

APPROVALS

File No. PUD-04-156/LDS-13-073/E-13-100

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

James E. Huber, Planning Director, March 13, 2015

EXAMINED AND APPROVED this 9 day of March, 2015

City Engineer and Acting City Surveyor signatures

EXAMINED AND APPROVED as required by ORS 92.100 as of March 17, 2015

Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 17, 2015

Deputy Tax Collector signature

DECLARATION

Know all men by these presents that ROXYANN HOMES, LLC, an Oregon limited liability company, 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 Streets as shown on Sheet 2; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets and Public Utility Easements (PUE); (2) does hereby make and establish the Non Exclusive Private Storm Drainage Easement (NEPSDE) for the benefit of Lots 13 & 14; (3) does hereby grant to the City of Medford the 1' Street Plug (1SP); (4) does hereby designate said Subdivision as CYPRUS CREEK, PHASE 1B, which shall be subject to the Declaration of Covenants, Conditions and Restrictions recorded as Doc. 2007-027294, ORJCO; and (5) does hereby make and establish the Irrigation Facilities Easement (MID) for the benefit of the Medford Irrigation District.

CHARLES A. DAY, Manager, ROXYANN HOMES, LLC

STATE OF OREGON, COUNTY OF JACKSON

PERSONALLY appeared the above named Charles A. Day and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Roxyann Homes, LLC.

Dated this 23 day of February, 2015

Notary Public - Oregon, Commission No. 473276, My Commission Expires 11-16-16

CYPRUS CREEK, PHASE 1B A Planned Community Subdivision located in the N.E. 1/4 of Sec. 2, T38S, R.2W., W.M. and in the City of Medford Jackson County, Oregon (File No. PUD-04-156/LDS-13-073/E-13-100)

SURVEY FOR: THOMAS ROAD, LLC P.O. BOX 8600 MEDFORD, OR 97501

SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772-2782 Email: ljfriar@charter.net

DATE: JANUARY 20, 2015

RECORDER'S CERTIFICATE

Filed for record this 17th day of March, 2015, at 3:34 o'clock P.M., and recorded in Volume 44 of Plats at Page 4 of the records of Jackson County, Oregon and recorded as Document No. 2015-00393 Official Records of Jackson County, Oregon.

Christine D. Walker, County Clerk; Carmen D. Helman, Deputy

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:

Beginning at the Northwest corner of Lot 29 of SPRING MEADOWS, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of Common Area "A" per said PHASE 2, North 20°07'21" West, 16.23 feet (record North 20°02'01" West, 16.30 feet) to the Northeast corner thereof; thence along the exterior of CYPRUS CREEK, PHASE 1A, according to the official plat thereof, now of record, in Jackson County, Oregon the following four courses: North 13°10'50" West, 35.52 feet (record North 13°06'34" West, 35.492 feet); thence North 19°01'31" West, 68.68 feet (record North 18°57'16" West, 68.63 feet); thence South 89°40'43" East, 90.18 feet (record South 89°45'21" East, 90.00 feet); thence North 20°03'08" West, 19.50 feet (record North 20°02'22" West, 19.14 feet) to the Northeast corner of said PHASE 1A; thence along the North line of that tract described in Document No. 2013-015468, Official Records of Jackson County, Oregon the following two courses: North 89°04'55" East, 66.76 feet (record North 88°52'43" East, 66.60 feet); thence North 89°09'47" East, 137.89 feet (record North 89°08'16" East, 138.02 feet) to the Northeast corner of said tract; thence along the East line thereof, South 02°08'55" West (record South 02°08'23" West), 49.54 feet to 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 Lot, South 02°08'55" West, 71.99 (record South 02°08'23" West, 72.07) feet to the Northeast corner of Lot 30 of said SPRING MEADOWS, PHASE 2; thence along the North line thereof: North 89°49'19" West, 92.75 feet (record North 89°45'00" West, 92.85 feet) to the Northwest corner of said Lot 30; thence along the North line of Thomas Road, North 89°42'44" West (record North 89°45'00" West), 64.67 feet to the Northwest corner thereof; thence along the West line thereof, along the arc of a 118.50 foot radius curve to the right having a central angle of 06°53'34", a distance of 14.26 feet (the long chord of which bears South 12°29'07" East, 14.25 feet) to the Northeast corner of Lot 29 of said PHASE 2; thence along the North line thereof, South 89°26'50" West (record South 89°30'11" West), 93.15 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-15

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

PURPOSE: To survey and monument the exterior boundary and lot corners of CYPRUS CREEK ESTATES, PHASE 1B. See Medford File No. PUD-04-156/LDS-13-073/E-13-100. The parent tract is set forth in Document No. 2013-015468, ORJCO.

PROCEDURE: The exterior of this property has been monumented by various Subdivisions. Made ties to existing monuments as shown hereon using Trimble R6 GPS receivers to control the exterior. The destroyed monument along the Westerly line was computed and reset by broken boundary method with the results comparing well with plat record. Computed the street right of way and lot corner positions and set monuments as shown on Sheet 2.

FILED Date 3-17-15 By JH This Survey Consists Of: 1 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. James E. Hibbs SURVEYOR

COUNTY COMMISSIONER/ADMINISTRATOR

3-17-15 DATE

SHEET 1 OF 2

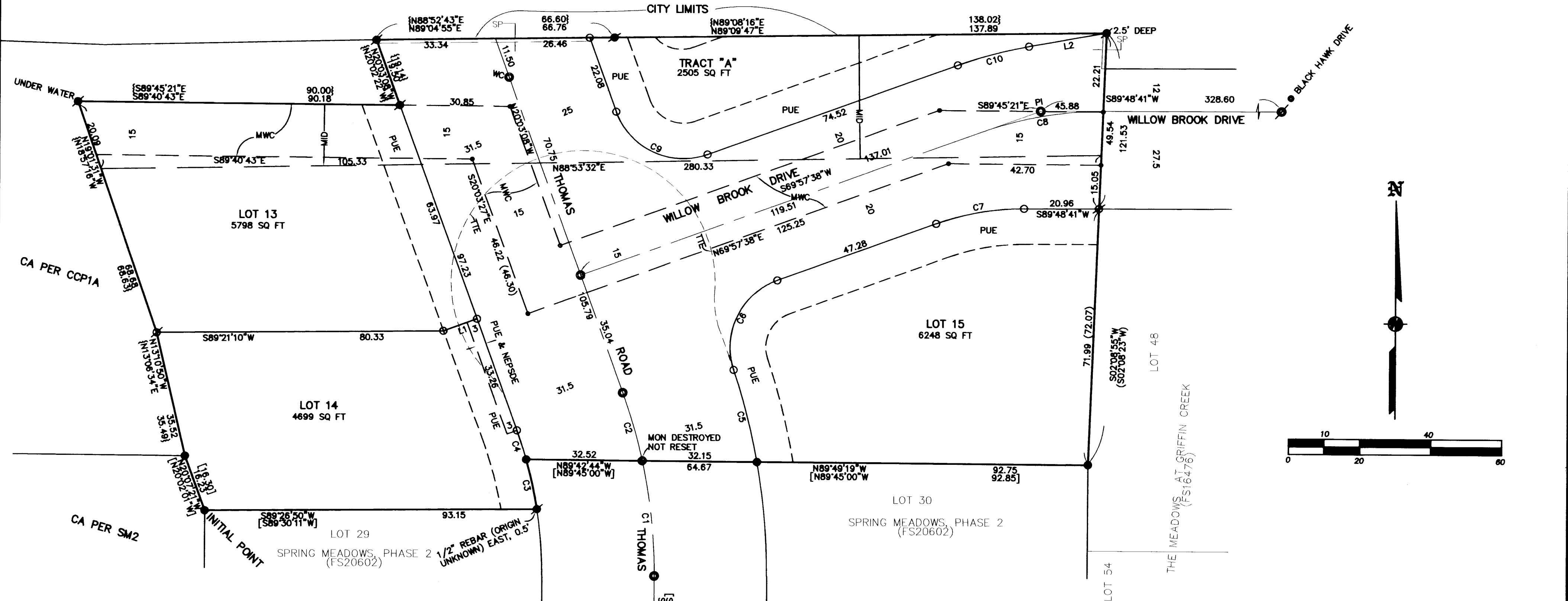
SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

SURVEY FOR:
THOMAS ROAD, LLC
PO BOX 8600
MEDFORD, OR 97501

DATE:
JANUARY 20, 2015

CYPRUS CREEK, PHASE 1B

A Planned Community Subdivision located in the
N.E. 1/4 of Sec. 2, T38S, R.2W., W.M. and in the
City of Medford Jackson County, Oregon
(File No. PUD-04-156/LDS-13-073/E-13-100)



- EASEMENTS PER TITLE REPORT**
- #6. EASEMENT FOR ELECTRICITY PER VOL. 504, PG. 402, JCDR. NO SPECIFIC LOCATION GIVEN.
 - #7. EASEMENT PER DOC. 71-11981, ORJCO. NO SPECIFIC LOCATION GIVEN.
 - #9. IRRIGATION FACILITIES EASEMENT PER CCP1A DOES NOT LIE WITHIN SUBJECT TRACT.
 - #10. EASEMENTS PER DOC. 2007-027294, ORJCO. DO NOT LIE WITHIN SUBJECT TRACT.
 - #12. TEMPORARY TURN AROUND EASEMENT PER DOC. 2007-047110, ORJCO WILL AUTOMATICALLY EXTINGUISH UPON RECORDING OF THIS PLAT.

COURSE DATA TABLE

#	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	12°23'59"	32.46	150.00	N06°15'37"W 32.40	
C2	7°35'32"	19.88	150.00	N16°15'22"W 19.86	
C3	6°53'34"	14.26	118.50	N12°29'07"W 14.25	
C4	4°07'14"	8.52	118.50	N17°59'31"W 8.52	
C5	8°25'14"	26.67	181.50	N14°25'48"W 26.65	
C6	88°36'03"	30.93	20.00	S25°39'37"W 27.94	
C7	19°51'02"	25.12	72.50	S79°53'09"W 24.99	
C8	19°51'02"	34.65	100.00	S79°53'09"W 34.47	17.50
C9	89°59'14"	31.41	20.00	S85°02'45"E 28.28	
C10	09°52'30"	20.68	120.00	S74°53'53"W 20.66	
#	BEARING	DISTANCE			
L1	N69°56'52"E	10.00			
L2	S79°50'08"W	22.02			

BASES OF BEARINGS:
CENTERLINE OF BRIDGEWATER WAY PER SPRING MEADOWS PHASE 1A AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

- LEGEND:**
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER CC1A.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER SM2.
 - = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. NEATHAMER SURVEYING PER SM2.
 - = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER SM1A.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
 - = COMPUTED POINT, NOTHING FOUND OR SET.
- JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
{} = RECORD DATA PER DOC. 2013-015468, ORJCO.
{} = RECORD DATE PER CCP1A
{} = RECORD DATE PER SM2.
FS = FILED SURVEY #.
CA = COMMON AREA.
C1 = SEE COURSE DATA TABLE.
SQ FT = SQUARE FEET.
SM2 = SPRING MEADOWS, PHASE 2 (FS20602).
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PI = CENTERLINE POINT OF INTERSECTION.
NEPSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 13 & 14 PER THIS PLAT.
CCP1A = CYPRUS CREEK, PHASE 1A (FS19665).
SP = 1" STREET PLUS, GRANTED IN FEE TO THE CITY, PER THIS PLAT.
MWC = WATER FACILITIES EASEMENT PER DOC. 2006-003563, ORJCO.
MID = IRRIGATION FACILITIES EASEMENT FOR MEDFORD IRRIGATION EASEMENT PER THIS PLAT.
FD = FOUND.
WC = WITNESS CORNER MONUMENT.
MKD = MARKED.
MON = MONUMENT.
SM1A = SPRING MEADOWS, PHASE 1A (FS21174).
TTE = TEMPORARY TURNAROUND EASEMENT PER DOC. 2007-047110, ORJCO.

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

James E. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-15

FILED
Date 3-17-15 By JH

This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

382W02AB TL4300

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