

\* \* APPROVALS \* \*

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of 11 September, 20 1996 this plat is hereby approved by the Talent Planning Commission. File No. SUB-95-1 & LLA-03-05. Dated this 26th day of September, 20 03.

Attest: John Adams, President City Planner; Secretary

EXAMINED AND APPROVED this 18th day of September, 20 03.

Robert Roberts, Jackson County Surveyor

EXAMINED AND APPROVED this 26th day of September, 2003.

City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of September 29, 20 03.

Christopher Francis, Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of Sept 29, 20 03.

Carol Applegate, Deputy Tax Collector

\* \* DECLARATION \* \*

Know all men by these presents that, COTA HOMES LLC is the owner in fee of the lands shown on Plat, more particularly described in the Surveyor's Certificate and has caused the same to be subdivided into the lots and streets as shown on Sheets 2 & 3, and does hereby dedicate to the public for public use the streets together with that area labeled as Public Utility Easement (PUE) with the condition that T.C.I. Cablevision, its successors or assigns in interest have the right to use said PUE. We hereby dedicate to the public the Easement for Drainage and Irrigation Facilities shown on Sheet 3. Cota Homes LLC does hereby designate said Subdivision as MOUNTAIN PARK ESTATES, PHASE 3. This Subdivision shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat setting forth provisions for the Storm Retention Area.

George Cota, MEMBER COTA HOMES LLC

STATE OF OREGON } COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named George Cota of Cota Homes LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 26th day of September, 20 03.

Karen L. LaFite, Notary Public - Oregon. Commission No. 251244. My Commission Expires March 10, 2006.

\* \* AFFIDAVIT OF CONSENT \* \*

From Umpqua Bank recorded as Doc. # 03-68087, ORJCO. From Steven Shapiro and Andrea Shapiro, Trustees of the Shapiro Family Trust recorded as Doc. # 03-68088, ORJCO. From Mountain Park Development, LLC for the use of the Subdivision name recorded as Doc. # 03-68089, ORJCO.

MOUNTAIN PARK ESTATES - PHASE 3

A SUBDIVISION In Lots 4-8, Block 1 of MEADOWSLOPE SUBDIVISION & Located in the S.W. 1/4 of Sec. 25, T.38S., R.1W., W.M. City of Talent, Jackson County, Oregon.

SURVEY FOR: COTA HOMES LLC P.O. BOX 548 ASHLAND, OR 97520

SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors 816 West Eighth Street Medford, OR 97501 (541) 772-2782 lfriar@charter.net

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

Filed for record this 3rd day of October, 20 03, at 10:21 o'clock A.M., and recorded in Volume 29 of Plats at Page 41 of the records of Jackson County, Oregon.

Kathleen S Beckett, County Clerk; Barton Shaw, Deputy

Covenants, Conditions and Restrictions recorded as Doc. 03-68090, ORJCO.

DATE: SEPTEMBER 8, 2003

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

James E. Hibbs, SURVEYOR

\* \* 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:

Beginning at the Southeasterly corner of Lot 56 of MOUNTAIN PARK ESTATES, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southwesterly line thereof, along the arc of a 1812.78 foot radius curve to the right having a central angle of 00°25'08", a distance of 13.26 feet (the long chord of which bears North 55°59'29" West, 13.26 feet) to a 5/8 inch iron pin; thence leaving said Southwesterly line, North 34°45'44" East, 89.10 feet to a 5/8 inch iron pin; thence North 29°08'38" East, 31.03 feet to a 5/8 inch iron pin on the Southeasterly prolongation of the Southwesterly line of Deborah Drive; thence along said prolongation, along the arc of a 1692.78 foot radius curve to the right having a central angle of 00°21'25", a distance of 10.54 feet (the long chord of which bears North 55°32'21" West, 10.54 feet) to the Northeasterly corner of said Lot 56; thence along the Southeasterly line of said PHASE 2, North 22°07'50" East, 51.25 feet to the Northeasterly line of Deborah Drive; thence along said Northeasterly line, along the arc of a 1642.78 foot radius curve to the right having a central angle of 00°10'59", a distance of 5.25 feet (the long chord of which bears North 54°52'55" West, 5.25 feet); thence along the arc of a 20.00 foot radius curve to the right having a central angle of 91°35'20", a distance of 31.97 feet (the long chord of which bears North 08°59'45" West, 28.67 feet) to the Southeasterly line of Meadow Slope Drive as shown on said PHASE 2; thence along said Southeasterly line and the Southeasterly line of Meadow Slope Drive as described in Document No. 95-32402, Official Records of Jackson County, Oregon the following four courses: North 36°47'55" East, 45.54 feet; thence along the arc of a 1025.00 foot radius curve to the left having a central angle of 14°39'02", a distance of 262.09 feet (the long chord of which bears North 29°28'24" East, 261.30 feet); thence North 22°07'50" East, 272.68 feet to an angle point in said Southeasterly line; thence South 67°52'10" East, 5.00 feet to the most Westerly corner of Lot 3, Block 1 of MEADOWSLOPE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Southwesterly line of said Lot 3, South 46°13'44" East, 289.27 feet to the most Southerly corner thereof; thence along the Southeasterly line of said Block 1, South 22°08'49" West, 704.11 feet to the Northeasterly line of the Central Oregon & Pacific Railroad; thence along said Northeasterly line the following three courses: North 64°52'40" West, 49.92 feet; thence along the arc of a 1645.00 foot radius curve to the right having a central angle of 06°55'21", a distance of 198.75 feet (the long chord of which bears North 61°19'10" West, 198.63 feet); thence along the arc of a 1812.78 foot radius curve to the right having a central angle of 01°39'27", a distance of 52.44 feet (the long chord of which bears North 57°01'46" West, 52.44 feet) to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs, OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-05

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

PURPOSE: To survey and monument the corners of the Lots & Streets of MOUNTAIN PARK ESTATES, PHASE 3. See Talent File #SUB-95-1 & LLA-03-05.

PROCEDURE: Made ties to monuments shown on Sheets 2 & 3 to control the exterior of this property. Held the Southeasterly property line parallel to the centerline of Lani Way per Meadowbrook Estates Subdivision. Computed the corners of the Lots & Street right of way per the approved tentative plat and set monuments as shown on Sheet 2 & 3.

RECEIVED DATE 10-03-03 BY BS. This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

For order approving this Plat, see Volume 205, Page 198-199 of the County Commissioner's Journal of Proceedings.

LEGEND:

- ⊙ = FD. BRASS CAP IN CONCRETE PER MES.
- ⊙ = FD. 3" BRASS DISK IN CONC. MKD. ADKINS CONSULT ENGRS PER MPE2.
- ⊙ = FD. 3/4" IRON PIPE PER MSS.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. ADKINS CONSULT ENGRS PER MPE2.
- ⊙ = SET 5/8" x 24" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- MES = MEADOWBROOK ESTATES SUBDIVISION.
- MPE2 = MOUNTAIN PARK ESTATES, PHASE 2.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- C1 = SEE CURVE DATA TABLE ON SHEET 3.
- L1 = SEE LINE DATA TABLE ON SHEET 3.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CABLE TV FACILITIES.
- E1 = PUE & EASEMENT FOR DRAINAGE & IRRIGATION FACILITIES AS NOTED.
- MSS = MEADOW SLOPE SUBDIVISION.

# MOUNTAIN PARK ESTATES - PHASE 3

## A SUBDIVISION

In Lots 4-8, Block 1 of MEADOWSLOPE SUBDIVISION &  
 Located in the S.W. 1/4 of Sec. 25, T.38S., R.1W., W.M.  
 City of Talent, Jackson County, Oregon.

SURVEY FOR:

COTA HOMES, LLC  
 P.O. BOX 548  
 ASHLAND, OR 97520

SURVEY BY:

L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 816 West Eighth Street  
 Medford, OR 97501  
 (541) 772-2782  
 ljfriar@charter.net

### BASIS OF BEARINGS

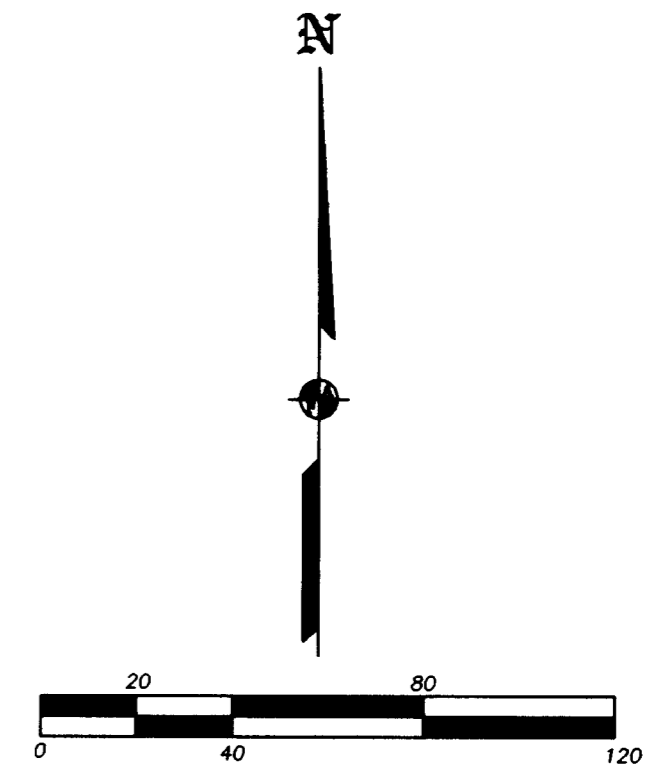
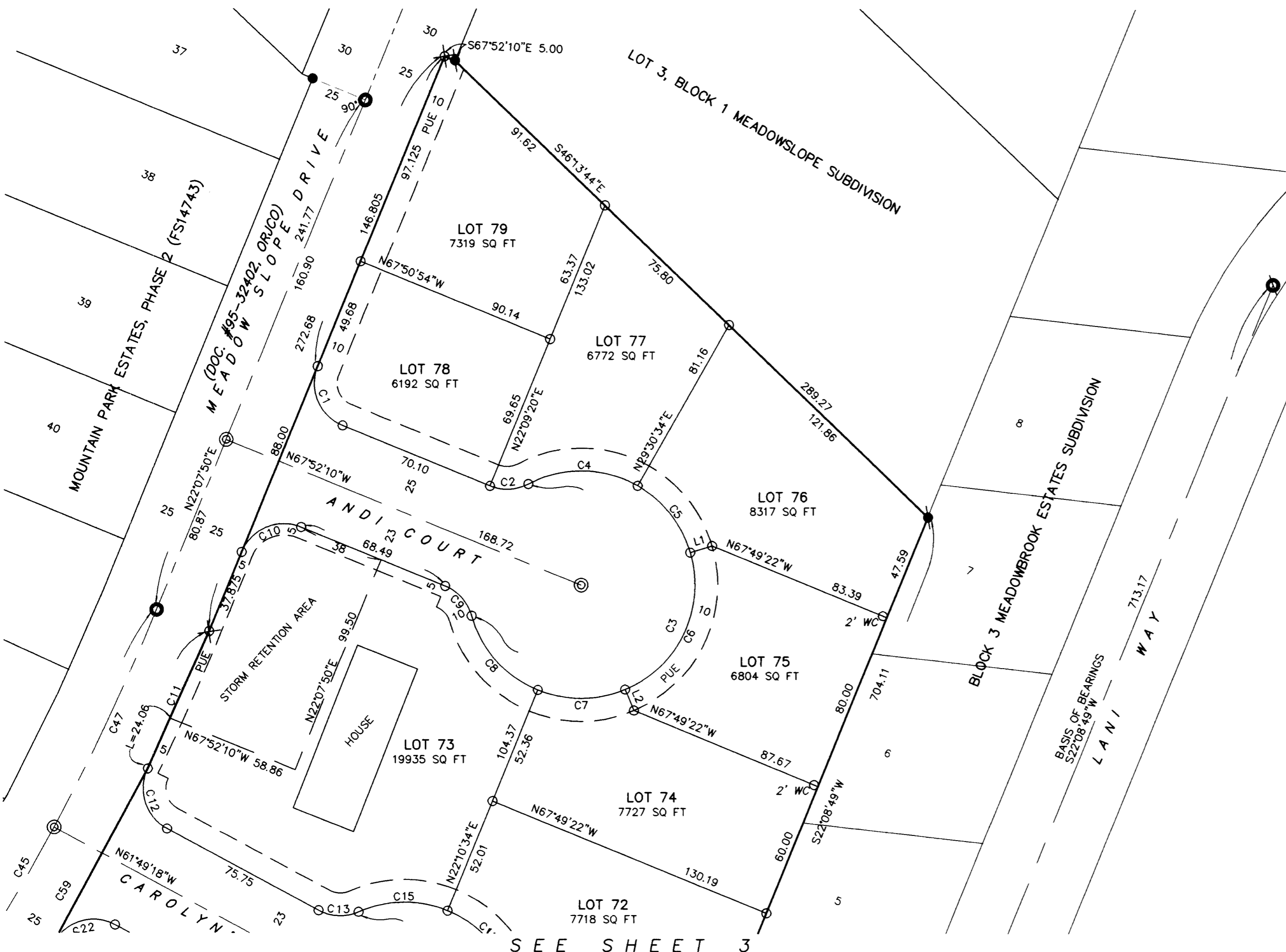
CENTERLINE OF LANI WAY PER MEADOWBROOK ESTATES SUBDIVISION.

UNIT OF MEASUREMENT = FEET

DATE: FEBRUARY 8, 2003

SCALE: 1" = 40'

SEE SHEET 3 FOR CURVE & LINE TABLES.



EASEMENTS PER SUBDIVISION GUARANTEE	
1)	Public Utility Easement per MPE2 not on this property.
2)	Rogue Valley Sewer Services easement per MPE2 not on this property.
3)	Irrigation pipeline easement per Doc. #79-05038, ORJCO not on this property.
4)	SW 1/4 portion of Lot 57 subject to CC&R's recorded as Doc. #96-00445, ORJCO.

RECEIVED  
 Date 10-23-03 By AB  
 This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-05

**SURVEY FOR:**  
 COTA HOMES, LLC  
 P.O. BOX 548  
 ASHLAND, OR 97520

**MOUNTAIN PARK ESTATES - PHASE 3**  
 A SUBDIVISION  
 In Lots 4-8, Block 1 of MEADOWSLOPE SUBDIVISION &  
 Located in the S.W. 1/4 of Sec. 25, T.38S., R.1W., W.M.  
 City of Talent, Jackson County, Oregon.

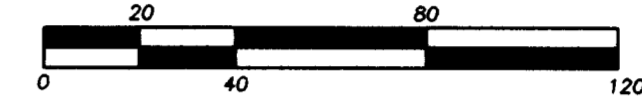
UNIT OF MEASUREMENT = FEET  
 DATE: FEBRUARY 8, 2003  
 SCALE: 1" = 40'

**SURVEY BY:**  
 L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 816 West Eighth Street  
 Medford, OR 97501  
 (541) 772-2782  
 lfriar@charter.net

SEE SHEET 2



SEE SHEET 2 FOR LEGEND.



**LINE TABLE**

NUM	DISTANCE	BEARING
L1	10.00	N73°19'30"E
L2	10.00	N22°54'39"W
L3	10.00	S67°44'14"W
L4	10.00	N28°32'18"W

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	31.42	20.00	S22°52'10"E	28.28
C2	49°59'41"	17.45	20.00	N87°07'59"E	16.90
C3	282°05'41"	246.17	50.00	N23°10'59"E	62.87
C4	57°25'42"	50.12	50.00	N89°09'00"W	48.04
C5	43°45'38"	38.19	50.00	N38°33'19"W	37.27
C6	83°45'51"	73.10	50.00	N25°12'25"E	66.76
C7	45°05'11"	39.35	50.00	N89°37'57"E	38.34
C8	52°03'17"	45.43	50.00	S41°47'49"E	43.88
C9	52°05'59"	18.19	20.00	N41°49'10"W	17.57
C10	90°00'00"	31.42	20.00	S67°07'50"W	28.28
C11	3°40'19"	65.69	1025.00	N23°59'03"E	65.68
C12	87°38'30"	30.59	20.00	S18°00'03"E	27.70
C13	52°05'59"	18.19	20.00	S87°52'18"E	17.57
C14	282°05'41"	246.17	50.00	N27°07'33"E	62.87
C15	46°05'51"	40.23	50.00	S89°07'38"W	39.15
C16	45°33'39"	39.76	50.00	N45°02'36"W	38.72
C17	83°43'28"	73.06	50.00	N19°35'58"E	66.73
C18	25°19'28"	22.10	50.00	N74°07'26"E	21.92
C19	46°09'49"	40.29	50.00	S70°07'55"E	39.20
C20	35°13'24"	30.74	50.00	S29°26'19"E	30.26
C21	49°59'41"	17.45	20.00	N36°49'27"W	16.90
C22	87°31'55"	30.55	20.00	S74°24'45"W	27.67
C23	91°35'20"	31.97	20.00	N08°59'45"W	28.67
C24	2°41'19"	77.09	1642.78	S56°30'52"E	78.26
C25	7°00'12"	180.29	1475.00	S61°21'38"E	183.24
C26	1°43'49"	49.61	1642.78	S55°39'20"E	49.61
C27	1°20'16"	38.36	1642.78	S57°11'23"E	38.36
C28	0°54'54"	23.56	1475.00	S58°18'59"E	23.56
C29	2°24'25"	61.97	1475.00	S59°58'39"E	61.96
C30	2°24'24"	61.96	1475.00	S62°23'04"E	61.95
C31	1°16'27"	32.81	1475.00	S64°13'30"E	32.80
C32	2°29'53"	73.80	1692.78	S56°36'35"E	73.80
C33	7°00'12"	186.41	1525.00	S61°21'38"E	183.24
C34	0°40'52"	18.13	1525.00	S64°31'18"E	18.13
C35	2°10'26"	57.86	1525.00	S63°05'39"E	57.86
C36	2°10'25"	57.86	1525.00	S60°55'13"E	57.86
C37	1°58'28"	52.55	1525.00	S58°50'46"E	52.55
C38	0°10'47"	5.31	1692.78	S57°46'08"E	5.31
C39	1°57'41"	57.95	1692.78	S56°41'54"E	57.95
C40	7°00'12"	183.35	1500.00	S61°21'38"E	183.24
C41	4°39'26"	135.57	1667.78	S55°31'48"E	135.53
C42	6°09'07"	110.06	1025.00	N33°43'21"E	110.01
C43	1°54'45"	34.22	1025.00	N35°50'32"E	34.22
C44	4°14'21"	75.84	1025.00	N32°45'58"E	75.82
C45	14°39'02"	255.70	1000.00	N29°28'24"E	255.00
C46	8°37'12"	150.45	1000.00	N32°29'19"E	150.31
C47	6°01'49"	105.25	1000.00	N25°09'48"E	105.20
C48	0°21'24"	10.54	1692.78	N55°32'21"W	10.54
C49	1°58'07"	57.30	1667.78	S54°11'09"E	57.30
C50	2°41'19"	78.26	1667.78	S56°30'52"E	78.26
C51	1°39'27"	52.44	1812.78	N57°01'46"W	52.44
C52	6°55'21"	198.75	1645.00	N61°19'10"W	198.63
C53	1°28'40"	46.76	1812.78	S56°56'24"E	46.75
C54	0°10'47"	5.68	1812.78	S57°46'07"E	5.68
C55	1°57'58"	56.45	1645.00	S58°50'29"E	56.45
C56	2°09'50"	62.13	1645.00	S60°54'24"E	62.13
C57	2°09'51"	62.14	1645.00	S63°04'15"E	62.13
C58	0°37'40"	18.02	1645.00	S64°28'00"E	18.02
C59	14°39'02"	262.09	1025.00	N29°28'24"E	261.38
C60	3°22'20"	102.11	1734.86	S66°32'54"E	102.10
C61	0°25'08"	13.26	1812.78	N55°59'29"W	13.26
C62	0°10'58"	5.25	1642.78	N54°52'55"W	5.25

\*\*RECEIVED\*\*  
 Date 10-3-03 By BB  
 This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY**  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*J. Friar*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-05

\* See Affid of Correction  
 Doc # 03-83440 (C517945)  
 Roger Roberts, C.S.  
 12/12/03

381W25CB TL'S 7900 & 8500

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INK/JET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

