

APPROVALS

File No. PUD-04-156 (Planned Unit Development)
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Signature of Planning Director: Robert O. Scott
Date: June 6, 2007

EXAMINED AND APPROVED this 9th day of May, 2007

Signatures of City Engineer (Laurie Bushaw) and City Surveyor (Paul D. ...)

EXAMINED AND APPROVED as required by ORS 92.100 as of June 8th, 2007

Signature of Assessor: J. Neusalt, deputy

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 8th day of June, 2007

Signature of Tax Collector: Carol Anderson, Deputy

DECLARATION

Know all men by these presents that CYPRUS HOMES DEVELOPMENT, LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate...

Signature of Richard Bright, Managing Member, Cyprus Homes Development, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Richard Bright and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Cyprus Homes Development, LLC.

Dated this 3rd day of May, 2007

Signature of Notary Public: Karen L. Rafite
Commission No. 402251
My Commission Expires March 10, 2010

AFFIDAVIT OF CONSENT

From PREMIERWEST BANK recorded as Document No. 2007-027293, ORJCO.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON...

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

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

CYPRUS CREEK, PHASE 1A

A Subdivision located in the N.W. 1/4 of Sec. 2, T38S, R2W., W.M. and in the City of Medford Jackson County, Oregon (File PUD-04-156)

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

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

DATE:
DECEMBER 21, 2006

RECORDER'S CERTIFICATE

Filed for record this 8th day of JUNE, 2007, at 3:06 o'clock P.M., and recorded in Volume 33 of Plats at Page 36 of the records of Jackson County, Oregon and recorded as Document No. 2007-027295 Official Records of Jackson County, Oregon.

Signatures of County Clerk: Kathleen S. Beckett and Deputy: Karen Alonso

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2007-027294 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:

Commencing at the Northwest corner of Lot 48 of THE MEADOWS AT GRIFFIN CREEK, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line of said Subdivision, South 02°08'23" West, 72.07 feet to the Southeast corner of that tract described in Document No. 2006-011827, Official Records of Jackson County, Oregon; thence along the Southerly line of said tract, North 89°45'21" West, 157.52 feet; thence along the arc of a 118.50 foot radius curve to the right having a central angle of 06°58'53" a distance of 14.44 feet (the long chord of which bears South 12°26'30" East, 14.43 feet); thence South 89°29'50" West, 93.15 feet; thence North 20°02'22" West, 16.30 feet to the INITIAL POINT OF BEGINNING; thence North 89°45'21" West, 109.30 feet; thence South 58°16'04" West, 44.53 feet; thence along the arc of a 25.00 foot radius curve to the right having a central angle of 83°26'45", a distance of 36.41 feet (the long chord of which bears North 80°00'33" West, 33.28 feet); thence along the arc of a 755.75 foot radius curve to the left having a central angle of 01°45'40" a distance of 23.23 feet (the long chord of which bears North 39°10'01" West, 23.23 feet); thence North 89°45'21" West, 38.58 feet; thence along the arc of a 726.75 foot radius curve to the left having a central angle of 03°37'29", a distance of 45.98 feet (the long chord of which bears North 43°49'38" West, 45.97 feet); thence South 44°21'37" West, 80.78 feet; thence along the arc of a 639.00 foot radius curve to the left having a central angle of 03°21'35", a distance of 37.47 feet (the long chord of which bears North 47°57'51" West, 37.46 feet); thence North 89°45'21" West, 122.62 feet to the most Southerly Southwest corner of said tract; thence continue along the Southerly and Westerly line thereof, North 00°02'29" East, 40.00 feet to an angle point; thence North 89°57'31" West, 142.19 feet to an angle point; thence North 00°02'29" East, 105.00 feet; thence North 89°57'31" West, 209.83 feet to the East line of Sunset Drive; thence along said East line, North 00°04'48" East, 175.94 feet to the Northerly bank of the Medford Irrigation District Ditch; thence along said Northerly bank, the following 10 courses: South 72°28'49" East, 58.33 feet; thence South 73°34'05" East, 123.20 feet; thence South 74°26'26" East, 141.61 feet; thence South 73°56'14" East, 78.46 feet; thence South 73°48'12" East, 232.22 feet; thence South 75°14'34" East, 101.37 feet; thence South 86°27'31" East, 85.66 feet; thence South 88°14'58" East, 28.62 feet; thence North 88°52'43" East, 75.95 feet; thence South 20°02'22" East, 19.14 feet; thence North 89°45'21" West, 90.00 feet; thence South 18°57'16" East, 68.63 feet; thence South 13°06'34" East, 35.49 feet to the Initial Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
Signature of James E. Hibbs
OREGON JULY 17, 1988 JAMES E. HIBBS 2234 EXPIRES 6-30-07

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

PURPOSE: To survey and monument the corners of the Lots and Common Area of CYPRUS CREEK, PHASE 1A. See Medford File No. PUD-04-156. The controlling deed is Document No. 2006-011827, ORJCO.

PROCEDURE: From control and monuments established by this office during THE MEADOWS AT GRIFFIN CREEK, made ties to additional monuments of record as shown on Sheet 2. Used deed record data from Doc. 2006-011827, ORJCO to position the South line of the subject property, Sunset Drive was positioned by the found monument per FS9633 and the derived distance of 228.3' Easterly from the Southeast corner of DLC #41. It became apparent that the measurements shown on FS261 along the North line of Sunset Drive are drafted incorrectly. FS261 shows 288.30' to the prolongation of the centerline of Sunset Drive. Based on the found monument per FS9633 and the found monument per FS261, it is my opinion the 288.30' dimension shown on FS261 should go to the Southeast Right of Way intersection of Sunset Drive. By doing this, the map record dimensions per FS261 match extremely well with the measured distances from the the Southeast Right of Way intersection Southerly & Easterly to the found monument per FS261 as shown on Sheet 2. The Northerly line was held by the Northerly canal bank as now located. Computed the position of the Lot and Common Area corners and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

Signature of County Commissioner/Administrator

DATE: 6/8/07

RECEIVED
DATE 6-8-07 BY BS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 1 OF 2

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

SURVEY FOR:
CYPRUS HOME DEVELOPMENT, LLC
42 ROSE AVENUE
MEDFORD, OR. 97501

CYPRUS CREEK, PHASE 1A

A Subdivision located in the
N.W. 1/4 of Sec. 2, T38S, R2W, W.M.
and in the City of Medford
Jackson County, Oregon
(File PUD-04-156)

DATE:
DECEMBER 21, 2006

RECEIVED
DATE 12-27-07 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

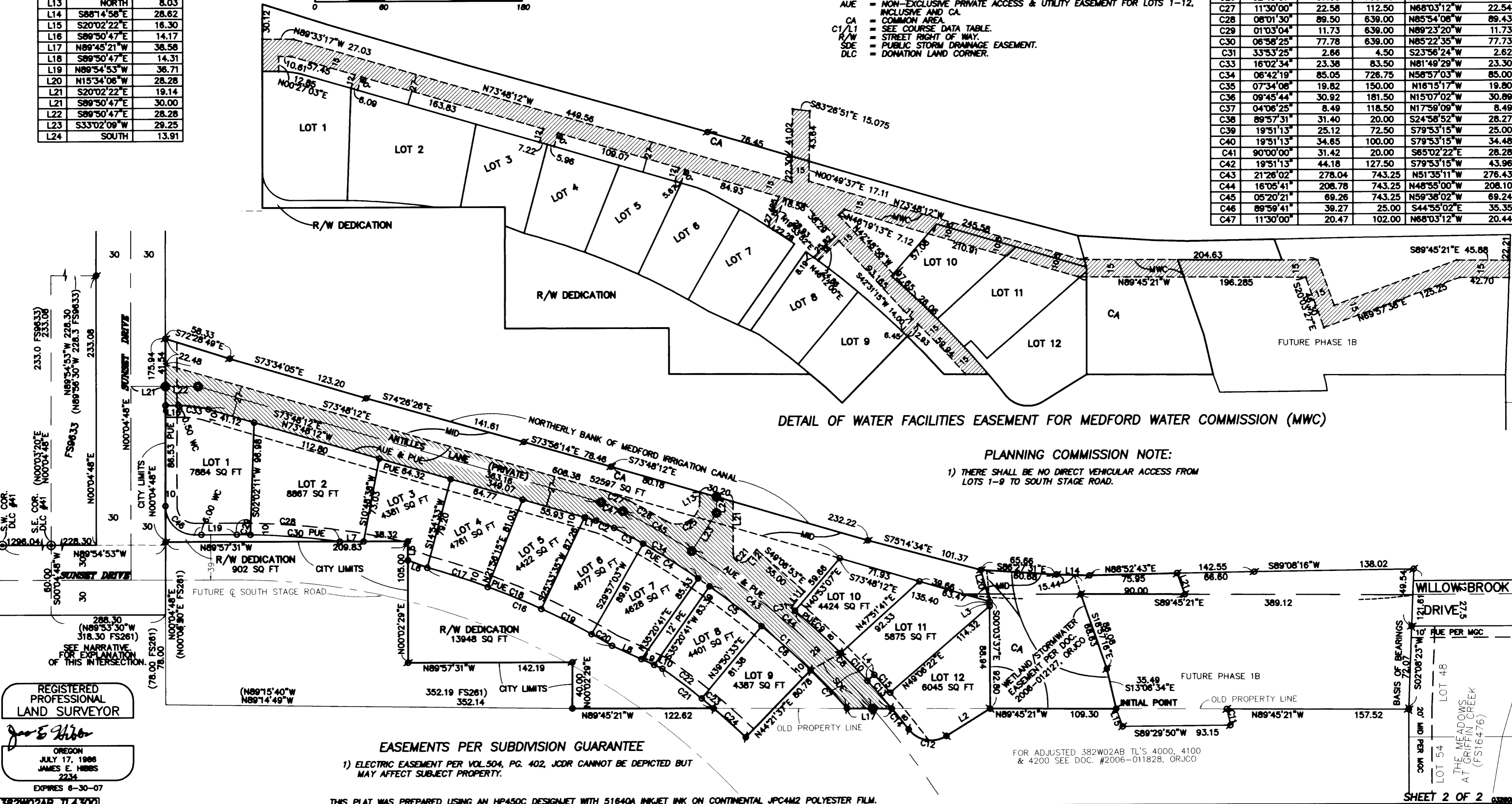
I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

BASES OF BEARINGS:
SURVEY NO. 16476 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
 - = FD. 3/4" IRON PIPE PER FS261.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS9633.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MGC.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
 - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
 - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
 - ⊗ = SET BRASS TAG MKD. L.J. & ASSOC. IN LEAD PLUG IN CONCRETE.
 - = COMPUTED POINT, NOTHING FOUND OR SET.
 - WC = WITNESS CORNER MONUMENT.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - MGC = THE MEADOWS AT GRIFFIN CREEK (FS16476).
 - () = RECORD DATA AS SHOWN.
 - DR = DEED RECORD DATA.
 - FS = FILED SURVEY #.
 - PUE = PUBLIC UTILITY EASEMENT.
 - X- = FENCE LINE.
 - PE = PUBLIC PEDESTRIAN EASEMENT.
 - MID = IRRIGATION FACILITIES EASEMENT FOR MEDFORD IRRIGATION DISTRICT.
 - MWC = WATER FACILITIES EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. #2006-003563, ORJCO.
 - AUE = NON-EXCLUSIVE PRIVATE ACCESS & UTILITY EASEMENT FOR LOTS 1-12, INCLUSIVE AND CA.
 - CA = COMMON AREA.
 - C1/L1 = SEE COURSE DATA TABLE.
 - R/W = STREET RIGHT OF WAY.
 - SDE = PUBLIC STORM DRAINAGE EASEMENT.
 - DLC = DONATION LAND CORNER.

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	12°38'14"	160.29	726.75	N48°20'00"W 159.97
C2	11°30'00"	17.16	85.50	N68°03'12"W 17.13
C3	02°15'15"	28.59	726.75	N61°10'34"W 28.59
C4	04°27'03"	56.46	726.75	N57°49'25"W 56.44
C5	04°29'39"	57.01	726.75	N52°24'16"W 56.99
C6	04°31'03"	57.30	726.75	N47°53'55"W 57.29
C7	03°37'29"	45.98	726.75	N43°49'38"W 45.97
C8	09°04'02"	119.60	755.75	N44°34'52"W 119.47
C9	04°06'28"	54.19	755.75	N47°03'39"W 54.17
C10	02°32'14"	33.47	755.75	N43°44'17"W 33.46
C11	06°58'53"	14.44	118.50	S12°26'30"E 14.43
C12	83°26'45"	36.41	25.00	S80°00'33"E 33.28
C13	02°25'19"	31.95	755.75	N41°15'30"W 31.94
C14	01°45'40"	23.23	755.75	N39°10'01"W 23.23
C15	01°33'32"	20.78	763.75	N41°40'24"W 20.78
C16	15°48'14"	174.33	632.00	N66°53'06"W 173.77
C17	04°58'43"	54.92	632.00	N72°17'52"W 54.90
C18	04°32'46"	50.15	632.00	N67°32'07"W 50.13
C19	04°25'24"	48.79	632.00	N63°03'01"W 48.78
C20	01°51'19"	20.47	632.00	N59°54'39"W 20.46
C21	05°03'02"	56.33	639.00	N52°10'04"W 56.31
C22	03°50'37"	42.87	639.00	N52°46'17"W 42.86
C23	01°12'19"	13.44	639.00	N50°14'48"W 13.44
C24	03°21'35"	37.47	639.00	N47°57'51"W 37.47
C25	12°03'55"	41.02	19.50	N60°15'28"E 33.86
C26	02°49'07"	37.08	755.75	N60°53'38"W 37.08
C27	11°30'00"	22.58	112.50	N68°03'12"W 22.54
C28	06°01'30"	89.50	639.00	N65°54'08"W 89.43
C29	01°03'04"	11.73	639.00	N69°23'20"W 11.73
C30	06°58'25"	77.78	639.00	N65°22'35"W 77.73
C31	33°53'25"	2.66	4.50	S23°56'24"W 2.62
C33	16°02'34"	23.38	83.50	N81°49'29"W 23.30
C34	06°42'19"	85.05	726.75	N58°57'03"W 85.00
C35	07°34'08"	19.82	150.00	N16°15'17"W 19.80
C36	09°45'44"	30.92	181.50	N15°07'02"W 30.89
C37	04°06'25"	8.49	118.50	N17°59'09"W 8.49
C38	89°57'31"	31.40	20.00	S24°58'52"W 28.27
C39	19°51'13"	25.12	72.50	S79°53'15"W 25.00
C40	19°51'13"	34.85	100.00	S79°53'15"W 34.48
C41	90°00'00"	31.42	20.00	S65°02'22"E 28.28
C42	19°51'13"	44.18	127.50	S79°53'15"W 43.96
C43	21°26'02"	278.04	743.25	N51°35'11"W 276.43
C44	16°05'41"	208.78	743.25	N48°55'00"W 208.10
C45	05°20'21"	69.26	743.25	N59°38'02"W 69.24
C46	89°59'41"	39.27	25.00	S44°55'02"E 35.35
C47	11°30'00"	20.47	102.00	N68°03'12"W 20.44

NUM	BEARING	DISTANCE
L1	S73°48'12"E	10.14
L2	N58°16'04"E	44.53
L3	N00°03'37"W	3.86
L4	N49°08'22"E	8.00
L5	S00°02'29"W	16.37
L6	N89°18'11"W	17.94
L7	N89°57'31"W	20.60
L8	S65°12'12"E	28.01
L9	S65°12'12"E	12.21
L10	S65°12'12"E	7.87
L11	N40°53'07"E	15.48
L12	S40°53'07"W	10.94
L13	NORTH	8.03
L14	S88°14'58"E	28.62
L15	S20°02'22"E	16.30
L16	S89°50'47"E	14.17
L17	N89°45'21"W	38.58
L18	S89°50'47"E	14.31
L19	N89°54'53"W	36.71
L20	N15°34'08"W	28.28
L21	S20°02'22"E	19.14
L21	S89°50'47"E	30.00
L22	S89°50'47"E	28.28
L23	S33°02'09"W	29.25
L24	SOUTH	13.91



REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 EXPIRES 6-30-07

EASEMENTS PER SUBDIVISION GUARANTEE
 1) ELECTRIC EASEMENT PER VOL.504, PG. 402, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.

FOR ADJUSTED 382W02AB TL'S 4000, 4100 & 4200 SEE DOC. #2006-011828, ORJCO