

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 III.

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

STATE OF Oregon COUNTY OF Jackson)SS.

This certifies that on this 28th day of July 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: Debra Goulance Escey Notary Public - Oregon Commission No. Oct 14, 2005 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: Maureen Its: Vice President STATE OF Oregon COUNTY OF Multnomah)SS.

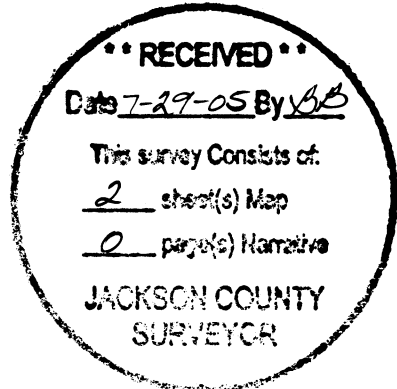
This certifies that on this 27th day of July 2005, before me a Notary Public, personally appeared Gina A. Leon, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Mary E. Skilton Notary Public - Oregon Commission No. 387677 My Commission Expires: January 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 III A PLANNED COMMUNITY

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, Phase I, A.P.C., 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; thence continue along said right-of-way line North 89°52'21" East 297.48 feet to a 5/8-inch diameter iron pin, the INITIAL POINT OF BEGINNING FOR PHASE III; thence continue along said right-of-way line North 89°52'21" East 621.05 feet to a 5/8-inch diameter iron pin; thence North 37°36'31" West 99.87 feet to a 5/8-inch diameter iron pin; thence North 9°15'36" West 198.17 feet to a 5/8-inch diameter iron pin; thence North 73°30'00" West 573.75 feet to a 5/8-inch diameter iron pin, said point being on the Easterly boundary of Poppy Village, Phase I; thence along the Easterly boundary of Poppy Village, Phase I South 32°13'28" West 164.87 feet to a 5/8-inch diameter iron pin; thence South 50°57'18" East 108.00 feet to a 5/8-inch diameter iron pin; thence South 29°20'27" East 47.53 feet to a 5/8-inch diameter iron pin; thence South 73°52'29" East 39.85 feet to a 5/8-inch diameter iron pin; thence South 11°15'18" West 182.54 feet to a 5/8-inch diameter iron pin, and the true point of beginning.

SURVEY NARRATIVE

PURPOSE: To survey and monument Phase III of Poppy Village, a 23 lot Planned Unit Development as depicted hereon.

PROCEDURE:

Poppy Village Phase III 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 and II (see filed Surveys No. 17702 & 18607). Beginning at ties from the previous surveys, 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 have been set during Poppy Village, Phase II

EQUIPMENT:

Equipment used include a Leica TCR 703 Electronic Total Station.

APPROVALS

Examined and approved this 30th day of June, 2005

Robert Roberts JACKSON COUNTY SURVEYOR

All deferred monuments will be set no later than JUNE 1, 2006.

Stephan L. Barott STEPHAN L. BAROTT LS 2332

All deferred monuments are now set, see Document No. 2018-012782 of Official Records, this 25th day of April, 2018 see s/n # 22528

Approved by Jackson County Surveyor. Scott JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 8th day of July, 2005

Barrett CITY ENGINEER

Examined and recommended for approval by Bear Creek Valley Sanitary Authority this 12 day of July, 2005

Atkes DISTRICT ENGINEER

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 14th day of July, 2005

Danielle Shaeffer CITY ADMINISTRATOR / PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 as

of July 15th, 2005

Amanda Kirkpatrick, 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 July 15, 2005

Patty Brunmy, Deputy TAX COLLECTOR

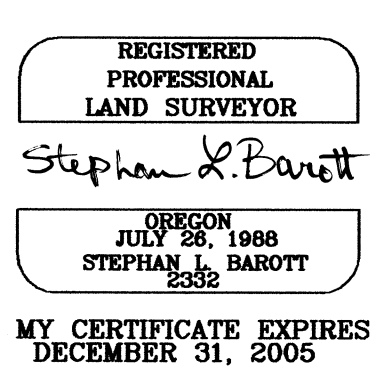
RECORDERS CERTIFICATE

For order of the County Court approving this plat see Volume 213, Page 1304 of County Commissioners Journal of Proceedings.

Filed for record this 29th day of July, 2005 at 10:53 o'clock A.M.

and recorded in Volume 31 of Plats at page 40 of records of Jackson County, Oregon.

Kathleen S. Beckett COUNTY CLERK Sonya S. Morgan DEPUTY



STEPHAN BAROTT LAND SURVEYING 1446 St. Andrew Way, Medford Or. 97504 Ph: 541-776-1272 Fax: 541-776-2956 POPPY VILLAGE, PHASE III A PLANNED COMMUNITY For: Poppy Village Town Homes, L.L.C. P.O. BOX 8271 Medford, Or. 97501 DATE: June 10, 2005

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

Poppy Village, Phase III

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

SURVEY NO. 18839

RECEIVED
Date: 7-29-05 By: *SB*
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

4 3
9 10

LOT AREAS

#	AREA	#	AREA	#	AREA
45	7718 SQ.FT.	54	6188 SQ.FT.	63	4870 SQ.FT.
46	5466 SQ.FT.	55	5259 SQ.FT.	64	5754 SQ.FT.
47	5580 SQ.FT.	56	6188 SQ.FT.	65	6687 SQ.FT.
48	8804 SQ.FT.	57	7021 SQ.FT.	66	5770 SQ.FT.
49	5259 SQ.FT.	58	7616 SQ.FT.	67	7938 SQ.FT.
50	6188 SQ.FT.	59	5197 SQ.FT.		
51	6188 SQ.FT.	60	4662 SQ.FT.		
52	5259 SQ.FT.	61	5681 SQ.FT.		
53	6188 SQ.FT.	62	5707 SQ.FT.		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°15'18" E	49.88'
L2	S 73°52'29" E	39.85'
L3	S 29°20'27" E	47.53'
L4	S 50°57'18" E	52.00'
L5	S 50°57'18" E	52.00'
L6	S 32°13'28" W	48.29'
L7	N 73°30'00" W	49.21'
L8	S 75°19'08" E	53.80'
L9	S 75°19'08" E	6.23'
L10	S 75°19'08" E	38.44'
L11	S 75°19'08" E	21.59'
L12	S 75°19'08" E	28.85'
L13	S 89°34'55" E	14.77'
L14	S 89°34'55" E	29.42'
L15	S 81°07'33" E	44.74'
L16	S 89°34'55" E	52.00'
L17	S 89°52'21" W	23.18'
L18	S 89°52'23" W	23.16'
L19	S 50°57'18" E	4.00'
L20	N 56°43'05" E	5.02'

CURVE TABLE

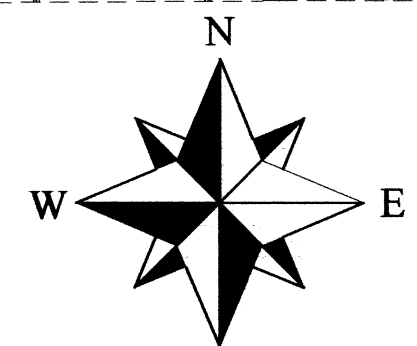
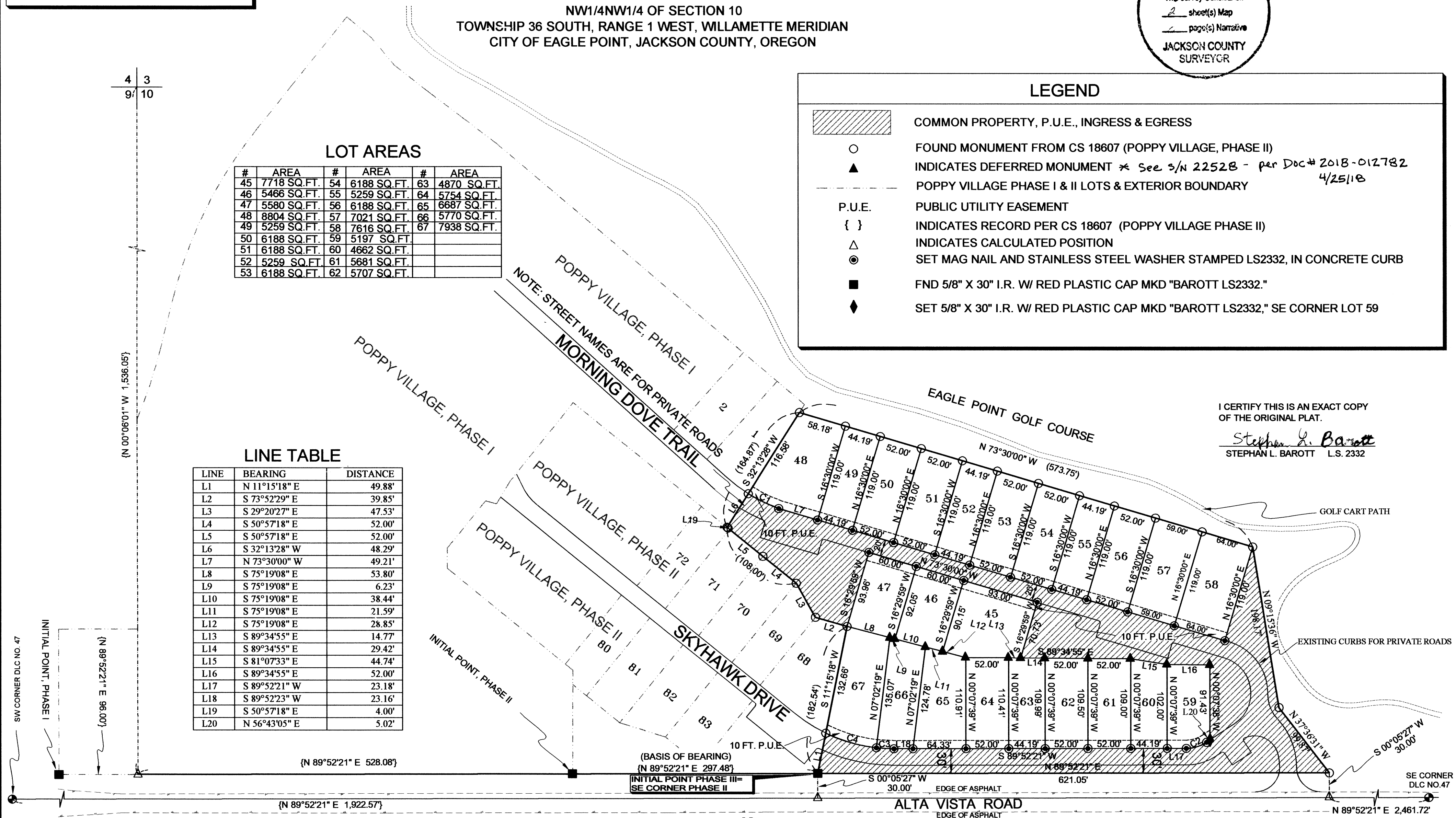
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	189.39'	41.22'	41.13'	N 64°00'33" W	12°28'08"
C2	45.00'	26.04'	25.68'	S 73°17'37" W	33°09'28"
C3	190.00'	21.35'	21.34'	N 86°54'31" W	06°26'17"
C4	190.00'	64.16'	63.85'	N 74°00'58" W	19°20'51"

LEGEND

- COMMON PROPERTY, P.U.E., INGRESS & EGRESS
- FOUND MONUMENT FROM CS 18607 (POPPY VILLAGE, PHASE II)
- INDICATES DEFERRED MONUMENT * See s/n 2252B - per Doc# 2018-012782 4/25/10
- POPPY VILLAGE PHASE I & II LOTS & EXTERIOR BOUNDARY
- P.U.E. PUBLIC UTILITY EASEMENT
- { } INDICATES RECORD PER CS 18607 (POPPY VILLAGE PHASE II)
- INDICATES CALCULATED POSITION
- SET MAG NAIL AND STAINLESS STEEL WASHER STAMPED LS2332, IN CONCRETE CURB
- FND 5/8" X 30" I.R. W/ RED PLASTIC CAP MKD "BAROTT LS2332."
- SET 5/8" X 30" I.R. W/ RED PLASTIC CAP MKD "BAROTT LS2332," SE CORNER LOT 59

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

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



BASIS OF BEARING: C.S. 18607 (PHASE II)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Stephan L. Barott
OREGON
JULY 28, 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 III

A PLANNED COMMUNITY

For:
Poppy Village Town Homes, L.L.C.
P.O. Box 8271
Medford, OR 97501
DATE: June 10, 2005