

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

SURVEYED FOR: POPPY VILLAGE TOWN HOMES, LLC
PO BOX 8271
Medford, Oregon 97501

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

LOCATION: Poppy Village Phase I, A Planned Community located in Township 36 South,
Range 1 West, Section 10, Willamette Meridian, City of Eagle Point, Jackson County, Oregon.
(Jackson County Tax Records 36-1W-10BB 300, 900, 1000, 1100, 2900, 3100, 3400, 3500, 3600,
3800, 4000, 4200, 4300, 4900)

BASIS OF BEARING: Record Survey C.S 17702, Poppy Village Phase I subdivision.

HISTORY OF SURVEYS: Poppy Village Phase I was surveyed and recorded by Stephan Barott
Land Surveying on January 20, 2003. Refer to Jackson County Surveyor's Office C.S. 17702 and
Volume 29 Page 11 of Plats of Jackson County, Oregon.

PURPOSE OF SURVEY:

The purpose of these PROPERTY LINE ADJUSTMENT SURVEYS is to resolve existing
encroachments due to the location of as-built buildings, and to accommodate design changes of
certain planned buildings. These changes were made within the past few months and deeds recorded
prior to selling the lots. Eagle Point Developments, LLC (now known as Poppy Village Town
Homes, LLC) was the owner of each lot when the adjustments were made. Recorded Lot Line
Adjustment Deeds are listed later in this narrative, and are shown on the attached plats. This survey
will document the recorded Lot Line Adjustment Deeds. New monuments have been set as
indicated marking the new adjusted boundaries where necessary.

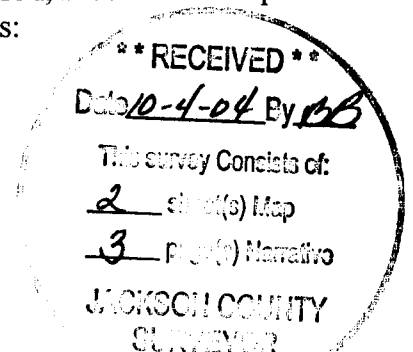
Each lot will be described with the purpose of the adjustment listed.

PROCEDURE:

**Lots referred to are as shown on Poppy Village Phase I. The adjusted lots are identified using
the same lot number, but adjustments should be referred to as Tax Lot numbers, not
Subdivision Lot numbers. Plat refers to the attached survey diagrams pages 1 and 2.**

Utilizing monuments set by this surveyor in 2003 for Poppy Village, Phase I, I located the required
adjustments as requested by Poppy Village Town Homes, LLC as follows:

Lots 11-14 Refer to Plat page 2 of 2



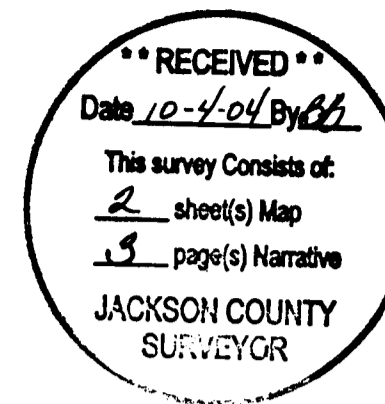
FOR HISTORY OF SURVEYS, PROCEDURE, AND PURPOSE OF SURVEY, SEE ATTACHED NARRATIVE.

POPPY VILLAGE, PHASE I

RECORDED AS SURVEY NO. 17702

-AND-

VOLUME 29, PAGE 11 OF PLAT RECORDS OF JACKSON COUNTY, OREGON



LINE TABLE

LINE	BEARING	DISTANCE	PROPERTY LINE
L1	S 48°01'39" E	50.87'	ADJUSTED
L2	S 48°01'39" E	53.13'	ADJUSTED
L3	S 48°01'39" E	52.89'	ADJUSTED
L4	S 48°01'39" E	52.00'	ORIGINAL
L5	S 41°58'21" W	109.05'	ORIGINAL
L6	N 41°58'21" E	102.76'	ADJUSTED
L7	S 41°58'21" W	110.58'	ORIGINAL
L8	N 41°58'21" E	111.87'	ORIGINAL
L9	N 42°31'20" E	106.18'	ADJUSTED
L10	S 41°58'21" W	113.39'	ORIGINAL
L11	N 42°04'14" E	110.69'	ADJUSTED
L12	N 41°58'21" E	114.91'	ORIGINAL
L13	N 49°42'20" W	52.02'	ORIGINAL
L14	S 52°47'17" E	50.86'	ADJUSTED
L15	N 49°42'20" W	52.02'	ORIGINAL
L16	S 52°57'58" E	52.49'	ADJUSTED
L17	N 49°42'20" W	44.02'	ORIGINAL
L18	S 51°38'46" E	54.01'	ADJUSTED
L19	N 49°42'20" W	52.02'	ORIGINAL
L20	S 39°43'27" E	43.57'	ADJUSTED
L21	S 49°42'20" E	38.53'	ORIGINAL
L22	S 48°01'39" E	8.89'	ADJUSTED
L23	S 48°01'39" E	1.12'	ADJUSTED

PROPERTY LINE ADJUSTMENTS

LOCATED IN:

NW1/4NW1/4 SECTION 10

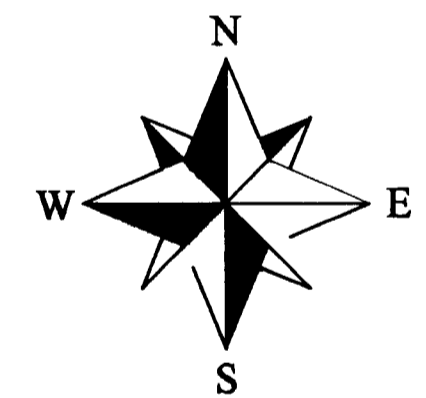
T.36 S., R.1 W., W.M.

JACKSON COUNTY, CITY OF EAGLE POINT, OREGON

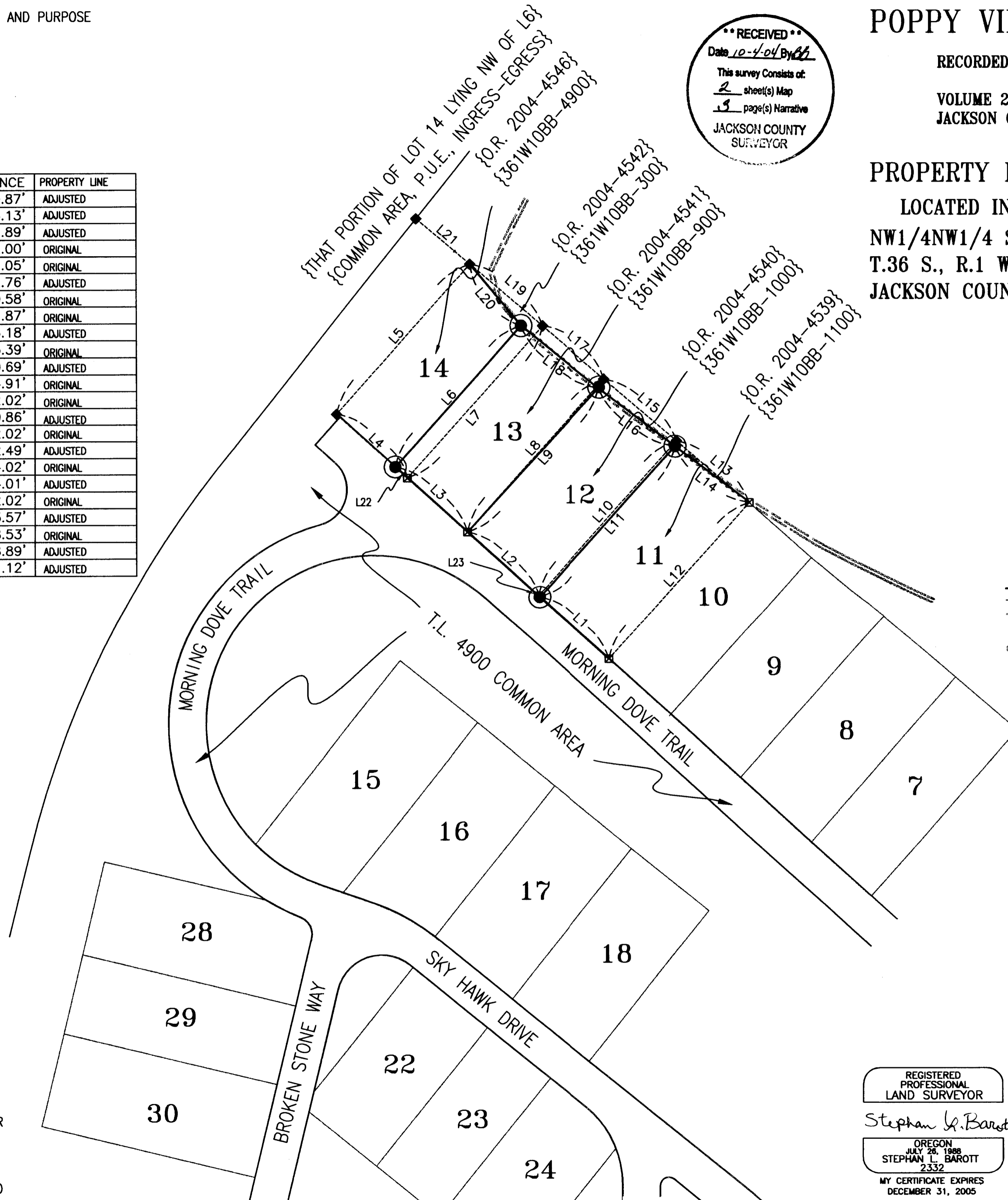
LEGEND

These standard symbols will be found in the drawing.

- CONCRETE NAIL AND WASHER SET C.S. 17702
- 5/8" IR & RED PLASTIC CAP SET C.S. 17702
- SET CONCRETE NAIL AND WASHER STAMPED LLA LS2332
- ADJUSTED PROPERTY LINE
- ORIGINAL LOT LINE PER C.S. 17702
- EXISTING CONCRETE CURB FOR PRIVATE ROADS
- ORIGINAL LOT NUMBERS FOR POPPY VILLAGE, PHASE I
- ROCK WALL



BASIS OF BEARING: C.S. 17702



PLOTTED ON CONTINENTAL JPC-4M2 MYLAR USING HP 51640A CARTRIDGE

361W-10BB TL300, 900, 1000, 1100, 4900

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephan L. Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332
MY CERTIFICATE EXPIRES
DECEMBER 31, 2005

Stephan Barott Land Surveying
1446 St. Andrew Way
Medford, OR 97504
Ph: 541-776-1272 Fax: 541-776-2956

PROPERTY LINE ADJUST

DRAWN BAROTT	DATE 10-10-04	POPPY VILLAGE TOWN HOMES, LLC
APPROVED	DATE	PO BOX 8271 MEDFORD, OR 97501
SCALE 1"=40'	SHEET 2 OF 2	PROJECT NO. 2004-22

FOR HISTORY OF SURVEYS, PROCEDURE, AND PURPOSE OF SURVEY, SEE ATTACHED NARRATIVE.

POPPY VILLAGE, PHASE I

RECORDED AS SURVEY NO. 17702

-AND-

VOLUME 29, PAGE 11 OF PLAT RECORDS OF JACKSON COUNTY, OREGON

PROPERTY LINE ADJUSTMENTS

LOCATED IN:

NW1/4NW1/4 SECTION 10

T.36 S., R.1 W., W.M.

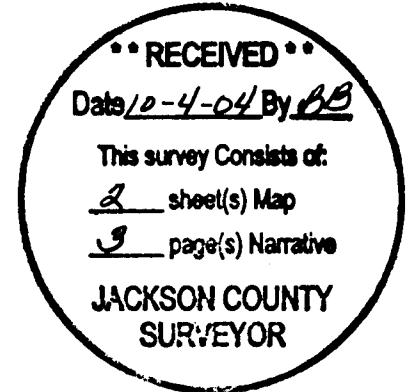
JACKSON COUNTY, CITY OF EAGLE POINT, OREGON

OR 2004-58974
SUBTRACTED FROM TL 4900

OR 2004-04546
ADDED TO TL 4900

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	27.10'	26.83'	S 35°18'00" E	28°14'05"
C2	30.00'	16.72'	16.50'	N 85°49'15" W	31°55'36"
C3	20.08'	7.02'	6.98'	N 88°07'52" E	20°01'40"
C4	30.00'	8.62'	8.59'	S 73°33'07" E	16°27'53"
C5	35.00'	53.56'	48.48'	S 46°17'36" E	87°40'30"
C6	3.00'	4.71'	4.24'	S 44°55'52" W	89°51'48"

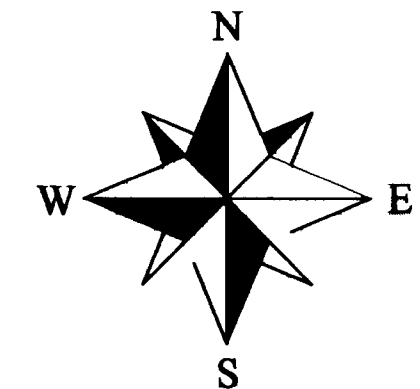
LINE	BEARING	DISTANCE
L1	S 00°16'18" W	1.39'
L2	N 25°53'12" E	9.54'
L3	N 00°00'00" E	5.16'
L4	N 81°47'03" W	24.41'
L5	N 81°47'03" W	19.59'
L6	S 08°12'57" W	14.25'
L7	N 38°47'35" E	36.91'
L8	S 08°12'57" W	33.18'
L9	N 13°28'13" E	10.39'
L10	S 01°37'47" E	19.45'
L11	S 00°00'00" E	17.01'
L12	S 89°51'49" W	16.77'



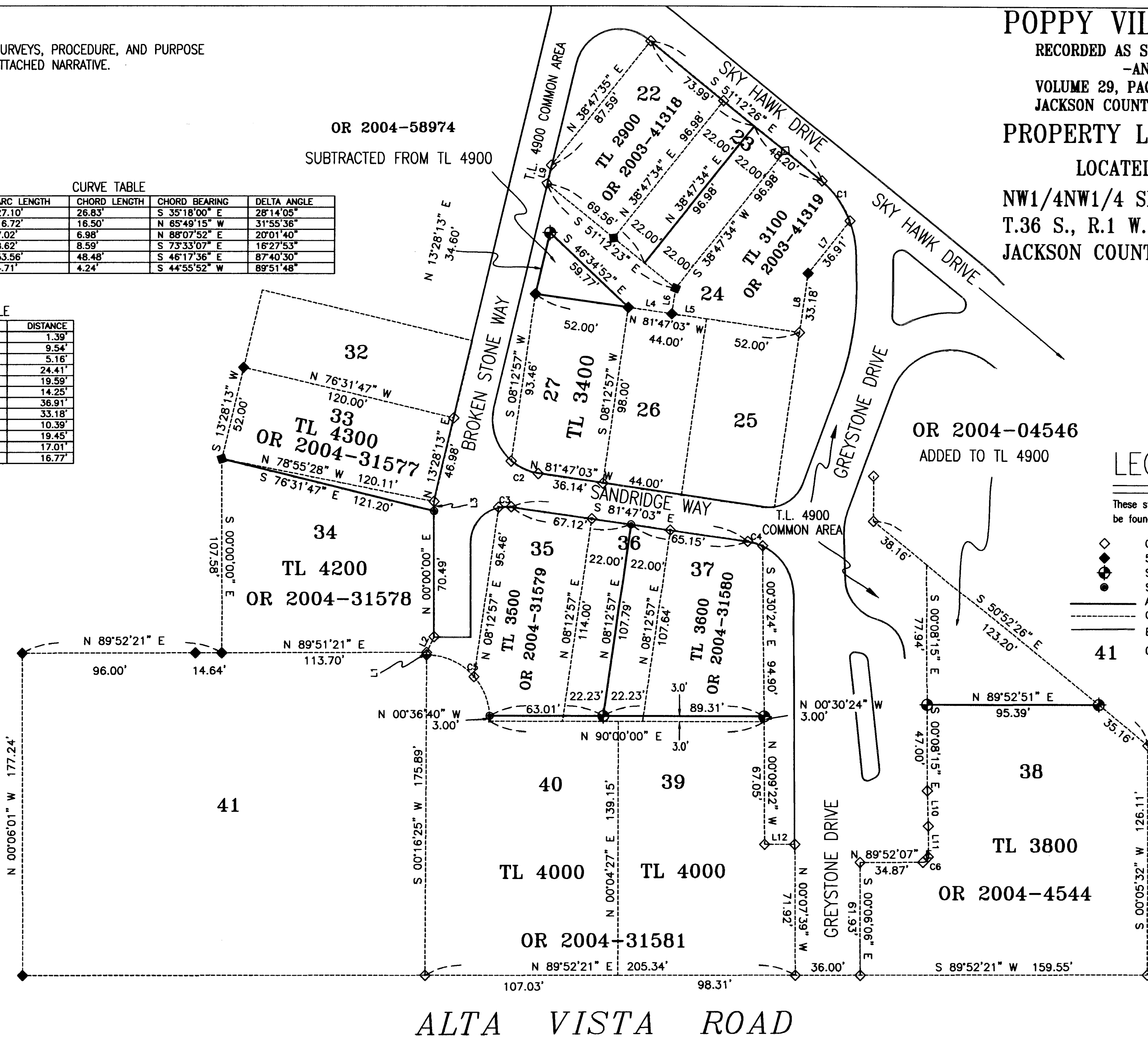
LEGEND

These standard symbols will be found in the drawing.

- ◆ CONCRETE NAIL AND WASHER SET C.S. 17702
- ◆ 5/8" IR & RED PLASTIC CAP SET C.S. 17702
- ◆ SET 5/8" X 30" IR WITH RED PLASTIC CAP MARKED BAROTT LS2332
- SET CONCRETE NAIL AND WASHER IN CONCRETE CURB STAMPED LLA LS2332
- ADJUSTED PROPERTY LINE
- - - ORIGINAL LOT LINE PER C.S. 17702
- EXISTING CONCRETE CURB FOR PRIVATE ROADS
- 41 ORIGINAL LOT NUMBERS FOR POPPY VILLAGE, PHASE I



3 BASIS OF BEARING: C.S. 17702



PLOTTED ON CONTINENTAL JPC-4M2 MYLAR USING HP 51640A CARTRIDGE

361W-10BB TL2900, 3100, 3400, 3500, 3600, 3800, 4000, 4200, 4300, 4900

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephan L. Barott

OREGON JULY 28, 1988
STEPHAN L. BAROTT
2332
MY CERTIFICATE EXPIRES
DECEMBER 31, 2005

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Ph: 541-776-1272 Fax: 541-776-2956

PROPERTY LINE ADJUST

DRAWN		
BAROTT	DATE	POPPY VILLAGE TOWN HOMES, LLC
10-10-04		
APPROVED		
	DATE	PO BOX 8271
		MEDFORD, OR 97501
SCALE	SHEET	PROJECT NO.
1"=40'	1 OF 2	2004-22

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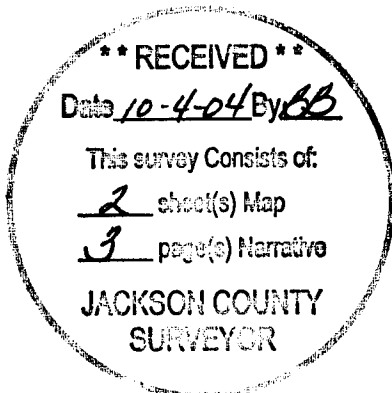
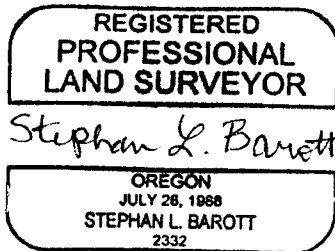
Lot 38

A design change indicated the commercial lot 38 did not require all of the existing acreage. In addition, acreage was added to the common area (tax lot 4900) since acreage was subtracted with the adjustment of lot 27. Refer to OR-2004-4544 and OR-2004-58974.

DATE OF SURVEY: October 10, 2004

My certificate expires December 31, 2005

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



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The Northeastern portion of these lots are now marked by a rock wall. Document OR-2004-4542 transferred the strip of land between the current rock wall and the original lot corners to Eagle Point Golf Course. The new lot corners are now marked with concrete nails and stainless steel washers stamped LLA LS2332, driven in the center of large rocks in a rock wall.

Lots 11-12 (southwest line along curb) was adjusted to accommodate a design change for lot 12. A new nail and flasher was set on the curb of Morning Dove Trail, a private road, 1.12 feet from the original lot corner.

Lots 12-13-14 These lots were originally planned for a triplex unit, but changed to a duplex. It was necessary to adjust the line between lots 13-14 by 8.89 feet. It was determined that not enough usable land remained to adjust the western boundary of lot 14 for construction of a building, so the remainder of lot 14 was absorbed into Tax Lot 4900 (common area, P.U.E., Ingress-Egress). Refer to OR-2004-4546 and OR-2004-58974 for a description of the adjusted common area.

Lots 22-24, 27, 33-34, 35-40 Refer to Plat page 1 of 2

Lots 22-24

A design change from a triplex unit to a duplex unit required additional lot widths. The western half of lot 23 was adjusted into lot 22, and the eastern half of lot 23 was adjusted into lot 24. Refer to OR-2003-41318 and OR-2003-41319. These lines are parallel lot lines and were not monumented by this surveyor.

Lot 27

A design change required additional length for lot 27 as shown on the attached plat, page 1 of 2. A portion of the common area (tax lot 4900) was adjusted into lot 27. Refer to OR-2004-58974.

Lots 33-34

A design change required lot 33 to be 52 feet wide for the entire length of the lot. This required one new monument to be set along the curb as shown on Plat page 1 of 2.

Lot 35-37, and 39-40

A design change from a triplex unit to a duplex unit required additional lot widths. The western half of lot 36 was adjusted into lot 35, and the eastern half of lot 36 was adjusted into lot 37. Refer to OR-2004-31579 and OR-2004-31580. In addition, the commercial lots 39 and 40 required an additional 3 feet for a portion of a fire break. The southern 3 feet of the newly adjusted lots 35-37 were adjusted into lots 39 and 40, which were combined to form one commercial lot (tax lot 4000). Refer to OR-2004-31581.