

* See Aff. of Post Mon.

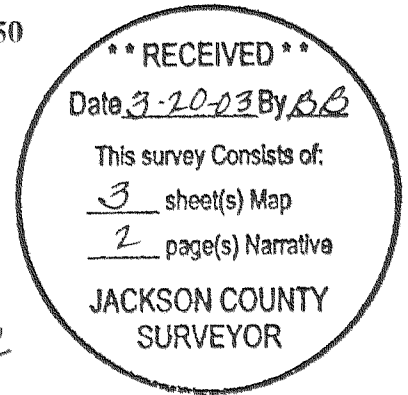
Survey No. 17702

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

SURVEYED FOR: EAGLE POINT DEVELOPMENT, L.L.C
P.O. BOX 8271
MEDFORD, OREGON 97501

SURVEYED BY: STEPHAN L. BAROTT
1446 St. Andrew Way
Medford, Oregon 97504

Vol. 29 Pg. 11
Book 14 pg. 92
13L/59



LOCATION: Township 36 South, Range 1 West, NW1/4NW1/4 Section 10 and NE1/4NE1/4 Section 9, Willamette Meridian, City of Eagle Point, Jackson County, Oregon. (Jackson County Tax Records 361W10-301 & 361W09A-1600)

BASIS OF BEARING: South line DLC No. 47 as noted on attached Map of Survey.

PURPOSE: To survey and monument the exterior boundary and depict the Lots & Common Area of **POPPY VILLAGE, PHASE I**, a Planned Community (Planned Unit Development, PUD).

HISTORY OF SURVEYS: The history of surveys of T.36 S., R.1 W., Sections 9 & 10 pertaining to this survey is as follows:

Jackson County Record of Surveys (C.S.) as follows:

Donation Land Claim No. 47

C.S. 3007-J.A. Hoffbuhr dated January 27, 1966 (parcels south of Alta Vista Road, DLC 47 and section 9-10 tie); C.S. 7184-Richard Bath dated March 17, 1978 (DLC 47 tie, section 9-10 tie, and a portion of the north line of O.R. 96-09347); C.S. 8317-Larry Friar dated March, 1980 (parcels south of Alta Vista Road, DLC 47 tie); C.S. 12360-Gary Kaiser dated January 3, 1991 (North line of O.R. 96-08347/69-01529, DLC 47 tie, section 9-10 tie, and Shasta Ave. R/W tie); C.S. 14873-Gary Kaiser dated December 28, 1995 (parcels south of Alta Vista Road, DLC 47 tie); C.S. 16586-State of Oregon right-of-way survey and re-alignment of Shasta Ave.

PROCEDURE: Prior to commencement of this survey an extensive investigation of surveys of record and adjacent property deed descriptions was conducted. Phase I consists of lands described in Document O.R. 96-08347 and a portion of Document O.R. 01-06112. The division of O.R. 01-06112 between Phase I and future phases was determined by C.A. Galpin. The remaining exterior boundary of O.R. 01-06112 will be surveyed and monumented as per future phase requirements. A search was conducted for monuments of record set along Alta Vista Road right-of-way, Shasta Avenue right-of-way, DLC No. 47, and the section line for sections 9 and 10. Found monuments are noted on page two of this survey. It must be noted that a few of the OSHD right-of-way monuments described in C.S. 16586 are now gone, apparently destroyed by construction. A search was also conducted for the monument set during C.S. 7184 and described in C.S. 12360 marking the Northeast Corner of O.R. 96-08347. This monument was apparently destroyed by recent construction.

With the necessary controlling corners found and tied, I held record angles and distances from the two deeds previously noted, and set monuments as shown on page two of this survey. It must be

SHASTA AVENUE

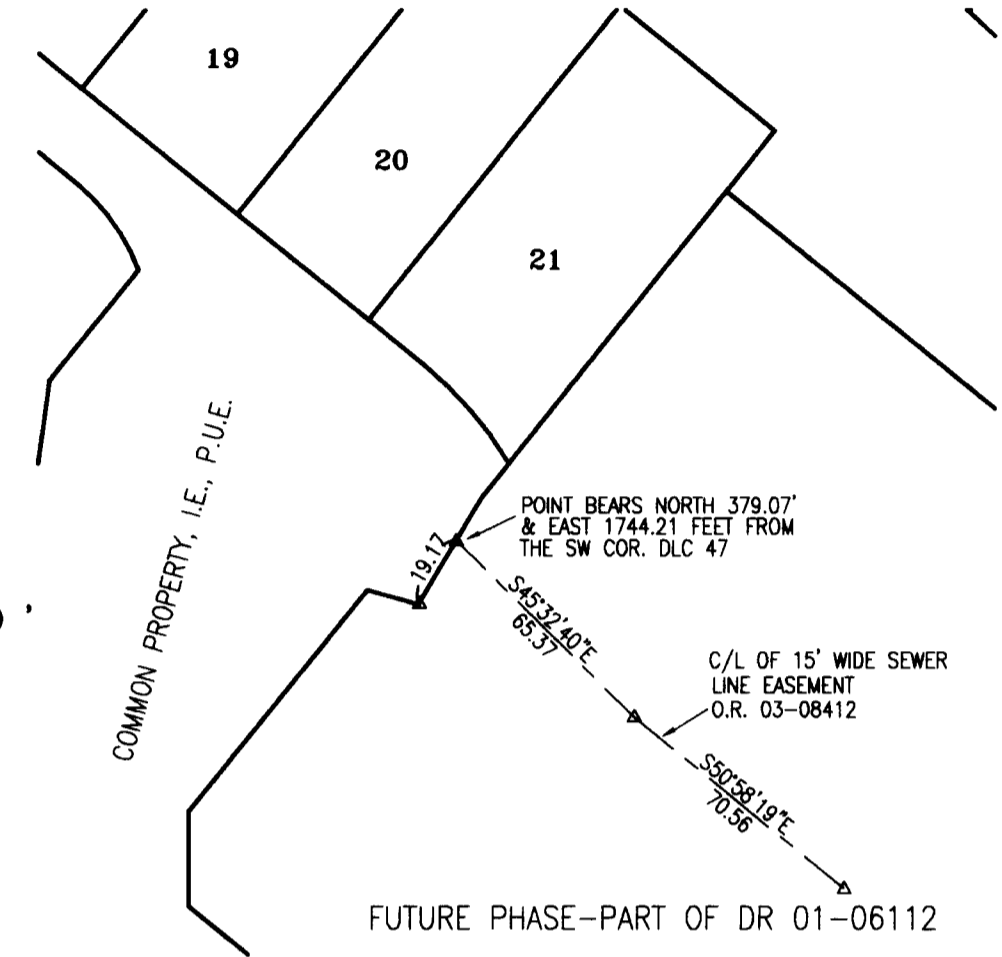
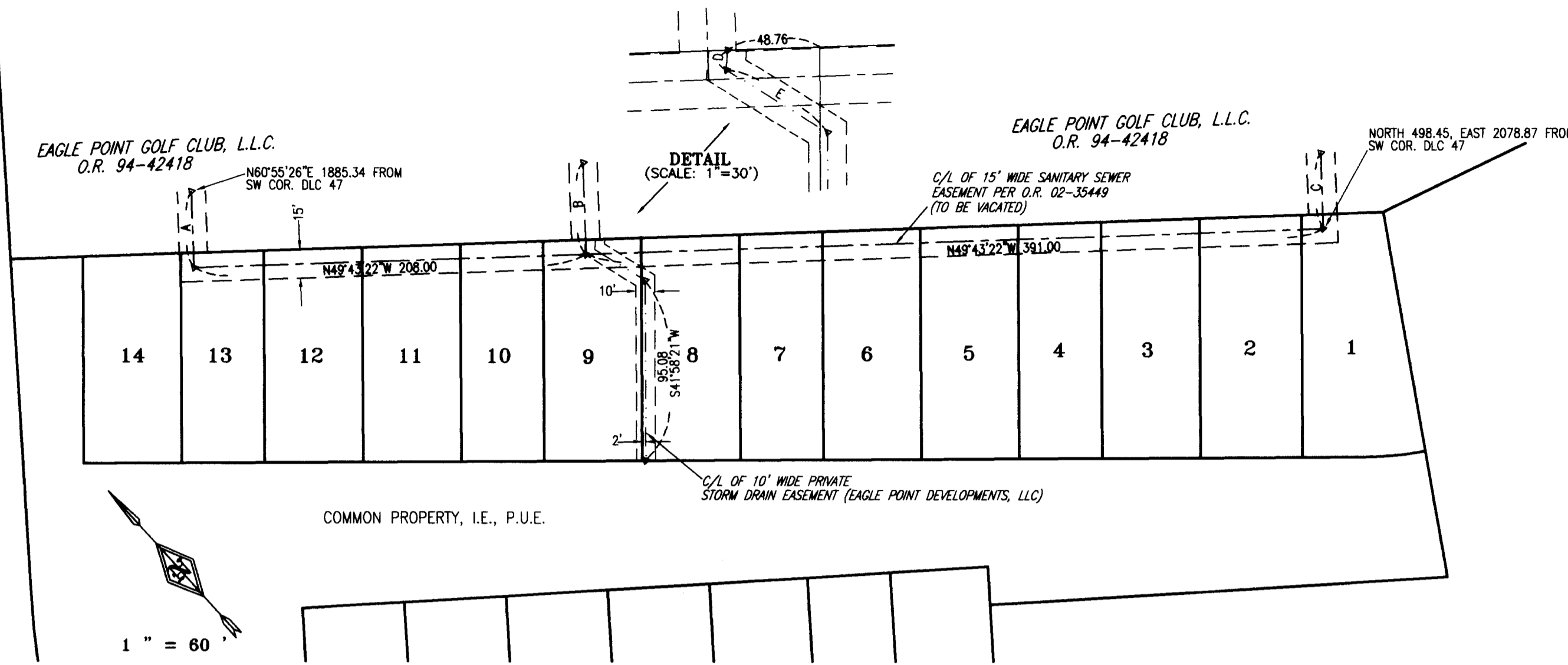
**POPPY VILLAGE, PHASE 1
A PLANNED COMMUNITY**

LOCATED IN:
NW 1/4 OF THE NW 1/4 OF SECTION 10
AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

EAGLE POINT GOLF CLUB, L.L.C.
O.R. 94-42418

EAGLE POINT GOLF CLUB, L.L.C.
O.R. 94-42418

NORTH 498.45, EAST 2078.87 FROM
SW COR. DLC 47



UTILITY EASEMENTS INTERSECT THE NORTH CURVED LINE OF LOT 40 - LINES 1, 2, 3 & 4: REFER TO PAGE 2, DETAIL "A" CURVE "B"

LINE NO.	LC BEARING	LC DISTANCE
L1	S 87°52'18" E	7.67
L2	S 77°08'20" E	10.18
L3	S 64°08'20" E	6.11
L4	S 54°18'27" E	5.54

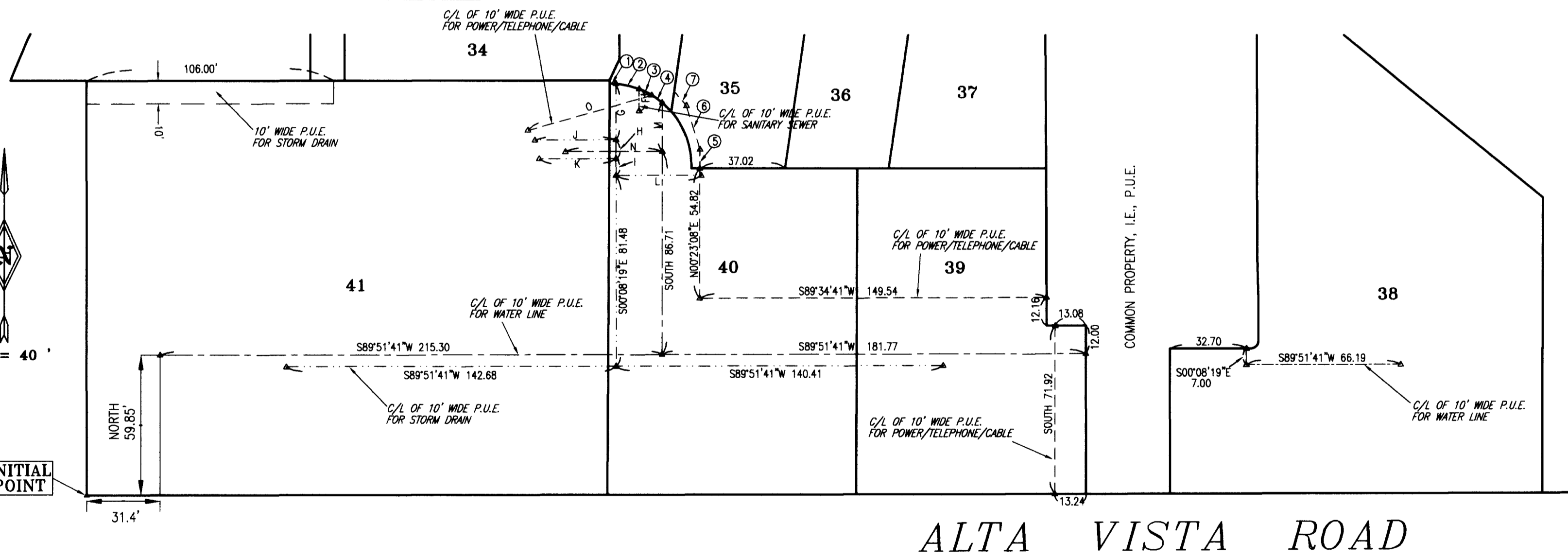
UTILITY EASEMENTS POWER-TELEPHONE-CABLE THROUGH LOT 35

LINE NO.	BEARING	DISTANCE
L5	N 00°23'08" E	8.11
L6	N 17°18'34" W	13.68
L7	N 38°57'50" W	17.76

RECEIVED
Date 3-20-03 By BC
This survey consists of:
5 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

UTILITY EASEMENT COURSE DATA

PT	LC BEARING	LC
A	N 40°16'38" E	40.00
B	N 40°16'38" E	48.00
C	N 40°16'38" E	40.00
D	N 46°09'20" E	10.66
E	S 16°11'25" E	63.00
F	SOUTH	9.19
G	S 00°08'19" E	24.18
H	S 00°08'19" E	8.12
I	S 00°08'19" E	7.11
J	S 89°51'41" W	34.67
K	S 89°51'41" W	32.83
L	S 89°51'41" W	36.55
M	SOUTH	21.02
N	S 89°51'41" W	41.47
O	S 74°00'09" W	55.31



ALTA VISTA ROAD

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

Stephan L. Barott
STEPHAN L. BAROTT L.S. 2332

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE LOCATED WITHIN THE EAGLE POINT IRRIGATION DISTRICT - NOT LOCATED
- 2) RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN DOCUMENT NO. 76-17946 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.
- 2) RIGHT OF WAY FOR IRRIGATION DITCH, AS RECORDED IN VOLUME 20, PAGE 164 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.

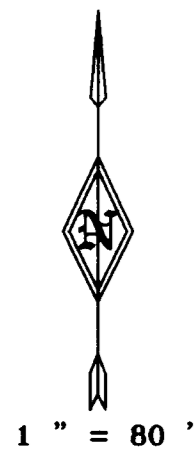
REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan L. Barott
OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332
MY CERTIFICATE EXPIRES
DECEMBER 31, 2003

STEPHAN BAROTT LAND SURVEYING
1446 St. Andrew Way, Medford Or. 97504
Ph: 541-776-1272 Fax: 541-776-2956

**POPPY VILLAGE, PHASE 1
A PLANNED COMMUNITY**
For:
Eagle Point Development L.L.C.
P.O. BOX 8271
Medford, Or. 97501

DATE: JANUARY 20, 2003

**** RECEIVED ****
 Date 3-20-02 By BB
 This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



POPPY VILLAGE, PHASE 1

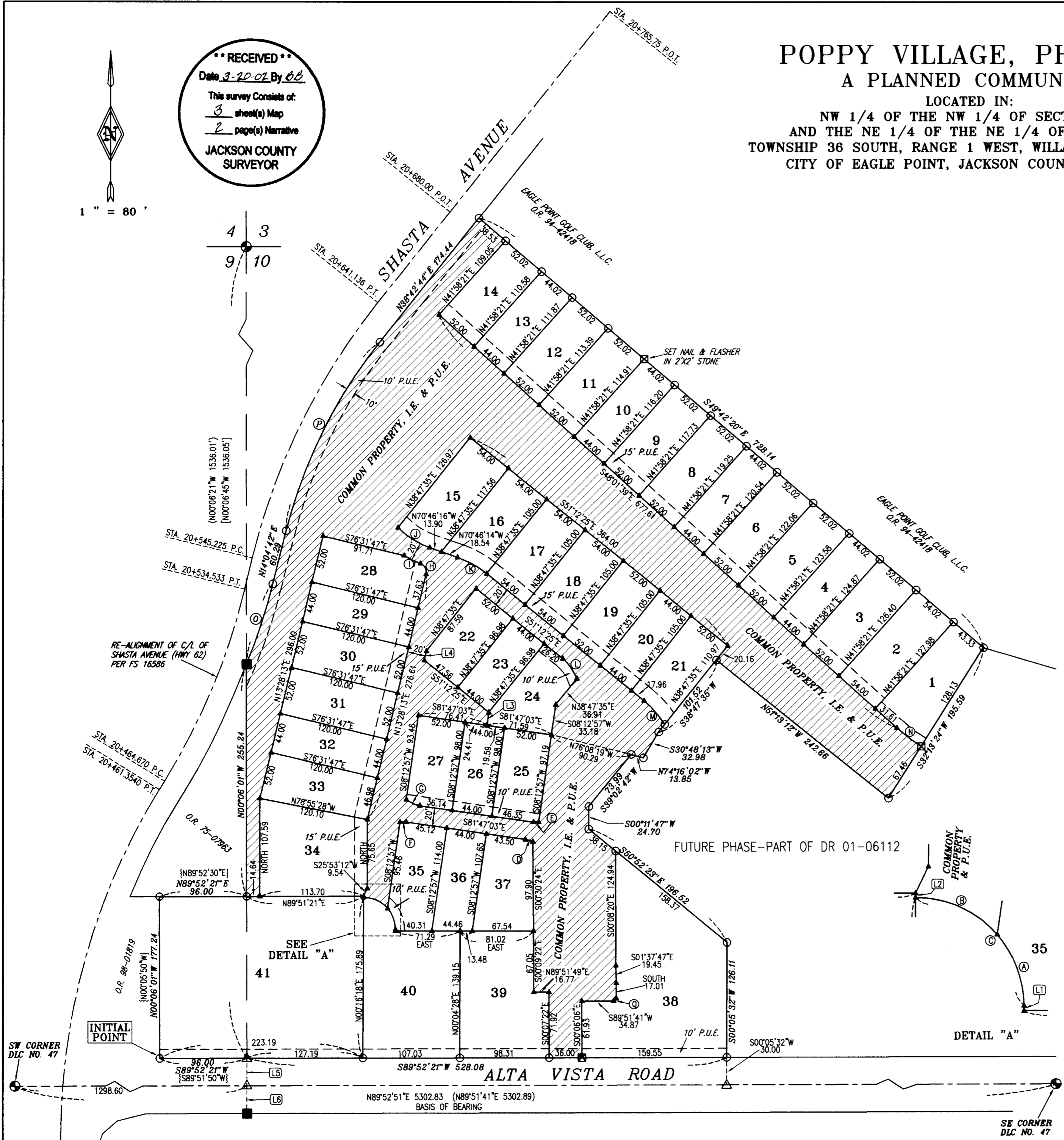
A PLANNED COMMUNITY

LOCATED IN:
 NW 1/4 OF THE NW 1/4 OF SECTION 10
 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9
 TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	35.00	41°05'34"	25.10	N 20°41'06" W	24.57
B	35.00	48°54'26"	29.88	N 65°40'55" W	28.97
C	35.00	90°00'00"	54.98	N 45°08'19" W	49.50
D	30.00	16°27'53"	8.62	S 73°33'07" E	8.59
E	20.00	16°24'17"	5.73	S 89°59'07" E	5.71
F	20.08	20°01'40"	7.02	N 88°07'52" E	6.98
G	30.00	31°55'36"	16.72	S 65°49'15" E	16.50
H	10.00	82°20'23"	14.37	S 27°42'03" E	13.17
I	112.00	10°18'26"	20.15	N 63°43'04" W	20.12
J	92.00	25°51'52"	41.53	N 57°50'19" W	41.18
K	110.00	19°24'21"	37.26	N 61°04'04" W	37.08
L	55.00	28°14'05"	27.10	S 35°18'00" E	26.83
M	100.00	19°54'05"	34.73	N 41°15'23" W	34.56
N	189.39	10°09'29"	33.58	S 53°05'55" E	33.53
O	630.00	08°23'44"	92.31	N 18°16'34" E	92.23
P	542.96	24°33'07"	232.67	N 26°21'16" E	230.89
Q	3.00	89°51'48"	4.71	S 44°55'52" W	4.24

#	AREA	#	AREA
1	6972 SQ. FT.	22	5022 SQ. FT.
2	6868 SQ. FT.	23	4267 SQ. FT.
3	6533 SQ. FT.	24	5305 SQ. FT.
4	5466 SQ. FT.	25	5094 SQ. FT.
5	6387 SQ. FT.	26	4312 SQ. FT.
6	6308 SQ. FT.	27	5073 SQ. FT.
7	5275 SQ. FT.	28	6131 SQ. FT.
8	6161 SQ. FT.	29	5280 SQ. FT.
9	6082 SQ. FT.	30	6240 SQ. FT.
10	5084 SQ. FT.	31	6240 SQ. FT.
11	5936 SQ. FT.	32	5280 SQ. FT.
12	5857 SQ. FT.	33	5939 SQ. FT.
13	4894 SQ. FT.	34	11,286 SQ. FT.
14	5710 SQ. FT.	35	5927 SQ. FT.
15	6730 SQ. FT.	36	4876 SQ. FT.
16	5912 SQ. FT.	37	6133 SQ. FT.
17	5670 SQ. FT.	38	23,879 SQ. FT.
18	5670 SQ. FT.	39	12,510 SQ. FT.
19	5460 SQ. FT.	40	15,893 SQ. FT.
20	4620 SQ. FT.	41	39,663 SQ. FT.
21	5527 SQ. FT.		

PT	LC BEARING	LC
L1	N 00°08'19" W	1.59
L2	N 00°16'18" E	1.39
L3	N 08°12'57" E	14.25
L4	N 13°28'13" E	10.39
L5	N 00°06'01" W	30.00
L6	N 00°18'22" W	30.33



- LEGEND**
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED "BAROTT LS2332"
 - ⊠ SET NAIL & WASHER STAMPED "LS2332"
 - INDICATES DEFERRED MONUMENT - See CS 17720
 - ▲ FD. 5/8" IRON ROD PER FS 12360
 - ⊙ FD. BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTABLISHMENT
 - △ INDICATES CALCULATED POSITION
 - () INDICATES RECORD DATA PER FS 12360
 - [] INDICATES DEED RECORD BEARING/DISTANCE- DR 01-06112
 - { } INDICATES DEED RECORD BEARING/DISTANCE- DR 96-08347
 - FS INDICATES FILED SURVEY- JACKSON COUNTY SURVEYOR'S OFFICE
 - DR INDICATES DEED RECORD
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
 - I.E. INGRESS & EGRESS
 - ▨ COMMON PROPERTY, P.U.E., I.E.

BASIS OF BEARING: SOUTH LINE OF DLC NO. 47
 SURVEY NARRATIVE IS SEPARATE DOCUMENT

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Stephan L. Barott
 STEPHAN L. BAROTT L.S. 2332

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan L. Barott
 OREGON JULY 26, 1988
 STEPHAN L. BAROTT 2332
 MY CERTIFICATE EXPIRES DECEMBER 31, 2003

STEPHAN BAROTT LAND SURVEYING
 1446 St. Andrew Way, Medford Or. 97504
 Ph: 541-776-1272 Fax: 541-776-2956

POPPY VILLAGE, PHASE 1
 A PLANNED COMMUNITY
 For:
 Eagle Point Development L.L.C.
 P.O. BOX 8271
 Medford, Or. 97501
 DATE: JANUARY 20, 2003

DECLARATION

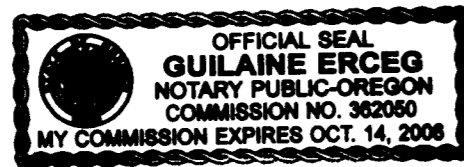
KNOW ALL MEN BY THESE PRESENTS, that we, Eagle Point Developments LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots, and common property as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use those easements labeled as public utility easements, and do hereby create the private storm drain easement for the benefit of Eagle Point Developments, L.L.C., as shown hereon. This planned community is subject to Oregon Revised Statutes 94.550 - 94.783. We hereby designate said subdivision as Poppy Village, Phase 1, A Planned Community.

Eagle Point Developments LLC by: [Signature]
C. A. Galpin, its sole member

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 13th day of February, 2003, before me a Notary Public, personally appeared C. A. Galpin, member of Eagle Point Developments LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Guilaine Erceg
Notary Public



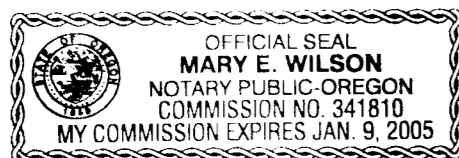
We, U.S. Bank National Association, the undersigned beneficiary of a certain Trust Deed recorded August 13, 1999 as Document No. 99-42463, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

U.S. BANK NATIONAL ASSOCIATION by: [Signature]
Its: VICE PRESIDENT

STATE OF Oregon
COUNTY OF Multnomah)SS.

This certifies that on this 25th day of February, 2003, before me a Notary Public, personally appeared Leann Thompson, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Mary C. Skilton
Notary Public



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

[Signature]
STEPHAN L. BAROTT L.S. 2332

POPPY VILLAGE, PHASE 1
A PLANNED COMMUNITY

LOCATED IN:
NW 1/4 OF THE NW 1/4 OF SECTION 10
AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Stephan L. Barott, a duly registered surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Section corner common to Sections 3, 4, 9 and 10, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°06'01" East (record South 00°06'45" East) along the Section line common to said Sections 9 and 10, a distance of 1536.05 feet to a point on the northerly right-of-way line of Alta Vista Road; thence along said right-of-way line, South 89°52'21" West (record North 89°51'50" East) 96.00 feet, to the initial point of beginning; thence North 00°06'01" West (record North 00°05'50" West) 177.24 feet, being the Northwest corner of tract described in document 96-08347 of the Deed Records of Jackson County, Oregon; thence North 89°52'21" East (record North 89°52'30" East) 96.00 feet, said point being on the section line common to said sections 9 and 10; thence North 00°06'01" West along said section line 255.24 feet, said point being on the southeasterly right-of-way for Shasta Avenue; thence along said right-of-way along the arc of a 630.00 foot radius curve to the left (the long chord to which bears North 18°16'34" East 92.23 feet) an arc distance of 92.31 feet; thence North 14°04'42" East 60.29 feet; thence along the arc of a 542.96 foot radius curve to the right (the long chord to which bears North 26°21'16" East 230.89 feet) an arc distance of 232.67 feet; thence North 38°42'44" East (record North 38°38'36" East) 174.44 feet, point being the most northwesterly corner of tract described in document 01-06112 of the Deed Records of Jackson County, Oregon; thence South 49°42'20" East leaving said right-of-way, 728.14 feet; thence South 32°13'24" West, 195.59 feet; thence North 51°13'12" West, 242.66 feet; thence South 38°47'35" West 101.52 feet; thence South 30°48'13" West 32.98 feet; thence North 74°16'02" West 13.85 feet; thence South 39°02'42" West 73.99 feet; Thence South 00°11'47" West 24.70 feet; thence South 50°52'23" East 196.52 feet; thence South 00°05'32" West 126.11 feet, said point being on the north right-of-way for Alta Vista Road; thence along said right-of-way South 89°52'21" West (record South 89°51'50" West) 624.08 feet to the point of beginning.

[Signature]
STEPHAN L. BAROTT, L.S. 2332

APPROVALS

Examined and approved this 27th day of February, 2003
[Signature]
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than July 1, 2003.
[Signature]
STEPHAN L. BAROTT LS 2332

All deferred monuments are now set, see Document No. 03-20021 of Official Records, this 9th day of April, 2003 CS 17720

Approved by Jackson County Surveyor.
[Signature]
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 28th day of February, 2003.
[Signature]
CITY ENGINEER

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 26 day of February, 2003.
[Signature]
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 4th day of MARCH, 2003.
[Signature]
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of MARCH 14, 2003.
[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of March 14, 2003.
[Signature]
TAX COLLECTOR

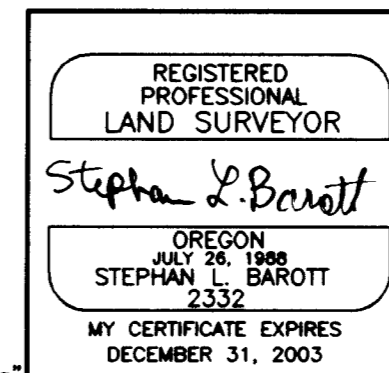
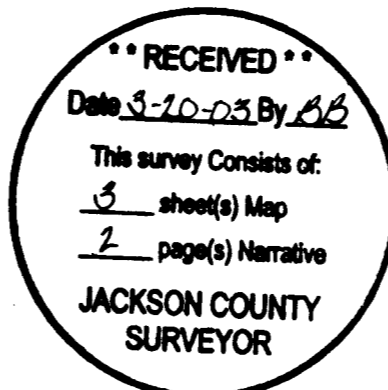
RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 2046, Page 415-417 of County Commissioners Journal of Proceedings.

Filed for record this 20 day of MARCH, 2003 at 8:18 o'clock A.M.

and recorded in Volume 29 of Plats at page 11 of records of Jackson County, Oregon.

[Signature] COUNTY CLERK
[Signature] DEPUTY



STEPHAN BAROTT LAND SURVEYING
1446 St. Andrew Way, Medford Or. 97504
Ph: 541-776-1272 Fax: 541-776-2956
POPPY VILLAGE, PHASE 1
A PLANNED COMMUNITY
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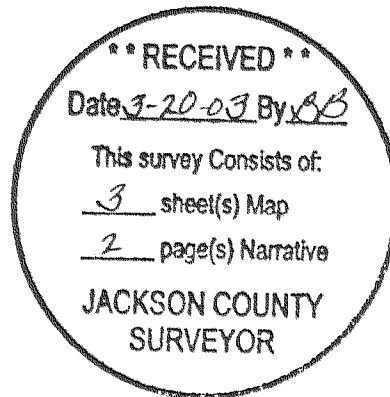
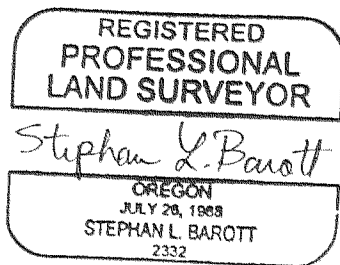
**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

noted that there is a slight discrepancy between my clients deed call for Shasta Avenue right-of-way and document O.R. 98-05775. The State of Oregon right-of-way for Shasta Ave. is not a standard 30 feet either side of centerline, but varies at different centerline stations. The lot dimensions and locations for Poppy Village were established by C.A Galpin. Calculations were made and monuments established as indicated. Most of the interior monuments will be set after construction has been completed. Road names for the private roads (common areas) were established by C.A. Galpin.

Equipment utilized throughout this survey include a Nikon 520 Electronic Total Station and Wild T-1000 Electronic Total Station.

DATE OF SURVEY: JANUARY 20, 2003

**SURVEYED BY: *STEPHAN L. BAROTT*
1446 ST. ANDREW WAY
*MEDFORD, OREGON 97504***



My certificate expires December 31, 2003