

APPROVALS

File No. PUD-05-85 (Planned Unit Development)

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Vakil Planning Director, May 22, 2008 Date

EXAMINED AND APPROVED this 12th day of May, 2008

Lawrence Beckman City Engineer, [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of May 27, 2008

[Signature] Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of May 27, 2008

Karen W Meade Deputy Tax Collector

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, and has subdivided the same into the Lots and Common Area as shown on Sheet 2; and does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right-of-Way Dedications together with the Public Utility Easements (PUE); and does hereby grant to the Medford Irrigation District the Irrigation District Facilities Easement (MID); and does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of and use by Lots 25 and 26; and does hereby designate said Subdivision as CYPRUS CREEK, PHASE 2, which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

STATE OF OREGON) ss. COUNTY OF JACKSON)

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 2nd day of April, 2008

Karen L. LaFollette Notary Public - Oregon, Commission No. 402251, My Commission Expires March 20, 2010

[Signature] RICHARD BRIGHT, Managing Member, CYPRUS HOMES DEVELOPMENT, LLC

CYPRUS CREEK, PHASE 2

A Subdivision located in the N.W. 1/4 of Sec. 2, T38S., R.2W., W.M. and in the City of Medford Jackson County, Oregon (File PUD-05-85)

SURVEY FOR: CYPRUS HOMES DEVELOPMENT, LLC 15470 FOSTER STREET OVERLAND PARK, KS 66223

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

DATE: AUGUST 21, 2007

RECORDER'S CERTIFICATE

Filed for record this 27 day of MAY, 2008, at 11:40 o'clock A.M., and recorded in Volume 34 of Plats at Page 23 of the records of Jackson County, Oregon and recorded as Document No. 2008-19797 Official Records of Jackson County, Oregon.

Christine D Walker County Clerk, Barbara J Shaw Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 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 Northeast corner of Lot 11 of CYPRUS CREEK, PHASE 1A, according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 15°34'06" West, 28.28 feet to the North line of said PHASE 1A; thence along said North line, North 75°14'34" West, 101.37 feet to the Southeast corner of that tract described in Document No. 2003-79089, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said North line, North 73°48'12" West, 232.22 feet to the Southwest corner of said tract; thence leaving said North line along the West line of said tract, NORTH, 355.00 feet to the South line of Sunset Drive; thence along said South line, North 89°56'30" East, 223.00 feet to the East line of said tract; thence along said East line, SOUTH, 420.00 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR, JAMES E. HIBBS, JULY 17, 1988, RENEWAL DATE 8-30-09

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 2. See Medford File No. PUD-05-85. The controlling deed is Document No. 2003-79089, ORJCO.

PROCEDURE: From control and monuments established by this office during CYPRUS CREEK, PHASE 1A, made ties to additional monuments of record as shown on Sheet 2. The East & West lines were held North-South per deed and at deed record distance East from the Northeast corner of Gov't Lot 1 using the Map record position of the found pin per FS3174 as the basis of this measurement. The South line of Sunset Drive was held per the found monuments per FS3174. Computed the position of the Lot and Common Area corners and set monuments as shown on Sheet 2. Witness corners were set along the West line since the true corners fell along the edge of a concrete irrigation ditch.

AFFIDAVIT OF CONSENT

From PREMIERWEST BANK recorded as Document No. 2008-19796, ORJCO.

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

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

5-27-08 DATE

RECEIVED stamp: DATE 5-27-08 BY [Signature], 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: lfriar@chortar.net  
www.friarandassociates.com

**SURVEY FOR:**  
CYPRUS HOMES DEVELOPMENT, LLC  
15470 FOSTER STREET  
OVERLAND PARK, KS 66223

**DATE:**  
AUGUST 21, 2007

# CYPRUS CREEK, PHASE 2

A Subdivision located in the  
N.W. 1/4 of Sec. 2, T38S., R.2W., W.M.  
and in the City of Medford  
Jackson County, Oregon  
(File PUD-05-85)

**LEGEND:**

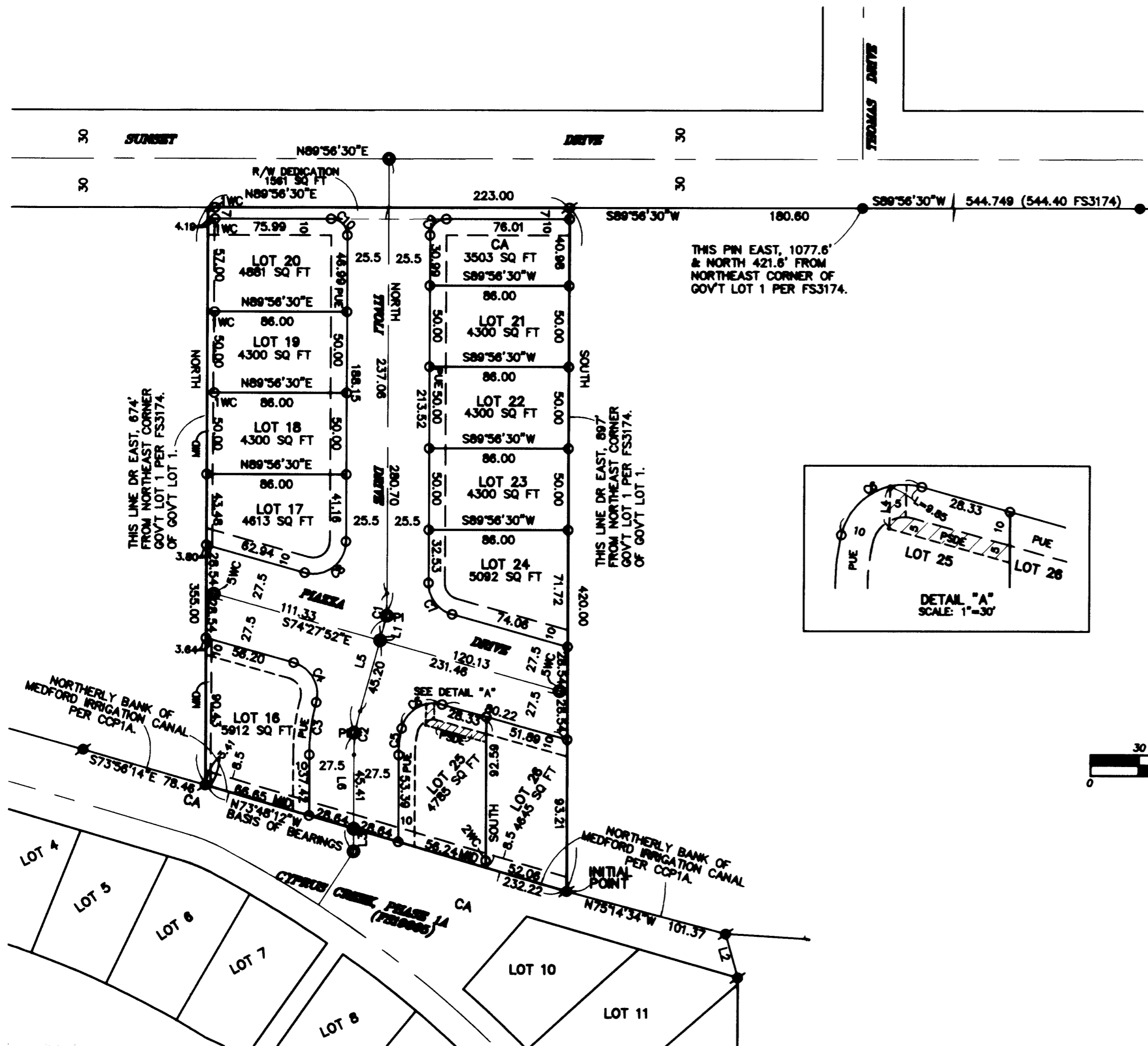
- = FD. 5/8" IRON PIN PER FS3174.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER CCP1A.
- ⊙ = FD. 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. & ASSOC. PER CCP1A.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. & ASSOC.
- = COMPUTED POINT, NOTHING FOUND OR SET.
- 1WC = 1 FOOT WITNESS CORNER MONUMENT.
- JCCR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ZWC = 2 FOOT WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- MID = IRRIGATION FACILITIES EASEMENT FOR MEDFORD IRRIGATION DISTRICT.
- CA = COMMON AREA.
- C1/L1 = SEE COURSE DATA TABLE.
- R/W = STREET RIGHT OF WAY.
- PSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 6 & 7.
- CCP1A = CYPRUS CREEK, PHASE 1A (FS19885).
- PI = POINT OF INTERSECTION.
- 5WC = 5 FOOT WITNESS CORNER MONUMENT.

**BASES OF BEARINGS:**

CYPRUS CREEK PHASE 1A (FS19885) AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 80'

**THE REQUIREMENT BY THE PLANNING COMMISSION ORDER TO PLACE THE FOLLOWING NOTE(S) ON THIS PLAT IS IN CONFLICT WITH ORS 92.050(9).**

LOT 20 AND THE COMMON AREA (CA) SHALL NOT HAVE DIRECT ACCESS TO SUNSET DRIVE.



**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	15°32'07"	27.11	100.00	N07°46'04"E	27.03
C2	15°32'07"	27.11	100.00	S07°46'04"W	27.03
C3	14°38'25"	32.58	127.50	S07°19'13"W	32.49
C4	89°08'17"	31.10	20.00	N29°54'43"W	28.06
C5	13°01'10"	16.47	72.50	S06°30'35"W	16.44
C6	92°30'56"	32.29	20.00	S59°16'39"W	28.90
C7	74°27'52"	25.99	20.00	S37°13'56"E	24.20
C8	105°32'07"	36.84	20.00	N52°46'04"E	31.85
C9	89°56'30"	15.70	10.00	S44°56'15"W	14.13
C10	90°03'30"	15.72	10.00	N45°01'45"W	14.15
NUM	BEARING	DISTANCE			
L1	N15°32'08"E	2.20			
L2	N15°34'06"W	28.28			
L3	SOUTH	13.91			
L4	N01°21'31"E	13.02			
L5	N15°32'08"E	74.67			
L6	SOUTH	72.95			

**EASEMENTS PER SUBDIVISION GUARANTEE**

- TEMPORARY STORM DRAINAGE EASEMENT PER DOC. 2005-065950, ORJCO WILL TERMINATE WITH THE RECORDING OF THIS PLAT.
- TEMPORARY UTILITY EASEMENT PER DOC. 2005-065951, ORJCO WILL TERMINATE WITH THE RECORDING OF THIS PLAT.
- TEMPORARY EMERGENCY VEHICULAR TURNAROUND EASEMENT PER DOC. 2007-047110, ORJCO DOES NOT LIE WITHIN THE SUBJECT PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
JULY 17, 1986  
2234  
RENEWAL DATE 6-30-09

RECEIVED  
DATE 5-27-08 BY  
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.  
JAMES E. HIBBS  
SURVEYOR