

* * APPROVALS * *

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of 15 January, 20 03 this plat is hereby approved by the Talent Planning Commission. File No. SUB-02-02. Dated this 11th day of December, 20 03.

Attest: [Signature] City Planning Office

EXAMINED AND APPROVED this 29th day of December, 2003.

[Signature] Jackson County Surveyor

EXAMINED AND APPROVED this 12th day of December, 2003.

[Signature] City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of December 23, 20 03.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of Dec. 23, 20 03.

[Signature] Tax Collector

* * DECLARATION * *

Know all men by these presents that ADAMS GROUP, LLC, C.A. GALPIN AND CHARLES A. COCHRANE dba COCHRANE CONSTRUCTION, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots and streets as shown on Sheet 2, and that we hereby dedicate to the public for public use the Streets as well as those areas shown hereon labeled as Public Utility Easement (PUE), with the condition that T.C.I. Cablevision, its successors or assigns in interest have the right to use said PUE. We hereby make and establish the Private Drainage Easement (PSDE) shown on Sheet 2 for the benefit of the Lots designated. We hereby designate said Subdivision as LITHIA VIEW SUBDIVISION. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signatures] GREGG ADAMS, MEMBER ADAMS GROUP, LLC; C.A. GALPIN; CHARLES A. COCHRANE dba COCHRANE CONSTRUCTION

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named GREGG ADAMS, Member of Adams Group, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 13th day of November, 20 03.

[Signature] Notary Public - Oregon Commission No. 365902 My Commission Expires Mar 1, 2007

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named C.A. GALPIN and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 13th day of November, 20 03.

[Signature] Notary Public - Oregon Commission No. 365902 My Commission Expires Mar 1, 2007

LITHIA VIEW SUBDIVISION In Lot 7, Block 1. HYDE PARK SUBDIVISION & Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon. (Planning File SUB-02-02)

SURVEY FOR:

ADAMS GROUP, LLC. ET. AL. 1970 ASHLAND STREET, #2 ASHLAND, OR 97520

SURVEY BY:

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

DATE: OCTOBER 26, 2003

* * RECORDER'S CERTIFICATE * *

Filed for record this 29 day of DECEMBER, 20 03, at 11:31 o'clock A.M., and recorded in Volume 29 of Plats at Page 61 of the records of Jackson County, Oregon.

[Signatures] KATHLEEN S. BECKETT County Clerk; CHERYL ANGERIS Deputy

Covenants, Conditions and Restrictions recorded as Doc. 03-86492, 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 most Southerly corner of Lot 7, Block 1 of HYDE PARK SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southeasterly line thereof, North 36°01'28" East, 415.80 feet to the Southwesterly line of Pacific Highway No. 99; thence along said Southwesterly line, North 52°55'13" West, 137.80 feet to the Northeasterly line of said Lot 7; thence along said Northeasterly line, South 89°56'36" West, 145.16 feet to an angle point; thence continue along said Northeasterly line, North 49°51'44" West, 218.70 feet to the most Northerly corner of said Lot 7; thence along the Northwesterly line thereof, South 34°03'16" West, 364.60 feet to the most Westerly corner of said Lot 7; thence along the Southwesterly line thereof, South 55°56'44" East, 460.97 feet to INITIAL POINT OF BEGINNING.



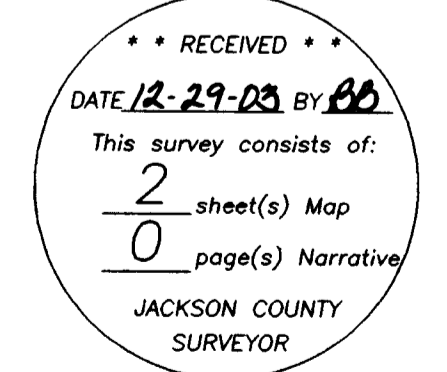
* * AFFIDAVIT OF CONSENT * *

FROM PREMIERWEST BANK RECORDED AS DOC. #03-86491, ORJCO.

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

PURPOSE: To survey and monument the corners of the Lots and Streets of LITHIA VIEW SUBDIVISION. See Talent File SUB-02-02.

PROCEDURE: From existing control established by this office during SUMMER MEADOWS SUBDIVISION, (FS14588), made ties to monuments set by HYDE PARK & FS11144 to control this Survey. The Nwly line of Lot 7 was held at right angles to Lithia Way and at plat record distance. Plat record angle and distance was held at the most Northerly corner of said Lot 7 to position the angle point in the Nly line. The line projected through this point from the corner common to DLC's 70, 71, 72 & 73 was used as the Northerly line of Lot 7. Note that the bearing of this line is very close to plat record. The right of way line of South Pacific Highway No. 99 was held by the found pins per FS11144 as shown. The SEly line was held as the projection of the two found pipes on the exterior of HYDE PARK. With the boundary fixed computed the interior Lot and street right of way corner positions and set pins as shown on Sheet 2.



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

[Signature] SURVEYOR

For order approving this Plat, see Volume 206, Page 606-608 of the County Commissioner's Journal of Proceedings.

SURVEY FOR:

ADAMS GROUP, LLC, ET. AL.
1970 ASHLAND STREET, #2
ASHLAND, OR 97520

SURVEY BY:

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

LITHIA VIEW SUBDIVISION
In Lot 7, Block 1, HYDE PARK SUBDIVISION &
Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon.
(Planning File SUB-02-02)

EXCEPTIONS PER SUBDIVISION GUARANTEE

1) PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 91-16281, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-05



- LEGEND**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - = FD. 2" IRON PIPE PER HYDE PARK.
 - = FD. 1/2" IRON PIPE W/ PLASTIC CAP MKD. SWAIN LS759 PER FS11144.
 - ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LJ FRIAR & ASSOC. PER FS14588.
 - ⊙ = 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. & ASSOC.
 - = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
 - PUE = PUBLIC UTILITY EASEMENT.
 - PSDE(##) = PRIVATE STORM DRAINAGE EASEMENT (LOT #)
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - SQ FT = SQUARE FEET.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - WC = WITNESS CORNER.
 - C1 = SEE CURVE DATA TABLE.
 - FS = RECORD DATA PER HYDE PARK.
 - FS# = FILED SURVEY #.

BASIS OF BEARINGS
SURVEY NO. 14588 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET
DATE: OCTOBER 26, 2003
SCALE: 1" = 40'

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	31°58'11"	55.80	100.00	N39°57'38"W 55.08
C2	60°00'00"	104.72	100.00	N6°01'28"E 100.00
C3	13°58'56"	18.30	75.00	N29°02'00"E 18.26
C4	46°01'03"	60.24	75.00	N0°58'00"W 58.63
C5	24°48'55"	32.48	75.00	N36°23'00"W 32.23
C6	7°09'16"	9.37	75.00	N52°22'06"W 9.36
C7	90°00'00"	31.42	20.00	S79°03'16"W 28.28
C8	15°12'16"	33.17	125.00	N48°20'36"W 33.07
C9	16°45'55"	36.58	125.00	N32°21'30"W 36.45
C10	60°00'00"	130.90	125.00	N6°01'28"E 125.00
C11	31°58'11"	69.75	125.00	N39°57'38"W 68.85
C12	31°58'11"	41.85	75.00	N39°57'38"W 41.31
C13	59°59'59"	78.54	75.00	N6°01'28"E 75.00
C14	88°01'48"	30.73	20.00	N8°02'22"E 27.79
C15	90°00'00"	31.42	20.00	S10°56'44"E 28.28



INITIAL POINT
MOST SLY COR. LOT 7
BLOCK 1, HYDE PARK.

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

RECEIVED
DATE 12-29-03 BY AB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR