

LITHIA CREEK ESTATES, A PLANNED COMMUNITY

A REPLAT OF LITHIA PARK VILLAGE, A PLANNED UNIT DEVELOPMENT
to the CITY OF ASHLAND, OREGON
LOCATED in the NORTH 1/2 of the N.E. 1/4 of SECTION 17, T39S, R1E, W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
JULY, 1999

APPROVALS:

Ashland City Planning (PA#98-130)
[Signature]
Planning Director
9/21/99
Date

Ashland City Surveyor
Examined and approved this 21st day of September, 1999.
[Signature]
City Surveyor

RECORDER'S CERTIFICATE:

Filed for record this 30 day of September, 1999
at 11:24 o'clock, A M. and recorded in
Volume 25 of Plats at Page 29 of the records
of Jackson County, Oregon. INDEX VOLUME 25 PAGE 29
[Signature] County Clerk
[Signature] Deputy

For order of the County Court approving this plat see Volume _____,
Page _____, of the County Commissioner's Journal of Proceedings.

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments, or other changes as required by
O.R.S. 92.095 have been paid as of Sept 28, 1999.
[Signature] Tax Collector
09/28/99 Date

Examined and approved as required by O.R.S. 92.100
as of Sept 28, 1999.
[Signature] Assessor Deputy
9/28/99 Date

SURVEY FOR :

MOUNTAIN PARK DEVELOPMENT, LLC
DOUG NEUMAN
4240 CLAYTON ROAD
ASHLAND, OREGON 97520
TEL: 541-482-5968
I, HEREBY CERTIFY THIS PLAT TO BE AN
EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

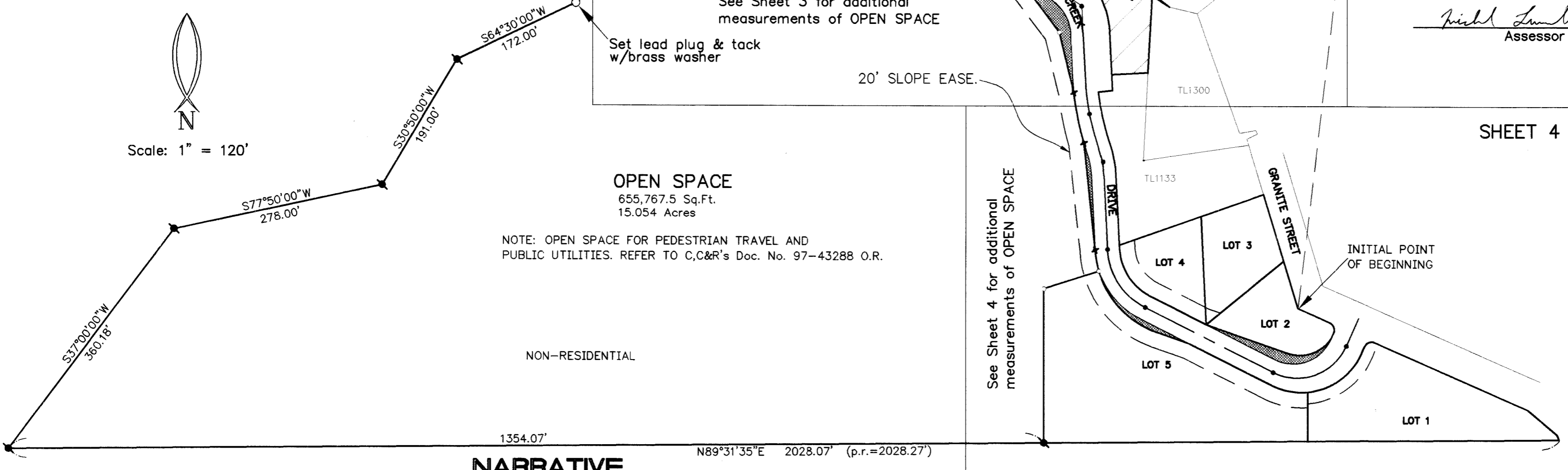
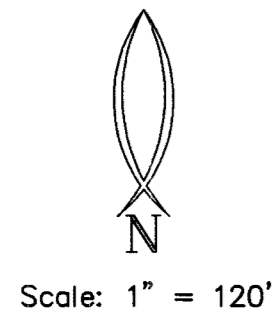
RENEWS 12/31/99

SHEET INDEX

- SHEET 1 - Index sheet, approvals, recording information, and OPEN SPACE of LITHIA CREEK ESTATES
- SHEET 2 - Declaration and Surveyor's Certificate
- SHEET 3 - Northern portion of LITHIA CREEK ESTATES
- SHEET 4 - Southern portion of LITHIA CREEK ESTATES
- SHEET 5 - Detail sheet

LEGEND

REFER TO SHEETS 3 AND 4 FOR COMPLETE LEGEND



NARRATIVE

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

PURPOSE: To complete a replat of LITHIA PARK VILLAGE, A Planned Unit Development, and record it as LITHIA CREEK ESTATES, A Planned Community. See Ashland PA #98-130.

PROCEDURE: The plat for LITHIA PARK VILLAGE was reviewed along with Survey No. 8756 and mathematical closures of each were verified. Survey ties were made to various parts of the exterior boundary and a best fit closure was calculated and found that all monuments located were within a 0.02 foot to 0.10 foot tolerance of their respective record positions. With that data the decision was made to hold the platted record positions and set or replace all additional monumentation accordingly. Since the constructed street section did not conform to the platted right of way, certain areas along the right of way needed to be widened to accommodate for the street structure and at least a four (4) foot setback behind the as-built curb. Certain lot lines were adjusted from their original positions and this replat supercedes all previously platted lot line positions shown on LITHIA PARK VILLAGE. Also, Circuit Court Case No. 83-1243-J-3 (affects Lots 20 and 21) and Circuit Court Case No. 82-4214-J-3 (affects Lots 18, 19, and 20) were reviewed, certain monuments mentioned in the descriptions in each case were found and coordinated, and inverse ties between these monuments found the case descriptions to be on the same basis of bearings as this plat. I therefore monumented the boundaries of each case accordingly and their locations are further documented in the Surveyor's Certificate on Sheet 2 of this plat.

BASIS OF BEARINGS: N.O.A.A. True Meridian at N-S \angle of Section 17 rotated 00°-00'-10" clockwise to be compatible with Lithia Park Village, a P.U.D., now of record.

39 1E 17AA, TL's 1112,1114-1132 INCLUSIVE

Hardey Engineering & Associates, Inc.



P.O. BOX 1625
MEDFORD, OREGON 97501-0124
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: hardey@wave.net

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JULY, 1999

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 TEL: 541-482-5968



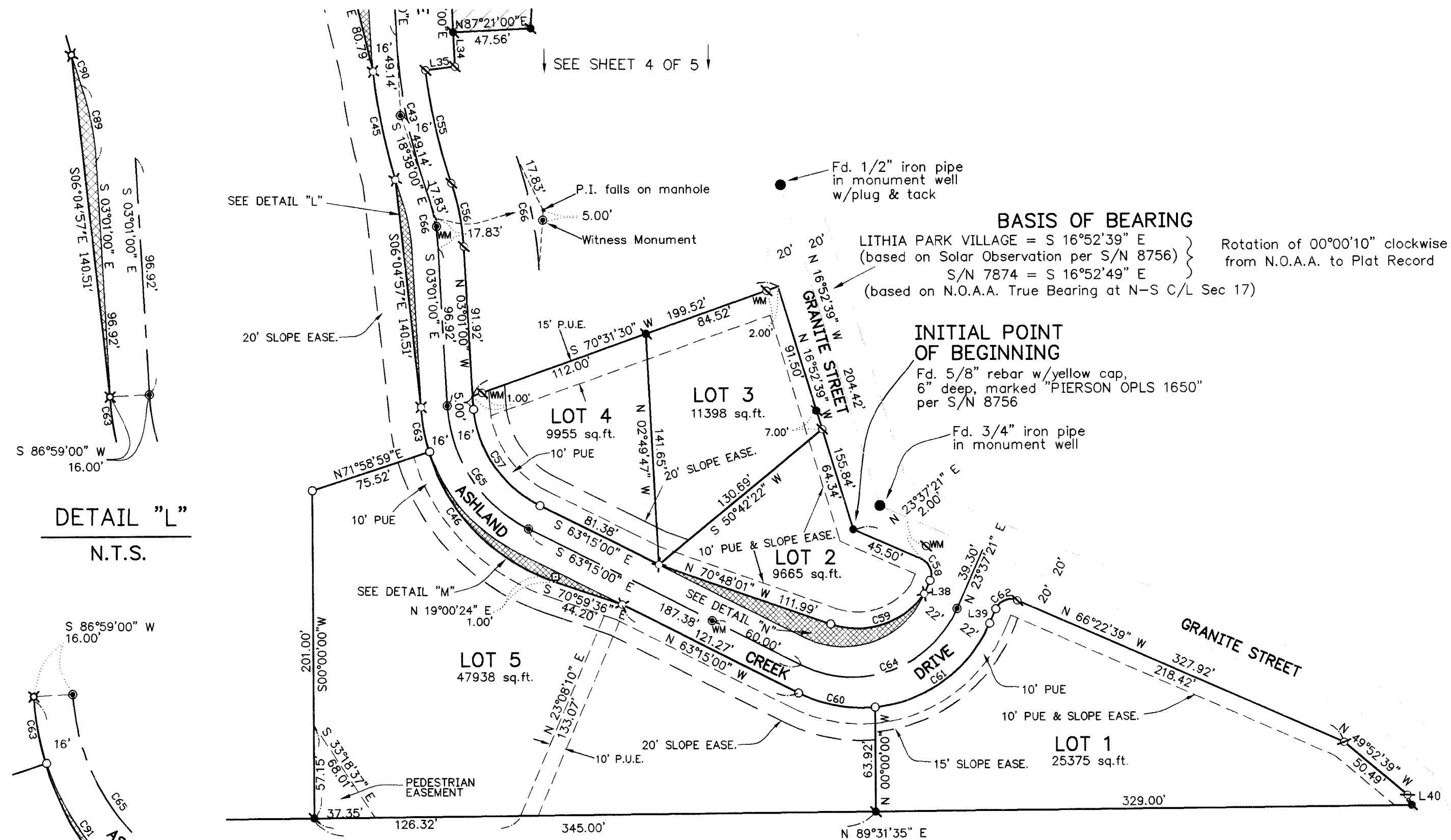
GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L34	20.98	N02°39'00"W
L35	18.30	N83°32'22"E
L38	8.97	N23°37'21"E
L39	9.63	N23°37'21"E
L40	6.82	N23°28'39"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	C BEARING
C43	350.00	97.64	15°59'00"	97.32	N10°38'30"W
C45	366.00	67.57	10°34'38"	67.47	S11°17'22"E
C46	120.00	114.58	54°42'26"	110.28	S43°38'23"E
C55	334.00	70.96	12°10'22"	70.83	N12°32'49"W
C56	146.00	39.79	15°37'00"	39.67	N10°49'30"W
C57	74.00	77.79	60°14'00"	74.26	S33°08'00"E
C58	10.00	15.71	90°00'00"	14.14	N21°22'39"W
C59	50.00	64.59	74°00'48"	60.19	N72°11'35"E
C60	86.00	48.44	32°16'15"	47.80	S79°23'08"E
C61	86.00	91.34	60°51'23"	87.11	N54°03'03"E
C62	10.00	15.71	90°00'00"	14.14	S68°37'21"W
C63	120.00	27.79	13°16'10"	27.73	N09°39'03"W
C64	70.00	113.78	93°07'39"	101.66	S70°11'10"W
C65	90.00	94.61	60°14'00"	90.32	N33°08'00"W
C66	130.00	35.43	15°37'00"	35.32	N10°49'30"W
C89	114.00	31.07	15°37'00"	30.98	N10°49'30"W
C90	366.00	13.13	02°03'19"	13.13	N17°36'21"W
C91	106.00	111.44	60°14'00"	106.37	N33°08'00"W
C92	54.00	87.77	93°07'39"	78.42	S70°11'11"W



BASIS OF BEARING

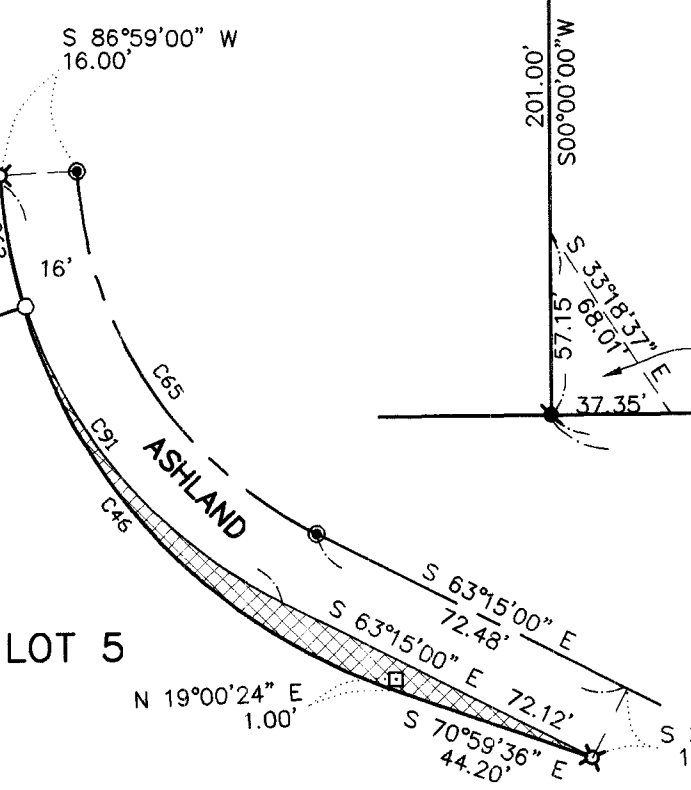
LITHIA PARK VILLAGE = S 16°52'39" E
 (based on Solar Observation per S/N 8756)
 S/N 7874 = S 16°52'49" E
 (based on N.O.A.A. True Bearing at N-S C/L Sec 17)
 Rotation of 00°00'10" clockwise from N.O.A.A. to Plat Record

INITIAL POINT OF BEGINNING

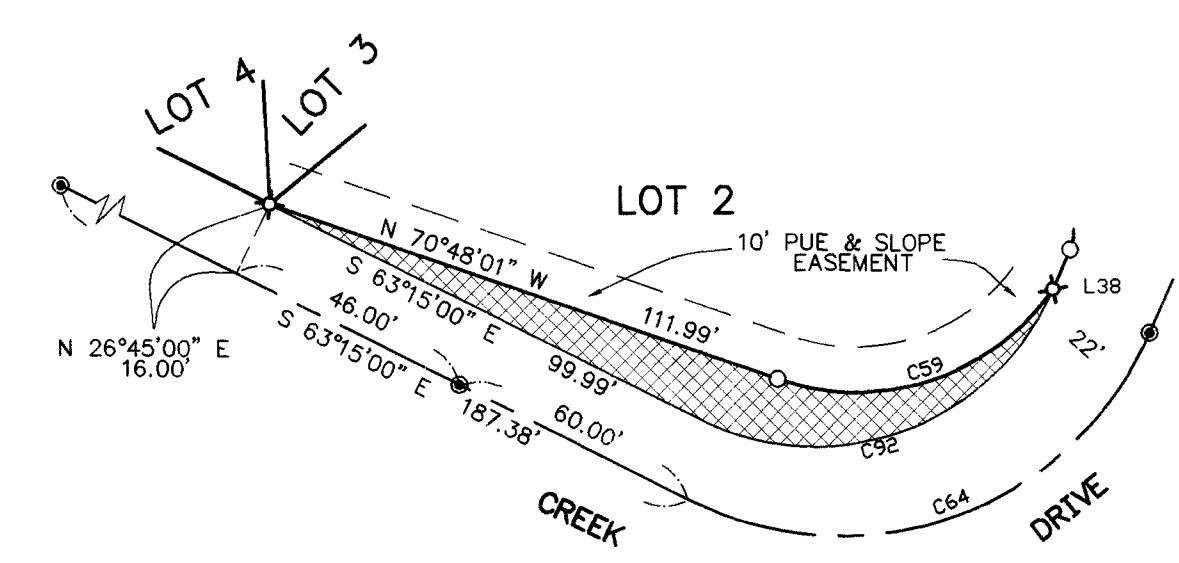
Fd. 5/8" rebar w/yellow cap, 6" deep, marked "PIERSON OPLS 1650" per S/N 8756

Fd. 3/4" iron pipe in monument well

DETAIL "L"
 N.T.S.



DETAIL "M"
 N.T.S.



DETAIL "N"
 N.T.S.

LEGEND

- = AREAS BEING DEDICATED HEREON TO THE CITY OF ASHLAND FOR STREET PURPOSES
- = STREET CENTERLINE PER LITHIA PARK VILLAGE, PUD
- = SET 2 1/2" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE MKD. "LS 1069"
- = FD. 5/8" IRON REBAR PER S/N 8756 UNLESS OTHERWISE INDICATED
- = FD. 5/8" IRON REBAR W/CAP PER LITHIA PARK VILLAGE PUD PLAT
- = SET 5/8" x 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC." COMMON TO PREVIOUSLY PLATTED AND NEW R/W LINE
- = SET 5/8" x 30" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- = SET 5/8" x 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- = OFFICIAL RECORDS
- = DEED RECORDS
- = PLAT RECORD MEASUREMENT
- = SURVEY NO. FILED W/ JACKSON COUNTY SURVEYOR
- = WITNESS MONUMENT, SET 5/8" x 30" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- = WITNESS MONUMENT, SET 5/8" x 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 RENEWS 12/31/99

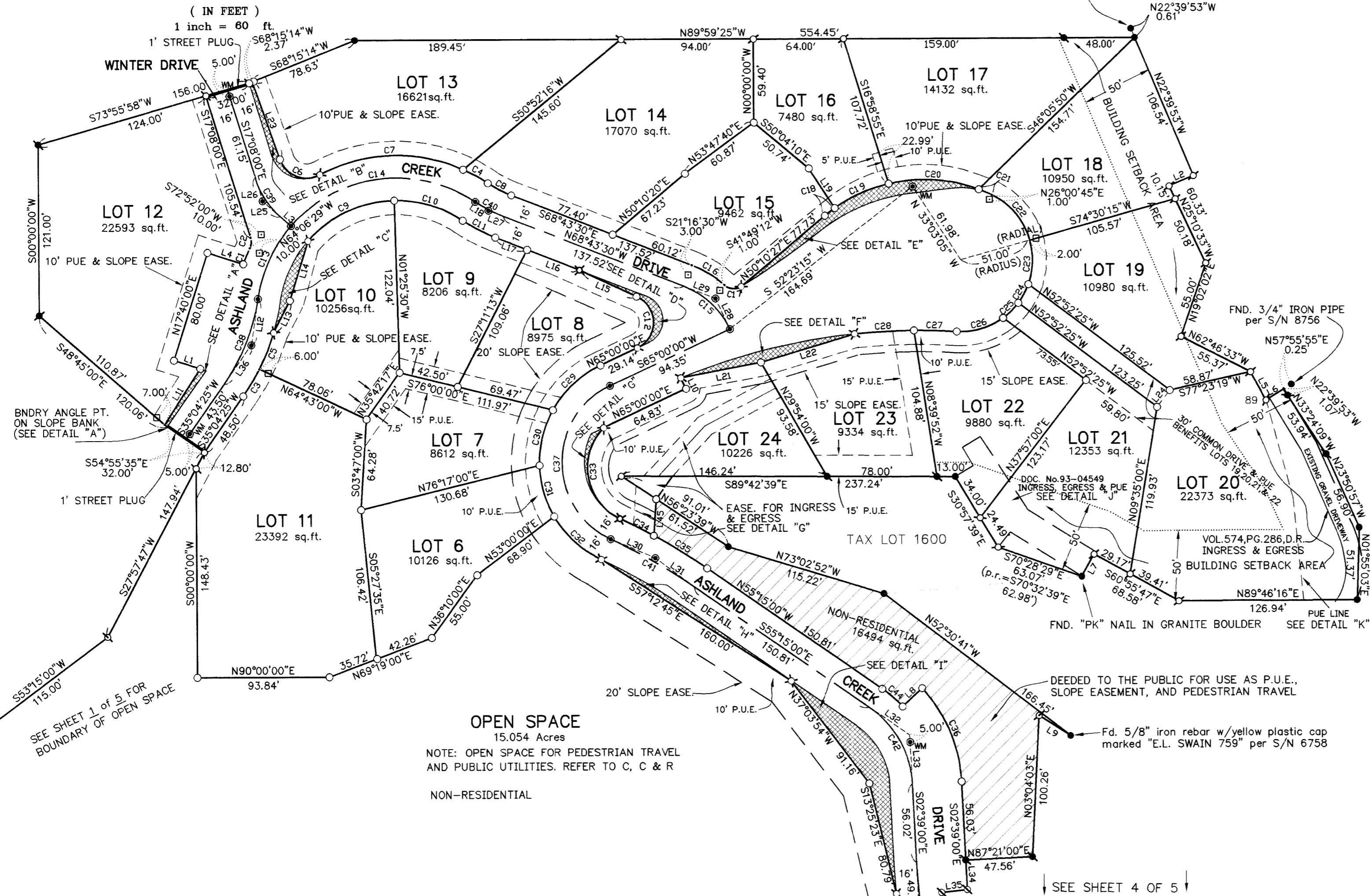
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CITY OF ASHLAND, JACKSON COUNTY, OREGON
JULY, 1999

SURVEY FOR:
MOUNTAIN PARK DEVELOPMENT, LLC
DOUG NEUMAN
4240 CLAYTON ROAD
ASHLAND, OREGON 97520
TEL: 541-482-5968



LINE	LENGTH	BEARING
L1	19.58	N72°20'00"W
L2	18.69	N67°16'07"E
L3	9.91	N48°33'45"W
L4	26.67	S72°20'00"E
L5	22.95	N28°41'10"W
L6	14.75	S57°55'55"W
L7	18.00	N29°04'13"E
L8	19.00	S47°29'00"W
L9	26.56	S57°27'39"E
L10	8.64	N25°00'00"W
L11	46.99	S32°34'56"W
L12	33.12	N08°27'24"E
L13	25.51	S27°29'43"W
L14	44.24	S17°17'04"E
L15	45.09	S65°00'00"E
L16	40.00	N68°43'30"W
L17	24.20	N68°43'30"W
L18	11.25	N55°53'25"W

LINE	LENGTH	BEARING
L19	33.62	S32°42'12"E
L20	23.62	N89°42'39"W
L21	57.91	N79°14'36"E
L22	69.59	N73°20'40"E
L23	58.37	S19°29'25"E
L24	15.00	S37°11'07"W
L25	16.88	N48°33'45"W
L26	16.88	S17°08'00"E
L27	11.25	N68°43'30"W
L28	24.07	S25°00'00"E
L29	24.07	N68°43'30"W
L30	34.31	N64°49'00"W
L31	34.31	S55°15'00"E
L32	34.60	N55°15'00"W
L33	29.60	S02°39'00"E
L34	20.98	S02°39'00"W
L35	18.30	S83°32'22"W
L36	33.12	S35°04'25"W
L45	25.95	S04°01'39"W

CURVE	RADIUS	LENGTH	DELTA	CHORD	C BEARING
C1	116.00	12.16	06°00'22"	12.15	S22°53'19"W
C2	10.00	7.51	43°01'31"	7.33	N04°22'46"E
C3	156.00	22.37	08°13'04"	22.36	N30°57'52"E
C4	116.00	20.00	09°52'43"	19.98	N60°49'46"W
C5	156.00	27.92	10°15'16"	27.88	N21°43'44"E
C6	20.00	34.35	98°23'34"	30.28	S68°41'12"E
C7	116.00	105.51	52°06'51"	101.91	S88°10'27"W
C8	84.00	18.82	12°50'05"	18.78	S62°18'27"E
C9	84.00	69.72	47°33'10"	67.73	S65°12'50"W
C10	84.00	51.49	35°07'10"	50.69	N73°27'00"W
C11	116.00	25.98	12°50'05"	25.93	S62°18'27"E
C12	20.00	45.38	130°00'07"	36.25	S00°00'01"W
C13	100.00	57.56	32°58'51"	56.77	S24°56'50"W
C14	100.00	144.29	82°40'20"	132.10	S82°46'25"W
C15	60.00	45.79	43°43'30"	44.69	N46°51'45"W
C16	76.00	27.25	20°32'42"	27.11	N58°27'09"W
C17	10.00	12.85	73°36'26"	11.98	S84°59'01"E
C18	110.00	8.90	04°38'18"	8.90	S52°29'36"W
C19	110.00	42.34	22°03'11"	42.08	S65°50'20"W
C20	110.00	65.16	33°56'22"	64.21	N86°09'53"W
C21	110.00	10.00	05°12'32"	10.00	N66°35'26"W
C22	51.00	43.16	48°29'25"	41.88	N39°44'27"W
C23	51.00	31.61	35°30'51"	31.11	N02°15'40"E
C24	51.00	15.23	17°06'32"	15.17	N28°34'22"E
C25	51.00	15.24	17°07'36"	15.19	N45°41'26"E
C26	51.00	35.06	39°23'14"	34.37	N73°56'51"E
C27	444.00	30.38	03°55'15"	30.38	N88°19'10"W
C28	444.00	42.25	05°27'09"	42.24	S86°59'38"W
C29	76.00	47.35	35°41'42"	46.59	S47°09'09"W
C30	76.00	40.81	30°45'53"	40.32	S13°55'21"W
C31	76.00	37.93	28°35'44"	37.54	S15°45'27"E
C32	76.00	46.11	34°45'42"	45.41	S47°26'09"E
C33	40.00	76.59	109°42'23"	65.41	N09°57'48"W
C34	426.00	26.75	03°35'52"	26.74	N63°01'05"W
C35	426.00	44.38	05°58'08"	44.36	N58°14'04"W
C36	105.00	73.06	39°52'00"	71.59	N22°35'00"W
C37	60.00	135.94	129°49'00"	108.68	S00°05'30"W
C38	140.00	65.04	26°37'01"	65.45	N21°45'54"E
C39	60.00	32.91	31°25'45"	32.50	S32°50'53"E
C40	100.00	22.40	12°50'05"	22.35	S62°18'27"E
C41	410.00	68.46	09°34'00"	68.38	N60°02'00"W
C42	70.00	64.26	52°36'00"	62.03	N28°57'00"W
C43	350.00	97.64	15°59'00"	97.32	S10°38'30"E
C44	86.00	19.11	12°44'00"	19.07	N48°53'00"W

EASEMENTS OF RECORD

- VOL.22, PG.387, D.R.- RIGHTS OF WAY FOR WATER (NOT PLOTTABLE)
- VOL.568, PG.489, D.R.- EASEMENT FOR INGRESS & EGRESS (NOT PLOTTABLE)
- VOL.558, PG.286, D.R.- EASEMENT & RIGHT OF WAY FOR SEWER, WATER, INGRESS & EGRESS (NOT PLOTTABLE)
- VOL.574, PG.228, D.R.- EASEMENT FOR INGRESS & EGRESS - RE-RECORDED IN VOL.584, PG.227, D.R. (NOT PLOTTABLE)
- DOC. No. 93-04550, O.R. RE-RECORDED AS DOC. No. 93-10841, O.R. (DOES NOT AFFECT SUBJECT PROPERTY)

LEGEND

- AREAS BEING DEDICATED HEREON TO THE CITY OF ASHLAND FOR STREET PURPOSES
- BUILDING SETBACK LINE, AFFECTS LOTS 17 THRU 22
- STREET CENTERLINE PER LITHIA PARK VILLAGE, PUD
- SET 2 1/2" BRASS DISK ON 1" IRON PIPE IN MONUMENT CASE MKD. "LS 1069"
- FD. 5/8" IRON REBAR PER S/N 8756 UNLESS OTHERWISE INDICATED
- SET 5/8" IRON REBAR W/CAP PER LITHIA PARK VILLAGE PUD PLAT
- SET 5/8" x 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC." COMMON TO PREVIOUSLY PLATTED AND NEW R/W LINE
- SET 5/8" x 30" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- SET 5/8" x 24" IRON REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- WITNESS MONUMENT, SET 5/8"x24" REBAR W/ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
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- p.r. = PLAT RECORD MEASUREMENT
- S/N = SURVEY NO. FILED W/JACKSON COUNTY SURVEYOR
- WM = WITNESS MONUMENT

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
RICHARD L. BATH
JULY 30, 1976
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Hardey Engineering & Associates, Inc.

HEA

P.O. BOX 1625
MEDFORD, OREGON 97501-0124
VOICE: 541-772-6880
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EMAIL: hardey@wave.net

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that MOUNTAIN PARK DEVELOPMENT, L.L.C., DIANNE KAY NORRIS, Trustee of the Dianne K. Norris Trust established June 23, 1992, DOUGLAS R. IRVINE, JR and DIONNE R. IRVINE, husband and wife, OREGON REAL ESTATE INVESTMENTS, Ltd., and DONALD ADAMS and DIANE ADAMS, dba Don Adams Construction, are the owners in fee simple of the lands hereon described, and have caused the same to be surveyed and subdivided into lots, open space, private accessways, public utility easements, and dedicated areas for street purposes as shown hereon, and the size and number of all lots and the course and length of all lines are plainly set forth, and that this plat is a correct representation of this subdivision. We do hereby dedicate to the public, for public use, those areas designated hereon as public utility easement (P.U.E.), together with those easements labeled as slope and pedestrian easements. Falcon Cable TV, their assigns and/or successors in interest shall have the right to install and maintain TV cable service over, across, and through the Public Utility Easements shown hereon, as long as it does not interfere with the installation and maintenance of the City of Ashland's utilities. We do further establish and create Private Access Ways over Lots 20 and 21, as shown, to benefit Lots 19, 20, 21, and 22 and, also, over Lot 24, as shown, to benefit Lot 23, with the condition that emergency vehicles and personnel shall have the right to use said Easements at all times and as necessary. We hereby dedicate to the City of Ashland those portions shown on Sheets 3 and 4 as cross hatched and labeled "AREA BEING DEDICATED HEREON TO THE CITY OF ASHLAND FOR STREET PURPOSES". We hereby grant to the City of Ashland in fee simple the two areas designated as "street plug". By its approval of this plat, the City of Ashland undertakes that upon approved dedication of the extension of Ashland Creek Drive and Winter Drive, it will deed the street plug for public street purposes. Lithia Creek Estates, A Planned Community, shall be subject to the "Declaration of Covenants, Conditions, and Restrictions" recorded as Document No. 97-43288, of the O.R.J.C.O., as well as the "Bylaws" of the Lithia Park Village Homeowner's Association recorded as Document No. 97-43289 of said O.R.J.C.O. We do hereby designate this subdivision as LITHIA CREEK ESTATES, A Planned Community.

MOUNTAIN PARK DEVELOPMENT, L.L.C. INVESTMENTS OREGON REAL ESTATE DEVELOPMENTS

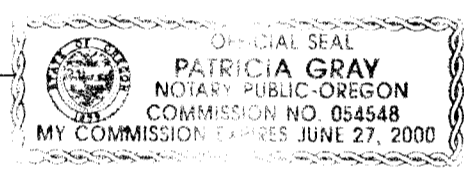
by: Doug Neuman, Managing Member by: Douglas R. Irvine, Jr., President Dianne Kay Norris, Trustee of the Dianne K. Norris Trust

Douglas R. Irvine, Jr. Dionne R. Irvine Donald Adams and Diane Adams, dba DON ADAMS CONSTRUCTION

STATE OF OREGON }SS County of Jackson Donald Adams Diane Adams

Personally appeared before me the above named Doug Neuman, Managing Member of Mountain Park Development, L.L.C. and did acknowledge the foregoing instrument to be his voluntary act and deed.

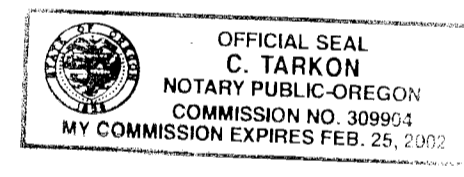
BEFORE ME: Patricia Gray Notary Public for Oregon



STATE OF OREGON }SS County of Jackson

Personally appeared before me the above named Douglas R. Irvine, Jr, President of Oregon Real Estate Investments, Ltd. and did acknowledge the foregoing instrument to be his voluntary act and deed.

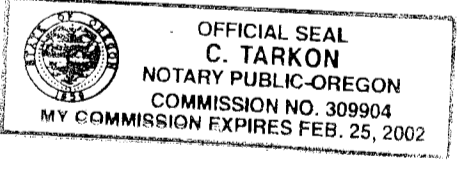
BEFORE ME: C. Tarkon Notary Public for Oregon



STATE OF OREGON }SS County of Jackson

Personally appeared before me the above named Douglas R. Irvine, Jr, and Dionne R. Irvine, husband and wife, and did acknowledge the foregoing instruments to be their voluntary act and deed.

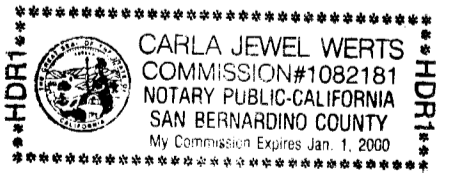
BEFORE ME: C. Tarkon Notary Public for Oregon



STATE OF OREGON }SS County of Ashland

Personally appeared before me the above named Dianne Kay Norris, Trustee of the Dianne K. Norris Trust, and did acknowledge the foregoing instruments to be her voluntary act and deed.

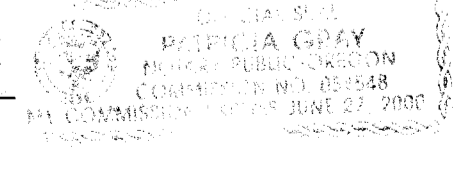
BEFORE ME: Carla Jewel Werts Notary Public for Oregon, CALIFORNIA



STATE OF OREGON }SS County of Jackson

Personally appeared before me the above named Donald Adams and Diane Adams, dba DON ADAMS CONSTRUCTION, and did acknowledge the foregoing instruments to be their voluntary act and deed.

BEFORE ME: Patricia Gray Notary Public for Oregon



39 1E 17AA, TL's 1112,1114-1132 INCLUSIVE

LITHIA CREEK ESTATES, A PLANNED COMMUNITY A REPLAT OF LITHIA PARK VILLAGE, A PLANNED UNIT DEVELOPMENT to the CITY OF ASHLAND, OREGON LOCATED in the NORTH 1/2 of the N.E. 1/4 of SECTION 17, T39S, R1E, W.M. CITY OF ASHLAND, JACKSON COUNTY, OREGON JULY, 1999

AFFIDAVITS OF CONSENT

- From Mountain Park Development, LLC, recorded as Doc.# 99-50262, O.R.
From Mark D. Heller, Trustee, et al, recorded as Doc.# 99-50263, O.R.
From CE Capital Mortgage Services, Inc., recorded as Doc.# 99-50264, O.R.
From Oregon Real Estate Investments LTD, recorded as Doc.# 99-50264, O.R.

*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No.1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Ashland and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary: Commencing at the found 2-1/2" diameter iron pipe being South 29°15'05" East 1.36 feet of a 3 inch brass disc marking the northeast corner of Section 17 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, thence South 18°02'03" West 1210.54 feet to a 5/8" x 30" iron rebar with plastic cap marking the angle point in the northeastern boundary of Lot 2 of Lithia Park Village, A Planned Unit Development to the City of Ashland, according to the official plat thereof, now of record in Jackson County, Oregon, said monument being the Initial Point of Beginning of LITHIA CREEK ESTATES, A Planned Community; thence along the exterior boundary of said Lithia Park Village in a counter clockwise direction the following measurements: North 16°52'39" West 155.84 feet, South 70°31'30" West 199.52 feet, North 3°01'00" West 91.92 feet, Northerly 39.79 feet along the arc of a 146.00 foot radius curve to the left (the long chord to which bears North 10°49'30" West 39.67 feet), Northerly 70.96 feet along the arc of a 334.00 foot radius curve to the right (the long chord to which bears North 12°32'49" West 70.83 feet), North 83°32'22" East 18.30 feet, North 2°39'00" West 20.98 feet, North 87°21'00" East 47.56 feet, North 3°04'03" East 100.26 feet, South 57°27'39" East 26.56 feet, North 52°30'41" West 166.45 feet, North 73°02'52" West 115.22 feet, North 56°23'39" West 91.01 feet, South 89°42'39" East 237.24 feet, South 30°57'39" East 58.49 feet, South 70°28'29" East 63.07 feet (plat record = South 70°32'39" East 62.98 feet) to a found "PK" nail set in granite boulder which marks the point of beginning of that certain parcel described in Case No. 83-1243-J-3 in the Circuit Court of the State of Oregon for Jackson County; thence along the boundary of said described parcel North 29°04'13" East 18.00 feet; thence South 60°55'47" East 68.58 feet to intersect the south line of Lot 20 of aforesaid LITHIA PARK VILLAGE; thence North 89°46'16" East, along said south lot line, 126.94 feet to the southeast corner of said Lot 20; thence along the eastern line of said Lot 20, North 1°55'03" East 51.37 feet; thence North 23°50'57" West 56.90 feet; thence North 33°24'09" West 53.94 feet; thence North 22°39'53" West 1.07 feet to intersect the south line of that certain parcel described in Case No. 82-4214-J-3 in the Circuit Court of the State of Oregon for Jackson County, said point being South 57°55'55" West 0.25 feet of a found 3/4 inch crimped top iron pipe referred to in said parcel description; thence along the southern and western boundaries of said described parcel the following measurements: South 57°55'55" West 14.75 feet, North 28°41'10" West 22.95 feet, North 62°46'33" West 55.37 feet, North 19°02'02" East 55.00 feet, North 25°10'33" West 60.33 feet, North 67°16'07" East 18.69 feet to intersect the eastern line of Lot 18 of aforesaid LITHIA PARK VILLAGE; thence North 22°39'53" West, along said eastern lot line, 106.54 feet to the northeast corner thereof; thence along the northern, western, and southern exterior boundary of aforesaid LITHIA PARK VILLAGE the following measurements: North 89°59'25" West 554.45 feet, thence South 68°15'14" West 81.00 feet, South 73°55'58" West 156.00 feet, South 121.00 feet, South 48°45'00" East 120.06 feet, South 54°55'35" East 32.00 feet, South 27°57'47" West 147.94 feet, South 53°15'00" West 115.00 feet, South 64°30'00" West 172.00 feet, South 30°50'00" West 191.00 feet, South 77°50'00" West 278.00 feet, thence South 37°00'00" West 360.18 feet, to the south line of the North Half of the Northeast Quarter of aforesaid Section 17; thence North 89°31'35" East, along said south line, being also the south boundary of aforesaid LITHIA PARK VILLAGE, 2028.07 feet (plat record = 2028.27 feet in the Surveyor's Certificate) to the southeast corner of said LITHIA PARK VILLAGE; thence along the eastern boundary of said LITHIA PARK VILLAGE, North 23°28'39" West 6.82 feet; thence North 49°52'39" West 50.49 feet; thence North 66°22'39" West 327.92 feet to the Initial Point of Beginning.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPIED OF THE ORIGINAL PLAT.

** RECEIVED ** Date: 9-30-99 By: Richard L. Bath This survey consists of: 5 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR



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