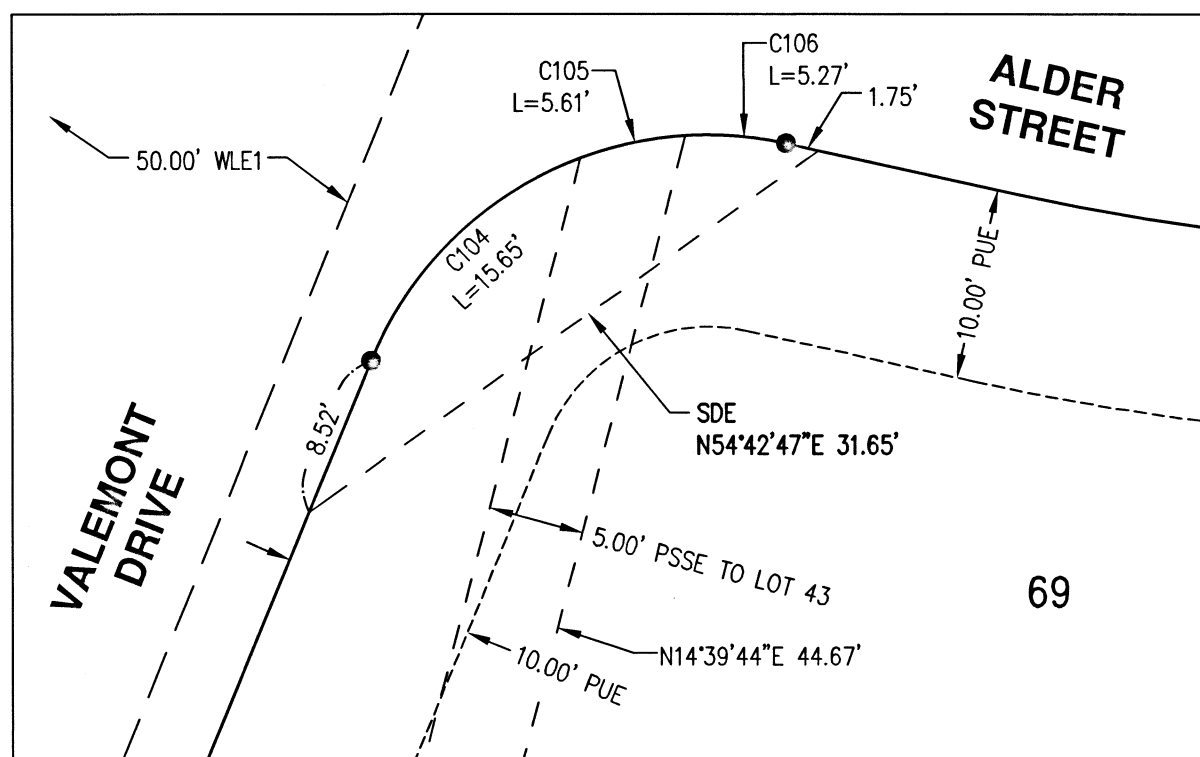
DETAIL 'E'

NOT TO SCALE
SEE SHEET 6



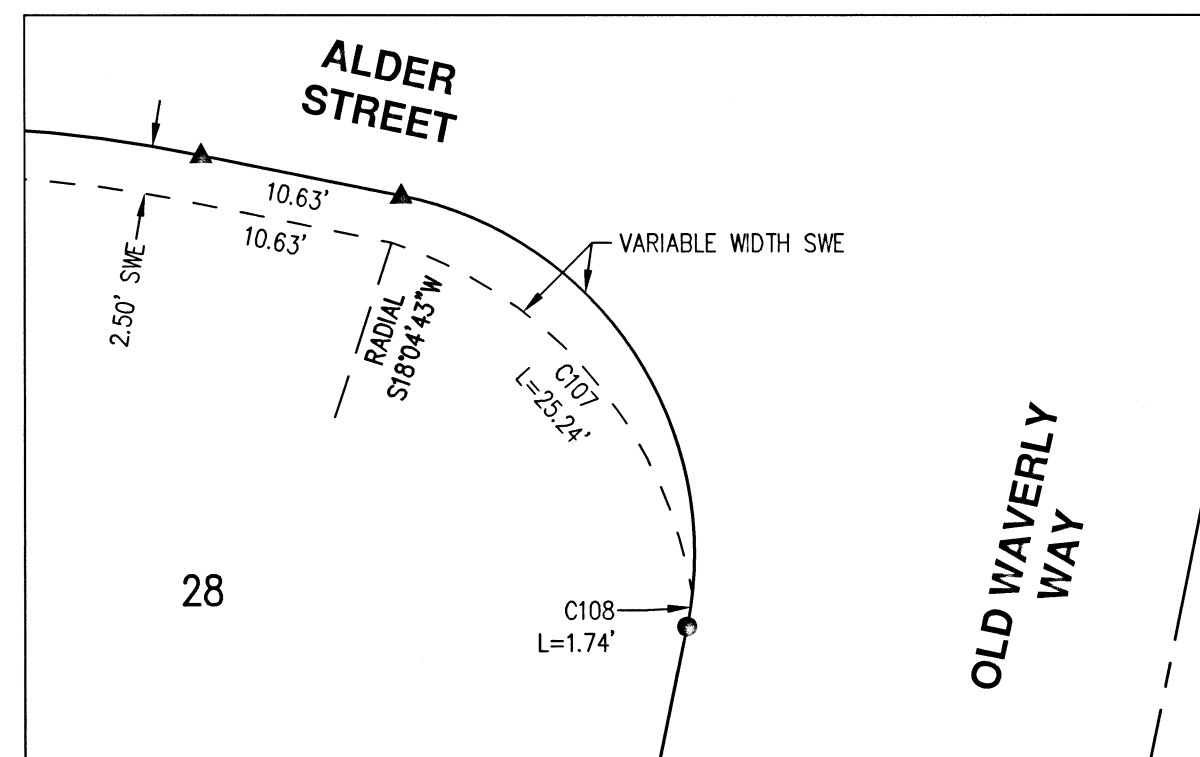
LEGEND

- DEFERRED MONUMENT
SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - ▲ DEFERRED MONUMENT
SET 1-1/8" BRASS DISK INSCRIBED "AKS ENGR.", SEE POST MONUMENTATION NOTE, SHEET 1
 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "TEMPLIN LS 2359"; PER PP NO. P-11-2013; HELD UNLESS NOTED OTHERWISE
- W/YPC WITH A YELLOW PLASTIC CAP
PUE PUBLIC UTILITY EASEMENT
SWE PUBLIC SIDEWALK EASEMENT
SDE PUBLIC STORM DRAINAGE EASEMENT
PSSE PRIVATE SANITARY SEWER EASEMENT



DETAIL 'D'

NOT TO SCALE
SEE SHEETS 3 AND 4



DETAIL 'F'

NOT TO SCALE
SEE SHEETS 3 AND 4

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C102	19.56'	48°30'36"	16.56'	S46°55'33"E 16.07'
C103	19.56'	25°23'26"	8.67'	S09°58'32"E 8.60'
C104	19.00'	47°11'30"	15.65'	S45°58'35"W 15.21'
C105	19.00'	16°55'41"	5.61'	S78°02'10"W 5.59'
C106	19.00'	15°52'50"	5.27'	N85°33'34"W 5.25'
C107	23.06'	62°41'19"	25.24'	S40°34'38"E 24.00'
C108	19.00'	5°15'33"	1.74'	N08°50'15"E 1.74'

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