

**** APPROVALS ****

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of February 24, 20 05 this plat is hereby approved by the Talent Planning Commission. File No. SUB-05-01.

Dated this 31st day of March, 20 06.

Attest: [Signature]
Talent City Planner

EXAMINED AND APPROVED this 31st day of March, 20 06.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED this 30th day of March, 2006.

[Signature]
Talent City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of April 3rd, 20 06.

[Signature] DEPUTY
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of April 3rd, 20 06.

[Signature] Deputy
Tax Collector

**** DECLARATION ****

Know all men by these presents that, COTA HOMES LLC is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and has caused the same to be subdivided into the lots and street as shown on Sheet 2, and does hereby dedicate to the public for public use the street together with that area labeled as Public Utility Easement (PUE) and does hereby make and establish the Shared Driveway Easement (SDE) for the benefit of Lots 3 and 4 and does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of and use by the Lots as shown on Sheet 2. Cota Homes LLC does hereby designate said Subdivision as MOUNTAIN PARK ESTATES, PHASE 4. This Subdivision shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat.

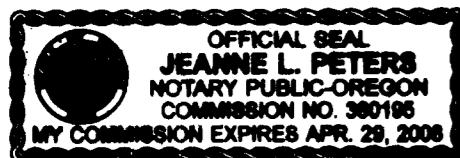
[Signature]
GEORGE COTA, MANAGING MEMBER
COTA HOMES LLC

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 and was signed on behalf of Cota Homes, LLC.

Dated this 31st day of March, 20 06.

[Signature]
[Signature] Notary Public - Oregon
Commission No. 380195
My Commission Expires 4/29/08



**** AFFIDAVIT OF CONSENT ****
FROM UMPANA BANK RECORDED DOC # 2006-16910 ORJCO.

MOUNTAIN PARK ESTATES, PHASE 4

A SUBDIVISION

Of Lots 2 & 3, Block 1 of MEADOW SLOPE 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

DATE:
MARCH 17, 2006

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

Filed for record this 3rd day of APRIL, 20 06, at 3:30 o'clock P.M., and recorded in Volume 32 of Plats at Page 30 of the records of Jackson County, Oregon and Doc. # 2006-16909, ORJCO.

[Signature]
County Clerk

[Signature]
Deputy

Covenants, Conditions and Restrictions recorded as Doc. 2006-16911, ORJCO.

**** 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:

Lots 2 and 3, Block 1 of MEADOW SLOPE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-07

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

PURPOSE: To survey and monument the corners of the Lots & Street of MOUNTAIN PARK ESTATES, PHASE 4. See Talent File #SUB-05-1.

PROCEDURE: Made ties to monuments shown on Sheet 2 to control the exterior of this property. Computed the corners of the Lots & Street right of way per the approved tentative plat and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

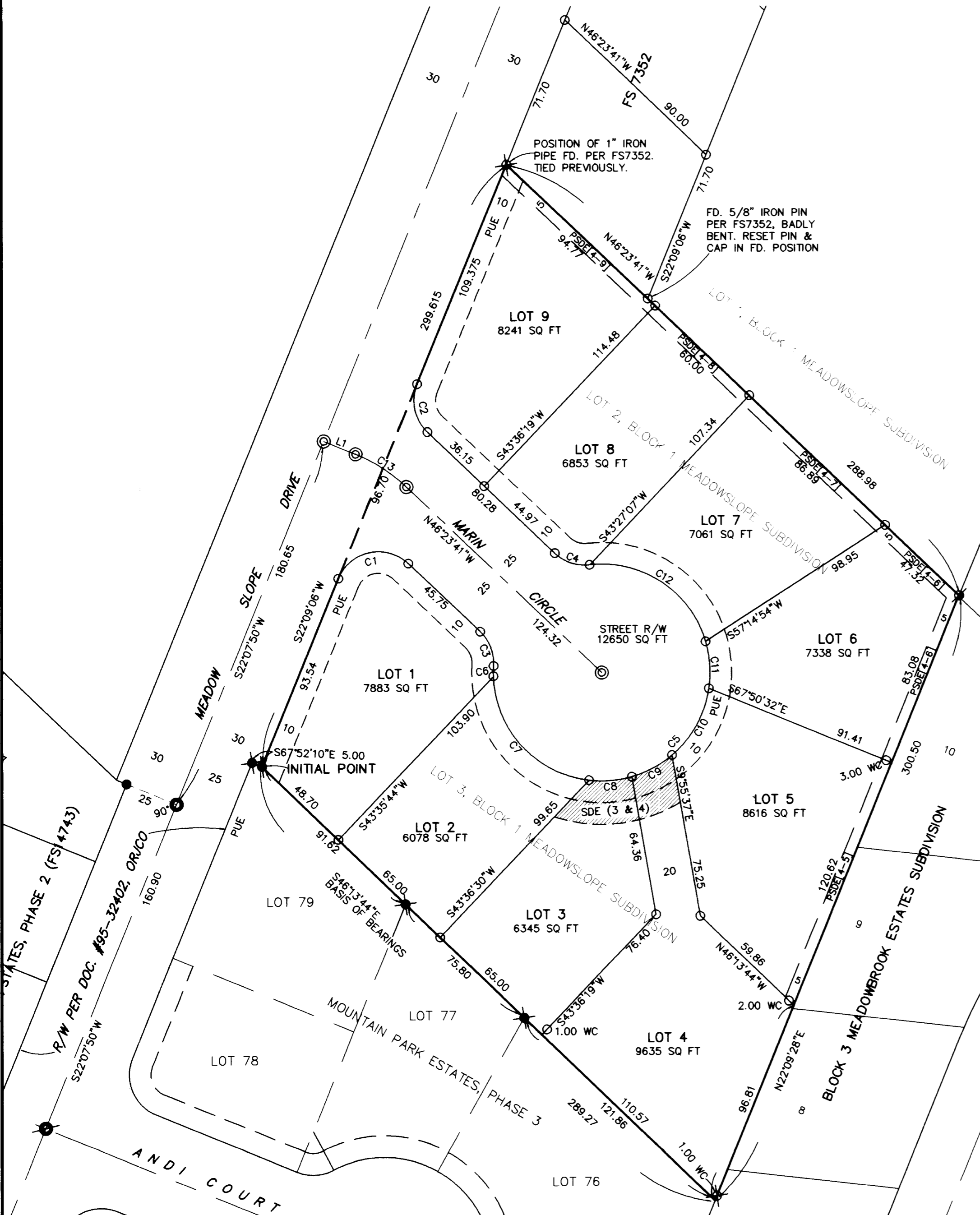
4/3/06
DATE

** RECEIVED **
DATE 4-3-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

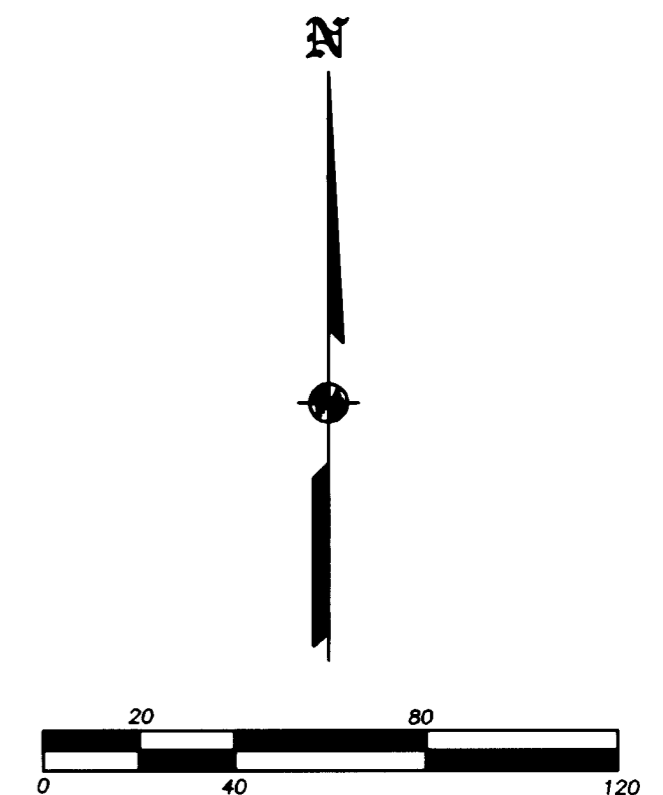
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MOUNTAIN PARK ESTATES, PHASE 4
A SUBDIVISION
Of Lots 2 & 3, Block 1 of MEADOWSLOPE SUBDIVISION
& located in the S.W. 1/4 of Sec. 26, T.98S, R.1W., W.M.
City of Talent, Jackson County, Oregon.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	111°27'13"	38.90	20.00	S77°52'42"W 33.05
C2	68°32'47"	23.93	20.00	S12°07'18"E 22.53
C3	49°59'41"	17.45	20.00	N21°23'51"W 16.90
C4	49°59'41"	17.45	20.00	S71°23'32"E 16.90
C5	279°59'23"	244.34	50.00	N43°36'19"E 64.29
C6	05°25'29"	4.73	50.00	S00°53'15"W 4.73
C7	81°20'42"	70.99	50.00	S42°29'50"E 65.17
C8	22°55'06"	20.00	50.00	N85°22'16"E 19.87
C9	24°19'29"	21.23	50.00	N61°44'58"E 21.07
C10	41°03'21"	35.83	50.00	N29°03'33"E 35.07
C11	24°58'43"	21.80	50.00	N03°57'29"W 21.63
C12	79°56'32"	69.76	50.00	N56°25'07"W 64.24
C13	21°28'29"	28.11	75.00	N57°07'56"W 27.95
NUM	BEARING	DISTANCE		
L1	N67°52'10"W	15.83		



- LEGEND:**
- ⊙ = FD. ALUMINUM CAP MKF. L.J. FRIAR & ASSOC. PER MPE3.
 - = 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.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MPE3.
 - ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BURRELL PLS638 PER FS15794.
 - ⊙ = 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.
- MPE3 = MOUNTAIN PARK ESTATES, PHASE 3 (FS17945).
MPE2 = MOUNTAIN PARK ESTATES, PHASE 2 (FS14743).
JCDR = JACKSON COUNTY DEED RECORDS.
SQ FT = SQUARE FEET.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WC = WITNESS CORNER.
C1/L1 = SEE COURSE DATA TABLE.
SDE = SHARED DRIVEWAY EASEMENT.
PUE = PUBLIC UTILITY EASEMENT.
FS = FILED SURVEY NO.
MSS = MEADOWSLOPE SUBDIVISION.
PSDE[#] = PRIVATE STORM DRAINAGE EASEMENT [LOTS WITH RIGHT TO USE].

BASIS OF BEARINGS
MOUNTAIN PARK ESTATES, PHASE 3 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET DATE: MARCH 17, 2006 SCALE: 1" = 40'

EASEMENTS PER SUBDIVISION REPORT

- RIGHT TO MAINTAIN A POLE LINE PER V.84, P.165 MAY AFFECT THE PROPERTY BUT NO VISIBLE EVIDENCE OF POLE LINE EXISTS ON SUBJECT PROPERTY.
- ELECTRICAL EASEMENTS PER V.149, P.81 & V.171, P.318, JCDR CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-07

*** RECEIVED ***
DATE 4-3-06 BY *JES*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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