

Jackson County Official Records **2022-016545**
R-AMD
Stn=3 WARDRR **05/20/2022 08:32:09 AM**
\$35.00 \$10.00 \$13.00 \$11.00 \$11.00 **\$164.00**
\$60.00 \$4.00 \$20.00
I, Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

AFTER RECORDING, RETURN TO:

The Holt Group, Inc.
Attention: Jared Dusha
PO Box 61426
Vancouver, WA 98666

Reference Number(s) of Documents assigned or released: 2021-045443

Grantor: EP HOF, LLC, an Oregon limited liability company

Grantee: Eagle Point Estates HOA, an Oregon mutual benefit nonprofit corporation

Abbrev. Legal: Lot 545 (Reserve Acreage), Eagle Point Golf Community, Phase 16B, in the City of Eagle Point, Jackson County, Oregon, according to the official Plat thereof, Recorded in Volume 47, Page 2, Plat Records.

Tax Parcel No.: 361W10BA1500

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAGLE POINT SUBDIVISION
(Annexation of Eagle Point Phase 16B)**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE POINT SUBDIVISION (this “**First Amendment**”) is executed this 5th day of April, 2022 by EP HOF, LLC, an Oregon limited liability company (“**Declarant**”) and Eagle Point Estates HOA, an Oregon mutual benefit nonprofit corporation.

RECITALS

A. EP HOF, LLC. recorded that certain “Declaration of Covenants, Conditions and Restrictions for Eagle Point Subdivision” on October 27, 2021 in the Records of Jackson County, Oregon, as Document No. 2021-045443. The original form of declaration and all subsequent amendments are collectively referred to herein as the “**Declaration.**”

B. Declarant now wishes to record this First Amendment to annex additional property into Eagle Point as permitted by Section 2.2 of the Declaration.

C. Except as otherwise set forth herein, all capitalized terms used in this First Amendment shall have the same meaning as defined in the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Partial Assignment of Declarant Rights; Annexation of Eagle Point Phase 16B Plat. Pursuant to Section 2.2 of the Declaration, Declarant hereby assigns to Eagle Point HOA, the declarant right of annexation for the limited purpose of annexing the plat of “Eagle Point Phase 16B, A Plat Community” (the “**Eagle Point Phase 16B Plat**”) to the Declaration through this First Amendment, and subjects such real property to the terms and conditions contained therein. The Eagle Point Phase 16B Plat was recorded under Auditor’s File No. 23495 on November 19th, 2021 in the records of Jackson County, Oregon. Upon recordation of this First Amendment, the annexation of the real property in the Eagle Point Phase 16B Plat shall be effective and all annexed lots shall have the same rights and responsibilities under the Declaration as those lots created by the original Declaration and subsequent annexations and Phases.

3. Lots, Tracts, and Easements. The Eagle Point Phase 16B Plat contains Lots 545-562.

a. Lot 545 contains a 10-foot-wide private utility easement granted to the adjacent property owner with the right of ingress and egress over that portion of the adjacent lands to install, maintain, repair, replace, rebuild, and operate the private utility.

b. Lot 546 contains a 5-foot-wide private utility easement granted to the adjacent property owner with the right of ingress and egress over that portion of the adjacent lands to install, maintain, repair, replace, rebuild, and operate the private utility.

c. Lots 545 and 546 contain a varying width ingress/egress access easement on a rear portion of the lots granted to the adjacent property owner with the right of ingress and egress over that portion of the adjacent lands to install, maintain, repair, replace, rebuild, and operate the driveway.

d. Lot 562 contains an 8’ wide Private Sanitary Sewer Easement (PSSE) on the rear portion of the lot for private sanitary sewer services to benefit Lots 562 and 561.

4. Effect of Amendment. Except as specifically set forth in this First Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

[Signatures to Follow]

Date: 04/05/2022

EP HOF, LLC, an Oregon limited liability company, by Holt Group Holdings, LLC
Its: Sole Member

By: [Signature]

Name: Michael Loomis

Title: authorized signer

Eagle Point Estates HOA, an Oregon mutual benefit nonprofit corporation

By: [Signature]

Name: Michael Loomis

Title: Authorized Signer

STATE OF WASHINGTON

COUNTY OF CLARK

This record was acknowledged before me on April 5, 2022
by Michael Loomis as Authorized Signer of
EP HOF, LLC, sole member of Holt Group Holdings, LLC.

NOTARY PUBLIC
STATE OF WASHINGTON
LYNNE E GRAY
COMMISSION NO. 206878
MY COMMISSION EXPIRES
APRIL 18, 2023

[Signature]
Notary Public for the State of Washington
My commission expires: 04/18/2023

STATE OF WASHINGTON

COUNTY OF CLARK

This record was acknowledged before me on April 5, 2022
by Michael Loomis as Authorized Signer of
Eagle Point Estates HOA.

NOTARY PUBLIC
STATE OF WASHINGTON
LYNNE E GRAY
COMMISSION NO. 206878
MY COMMISSION EXPIRES
APRIL 18, 2023

[Signature]
Notary Public for the State of Washington
My commission expires: 04/18/2023



01994635202100520990020027

Christine Walker, County Clerk for Jackson County, Oregon, certifies that the instrument identified herein was recorded in the Clerk's records.

Christine Walker - County Clerk

Private Utility Easement (Individual)

For value received the undersigned, Holt Opportunity Fund (Parallel I), LP 2013 (Grantor), does hereby grant to Dwayne and Terri Arino, its successors and assigns of that property described in instrument 2020-28586, Jackson County Official Records, (Grantee), a 5 foot wide private utility easement over Lot 546, a 10 foot wide private utility easement over Lot 545 and a varying width ingress/egress access easement over Lot 545 and Lot 546 as depicted on Exhibit A across and along the following described real property in Jackson County, State of Oregon, to wit:

Lot 545 and Lot 546 Jackson County Plat records and filed as survey 23495 Jackson County Surveyor's office.

The more particular location and course of said easements are shown in the attached sketch map labeled as Exhibit A and by this reference made a part thereof.

Together with the right of ingress and egress over the adjacent lands of the Grantor in order to install, maintain, repair, replace, rebuild and operate the driveway and private utility lines, fixtures and facilities, and to exercise all other rights herein granted.

Grantor shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, provided that Grantor shall not build or erect any structure upon said easement without prior written consent of the Grantee.

Dated this 15th day of DECEMBER, 2021.

[Signature] AUTHORIZED AGENT

State of Washington)

) ss:

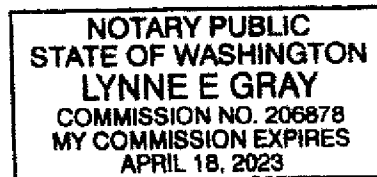
County of Clark)

On this 15th date of December 2021, personal appeared before me a Notary Public in and for said State, the within named Mike Loomis, to me known to be the identical person described therein and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness thereof, I have hereunto set my hand and official seal the day and year above written.

Notary Public for Oregon [Signature] Washington 382 12/15/2021

My Commission expires: 04/18/2023



The (3) proposed easements shown hereon are for the sole benefit of that property described in Instrument no. 2020-28586, Jackson County Official Records.

Eagle Point Golf Community Phase 16b

Located in NE 1/4, NW 1/4 Quarter Section 10, Township 36 South, Range 1 West, W.M., City of Eagle Point, Jackson County, Oregon

Parcel 1:
Permanent Private Utility Easement:
The northerly 10 feet of Lot 545, Eagle Point Golf Community, Phase 16B and filed as survey number 23495, Jackson County Surveyors office, as depicted hereon.

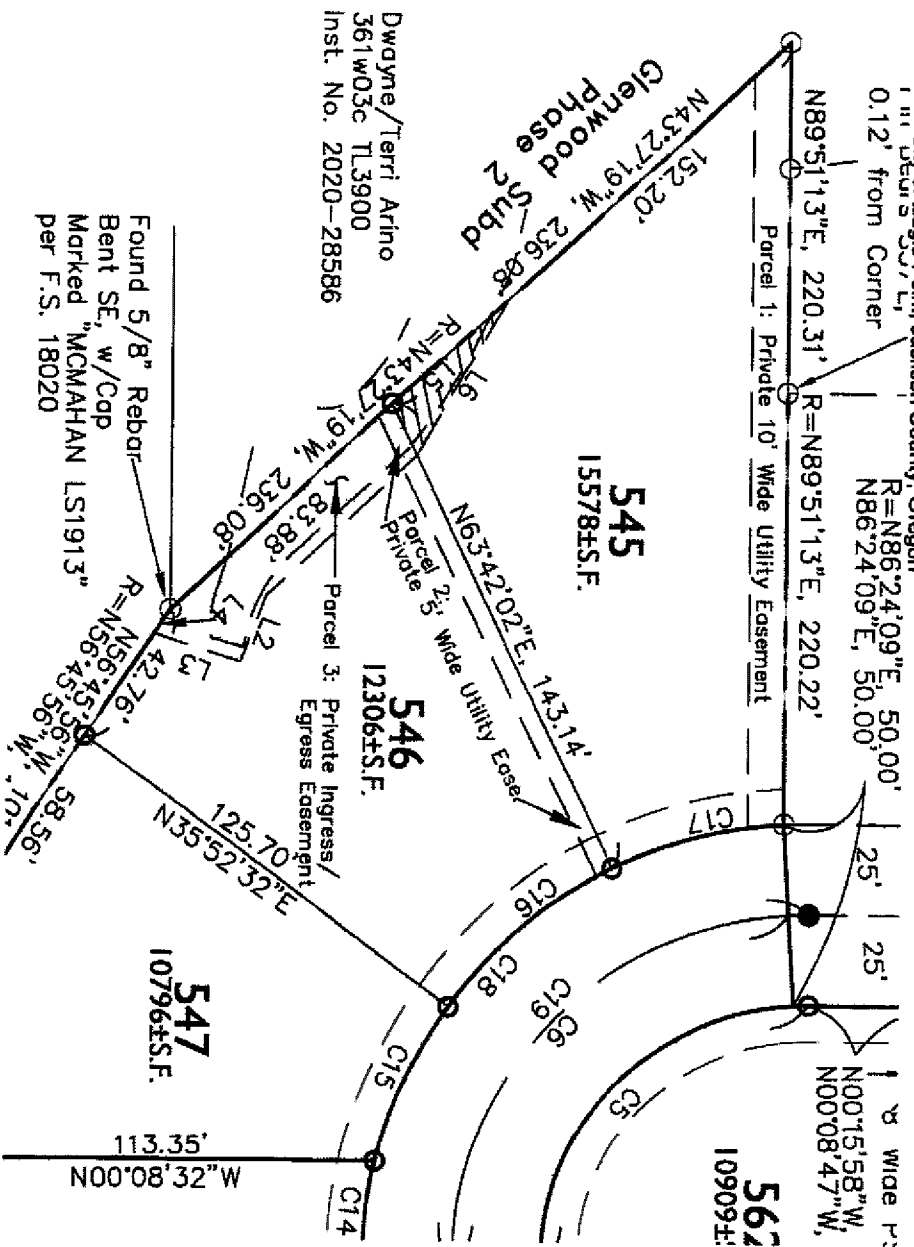
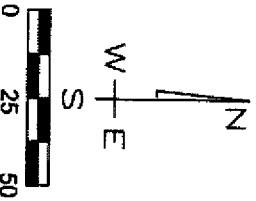
Parcel 2:
Permanent Private Utility Easement
The northwesterly 5 feet of Lot 546, Eagle Point Golf Community, Phase 16B and filed as survey number 23495, Jackson County Surveyors office, as depicted hereon.

Parcel 3:
Permanent Private Ingress/Egress Easement:
A parcel of land lying over a portion of Lot 545 and Lot 546, Eagle Point Golf Community, Phase 16B and filed as survey number 23495, Jackson County Surveyors office as depicted hereon and more particularly described as thus: Commencing at the Southerly corner Lot 545, Eagle Point Golf Community, Phase 16B and filed as survey number 23495, Jackson County Surveyors office; thence North 43°27'19" West, along the easterly line of said Lot 545, 44.74 feet; thence South 60°37'56" East, 51.77 feet; thence South 43°09'55" East, 57.00 feet; thence, South 69°29'55" East, 20.00 feet; thence South 17°53'48" West, 25.00 feet to a point on the southwesterly line of Lot 546 of said subdivision; thence N56°45'56"W, along said southwesterly line, 8.01 feet; thence North 43°27'19" West, 83.88 feet to the point of beginning.

Line #	Bearing/Distance
L1	S43°09'55"E, 57.00'
L2	S69°29'55"E, 20.00'
L3	S17°53'48"W, 25.00'
L4	N56°45'56"W, 8.01'
L5	N43°27'19"W, 44.74'
L6	S60°37'56"E, 51.77'

BASIS OF BEARING:

The Basis of Bearing for this map is Eagle Point Golf Community, Phase 16b, filed as survey 23495.



REGISTERED PROFESSIONAL LAND SURVEYOR

John R. Pariani

OREGON

JOHN R. PARIANI

469892

Renewed December 31, 2022

Pariani Land Surveying

17 South Platt Avenue, Suite C
Eagle Point, OR 97524
541-890-1131

Date:	December 15, 2021	Scale:	1" = 50'	Job No.:	2020-513	Sheet:	1 of 1
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Eagle Point Golf Community

Phase 16b

A Replat of Lot 645,
Eagle Point Golf Community, Phase 16a,
NE 1/4, NW 1/4, Quarter Section 10,
Township 36 South, Range 10 East,
City of Eagle Point, Jackson County, Oregon

APPROVALS:

RECEIVED
ONE (1) COPY OF
2-11-2021
4-1-2021
JACKSON COUNTY
SURVEYOR

Survey For: Survey For
City of Eagle Point
Vancouver, WA, 98666

Survey By: Survey By
Pariani Land Surveying
Shady Cove, OR 97539

Examine and approved as required by ORS 92.100. Date of Approval: 2021
M. J. Tanager, ASSET
Professional Engineer

Approved by Rega Valley Sewer Services

Public Engineer Date: 11/17/2021

City Engineer Date: 11/19/2021

Examined and approved by the Planning Director of the City of Eagle Point, Jackson County, Oregon
Cindy Hill, 1st City of Eagle Point, 2021

Examined and approved by the City Engineer of the City of Eagle Point, Jackson County, Oregon
David Hill, 1st City of Eagle Point, 2021

Examined and approved by the City Engineer of the City of Eagle Point, Jackson County, Oregon
David Hill, 1st City of Eagle Point, 2021

Examined and approved by the City Engineer of the City of Eagle Point, Jackson County, Oregon
David Hill, 1st City of Eagle Point, 2021

Examined and approved by the City Engineer of the City of Eagle Point, Jackson County, Oregon
David Hill, 1st City of Eagle Point, 2021

RECORDERS CERTIFICATE:

Filed for record this 19th day of November, 2021, at 3:21 PM
and recorded in Volume 217 of Plat Compendium of the Records of Jackson County, Oregon
Christina A. Walker, County Clerk
By County Clerk



Pariani Land Surveying
17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524
541-880-1131
RECEIVED
NOVEMBER 3, 2021

REGISTRATION:

KNOW ALL MEN BY THESE PRESENTS that I, DAVID HILL, DEPUTY COUNTY CLERK, DO HEREBY
certify that the foregoing plat of the City of Eagle Point, Jackson County, Oregon, is a
true and correct copy of the original plat as the same appears on the records of the
County of Jackson, Oregon, and that the same is a true and correct copy of the original
plat as the same appears on the records of the City of Eagle Point, Jackson County,
Oregon. Witness my hand and the seal of the County of Jackson, Oregon, at Eagle Point,
Oregon, this 19th day of November, 2021.

My Commission Expires: 11/19/2021

By: David Hill, Deputy County Clerk
Title: Deputy County Clerk

By: Christina Walker, County Clerk
Title: County Clerk

By: David Hill, Deputy County Clerk
Title: Deputy County Clerk

By: Christina Walker, County Clerk
Title: County Clerk

By: David Hill, Deputy County Clerk
Title: Deputy County Clerk

ATTORNEY OF RECORD:

By: David Hill, Deputy County Clerk
Title: Deputy County Clerk

By: Christina Walker, County Clerk
Title: County Clerk

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