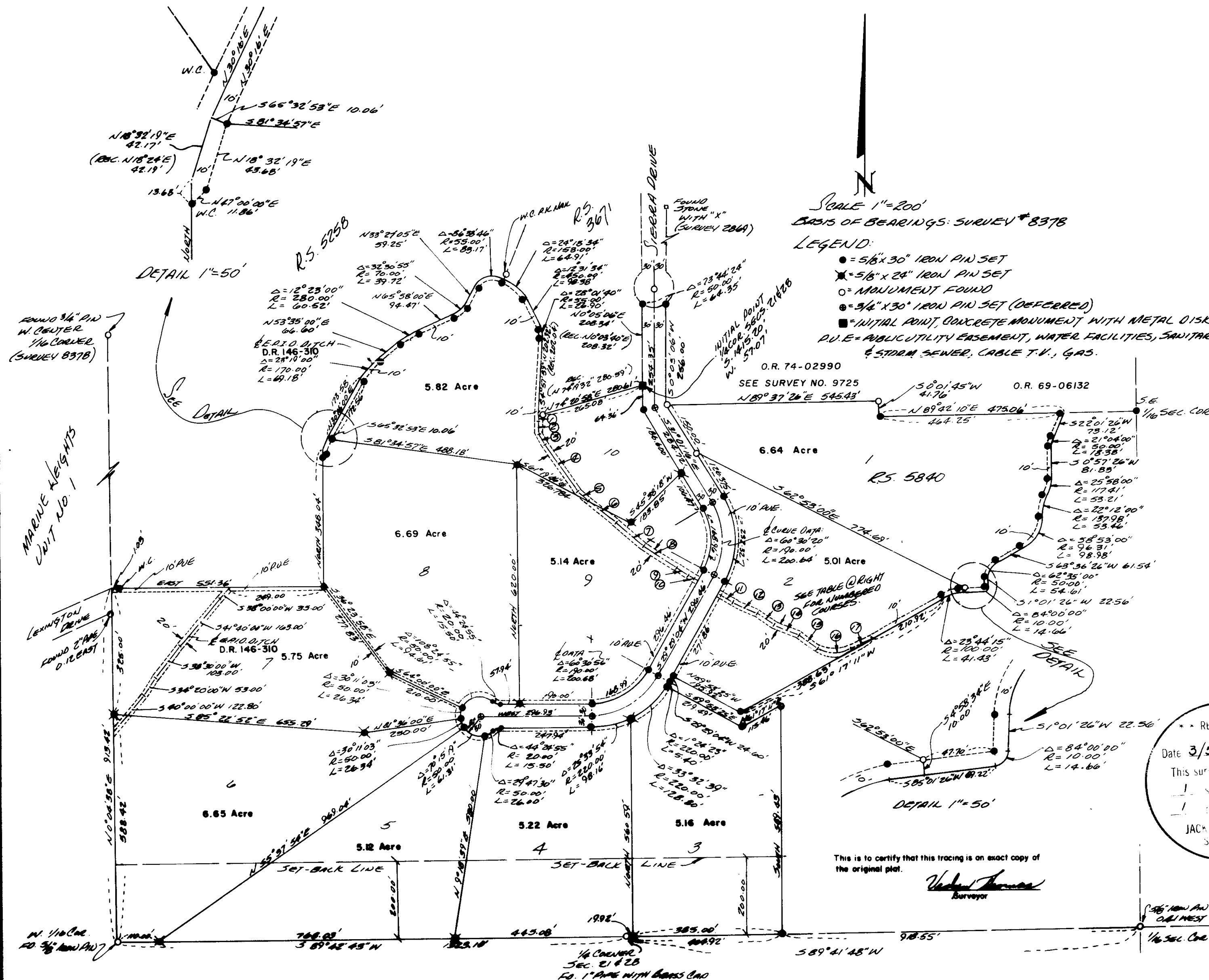


# MOUNT SIERRA ESTATES (UNRECORDED)

Located in Sec. 21, T.35S., R.1W., W.M.  
Jackson County, Oregon  
September 15, 1982



SCALE 1"=200'  
BASIS OF BEARINGS: SURVEY # 8378

LEGEND:

- = 5/8" x 30" IRON PIN SET
- ✱ = 5/8" x 24" IRON PIN SET
- = MONUMENT FOUND
- ⊙ = 3/4" x 30" IRON PIN SET (DEFERRED)
- = INITIAL POINT, CONCRETE MONUMENT WITH METAL DISK

P.U.E. = PUBLIC UTILITY EASEMENT, WATER FACILITIES, SANITARY & STORM SEWER, CABLE T.V., GAS.

Note:

WHERE SUBDIVISION BOUNDARY IS THE CENTERLINE OF THE EAGLE POINT IRRIGATION DISTRICT DITCH, 5/8" x 30" IRON PINS WERE SET ON DITCH RIGHT OF WAY, 10.00 FEET WHEN MEASURED AT RIGHT ANGLES, FROM DITCH CENTERLINE P.C.S AND P.T.S.

THE FOLLOWING STATEMENTS PLACED UPON THIS PLAN AS A CONDITION OF APPROVAL BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT:

- 1) THE SOILS ON THIS PROPERTY CONSIST OF HIGH SHRINK-SWELL CLAYS. THESE SOILS HAVE VERY LOW STRENGTH WHEN WET AND MAY REQUIRE SPECIAL SITING AND CONSTRUCTION TECHNIQUES.
- 2) PORTIONS OF LOTS 5, 6, & 7 MAY HAVE STEEP ERODIVE SLOPES AND ARE RESTRICTED FROM CONSTRUCTION OF HOMESITES, ROADS & DRIVEWAYS UNLESS SPECIAL ENGINEERING TECHNIQUES APPROVED BY THE JACKSON COUNTY SOIL SCIENTIST ARE PROVIDED.

E.R.I.D. DITCH COURSES ① THRU ⑰

COURSE #	BEARING	DISTANCE
1	S 2° 00' 00" E	14.50'
2	S 10° 00' 00" E	37.50'
3	S 31° 00' 00" E	32.00'
4	S 85° 30' 00" E	142.00'
5	S 46° 00' 00" E	35.00'
6	S 54° 00' 00" E	87.00'
7	S 44° 00' 00" E	95.00'
8	S 60° 00' 00" E	102.00'
9	S 44° 00' 00" E	35.00'
10	S 63° 00' 00" E	30.10'
11	S 54° 00' 00" E	42.00'
12	S 70° 30' 00" E	65.00'
13	S 51° 00' 00" E	51.00'
14	S 68° 00' 00" E	69.00'
15	S 58° 30' 00" E	58.00'
16	Δ = 61° 10' 00" R = 90.00' L = 96.05'	
17	N 65° 20' 00" E	59.35'

RECEIVED  
Date: 3/5/83 By: [Signature]  
This survey consists of:  
1 sheet map  
JACKSON COUNTY SURVEYOR

This is to certify that this tracing is an exact copy of the original plot.  
Verlyn D. Thomas  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR  
VERLYN D. THOMAS  
505  
MAY 12, 1980  
OREGON

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

FOR: Harvey Phillips  
Post Office Box 96  
Eagle Point, Oregon

PURPOSE: To survey and monument a subdivision to be known as MOUNT SIERRA ESTATES. Circumstances beyond the control of the surveyor have delayed the recording of this subdivision plat, and the filing of this plat is to fulfill the obligation of the surveyor to make the monumentation a matter of record in the County Surveyor's Office.

PROCEDURE: Considerable surveying in this area had been performed by this office in the past, including Survey Nos. 2869, 2975, 5839, 5840, 5258, 3671 and 8378. Control from these surveys was extended to determine the boundaries of this Subdivision. Minor differences in bearings and distances were encountered from previous surveys, due to the use of E.D.M. equipment which was not available at the time of the older surveys, and the ties made to additional monuments. Portions of the Eagle Point Irrigation Ditch had previously been surveyed and shown on Survey Nos. 5258, 3670 and 5840. This location was incorporated into the Subdivision and monuments set on the right-of-way as indicated on the plat. Additional boundaries were established according to legal descriptions, and the Subdivision monumented as shown on the accompanying plat.

35-1W-21 T. L. 700

**\*\* RECEIVED \*\***  
Date 3/5/84 By SK  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Verlyn Thomas*

OREGON  
MAY 13. 1980  
VERLYN D. THOMAS  
505