

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Poppy Village Town Homes, L.L.C., 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 areas as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use the easements labeled as public utility easements, as shown hereon. We hereby designate said subdivision as Poppy Village, Phase II.

Poppy Village Town Homes, LLC by: C. A. Galpin, Its sole member

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 13th day of January 2005, before me a Notary Public, personally appeared C. A. Galpin, Owner of Poppy Village Town Homes, LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Guilaine Esceq
Guilaine Esceq Notary Public - Oregon
Commission No. 362050
My Commission Expires: Oct 14, 2006
(Month, day, year)

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: Lecann Thompson
Its: VICE PRESIDENT
STATE OF Oregon
COUNTY OF Multnomah)SS.

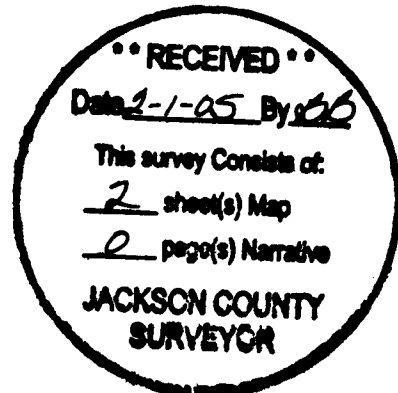
This certifies that on this 16th day of January 2005, before me a Notary Public, personally appeared Lecann Thompson, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Mary E. Wilson
Mary E. Wilson Notary Public - Oregon
Commission No. 387677
My Commission Expires: Jan. 9, 2009
(Month, day, year)

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

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

PLOTTED ON CONTINENTAL JPC-4MC MYLAR USING HP 51640 CARTRIDGE



POPPY VILLAGE, PHASE II
A PLANNED COMMUNITY
&
Property Line Adjustment

LOCATED IN:
NW 1/4 OF THE NW 1/4 OF SECTION 10
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 Initial Point for Poppy Village A.P.C., Phase I, as shown in Volume 29 of Plats at page 11 of records of Jackson County, Oregon; thence North 89°52'21" East 96.00 feet along the northerly right-of-way line of Alta Vista Road to a point which bears South 00°06'01" East 1,536.05 feet from the Section corner common to Sections 3, 4, 9 and 10, Township 36 South, Range 1 West of the Willamette Meridian; thence continue along said right-of-way line North 89°52'21" East 528.08 feet to a 5/8-inch diameter iron pin, the Initial Point of Beginning for Phase II; thence continue along said right-of-way line North 89°52'21" East 297.48 feet to a 5/8-inch diameter iron pin, thence leaving said right-of-way line North 11°15'18" East 182.54 feet to a 5/8-inch diameter iron pin, thence North 73°52'29" West 39.85 feet to a 5/8-inch diameter iron pin; thence North 29°20'27" West 47.53 feet to a 5/8-inch diameter iron pin, thence North 50°57'18" West 348.47 feet to a 5/8-inch diameter iron pin; thence South 38°47'35" West 121.68 feet to a 5/8-inch diameter iron pin; thence South 30°48'13" West 32.98 feet to a 5/8-inch diameter iron pin; thence North 74°16'02" West 13.85 feet to a 5/8-inch diameter iron pin; thence South 39°02'42" West 73.99 feet to a 5/8-inch diameter iron pin; thence South 0°11'47" West 24.70 feet distance to a 5/8-inch diameter iron pin; thence South 50°52'24" East 196.52 feet to a 5/8-inch diameter iron pin; thence South 0°05'27" East 126.12 feet to a 5/8-inch diameter iron pin, and the true point of beginning.

SURVEY NARRATIVE

PURPOSE:
To survey and monument Phase II of Poppy Village, a 16 lot Planned Unit Development as depicted hereon.

Secondary purpose is to monument the exterior boundaries of the "Future Phases" of Poppy Village PUD, and to monument the Property Line Adjustment described in Document No. 2004-58973.

PROCEDURE:
Poppy Village Phase II is situated in the northwest quarter of the northwest quarter of Section 10, Township 36 South, Range 1 West of the Willamette Meridian, City of Eagle Point, Jackson County, Oregon. I previously surveyed Poppy Village Phase I (see filed Survey No. 17702). From ties from the previous survey, which include ties to the south line of Donation Land Claim No. 47 and to the Section Corner for Sections 3, 4, 9, and 10 of said Township and Range, I computed the outside boundary, common areas, and lots as shown hereon. Monuments were set as shown and a few of the interior monuments are to be deferred until the underground utilities are in place, where indicated on the plat. Interior lot corners that fall on the existing concrete curb have been set. Monuments as shown along the outside boundary of the "Future Phase" have been set, documenting the Property Line Adjustment as described in OR 2004-58973, recorded in Jackson County, Oregon.

EQUIPMENT:
Equipment used include a Leica TCR 703 Electronic Total Station.

APPROVALS

Examined and approved this 26th day of January, 2005
Roger R. Roberts
JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than APRIL 1, 2005.
Stephan L. Barott
STEPHAN L. BAROTT LS 2332

All deferred monuments are now set, see Document No. 05-54122 of Official Records, this 21st day of September, 2005 (CS18296)

Approved by Jackson County Surveyor.
Roger R. Roberts
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 21st day of JANUARY 2005.
But W. Davis
CITY ENGINEER

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 21 day of January, 2005.
Carl Tins
DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 24th day of January 2005.
Danila Marshall
CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as of January 26th, 2005.
DEPUTY
ASSESSOR DEPARTMENT OF ASSESSMENT

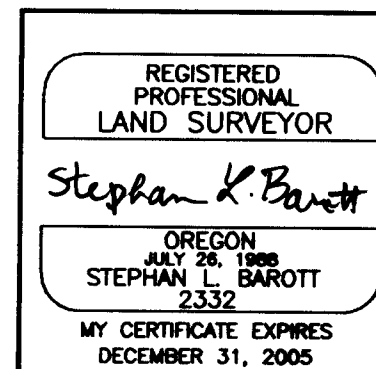
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of January 26 2005
Carol Applegate Deputy, 2005.
Carol Applegate Deputy
TAX COLLECTOR

RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 212, Page 209-211 of County Commissioners Journal of Proceedings.

Filed for record this 1st day of February, 2005 at 1:30 o'clock P.M.
and recorded in Volume 31 of Plats at page 5 of records of Jackson County, Oregon.

Kathleen S. Beckett COUNTY CLERK
Carmen P. Helman DEPUTY



STEPHAN BAROTT LAND SURVEYING
1446 St. Andrew Way, Medford Or. 97504
Ph: 541-776-1272 Fax: 541-776-2956
POPPY VILLAGE, PHASE II
A PLANNED COMMUNITY
For:
Poppy Village Town Homes, L.L.C.
P.O. BOX 8271
Medford, Or. 97501
DATE: December 6, 2004

PLOTTED @ 1"=80'
USING HP51640 CARTRIDGE
AND CONTINENTAL JPC-4M2 MYLAR

POPPY VILLAGE, PHASE II A PLANNED COMMUNITY &

PROPERTY LINE ADJUSTMENT
LOCATED IN:
NW1/4NW1/4 OF SECTION 10
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

RECEIVED
Date 2-5-05 By jt
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CURVE TABLE

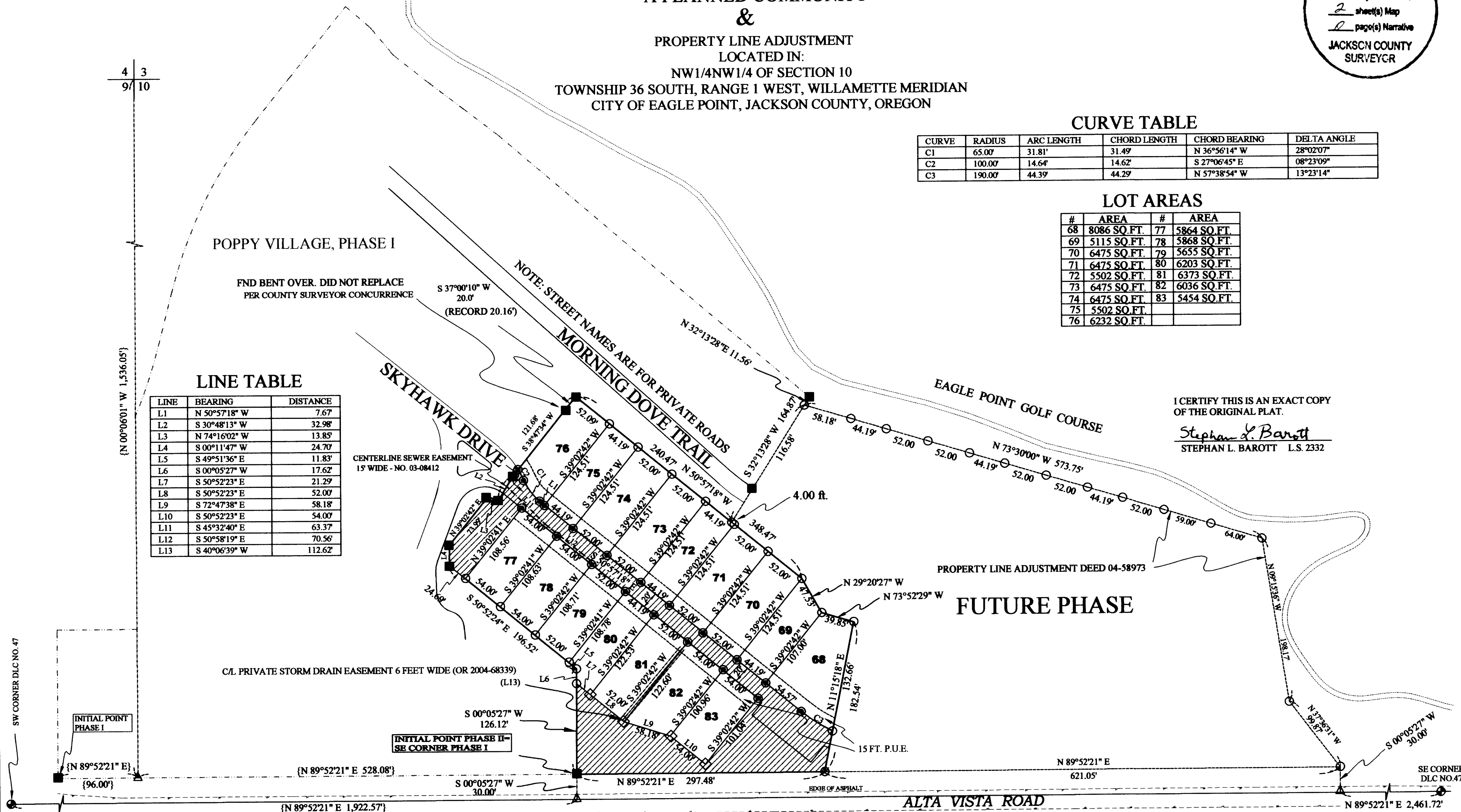
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	31.81'	31.49'	N 36°56'14" W	28°02'07"
C2	100.00'	14.64'	14.62'	S 27°06'45" E	08°23'09"
C3	190.00'	44.39'	44.29'	N 57°38'54" W	13°23'14"

LOT AREAS

#	AREA	#	AREA
68	8086 SQ.FT.	77	5864 SQ.FT.
69	5115 SQ.FT.	78	5868 SQ.FT.
70	6475 SQ.FT.	79	5655 SQ.FT.
71	6475 SQ.FT.	80	6203 SQ.FT.
72	5502 SQ.FT.	81	6373 SQ.FT.
73	6475 SQ.FT.	82	6036 SQ.FT.
74	6475 SQ.FT.	83	5454 SQ.FT.
75	5502 SQ.FT.		
76	6232 SQ.FT.		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°57'18" W	7.67
L2	S 30°48'13" W	32.98
L3	N 74°16'02" W	13.85
L4	S 00°11'47" W	24.70
L5	S 49°51'36" E	11.83
L6	S 00°05'27" W	17.62
L7	S 50°52'23" E	21.29
L8	S 50°52'23" E	52.00
L9	S 72°47'38" E	58.18
L10	S 50°52'23" E	54.00
L11	S 45°32'40" E	63.37
L12	S 50°58'19" E	70.56
L13	S 40°06'39" W	112.62

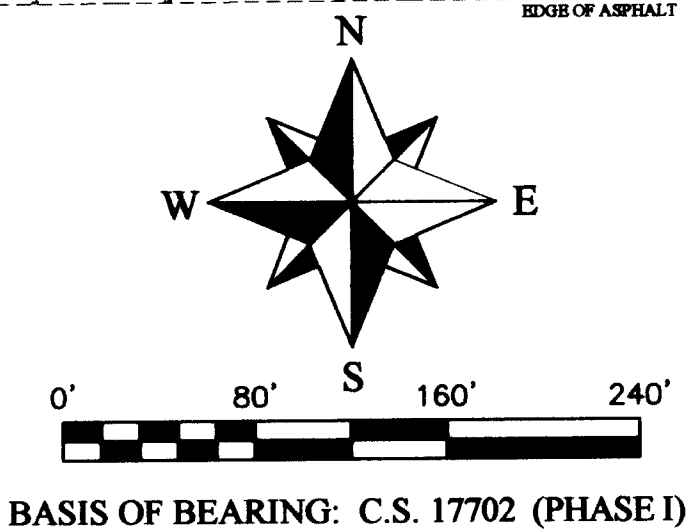


I CERTIFY THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT.

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

LEGEND

- COMMON PROPERTY, P.U.E., INGRESS & EGRESS
- DEFERRED MONUMENT (SEE CS 18896)
- FOUND MONUMENT FROM CS 17702
- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "BAROTT L.S.2332" UNLESS NOTED
- SET CONCRETE NAIL OR MAG NAIL AND STAINLESS STEEL WASHER IN CURB, STAMPED "LS 2332"
- POPPY VILLAGE PHASE I BOUNDARY
- P.U.E. PUBLIC UTILITY EASEMENT
- POPPY VILLAGE-FUTURE PHASE BOUNDARY
- INDICATES RECORD PER CS 17702 (POPPY VILLAGE PHASE I)
- INDICATES CALCULATED POSITION



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
POPPY VILLAGE, PHASE II
A PLANNED COMMUNITY
For:
Poppy Village Town Homes, L.L.C.
P.O. Box 8271
Medford, OR 97501
DATE: December 6, 2004